Heritage statement and impact assessment

Applicant:

Mr and Mrs Critchlow
123 Tunstall Road
Knypersley
Stoke on Trent
Staffordshire
ST8 7AA

Agent:

Mr A Critchlow
AEW Architects
c/o Forge Lane Water Tower
Elm Road
Congleton
Cheshire
CW12 4PR

Description of development:

Formation of new site access, remodel of existing bungalow and erection of 2No new detached dwellings

Supporting Documents:

AEW Architects drawings	
6305-AEW-XX-XX-D-A-400	Location plan
6305-AEW-XX-XX-D-A-401	Block plan
6305-AEW-XX-XX-D-A-402	Existing site plan
6305-AEW-XX-XX-D-A-403	Proposed site plan
6305-AEW-XX-XX-D-A-404	Existing building details (123)
6305-AEW-XX-XX-D-A-205	Existing building details (121)
6305-AEW-XX-XX-D-A-206	Proposed buildings

Agathoclis Beckmann, Landscape Architects:
Tree Report

Site location

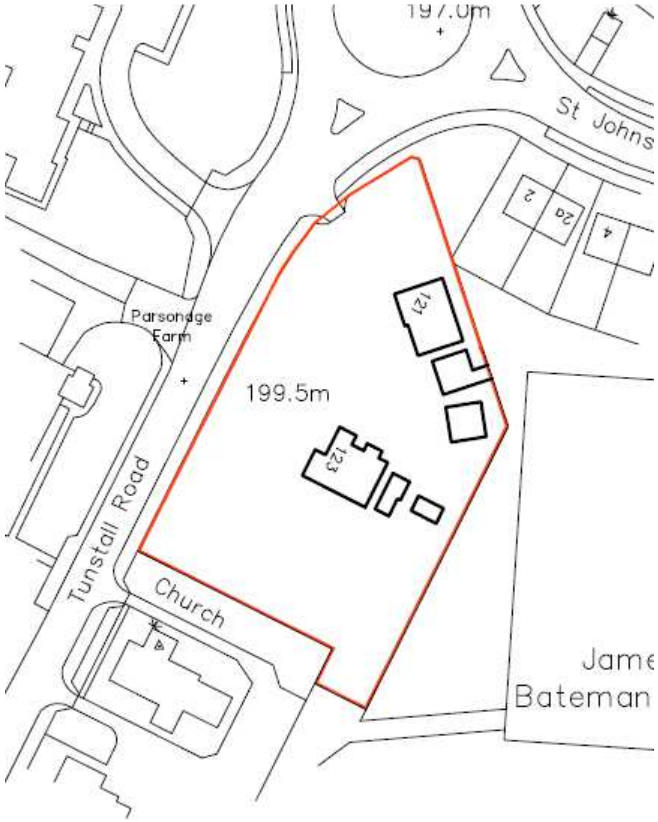
The application site is located to the east of Tunstall Road, Knypersley as indicated (right) and on the supporting location and site plans.

The site is not in a conservation area.

No buildings on the site are listed.

The southern boundary of the application site adjoins St Johns Church which is a Grade II listed structure. This Heritage statement and impact assessment is prepared due to adjacency of St Johns Church

In addition to St Johns Church, the proposals include a new site access onto Tunstall Road which will be diagonally opposite the 'Fairhaven', a further listed structure with a number of separately listed outbuildings and features. This Heritage statement and impact assessment will also consider the affect of the setting to the Fairhaven assets.





Site Context

Listed assets have been researched from the Staffordshire Moorlands District Council interactive planning map and Historic England records

Staffordshire Moorlands District Council interactive planning map records:

The proposals share a boundary with St Johns Church, which itself is listed and contains a second listed structure, 'Red Cross' on the same site. These are to the east of Tunstall Road.

