

## Heritage statement and impact assessment

Applicant:

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Agent:

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### **Description of development:**

**Demolition of existing dwelling and associated outbuildings. Erection of 7No detached dwellings.**

Supporting Documents:

AEW Architects drawings	
6305-AEW-XX-XX-D-A-500	Location plan
6305-AEW-XX-XX-D-A-501	Block plan
6305-AEW-XX-XX-D-A-502	Existing site plan
6305-AEW-XX-XX-D-A-503	Proposed site plan (GF plans in situ)
6305-AEW-XX-XX-D-A-504	Existing buildings 123 (plan & elevations)
6305-AEW-XX-XX-D-A-505	Existing buildings 121 (plan & elevations)
6305-AEW-XX-XX-D-A-506	House type 1
6305-AEW-XX-XX-D-A-507	House type 2
6305-AEW-XX-XX-D-A-508	House type 3
6305-AEW-XX-XX-D-A-509	Proposed buildings 121 (plan & elevations)
6305-AEW-XX-XX-D-A-510	Proposed axonometric view 1
6305-AEW-XX-XX-D-A-511	Proposed axonometric view 2
6305-AEW-XX-XX-D-A-512	Proposed street view towards St John's Church

Agathoclis Beckmann, Landscape Architects:

Tree Report  
The Environment Partnership  
Ecology survey  
Sladen Associates  
Coal mining risk assessment  
Design and Assess Statement

## **The Site**

1. The Appraisal Site is located adjacent to the A527 Tunstall Road in Knypersley, to the south of Biddulph. The site is roughly rectangular and one detached two storey dwelling is contained within it and a further one storey dwelling to the north. Access is taken from the north-west corner of the site. The boundaries of the site are defined by a low wall and mature trees which restrict views into it.
2. To the south of the site is St Johns Church and to the east the James Bateman Junior High School playing fields. To the north of the Appraisal Site is a large roundabout where St Johns Road connects to Tunstall Road. To the west of the site is Tunstall Road, and beyond, The Roaches School (listed as 'Fairhaven').

## **Heritage Assets and Broad Assessment of Significance**

3. There are no identified heritage assets within the Appraisal Site; however a series of listed buildings have been identified close to the site. These are:
  - Fairhaven (Grade II)
  - Entrance Screen and Gateway and Gates, approximately 20 metres east of Fairhaven (Grade II)
  - Coach House to Fairhaven and Section of Stable wall (Grade II)
  - Coachmans House to Fairhaven, and section of stable yard wall (Grade II)
  - Church of St John the Evangelist (Grade II)
  - Red Cross, approximately 2 metres west of Church of St John (Grade II)
4. The nature and position of the assets and their historical relationships mean that they can be considered in two discrete groups.

## **Fairhaven and Associated Buildings**

5. Fairhaven dates to circa 1850 and was originally a Parsonage, now a school. It was designed by R.C. Hussey for the Batemans of Biddulph Grange. The building is in late Tudor/Jacobethan style and based on a Tudor 'H' plan. It is two storeys with an attic and is in coursed and dressed dark stone. A carved plaque at first floor level depicts the Bateman coat of arms. The coach house and coachmans house, both by RC Hussey also date to 1850; their materiality, architectural style and quality correspond to the main house. The entrance screen, gateway and gates, also date to 1850 and are also by RC Hussey. The buildings form part of a group constructed under the patronage of John Bateman of Buddulph Grange, including the Church of St John the Evangelist.
6. The buildings are set back from the frontage of Tunstall Road and are enclosed by a high surrounding stone wall and lined by mature trees which restrict views into the site, resulting in an enclosed and secluded character and contributing towards appreciation of the former high status and character of the residential dwelling. The coach house and coachmans house are set towards the rear of the site and not visible from the road. The architectural composition and quality of the buildings are therefore best experienced from within the enclosing walls.
7. The wider setting of the building is characterised by a mix of uses, including some residential buildings to the south, the A527 to the east and a vacant adjacent site to the north, which is proposed for development of 70 Extra Care flats (SMD/2015/0684). The

Appraisal Site is separated from the Fairhaven group by Tunstall Road but due to the abundance of mature trees to both boundaries there are limited intervening views.

### **Church of St John the Evangelist and Red Cross**

8. The Church of St John the Evangelist dates to 1848-51 and is by R.C. Hussey. It is in sandstone ashlar with blue machine tile roofs and verge parapets. The tower is three stages and the chancel is 2 bays. The church was also built for Batemans of Biddulph Grange and has special interest as part of a complete early Victorian group which also includes the parsonage.
9. The church is positioned on Tunstall Road and is enclosed by a low stone wall which clearly defines the historic boundaries of the church and contributes to the appreciation of its historic character. The principal elevations and decorative architectural features are best experienced from close proximity, from within the defined plot and from the pavement to the frontage of the building. Due to an adjacent group of mature trees to the north (lining the boundary of the Appraisal Site) views of the church from the north on Tunstall Road are screened; the tower is visible in glimpsed views above the trees. It is more clearly visible in views from the south. The pedestrian entrance to the church grounds is opposite the main entrance gate to Fairhaven; the historic relationship between these buildings is legible.
10. A 20th century church hall has been constructed to the north of the earlier church adjacent to the boundary with the Appraisal Site. The boundary is lined by a dense group of mature trees which restrict views into the site although some glimpsed views of part of the roofline of the existing residential building are visible.
11. The Red Cross is a 15th century stone cross, standing approximately 1.5m high and positioned to the frontage of the church. Due to the nature of the significance of the cross and its relatively confined setting, the impact of the Proposed Development on this asset is not considered further.

