

DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

Proposed House Extension to
Highcroft Prince George St
Cheadle ST10 1HX

N1277. Aug 2025



Contents

- 1. Introduction**
- 2. Use / Description of the Site**
- 3. Amount**
- 4. Design Layout**
- 5. Scale**
- 6. Heritage Statement**
- 7. Access**

1.0 Introduction

- 1.1 This Design and Access Statement has been prepared in response to the Government changes to the planning application process outlined in the Circular '**Guidance on changes to the development control system**' which came into effect on the 10 August 2006.
- 1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by Cabi entitled Design and Access Statements: How to Write, Read and Use Them.
- 1.3 This statement is in support of a planning application for a modest side extension to High Croft Prince St Cheadle ST10 1HX. The extension is to house a staircase and some storage space.



Site Photo Prince George St Cheadle.

2.0 Use / Description of the Site

- 2.1** The existing site is currently to the right hand side of the front elevation and is used for external storage.
- 2.2** On its other side is the boundary with the neighboring property the Croft.



Location Plan

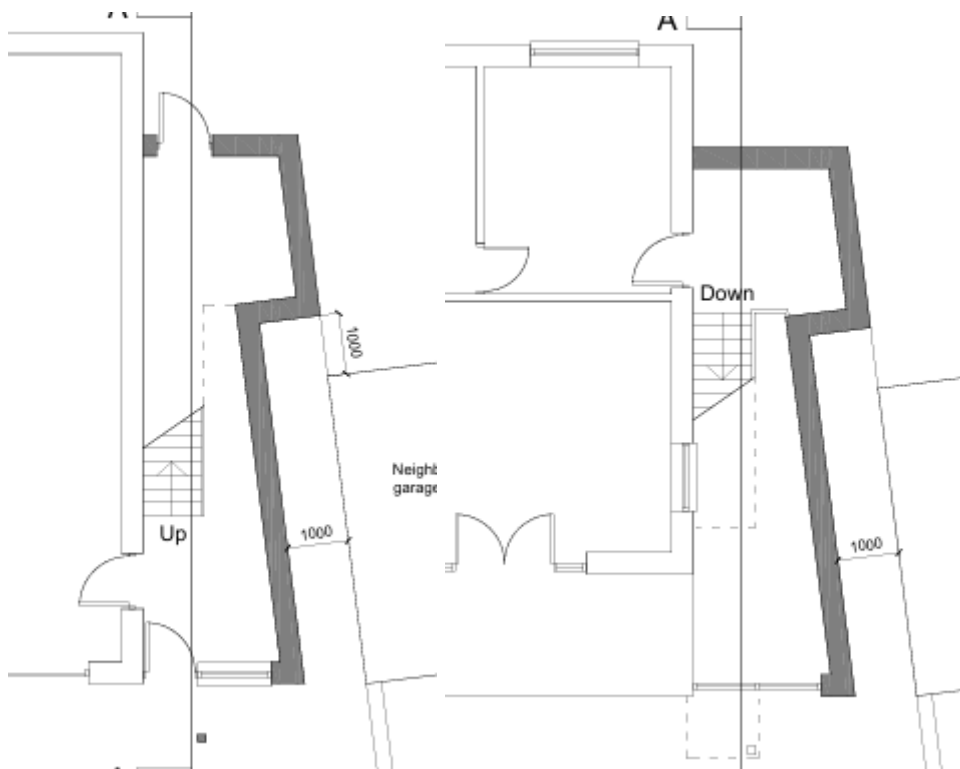


3.0 Amount

3.1 The proposal is for a modest side extension to Highcroft. The extension is to enclose a staircase providing access directly to the first floor of the dwelling from the outside. This is to make mobility around the house easier as the residents get older.

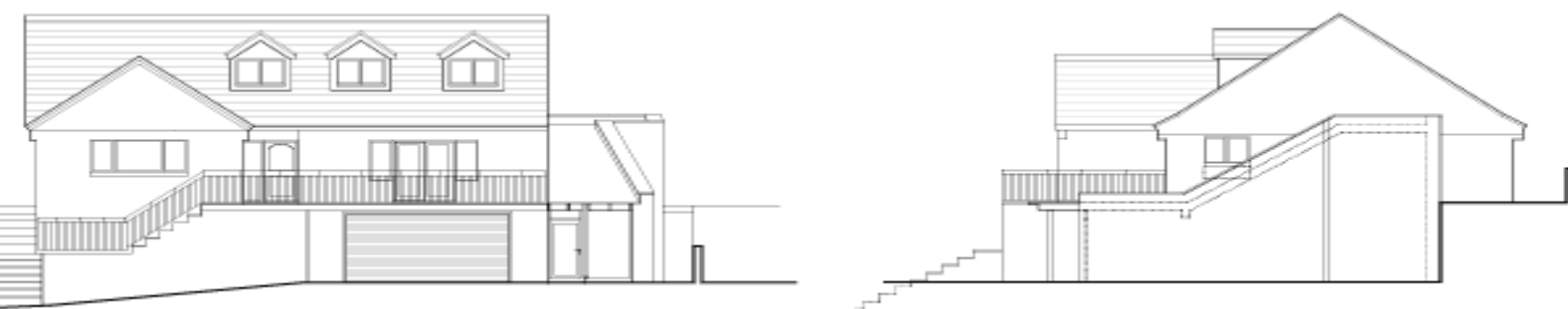
4.0 – Design Layout

4.01 The client's brief was to provide an extension to the side of High Croft which provided external access from outside to first floor level.



