Hewitt&CarrArchitects

Design & Access Statement

Cheadle Cemetery, Park Lane,
Cheadle, Stoke-on-Trent.
Rev B

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Design and Access Statement in support of

The proposed extension to existing cemetery together with proposed parking area at Cheadle Cemetery, Park Lane, Cheadle (Resubmission of application ref: SMD/2020/0602).

"Good design can help to create lively spaces with distinctive character, streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of imagination and sensitivity of their designers."

- *By Design, Urban Design in the Planning System; Towards Better Practice (DETR & CABE, 2000).*

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1.0 INTRODUCTION

1.1. This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlined in circular: Guidance on Changes to the Development Control System, which came into effect on the 10th August 2006.

1.2. The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled Design and Access Statements: how to write, read and use them.

1.3. The cemetery is located on Park Lane, Cheadle.

1.4. This proposal consists of the detailed design for the extension and proposed parking area to the cemetery at Park Lane, Cheadle.

1.5. The production of this Appraisal has been considered as a necessary part of the design development process to ensure that the detailed design actively seeks to respond positively to its specific context to enhance and make the best use of the site.

2.0 USE

2.1. The site comprises of the existing cemetery and the adjacent plot of land to the west which is not in use.

2.2. The reason for this application is to extend the existing cemetery by utilising the adjacent piece of land to the west.

2.3. Small sections of hedgerow along the boundary between the existing cemetery and adjacent plot will be removed to extend the existing pathways. A small section of hedgerow to the north is to be removed with a single Hawthorn Tree (T2) to enable vehicular access to a new car park. Lost hedgerow will be replaced with new hedgerow along the boundary between the existing cemetery and adjoining plot along with two proposed trees next to the car park. A new boundary hedge is proposed to the north west.

2.4. This proposal looks to bring forward an application that offers an extension to the existing cemetery with appropriate access paths and associated parking.

2.5. The aim of this project is to increase the size of the existing cemetery and provide access paths and a small parking area to ensure appropriate accessibility.

3.0 AMOUNT

3.1. The overall site (which includes the existing cemetery and extension) has an area of 27093 sqm.

3.2. The existing cemetery covers an area of 20837 sqm.

3.3. The proposed extension to the cemetery is 6256 sqm.

4.0 LAYOUT

4.1. Footpaths to the north and south of the existing cemetery are to be extended through the hedgerow to the west in positions which avoid the tree root protection areas along this boundary. A new pathway running along the west side of this hedgerow will connect three footpaths which follow the trajectory of those within the existing cemetery. These new footpaths will all be connected by the proposed path to the west of the extended area.

4.2. There is an existing car park on the site which contains 10 parking spaces. A new car park will provide an additional 5 spaces with associated turning area to serve the increased area of the cemetery. The existing roadway will provide access to the new car park.

4.3. The existing barbed wire fence to the north west boundary is to be replaced with a timber post & rail fence and new hedgerow.

5.0 APPEARANCE

5.1. Due to the nature of this proposal, there is minimal impact on the appearance of the site. The proposed removal of existing hedgerow and a single tree is balanced by the proposal of new planting.

6.0 SCALE

6.1. In terms of the scale of the cemetery extension, there will be an increase of 6256 sqm.

7.0 LANDSCAPING & ENVIRONMENT

7.1. Located in Cheadle, the cemetery is situated within a conservation area and is therefore within a context featuring historic importance. There are no existing buildings within the site area.

7.2. For specific details regarding the ecology of the site and the existing trees, please refer to the Preliminary Ecological Appraisal, Arboricultural Report, Biodiversity Net Gain Report and Biodiversity Metric submitted as part of this application. Furthermore, details of the provision of planting and boundary treatments can be found on the proposed landscaping plan, drawing no. 00952 AL(0)14A.

8.0 ACCESS

8.1. For the purpose of this statement compliance with the current edition of the Building Regulations Part M is assumed to be covered within the detailed design and the proposals as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

8.2. For the purposes of this statement of the definition of 'disability' is taken as that in Part 1 of the Disability Discrimination Act 1995.

8.3. Vehicular and Pedestrian

There is an existing car park on the site. However, the provision of additional spaces within the proposed car park to the north of the site will help to serve the increased area of the cemetery.

Pedestrians can access the extended area of the cemetery via the proposed footpaths which connect to the existing pathways.

Refer to the approved application ref: SMD/2020/0602 . This current application includes the widening of the proposed footpaths for ease of maintenance and the use of the site.

8.4. Transport Links

The site is within walking distance of a bus stop providing access to the surrounding towns and villages.