PROPOSED DWELLING
AT
LAND ADJACENT 1 CRANBERRY AVENUE
CHECKLEY

HERRITAGE STATEMENT



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Site Address:
1 Cranberry Avenue, Checkley, Staffordshire, ST10 4NE

Applicant:
Mr & Mrs J Roper

Proposal:
Construction of two semi-detached 3-bedroom houses

1.0 INTRODUCTION

This Heritage Statement has been prepared by Elkin Design in support of a planning application for a new dwelling submitted to Staffordshire Moorlands District Council.

This appraisal has been carried out to assess the impact of the two proposed semi-detached dwelling on the adjacent Conservation Area and the nearby Grade I listed church of St Mary's and All Saints.

This appraisal has been conducted in accordance with the general guidelines set out in British Standard 7913:2013 'Guide to the Conservation of Historic Buildings' and Historic England publications 'Informed Conservation' and 'Conservation Principles, Policies and Guidance'

The aim is to describe the significance of any heritage asset affected its importance and sufficient detail on the scheme to understand the potential impact of the proposal on their importance."

2.0 PROPOSAL

The proposed dwellings would comprise of two semi-detached 3-bedroom houses with front and rear gardens, a new site access off Cranberry Avenue with hardstanding for parking.

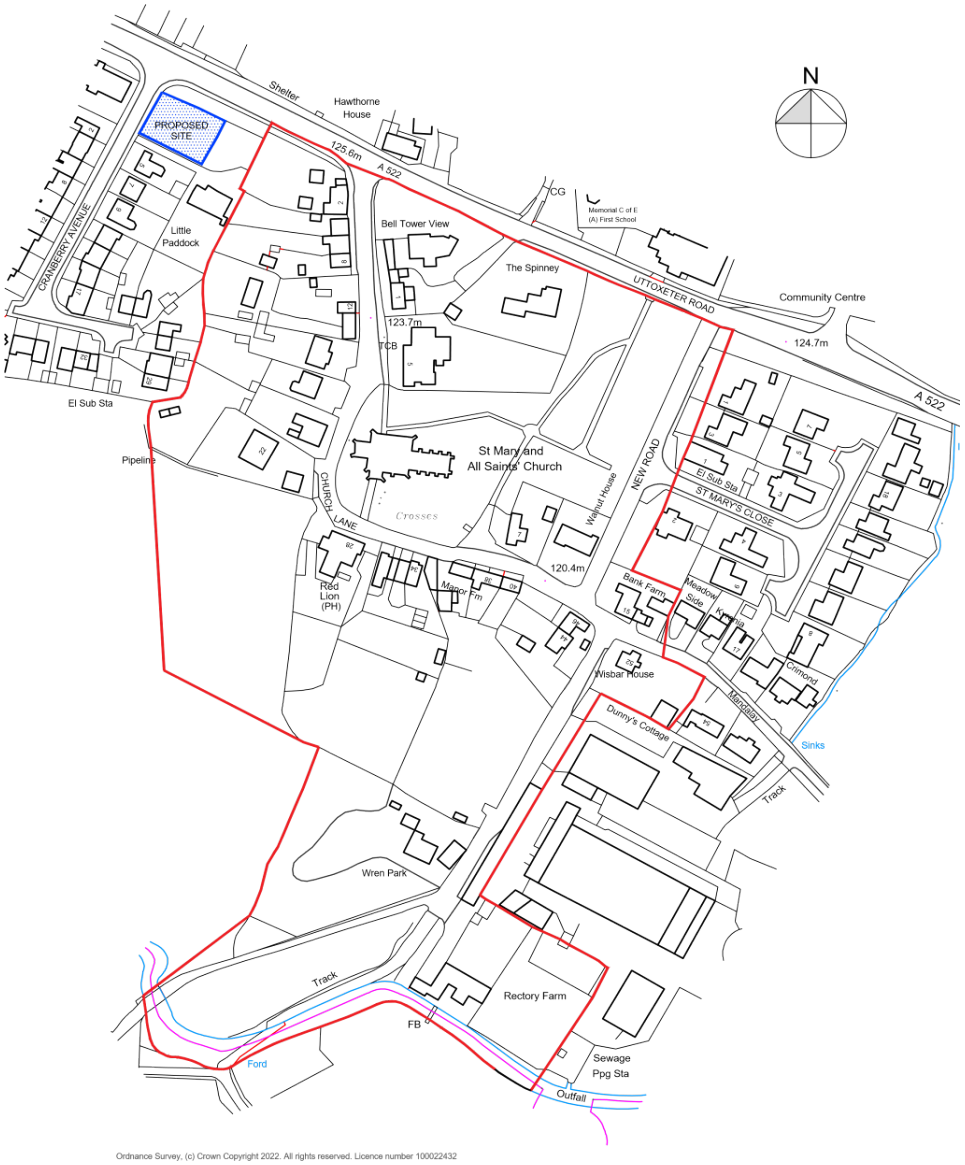
The site extends to 0.62 Hectares.
The North East side bounds the A522, the North West Cranberry Avenue has dwellings opposite. The South West has neighbouring houses.

