



RIDGE

DESIGN & ACCESS STATEMENT

BANKING HUB
26A & 26, HIGH STREET,
CHEADLE
INTEGRAL (UK) LIMITED



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26A & 26 HIGH STREET, CHEADLE

INTEGRAL (UK) LIMITED

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Justification: Why are works necessary

DESIGN & ACCESS STATEMENT

1.1. Introduction

This Design & Access Statement has been prepared by Ridge & Partners LLP on behalf of Cash Access UK Limited. The purpose of this document is to provide a description and justification of the proposed works to support the proposed signage associated with the 'Banking Hub' as new tenants to the property on High Street, Cheadle. This document provides details of the Application, identification of any heritage assets, and impact upon the Conservation Area.

1.2. Application Details

Applicant's name:	Cash Access UK Limited
Applicant's address:	27 Old Gloucester Street, London, WC1N 3AX
Date:	16/07/2024
Site address:	26a & 26 High Street, Cheadle, ST10 1AF

Application reference number if known:

About Cash Access UK Limited:

Cash Access UK Limited is a not-for-profit company set up by a number of UK banks and building societies to enable consumers and small businesses to access cash, deposit and basic banking services where they are needed across the UK. The company will facilitate the provision of a range of services including shared banking spaces on local high streets.

Details of the proposal:	Installation of Banking Hubs signage including an externally illuminated fascia with individual lettering, an illuminated heritage projecting sign and associated marketing posters and signs. Proposed new shopfront door to replace existing, with adjusted swing to improved access to property. Existing shopfront door to be removed and replaced with glazing.
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1.3. Heritage Assets

Is the application site located within a Conservation Area?	Yes
Which Conservation area is the application located within?	Cheadle Conservation Area
Is any part of the application site a listed building or listed garden?	No
Is the application site within 15 m of a listed building or listed garden?	Yes

1.4. Significance of the property concerned

The property consists of one building, 26a & 26 High Street, which is situated alongside several other listed buildings on the high street of High Street.

1.1.1. 26a & 26 High Street

26a & 26 High Street is a two-storey building that hosted a charity shop called DougieMac Cheadle. The property had previously been used on both Ground and First floor for retail and charity shop purposes. The external walls are predominantly finished with facing brick finishes and rendered finishes. Architectural features include the provision of recessed brickwork over window openings and a flat roof with a bitumen roof covering. Perimeter parapets are provided to the street facing locations and all roof areas drain into PVCu guttering's and fall pipes contained to the rear. Dome rooflights are provided which provide natural light and ventilation to the first-floor accommodation amenity areas.

The primary entrance is a Single glazed, powder coated aluminium framed shop frontage with powder coated aluminium framed access doors with turn key ironmongery and glazed infill panels. The windows to the front elevation consist of 6 single glazed panels with powder coated aluminium frames. The windows to the upper floor are a mix of single glazed framed sliding sash windows and double glazed uPVC windows.

Internally, the property has been fitted out to meet occupier requirements, generally comprising a combination of solid and stud partitioning, suspended ceilings and vinyl floor finishes.

1.1.2. Recent Planning History for 26 High Street, Cheadle

APPLICATION	STATUS	DECISION DATE	PROPOSAL
DC/010682	Withdrawn	07/03/2003	Shop Fascia sign & projecting sign
J/45704	Decided	07/08/1989	Retention of Shopfront

1.1.3. Previous Condition / Use

26a & 26 High Street most recently hosted a charity shop – DougieMac.

1.1.4. Existing Condition / Use

The unit is currently vacant.

1.1.5. Proposed Condition / Use

The ground floor is proposed to service as a community banking hub.

Proposed external alterations:

1. Installation of new illuminated heritage brand fascia above the entrance and heritage projecting sign along the North West front facade.
2. Installation of new proposed right hand shopfront door to replace existing to allow for improved access to building.
3. Installation of new proposed glazing to replace existing entrance door on the left hand side of the shopfront.

Proposed internal alterations:

4. Installation of new internal partition walls, ceilings, floor and wall finishes

1.1.6. Description of works

Internal Demolition

1. Removal of existing light fittings
2. Removal of existing floor finishes
3. Removal of existing shopfront and associated joinery

Installation of External Signage

4. This includes new illuminated heritage brand fascia, a projecting sign and subtle frosting to ground floor windows alongside a suspended illuminated Directory of Services and marketing posters.

Installation of new internal partition walls, ceilings, floor and wall finishes

5. Full internal redecoration of all walls, previously painted ceilings and joinery items will be required to meet Cash Access UK standards.
6. The internal finishes will be stripped out, and new proposed floor finishes, ceiling finishes and partition walls will be installed in place.

Works to the interior of the Building

7. The interior of the building is proposed to be converted from a charity shop to a Banking Hub. This will include re-organising of the internal layout to meet Cash Access UK standards. Works to the decoration of the property will be required to match the branding of the proposed Banking Hub. Further information can be found on drawings 7670, 7671, 7672, 7673 , 7674, 7675 that provide images of the proposed interior changes.