## **Key Heritage Considerations**

### **Key Legislation and Policy**

12. The Planning (Listed Building and Conservation Areas) Act 1990 confirms that Staffordshire Moorlands Council in determining an application for planning permission, has a statutory duty to

*"have special regard to the desirability of preserving a building or its setting or any features of special architectural or historic interest which it possesses" s66(1).*

13. Recent case law has confirmed that Parliament's intention in enacting section 66(1) was that decision-makers should give "considerable importance and weight" to the desirability of preserving the special interest and setting of listed buildings, where "preserve" means to "to do no harm". The presumption is therefore that development proposals should not give rise to harm to the special interest of a listed building. This duty must be borne in mind strongly when considering cases where harm may be considered

to accrue, and then the balancing of such harm against public benefits as required by national planning policy.

14. The National Planning Policy Framework (NPPF) states at paragraph 129 that in considering an application local planning authorities should:

*“Identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal”.*

15. The NPPF requires that great weight is given to the conservation of designated heritage assets. Conservation is defined by the NPPF as the process of maintaining and managing change to heritage assets in ways that sustain, and where appropriate, enhance their significance. Paragraph 131 states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, as well as the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 132 of the NPPF also highlights that when considering the impact of proposals on the significance of designated heritage assets great weight should be given to their conservation, and the more important the asset the greater the weight should be.

16. Staffordshire Moorlands Core Strategy Policy DC2 relates to the historic environment, and sets out that;

*The Council will safeguard and, where possible, enhance the historic environment, areas of historic landscape character and interests of acknowledged importance, including in particular scheduled ancient monuments, significant buildings (both statutory listed and on a local register), the settings of designated assets, conservation areas, registered historic parks and gardens, registered battlefields and archaeological remains by:*

### **Assessment of the Proposed Development.**

17. The proposed development involves the demolition of 123, an existing detached dwelling and creation of 6No new dwellings. The western site boundary will be reduced in height as a close boarded fence and conifer hedge will be removed. The boundary will be replaced by a low level (600mm high) stone wall and semi mature native trees.

### **Impact upon the Significance and Setting of Fairhaven**

18. The Proposed Development will result in built development being brought closer to the west site boundary, and therefore closer to the Fairhaven group. The Appraisal Site is however already separated from Fairhaven by Tunstall Road, which is a busy road and by mature trees to both boundaries which limit any intervening views. It is proposed to reduce / remove the boundary treatment between Tunstall Road and the appraisal site which will result in the development being visible from the Fairhaven albeit with limited views through the new semi mature boundary landscaping

19. As aforementioned, Fairhaven has an insular character; its enclosing walls and mature trees to the frontage restrict views into the site, and contribute towards an appreciation of its defined and historic boundaries. The architectural quality and composition of the buildings is best experienced from within the site boundaries. The Proposed Development will not diminish or detract from the way the building is primarily appreciated or experienced and relates to an element of setting which makes a neutral contribution to significance. The proposal will therefore result in change to the setting of Fairhaven but will have no impact upon its significance or that of related buildings.

#### **Impact upon the Significance and Setting of the Church of St John the Evangelist.**

20. The Proposed Development would bring built development closer to the shared boundary between the Appraisal Site and the church, and may result in a slight increase in the amount of built development visible from the church grounds compared with the existing position when approaching from the south. The boundary is however already heavily screened by a group of mature trees. Additionally the church is already experienced in the context of built development, and furthermore, a modern church hall building which is positioned to the north of the site, adjacent to the Appraisal Site boundary.

21. The church is enclosed by a low stone wall which contributes towards an appreciation of the historic form and character of the plot and the relationship of the church with the surrounding area. The removal of the close boarded fence and mature conifer hedge will result in an increased in the amount of built development visible when approaching the site from the north. The reduction of this boundary will provide greater, direct views of the Church from this direction including providing greater prominence to the existing low stone wall around the church grouping, allowing greater legibility of its original boundary and contextual relationship with The Fairhaven.

22. The Proposed Development will not diminish or detract from the principal way the building is appreciate or experience from the south. The Proposed Development will materially alter the principal way the building is appreciated or experienced from the north. The changes to the boundary treatment of the appraisal site will provide direct views to the church and its boundary wall, increasing visibility of the assets in a positive manner. The the proposal will result in change within the setting of the church which is considered less than significant.