Location:	Church of St John the Evangelist, TUNSTALL ROAD, KNYPERSLEY
Grade	2
Ref	07/047
Date listed	20/11/1987

Location:	Red Cross, approximately 2m west of Church of St John the Evangelist, TUNSTALL ROAD, KNYPERSLEY
Grade	2
Ref	07/052
Date listed	13/04/1951

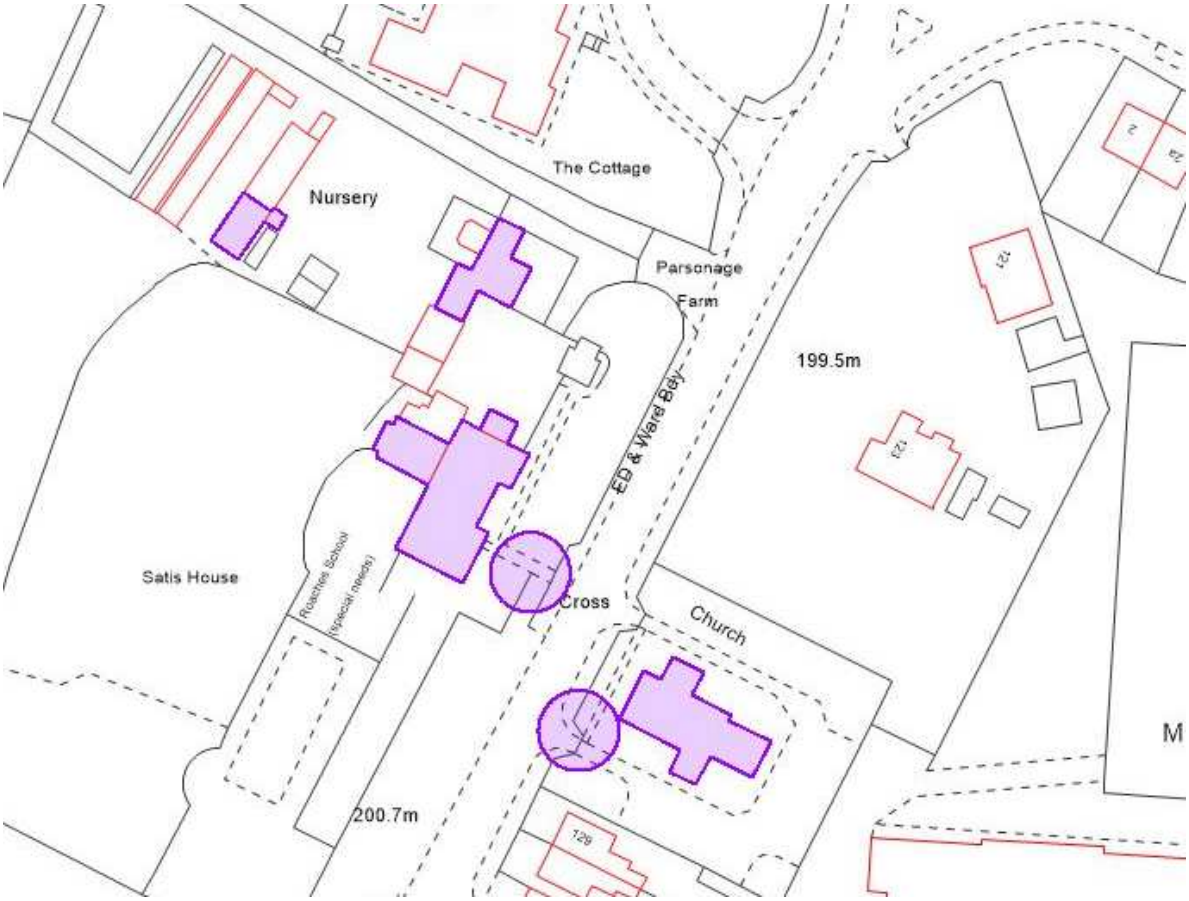
Opposite the proposed site are a number of individually listed structures which all relate to the 'Fairhaven'. These are to the west of Tunstall Road.