The semi-detached houses have an rectangular shaped foot print, generally m 12.9wide by 10m deep

There will be a goodly expanse of open garden on the South East side.

Each dwelling has generous proportions with Living Room and Kitchen / Dinning area on the ground floor and 3 generous Bedrooms (one en-suits) and main Bathroom on the first floor.

The houses would be built in clay facing brick with an area of light coloured render, interlocking concrete tiled roof in keeping with the houses in Cranberry Avenue.



EXTENT OF CONSERVATION AREA

3.0 SIGNIFICANCE OF HERITAGE ASSET

We have dealt with general and local planning policy within the “Design and Access” statement, and therefore do not intend to go over this again.

The plot is outside the conservation area and although the pre-application consultation highlights the proximity to St Mary and All saints church, it is far enough away to be of no detrimental impact. Refer to “Plan of Checkley Conservation Area”

A pre-application consultation with Staffordshire Moorlands District Council was carried the conservation officers’ raised a concerning relating to views into the conservation area, however we believe that this statement demonstrates that the location and design of the proposed scheme will have very little impact on the view.
This was bourn out by the planning approval received for a larger 4 bedroomed dormer bungalow in 2022.

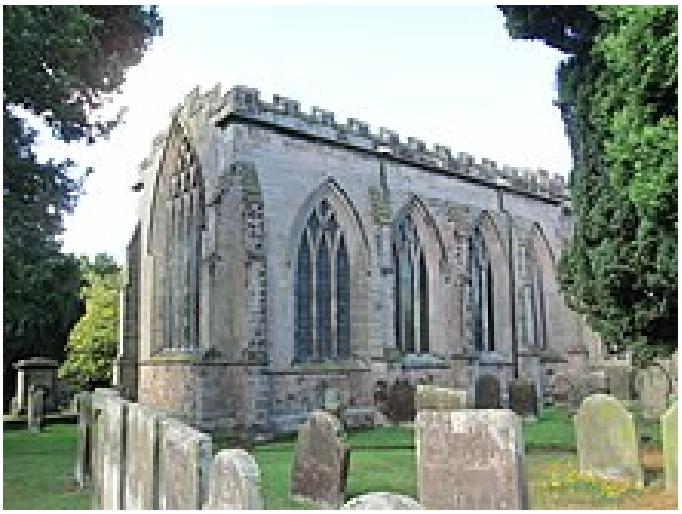
We have included a number of historic maps charting the growth of development in Checkley. By 1971 The Cranberry Avenue development

The most important feature of the conservation area is the Church of St Mary and All Saints.

The lower storey of the tower is 12th-century, the later upper part being in perpendicular style. The south door, protected by a porch, is of about 1300.