1.1.7. Conservation area context

26a & 26 High Street (figure 1) is in proximity of 6 listed buildings. To the South-west, opposite to the building is 19-21 High Street, which houses the grade II listed building currently operating as the Baker's Arms (figure 2). Further along the road to the South is the grade II listed building 29 High Street, which currently houses a Coral (figure 3). Further down is the grade II listed building 47 High Street, which is operating as a Boots Pharmacy (figure 4), 51 High Street operating as Cheadle Banking Hub (figure 5) and 53 High Street operating as Wheatsheaf Wetherspoons.

To the South West is the grade II listed building 1-6 The Square (figure 6) currently operating as Bella Capelli, The Market Café, Lees Chris and Venue Perfection (figure 7) respectively.



Figure 1 26a & 26 High Street features one active, public facing façade.



Figure 2 Grade II Listed 19-21 High Street hosting The Baker's Arms



Figure 3 Grade II Listed 29 High Street hosting a Coral



Figure 1 Grade II Listed 47 High Street hosting a Boots.



Figure 2 Grade II Listed 51 High Street hosting Cheadle Banking Hub



Figure 6 Grade II Listed 53 High Street hosting Wheatsheaf Wetherspoon



Figure 7 Grade II Listed 1-6 The Square hosting Bella Capelli, The Market Café, Lees Chris and Venue Perfection

1.5. Impact of proposed development upon Conservation Area

Changes proposed as part of the property's conversion from a Charity shop to Banking Hub function includes replacing any existing DougieMac Cheadle branding with heritage aesthetic styled signage to reflect the new Banking Hub services. (figure 8) Illuminated Heritage brand fascia & projecting signage are to be situated in the same location as the previous DougieMac signage and their heritage aesthetic will pay respect to the historical context. These additions are very much in keeping with the character of the area and the historical character of the building and will have very little impact on surrounding properties.



Figure 8 Existing Elevations on South Elevation

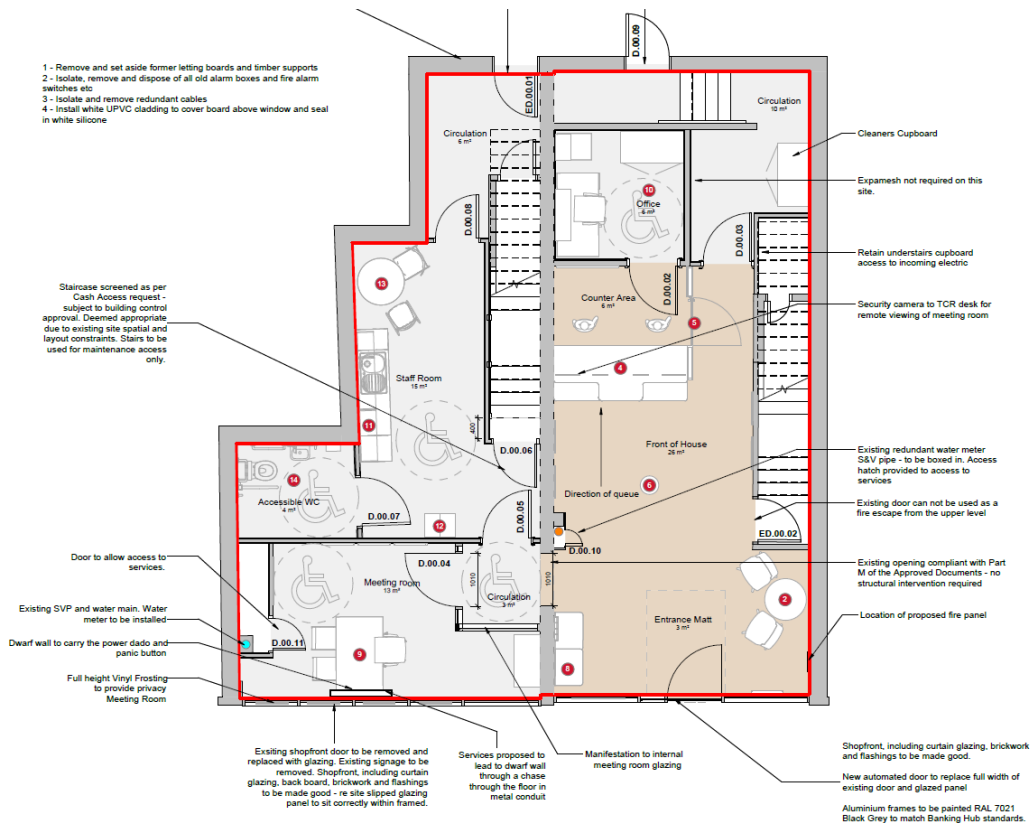


Figure 11 - Proposed GA Layout

1.6. Access

Pedestrian access to buildings will be level in line with Part M of the Building Regulations. All internal works will ensure there will be wheelchair access throughout the building. These changes will improve access for all to the property, with little to no impact on the surrounding area.

1.7. Photo References

Figure 1	Photo taken from JLL Building Survey (March 2024)
Figure 2	Google Street View
Figure 3	Google Street View
Figure 4	Google Street View
Figure 5	Google Street View
Figure 6	Google Street View
Figure 7	Google Street View
Figure 8	Drawings produced by Ridge & Partners LLP
Figure 9	Drawings produced by Ridge & Partners LLP
Figure 10	Drawings produced by Ridge & Partners LLP
Figure 11	Drawings produced by Ridge & Partners LLP



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