Location:	Fairhaven, TUNSTALL ROAD (west side), KNYPERSLEY
Grade	2
Ref	07/048
Date listed	20/11/1987

Location:	Entrance screen and gateway and gates, TUNSTALL ROAD (west side), KNYPERSLEY, approximately 20 m east of Fairhaven
Grade	2
Ref	07/049
Date listed	20/11/1987

Location:	Coachman's house to Fairhaven and section of stable yard wall, TUNSTALL ROAD, KNYPERSLEY
Grade	2
Ref	07/050
Date listed	20/11/1987

Location:	Coach house to Fairhaven and section of stable yard wall, TUNSTALL ROAD, KNYPERSLEY
Grade	2
Ref	07/051
Date listed	20/11/1987



Historic England records

The proposals share a boundary with St Johns Church, which itself is listed and contains a second listed structure, 'Red Cross' on the same site. These are to the east of Tunstall Road.

CHURCH OF ST JOHN THE EVANGELIST

List Entry Summary
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CHURCH OF ST JOHN THE EVANGELIST

List entry Number: 1374751

Location
CHURCH OF ST JOHN THE EVANGELIST, TUNSTALL ROAD
The building may lie within the boundary of more than one authority.

County: Staffordshire
District: Staffordshire Moorlands
District Type: District Authority
Parish: Biddulph
National Park: Not applicable to this List entry.

Grade: II
Date first listed: 20-Nov-1987

Date of most recent amendment: Not applicable to this List entry.
Legacy System Information
The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 275255
Asset Groupings
This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.
List entry Description
Summary of Building
Legacy Record - This information may be included in the List Entry Details.
Reasons for Designation
Legacy Record - This information may be included in the List Entry Details.
History
Legacy Record - This information may be included in the List Entry Details.

Details

BIDDULPH C.P. TUNSTALL ROAD, SJ 85 NE Knypersley

7/47 Church of St John - the Evangelist

GVII

Chapel of Ease. 1848-51, by R.C. Hussey. Sandstone ashlar; blue machine tile roofs; verge parapets. Compact plan of nave, chancel, south transept and north-west spire in early decorated style. Tower: of 3 stages; angle buttresses, trefoil-headed twin-light windows to bell chamber, further single light to first stage. East side: pointed north doorway; broached spire, gargoyles at angles and exaggerated central lucarnes to base of each side, with roofs resting on free-standing columns; cruciform pinnacle. Nave: of 4 fenestrated bays divided by 2-stage buttresses and lit by 2-light trefoil-headed and quatrefoil labelled windows to sides and 5-light geometrical west window based on 'Y'-tracery pattern with cinquefoils and trefoils in pointed arch; transept of one bay and lower, attached to south side; rose window in apex, small lights to sides. Chancel: of 2 bays, lower but similar to nave; 4-light 'Y'-tracery east window with cinquefoils to pointed, labelled head. Built for the Batemans of Biddulph Grange (q.v.) and part of a complete early Victorian group including also school and parsonage (q.v.).

Listing NGR: SJ8808156833

Selected Sources
Legacy Record - This information may be included in the List Entry Details
National Grid Reference: SJ 88081 56833

RED CROSS, APPROXIMATELY 2 METRES WEST OF CHURCH OF ST JOHN

List Entry Summary
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: RED CROSS, APPROXIMATELY 2 METRES WEST OF CHURCH OF ST JOHN
List entry Number: 1190251

Location
RED CROSS, APPROXIMATELY 2 METRES WEST OF CHURCH OF ST JOHN, TUNSTALL ROAD
The building may lie within the boundary of more than one authority.

County: Staffordshire
District: Staffordshire Moorlands
District Type: District Authority
Parish: Biddulph
National Park: Not applicable to this List entry.