The nave has four bays, and the clerestory windows above are 17th-century. The north arcade is 13th-century, and the round-arched north aisle windows are 17th-century. The south arcade is taller than the north arcade; although parts are of the 12th century, it was later remodelled. The pointed chancel arch is early 13th-century.

The chancel, of four bays, is late 13th-century; the pointed five-light east window and three-light side windows have intersecting tracery. The glass in the chancel is 14th-century.



Checkley Church

In the churchyard, south of the church, are three early medieval stone crosses; they are close together and are thought to be standing in or near their original positions. There is a tradition that the crosses were erected in memory of three bishops killed in a battle near the village. They are regarded as among the fines Anglo-Scandinavian crosses in Staffordshire.

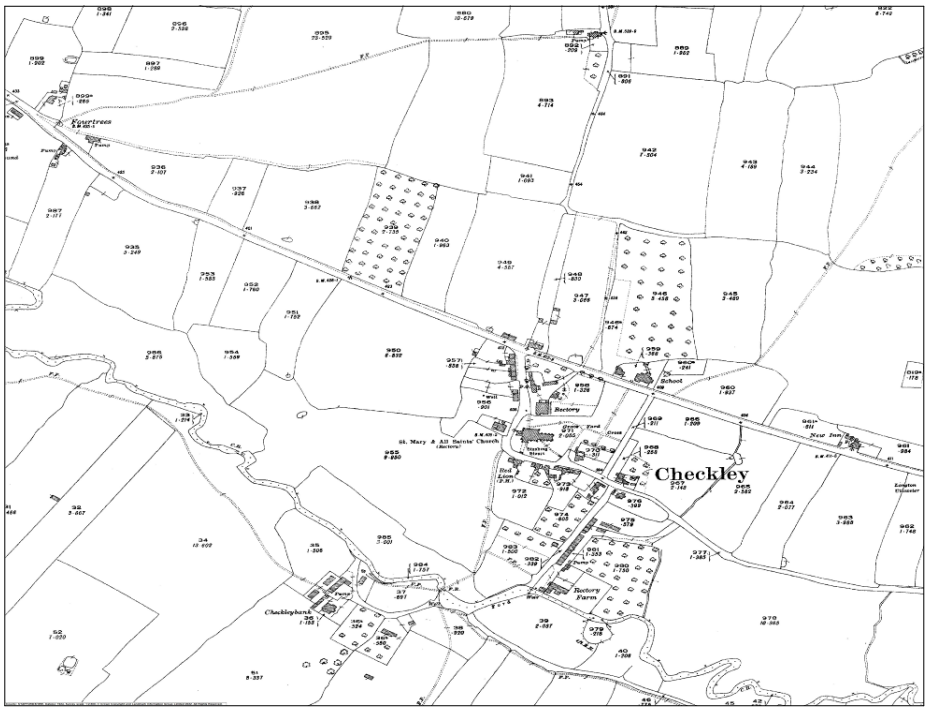
Other listed buildings in the area

- Churchyard Wall & Gates (Grade II)
- Woodruff Memorial (Grade II)
- Manor Farmhouse (Grade II)
- The Old Rectory (Grade II)