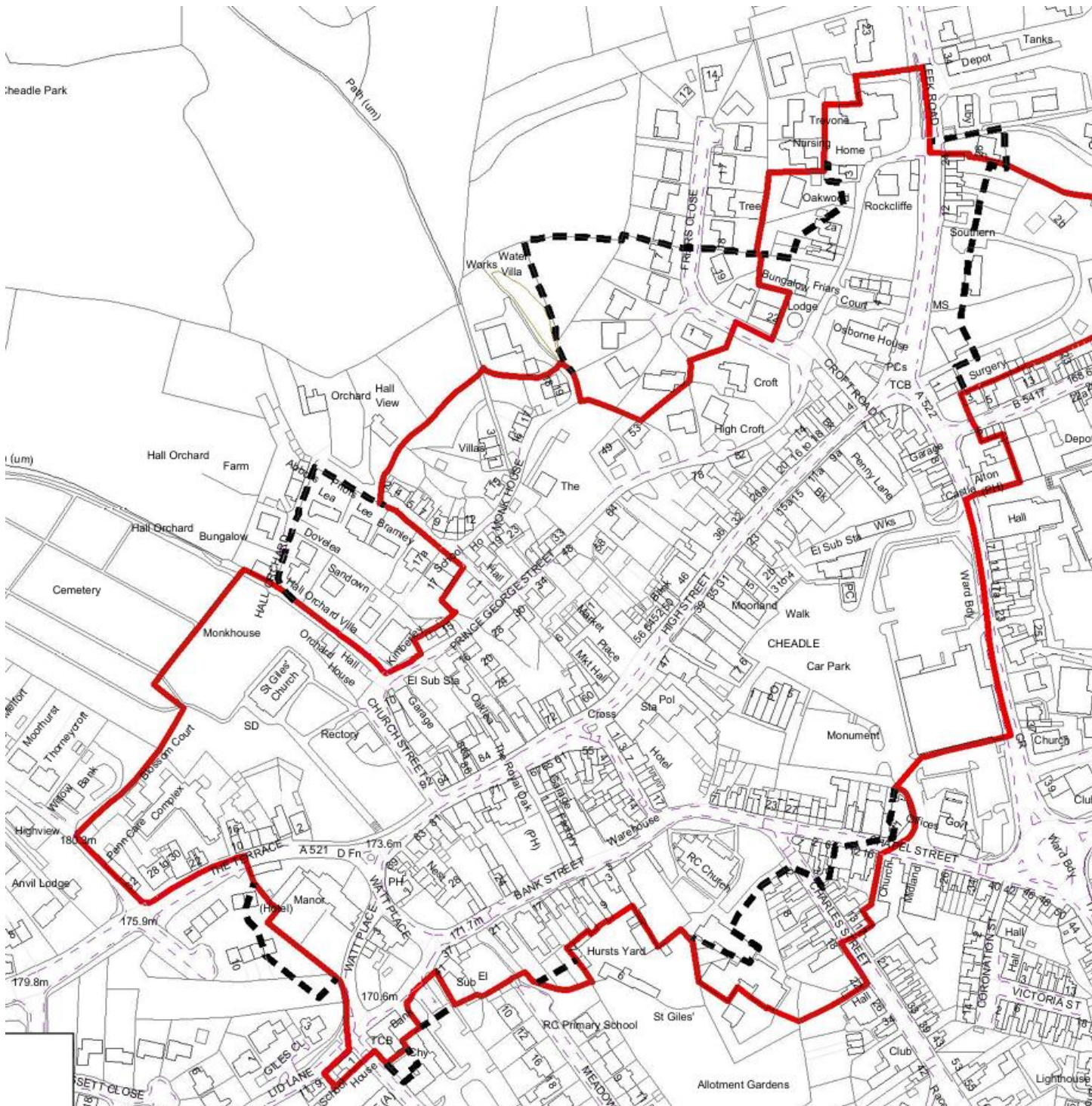
5.00 Scale

5.01 The scale of the proposed extension is modest and subservient to the existing dwelling High Croft. The highest point of the proposal is considerably lower than the highest point of the existing dwelling.



6.0 Heritage Statement.

6.01 The proposed site sits within the Cheadle conservation area.



6.02 Whilst the site is within the conservation area it offers very little to the conservation area. It contributes nothing to the conservation area as it is a small external storage area adjacent to an existing dwelling that was built in the late 1970's and further extended in 2013. Furthermore the site cannot be seen from Prince George Street and is largely hidden from view from the next door property the Croft by a pre-fabricated garage. Therefore having a neutral impact on the conservation area.





6.03 The next door dwelling 'The Croft', which is to the North West of the application site, is Grade II listed. The list entry number is 1204755, and was first listed on the 8th August 1986. The dwelling dates from the early to mid 19th century. It is constructed in red brick with a painted stone cornice and bands at cill levels. It has a hipped tiled roof with hip stacks. It has a symmetrical two storey front with glazing bar sashes with painted wedged heads; slight central break bearing almost flat pedimented projecting porch of two columns with two in antis.



6.04. Whilst the proposal will be visible in part to the Croft it will be to its side elevation only and has the pre-fabricated garage, within the curtilage of the Croft, in between the proposal and the Croft. The side elevation of the proposal, facing the side elevation of the Croft, is blank, with no windows or doors in it. It is therefore considered the impact on the setting of the Croft is low. It is considered the proposal would not impact on the setting or significance of the Croft.

7.0 Access

- 7.01 The current access to the front door of Highcroft is via external steps and over a balcony. These can get wet and slippery during wet and cold weather.
- 7.02 The purpose of the application is provide a secondary staircase where the upper floor entrance level of the dwelling can be accessed directly from outside via an internal staircase therefore making it safer to the existing external stairs.