Grade: II
Date first listed: 13-Apr-1951

Date of most recent amendment: Not applicable to this List entry.
Legacy System Information
The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 275261
Asset Groupings
This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.
List entry Description
Summary of Building
Legacy Record - This information may be included in the List Entry Details.
Reasons for Designation
Legacy Record - This information may be included in the List Entry Details.
History
Legacy Record - This information may be included in the List Entry Details.
Details
BIDDULPH C.P. TUNSTALL ROAD, Knypersley SJ 85 NE SJ 880 588 7/52 Red cross, approximately - 2m west of Church of St John 13.4.51 GV II

Cross. Possibly C15, or earlier. Stone, approximately 1.5m high; rectangular plain shaft terminated by cruciform in roundel, cut out of shaft depth; further incisions on shaft largely obscured. The cross is not in its original site.

Listing NGR: SJ8807056834
Selected Sources
Legacy Record - This information may be included in the List Entry DetailsNational Grid Reference: SJ 88070 56834

Opposite the proposed site are a number of individually listed structures which all relate to the 'Fairhaven'. These are to the west of Tunstall Road.

FAIRHAVEN

List Entry Summary
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: FAIRHAVEN

List entry Number: 1190218

Location
FAIRHAVEN, TUNSTALL ROAD
The building may lie within the boundary of more than one authority.

County: Staffordshire
District: Staffordshire Moorlands
District Type: District Authority
Parish: Biddulph
National Park: Not applicable to this List entry.

Grade: II
Date first listed: 20-Nov-1987

Date of most recent amendment: Not applicable to this List entry.
Legacy System Information
The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 275256
Asset Groupings
This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.
List entry Description
Summary of Building
Legacy Record - This information may be included in the List Entry Details.
Reasons for Designation
Legacy Record - This information may be included in the List Entry Details.
History
Legacy Record - This information may be included in the List Entry Details.

Details
BIDDULPH C.P. TUNSTALL ROAD SJ 85 NE (west side), Knypersley

7/48-Fairhaven-GVII

Parsonage, now institutional home. Circa 1850, by R.C. Hussey. Coursed and dressed stone; blue machine tile roofs; verge parapets, shouldered and stepped kneelers; corniced ashlar side and end stacks. Based off Tudor 'H' plan and intended to appear as if a screen passage should run across the lower end of a great hall; late Tudor/Jacobean style carried through especially to front elevation. 2-storey and attic, irregularly fenestrated 5-window front; projecting end gables with range of block mullioned and corniced 2-light sash windows to left and central end stack to right flank central recess: cruciform mullioned window to left, gabled half-dormer with 2-light sash to centre and small lights to right; porch clasped against left gable run up as elaborately corniced and balustraded tower, steeply pedimented carved plaque at first floor level depicting Bateman coat-of-arms over pilastered and strapwork-enriched round-arched entrance; cornice taken across entire frontage as cavetto string. The building forms one of a group constructed under the patronage of John Bateman of Biddulph Grange (q.v.).

Listing NGR: SJ8805056869

Selected Sources
Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SJ 88050 56869

COACH HOUSE TO FAIRHAVEN AND SECTION OF STABLE YARD WALL

List Entry Summary
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: COACH HOUSE TO FAIRHAVEN AND SECTION OF STABLE YARD WALL

List entry Number: 1374752

Location
COACH HOUSE TO FAIRHAVEN AND SECTION OF STABLE YARD WALL, TUNSTALL ROAD
The building may lie within the boundary of more than one authority.

County: Staffordshire
District: Staffordshire Moorlands
District Type: District Authority
Parish: Biddulph
National Park: Not applicable to this List entry.

Grade: II
Date first listed: 20-Nov-1987

Date of most recent amendment: Not applicable to this List entry.
Legacy System Information
The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 275259
Asset Groupings
This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.
List entry Description
Summary of Building
Legacy Record - This information may be included in the List Entry Details.
Reasons for Designation
Legacy Record - This information may be included in the List Entry Details.
History
Legacy Record - This information may be included in the List Entry Details.
Details

BIDDULPH C.P. TUNSTALL ROAD SJ 85 NE 7/51 Coach-house to - Fairhaven and section of stable yard wall - GV II

Coach-house. Circa 1850, by R.C. Hussey. Coursed stone; blue machine tile roof; verge parapets on corbelled kneelers. 2-storey gabled frontage; elliptically-arched and boarded coach door takes up majority of elevation. Single-light window over in chamfered reveal. Stable yard wall running to north, south and west; approximately 7m high with pitched coping: entrance to north and garden door with steps down to yard level, set to right of coach-house.