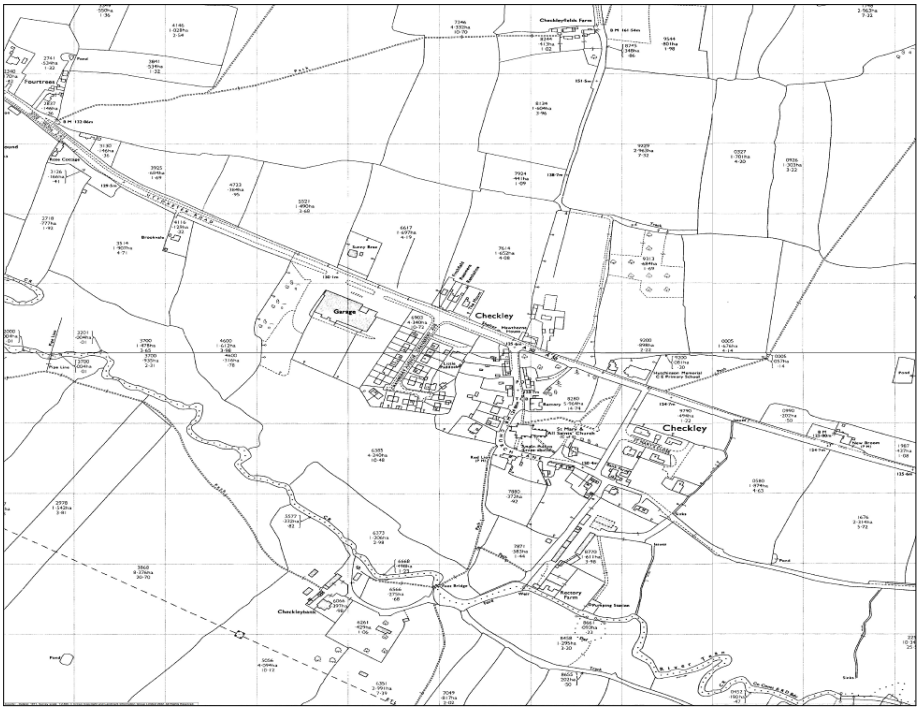
These existing Listed Buildings, along with the Red Lion public house are all identified on the 1881 Ordnance Survey Map of the village (see below), with only limited new development taking place in the village until the 1970s when additional development along the northernmost stretch of Church Lane took place, as well as the creation of St. Mary's Place to the northeast and Cranberry Avenue to the northwest.



Extract of1881 Ordinance Survey Map



Extract of 1924 Ordinance Survey Map



Extract of 1971 Ordinance Survey Map

Further limited expansion took place during the 1980s and 1990s, with the main core of the village remaining largely unaltered from the plan form that existed in 1881, aside from the introduction of infill development in the 1990s to create nos. 30 – 34 Church Lane.

4.0 IMPACT THE DEVELOPMENT ON THE CONSERVATION AREA

The application site is located outside the Checkley Conservation Area, some considerable distance from a number of Statutorily Listed Buildings.

Paragraph 192 of the National Planning Policy Framework states that in determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 196 of the NPPF goes on to state that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal.

The scale, location and design of the proposed development meets all the criteria stated above.

One issue raised by the conservation officer within the pre-application consultation was the Views into the conservation area.

The photographs below show views of the site from various locations



View of the site looking South East from Uttoxeter Road



View of the site looking North East from Cranberry Avenue

Clearly from the photographs the proposed development will have no significant impact on views into the conservation area

The proposed site is located to the North West of the conservation area and cluster of Listed Buildings, and has been a large garden plot for some years, the existing hedge and trees Already provide a visual screen to the conservation area

The proposed dwellings have been designed to complement the scale, massing and design of the Existing dwellings on Cranberry Avenue, and in views from the public footpath to the North and West, it will sit well against its neighbor's and it will not appear as an isolated or sporadic form of development.

The development will assimilate well with its surroundings and will respect the character and appearance of the area. Such considerations lead us to conclude overall that the development will have a neutral impact on the significance of the nearby Conservation Area as heritage assets.

The above assessment demonstrates that the proposed development responds positively to the Local Authority's adopted Design guidance, and will result in a form of development that is in keeping with the character and appearance of the immediate locality.

The proposal is considered to be acceptable in terms of its scale, massing design and layout, and meets the requirements SMD's Core Strategy and the adopted Design SPD for New Dwellings.

5.0 CONCLUSION

The proposal will not provide any material adverse harm to the setting of nearby Listed Buildings, or to the character and appearance of the Conservation Area;

The Local Authority is therefore respectfully request to grant full planning permission for the proposed development.