

The proposed conversion
of
The Zion Rooms, Coronation Street, Cheadle, Stoke on Trent, Staffordshire ST10 1DZ.

DESIGN AND ACCESS STATEMENT.

Client:

Mr G Bentley
78 The Green
Cheadle
Staffordshire
ST10 1PH

Location:

The Zion Rooms, Coronation Street, Cheadle,
Stoke on Trent, Staffordshire. ST10 1DZ



Nature of the works.

Description:

Byatt Oliver Associates have been instructed by Mr G Bentley to submit a planning application for the proposed conversion of the former Zion rooms into 5 one bedroom apartments.

Assessment:

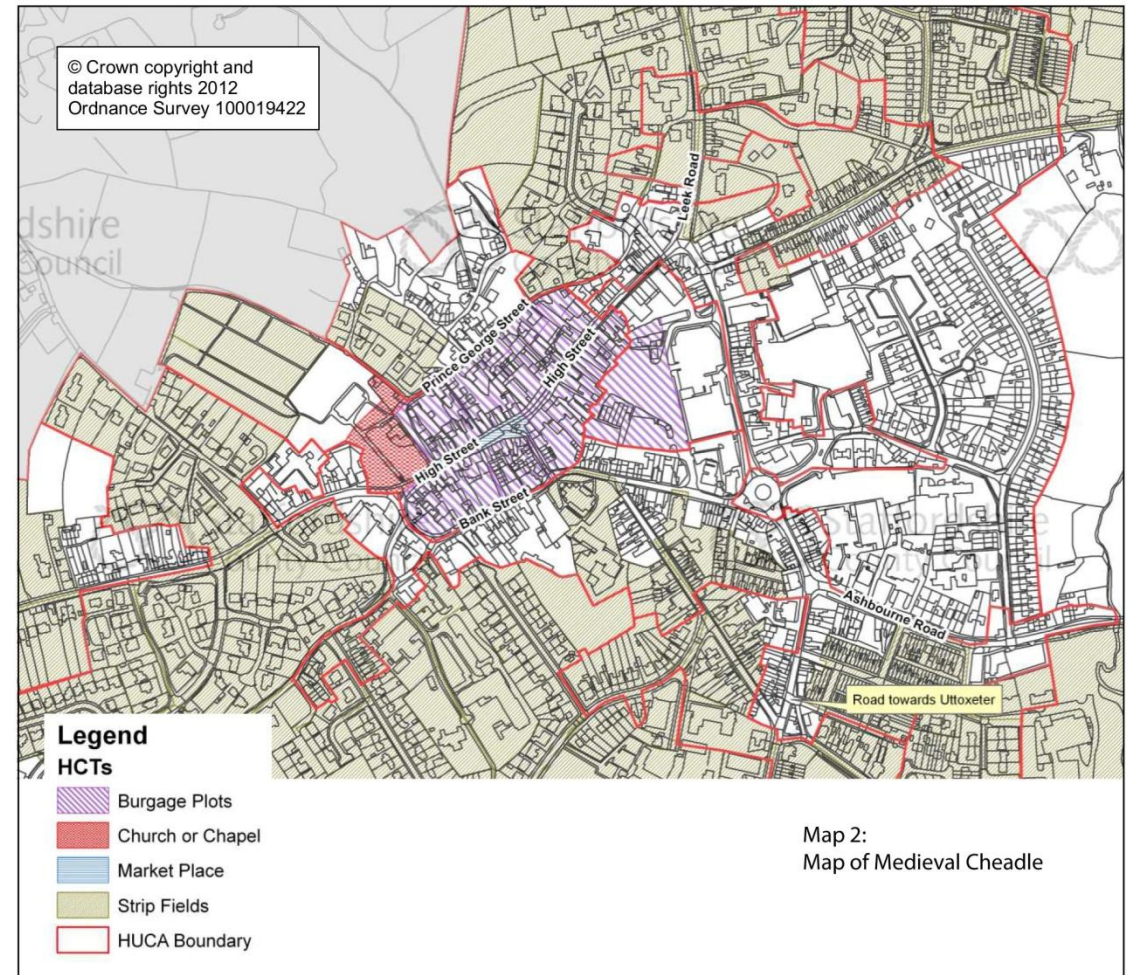
Physical.