Listing NGR: SJ8805256900

Selected Sources
Legacy Record - This information may be included in the List Entry Details
National Grid Reference: SJ 88052 56900

COACHMAN'S HOUSE TO FAIRHAVEN, AND SECTION OF STABLE YARD WALL

List Entry Summary
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: COACHMAN'S HOUSE TO FAIRHAVEN, AND SECTION OF STABLE YARD WALL

List entry Number: 1190232

Location
COACHMAN'S HOUSE TO FAIRHAVEN, AND SECTION OF STABLE YARD WALL, TUNSTALL ROAD
The building may lie within the boundary of more than one authority.

County: Staffordshire
District: Staffordshire Moorlands
District Type: District Authority
Parish: Biddulph
National Park: Not applicable to this List entry.

Grade: II
Date first listed: 20-Nov-1987

Date of most recent amendment: Not applicable to this List entry.
Legacy System Information
The contents of this record have been generated from a legacy data system.

Legacy System: LBS
UID: 275258
Asset Groupings
This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.
List entry Description
Summary of Building
Legacy Record - This information may be included in the List Entry Details.
Reasons for Designation
Legacy Record - This information may be included in the List Entry Details.

History
Legacy Record - This information may be included in the List Entry Details.

Details
BIDDULPH C.P. TUNSTALL ROAD, Knypersley SJ 85 NE 7/50 Coachman's House to - Fairhaven, and section of stable yard wall - GV II

Coachman's house. Circa 1850, possibly with earlier core, by R.C. Hussey. Coursed stone; blue machine tile roof; verge parapets on corbelled kneelers; twinned stone end stacks. Single-storey frontage of 2 block mullioned casement windows flanking central, projecting finialled gablet with blind circular opening to first floor over Tudor-arched boarded door. Lower wing to left of slightly shorter length with boarded door and low- set square opening to right. 2m high stable yard wall running in two parts to north and east, entrance on north side. Coach-house (q.v.) to east. Part of a group built for the Batemans.

Listing NGR: SJ8801956914

Selected Sources
Legacy Record - This information may be included in the List Entry Details
National Grid Reference: SJ 88019 56914

ENTRANCE SCREEN AND GATEWAY AND GATES, APPROXIMATELY 20 METRES EAST OF FAIRHAVEN

List Entry Summary
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: ENTRANCE SCREEN AND GATEWAY AND GATES, APPROXIMATELY 20 METRES EAST OF FAIRHAVEN

List entry Number: 1037817

Location
ENTRANCE SCREEN AND GATEWAY AND GATES, APPROXIMATELY 20 METRES EAST OF FAIRHAVEN, TUNSTALL ROAD
The building may lie within the boundary of more than one authority.

County: Staffordshire
District: Staffordshire Moorlands

District Type: District Authority
Parish: Biddulph
National Park: Not applicable to this List entry.

Grade: II
Date first listed: 20-Nov-1987

Date of most recent amendment: Not applicable to this List entry.
Legacy System Information
The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 275257
Asset Groupings
This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.
List entry Description
Summary of Building
Legacy Record - This information may be included in the List Entry Details.
Reasons for Designation
Legacy Record - This information may be included in the List Entry Details.
History
Legacy Record - This information may be included in the List Entry Details.
Details
BIDDULPH C.P. TUNSTALL ROAD, SJ 85 NE (west side), Knypersley

7/49 Entrance screen and - gateway and gates, approximately 20m east of Fairhaven

GV II

Entrance screen, gateway and gates. Circa 1850, by R.C. Hussey. Ashlar stone. Approximately 1.5m high and 20m long, set back (from boundary wall, which is constrasted in coursed stone); steeply pitched coping; central gateway with panelled and corniced pillars bearing obelisks; panelled timber gates in similar style.

