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Conservation Response.

Date: 09/11/2022.

Application ref: SMD/2022/0495

Case Officer: Pet Twigg.

Proposal: 'Demolition of two workshop dwellings and the construction of three one bedroom dwellings'.

Dear Pet,

The Old Barns, Chapel Street, Cheadle, Staffordshire, ST10 1DU.

Objection.

The scheme shows what appears to be a large cumbersome building somewhat 'shoe-horned' into the plot at the rear of number 7 Chapel Street, Cheadle. Though the existing structures to be demolished are not listed buildings, nor of any particular architectural merit or significance their current footprint and scale do sit comfortably within the plot.

I am concerned for the logistics of this scheme and the repercussions of the impact, as the entryway to the plot from Chapel Street is of a historic scale, also demonstrated in Historic OS maps. Further historic evidence shows this portion of Cheadle Conservation Area's townscape pattern as being relatively untouched over time around the vicinity of 'Pugin's Gem', opposite, the Grade I listed 18th Century Roman Catholic Church of St Giles. The dwellings of 7 Chapel Street and so on, are also not listed buildings, though Historic OS Maps show their scale and massing has not changed and thus the vicinity remains of a traditional conservative scale and a legible historic townscape pattern remains.

I am concerned the impact of any works undertaken on site will be detrimental to the vicinity. It is to be noted the single carriageway of Chapel Street is lined on the south side with the Grade II listed Churchyard Wall and respective Gates to St Giles Church, and I am concerned this listed element will be vulnerable to works traffic, and exacerbated general traffic during the works.

I recommend a revision of the scheme, taking into account the traditional scale and massing of the historic streetscape to thoroughly inform the design if there is to be a residence at the rear of no. 7 Chapel Street.

It would also be pertinent to see annotations of roofing heights and the scale of the scheme in sectional drawing against the existing dwellings of Chapel Street, to demonstrate context and avoid any conflict in regard to amenity and potential overbearing elements.

Kind regards

Miss E Holland.
Conservation Officer.