The site is located within the town centre boundary of Cheadle, Staffordshire. A small market town within Staffordshire. The site is within the Historic Urban Character Area of Cheadle and the building is referred to in the Cheadle Historic character Assessment dated June 2012. The building lies off Coronation Street off Chapel Street which run south from the high Street.

The site is within walking distance of the town centre and all local amenities. As well as being well served by public transport; public parking is available within 200m which offers parking permits for local residents. The building is on the Western boundary of the site and had a large open plan amenity space to the rear; historically this was used in conjunction with the religious use for the building.

The immediate area is predominantly a built up urban area with residential dwelling to the South and West and small Local business to the North and East. Residential dwellings comprise of Terrace properties with limited amenity space, local business predominantly occupy converted Terrace style properties with apartments above.

The building was originally constructed in 1819/20 as the Zion Methodist New connexion Chapel. The building adjacent was constructed in 1839 and used as the school rooms and was later enlarged in 1875. The building ceased to be used for religious purposes and was taken on by Staffordshire county council as the Cheadle Activities youth Centre until March 2008 when the building suffered extensive damage following a fire. The building has remained derelict and unsuitable for use since then.



The Building:

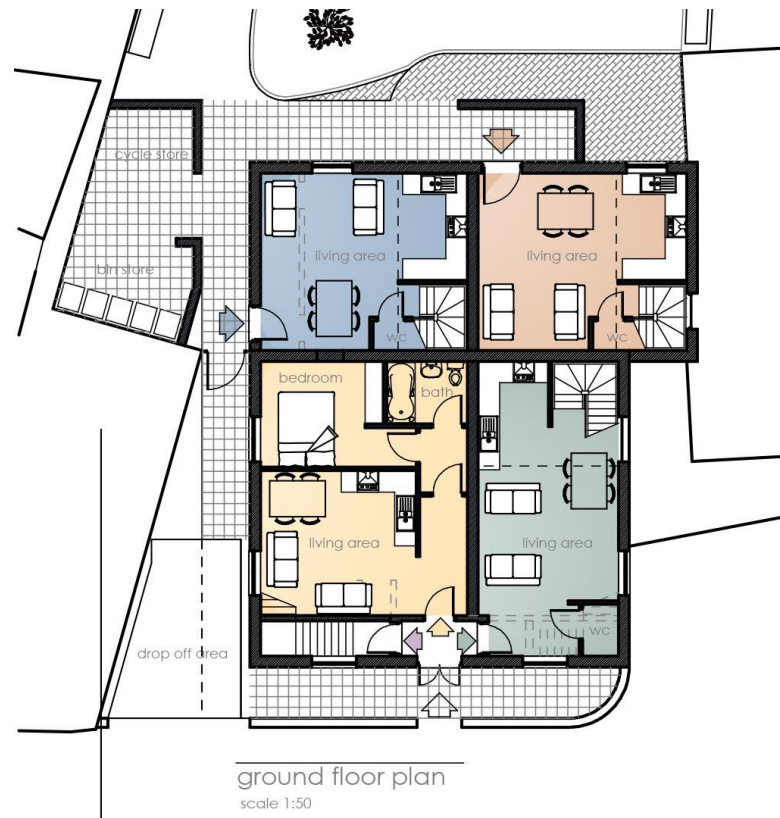
The existing building has a floor area of 290 m sq. over two storeys. It is a typical red brick construction under a Staffordshire plain clay tiled roof, the window opening are symmetrical and large in proportion, the front elevation has a central entrance door and boasts a parapet to the front gable. The style and design of the building is typical of the late Georgian era with few adaptations and alterations this is a good example and should be persevered.