Listing NGR: SJ8807056866
Selected Sources
Legacy Record - This information may be included in the List Entry Details
National Grid Reference: SJ 88070 56866

Photographic Study

Church of St John the Evangelist



Approach from the north



Church Hall between St Johns and site edge red



St Johns Church



Approach from the south

Red Cross



Fairhaven (group)



Approach from the south



Approach from the north



Fairhaven and gates from Tunstall Road



Coach house view from Road

DEVELOPMENT OF THE AREA

It is likely that the earliest roads in Biddulph are those on the periphery; the ridge roads along Mow Cop and Lask Edge. Roads. Crossing the ridge roads are two early routes which follow similar alignment to Mow Lane – Smithy Lane – Woodhouse Lane at the north and Tower Hill Road – Newpool Road – Park Lane.

Road development accelerated in the early nineteenth century which is when the creation of Tunstall Road (the route of the A527) was created, thus creating 'redcross' junction which is to the south of the site

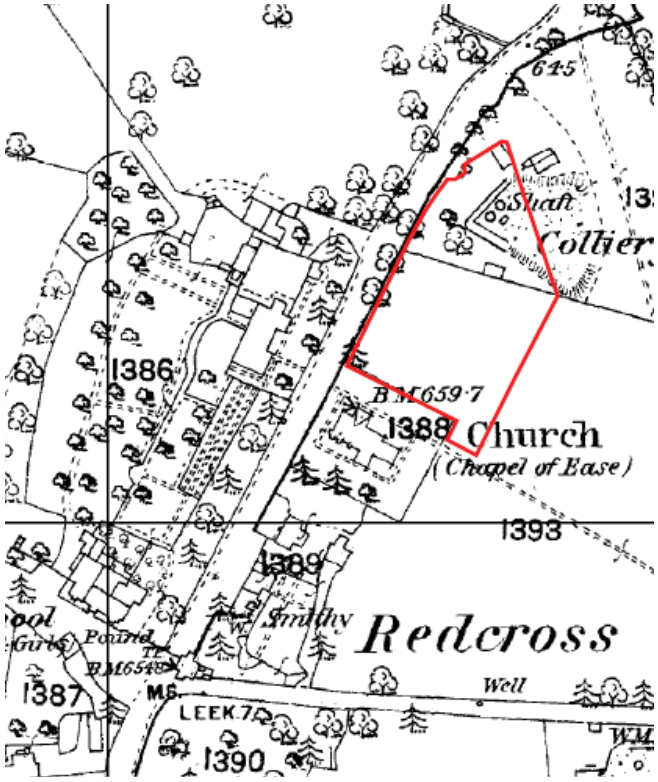
By 1810 , the coal -rich Knypersley estate, owned at that time by Sir Nigel Greasley, was bought by James Bateman. James' son, John, moved from Manchester to Knypersley Hall in order to keep an eye on his father's business interests in the area and began a programme of improvements to the Hall and its grounds.

John Bateman had the church of St John the Evangelist at Knypersley built and also the parsonage opposite and a school (now the church hall on the corner at redcross). Local materials and labour were used and the pulpit of St John's is made from one piece of millstone grit from Biddulph Moor.

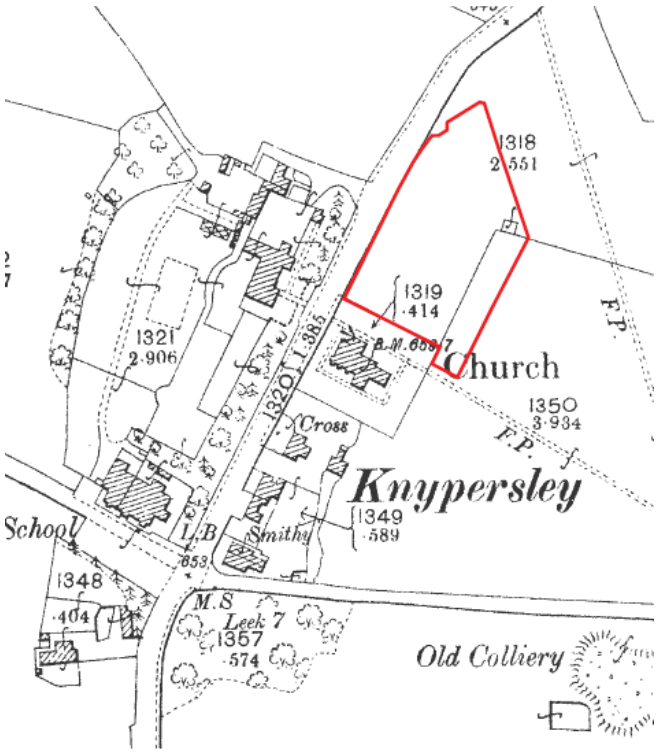
St. John's Church was built for John Bateman and his son James, the designs being drawn up during the 1830's with the assistance of a Mr Edward Cook, and supervised by the architect, R.C. Hussey Esq. In 1848, the building work for the church, along with the adjacent Parsonage and School, at last got under way, this date being inscribed above the Entrance door. It was completed in time for the first service to be held on Thursday 28th August, 1851, led by the Venerable Archdeacon Rushton, Archdeacon of Stoke-on-Trent.

The church has a broach spire with tower and four gable windows in the spire, at a height of 85 feet from ground level, and including a lightning conductor.

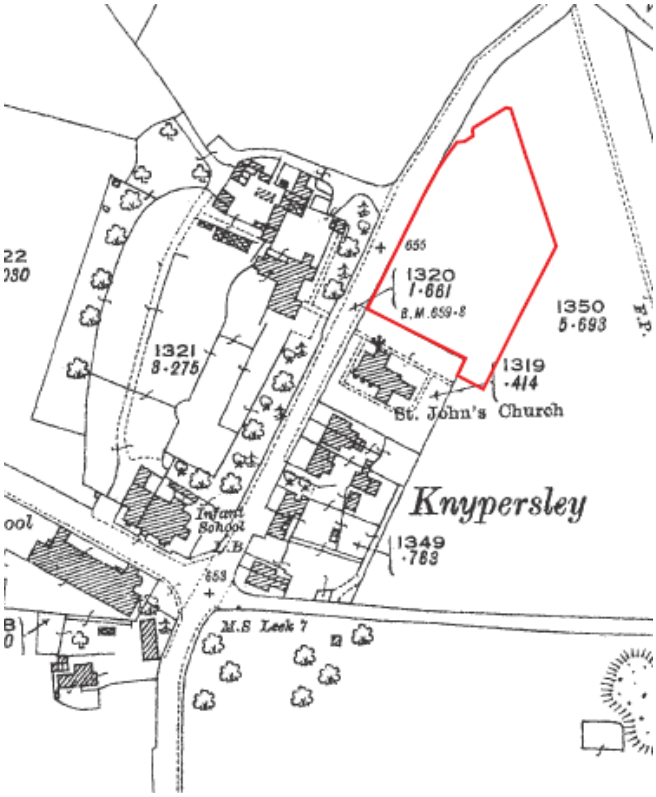
No real structural changes have taken place in the Church, from its original form when built; it is of the Early English decorated style. The stone for all the building is a hard durable local Millstone grit (grey) most of which came from a quarry sited at Rock End around about a mile away in the east part of the parish. There was also a small amount of stone taken from a coal-mine shaft then being sunk in the south-end of the present parish, known as Childerplay No.2.



1876 OS map
The church and parsonage are shown built. Coal workings lie within the site edged red



1899 OS map
The coal workings are now indicated as closed and removed from the map. Development has begun to the south of the church



1925 OS map
Development continued to the south of the Church but the site edged red remains fields

The Bateman estate was purchased by the Heaths as the family moved from the area. Copies of the original deeds and correspondence indicate that the site area edged red was purchased by Dr Murphy in the early – mid 1920's from the Heaths. The site at this time was green field but purchased with the intention of building a house (with surgeries).