The Proposal:

The proposal is to apply minimal alterations to the existing building whilst offering a future use to ensure the building remains part of the historic character of Cheadle. The proposals include the conversion and internal alteration to accommodate 5 number one bedroom apartments. The design of each apartment is aimed at utilising the existing openings without external alterations but allowing good quality living accommodation. Each apartment will have individual access, with some units being split over 2 floors. Natural light is applied to all living areas whilst consideration has been given to the space about dwelling requirements.

By the nature of the layout the proposed dwellings are aimed at the affordable housing market, however not at the expense of good quality design.

To support this development, provision will be included for Cycle storage, Bins stores and a vast amount of private space, the area to the rear of the building is to remain open, with good quality landscaping and facilities for enhanced interaction of all residents. The area to the front of the building will be utilised during construction and on occupation be used as a drop off point for the residents.



Planning Policy.

The site sits within boundary of the Cheadle Town centre master plan report, and is currently identified as a vacant building (Shown on the map in Grey). The aim of the master plan is to address the need to reinforce Cheadle within the Sub-region, in defining it as an interesting and distinctive place to visit shop live and work. One of the key principles is to identify the potential to increase residents. The proposals of the application will not only bring a building currently vacant into used but also increase the number of high quality residential dwellings within the town centre.

The proposed development complies to the planning policies identified in the Current Local Plan, with specific reference to the Local needs for housing and Affordable housing needs.



Amount:

The proposed scheme has been designed to make the best use of the existing parameters of an extant building.

Social:

The building has remained in disrepair since 2008, with no interest or intent to use the building in its current class use. Due to the substantial investment required the only viable solution is to change the use to residential occupation. As the surrounding areas are predominantly residential there will be synergy between the existing occupants and the proposed end users. All parties consulted thus far have supported the proposed redevelopment of an existing derelict building. Improvement to the local area is important to the applicant.

Economic:

As with many of these schemes financial viability is of importance to the client, in return this ensures the building has a future use and is maintained, It is imperative that development to a high standard.

The applicant will use local labour and locally sourced materials during the construction process, thus supporting the local businesses and economy.

Layout:

As stated previously the proposals remain within the existing foot print of the building. No extensions to the building are required.

Appearance:

The key features of the building will remain, with only maintenance works to the external elevations. Historic buildings are important to the local area and there appears to be a high concentration on the high street; however retention of a typical Georgian building like this is important.

Landscaping:

The existing open space to the rear will be remodelled with a small paved areas, soft landscaping and area of shrub planting and tree's used to create informal boundaries. The area will remained turf and the installation of outbuilding will not be permitted. Provision has been included for a Bin store and Cycle store in a secluded part of the site.

Access:

Vehicular access is via Coronation Street which leads to Victoria Street. The highway authority have confirmed that Coronation Street is not an adopted highway and there is limited requirements for off road parking as the development is within the town centre therefore residents would be able to walk to local amenities or to local public transport and currently the building does not benefit from parking provisions and therefore the will be no increase in traffic movements. As identified provision for deliveries has been considered with a 'drop off' point. Vehicular parking should it be required by the residents can be offered via local pay and display car parks which do offer parking permits. In support of the application we have considered other forms of transport.

Pedestrian access will also be via Coronation Street, with access to apartments one, two and five via the existing main entrance doors, with existing opening used for principle entrances to apartments three and four. Level access will be designed into the scheme where possible.

Involvement:

Informal Pre application advice has been considered/ requested however due to time constraints it has been decided to submit a formal application.

We welcome and comments or suggestions that may arise during the planning process and where practical we will be amenable to any alterations required.

For consideration the building is suffering from dilapidation and the intention is to complete the works before the winter period. Further detritions will occur to this building if it faces another winter period.