Between 1925 – early 1930's, Dr Murphy built the house and surgeries within the site edged red. No 123 Tunstall Road, originally named Canovee, was a substantial two storey, detached Edwardian dwelling set in formally laid gardens. This planting provides a mature, extensive landscape buffer between the site edged red and St John's Church which is predominantly protected.

The boundary wall and setting has not changed along Tunstall Road since this time except for the planting of a large coniferous hedge along the boundary in the early 1990's.

123 Tunstall Road underwent significant remodelling the early 1990's when the linked surgeries were demolished. A second property, 121 Tunstall Road, a bungalow with detached garage was also constructed within the cartilage of the site edged red at this time (approved 30/9/88, application ref: SMD/1988/0770



1945 OS map
123 Tunstall Road shown built to the north of the church with its access from Tunstall Road in the current location. The school to the east is built.

St Johns Church looked to extend their facilities with a new church hall in the early 2000's. Initially, a planning application was refused on 17/12/2004 (application ref SMD/2004/1003), but later a second application was approved on 25/08/2006 (application ref: SMD/2006/0836). The church hall was constructed shortly afterwards within the north east corner of the grounds.

Today a dense, mature landscape strip, containing a number of groups of protected trees lies within the site edged red along the shared boundary of 123 Tunstall Road and St Johns Church.

HERITAGE IMPACT ASSESSMENT

Proposed Works (*item by item*):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
Creation of new entrance way (off Tunstall Road) into the plot of 123 Tunstall Road. This will involve breaking through a section of the boundary wall, approximately 40m to the north of the boundary shared between 123 and St Johns Church. The new opening in the existing boundary will result in the loss of a small number of semi- mature trees locally to the new driveway	Changes to the boundary along Tunstall Road may have impact on the character and / or context of protected assets in the vicinity. Since the construction of 123 Tunstall Road, the character of the area has been enforced by the boundary wall, the mature trees within the site and over the last 20 years, the dense coniferous hedge along the boundary. This hard edge to the side of the road frames a narrow view along Tunstall Road The majority of the mature trees within the site are protected and will be retained. Details can be found in the accompanying arboricultural report and site plans. A mature landscape line of trees will be maintained along the boundary between the site and St Johns Church. New deciduous trees will be added to the Tunstall Road boundary to reinforce this edge as indicated on the proposed site plan The new access to the site is proposed in the location as approved under SMD/2016/0238	The site edged red has never shared any spatial, connectivity, intellectual or cultural relationship with any of the listed assets in the vicinity. The creation of the new access from Tunstall Road into the site edged red has no contextual impact on any of the listed assets. Each asset will now be considered in terms of character and setting: St Johns Church The retention of mature trees along the boundary between the site edged red and St Johns Church will continue the visual screen between the two sites from the north and south. The retention of the coniferous hedge row, mature trees and supplementary new trees from the Tunstall Road boundary edge will retain the current sight lines to the church. The new aperture in the boundary wall to create the new site access will not be viewed in the same sight lines as St Johns Church from either approach from the north or south St Johns Church will not be impacted. St Johns Church will not be impacted. Red Cross There is no link between red cross and the site or boundary. This asset will not be impacted. Fairhaven (group) The retention of the coniferous hedge row from the Tunstall Road boundary edge will retain the current sight lines to the Fairhaven. The new boundary wall will allow an opportunity to better link the boundary with the stone boundary wall of the Fairhaven. The Fairhaven group will not be impacted.

Sources

Biddulph (" By the Diggings "): a Local History (Local history publications : new series / University of Keele. Department of Adult Education) (Paperback)
by J Kennedy (Author)

https://historicengland.org.uk/
http://www.staffsmoorlands.gov.uk/smdc-aurora
http://www.stjohnsknypersley.co.uk/