

Mr & Mrs K Clayton

Copper Beeches

Caverswall

Stoke on Trent

ST11 9EE

HERITAGE STATEMENT



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The need for a Heritage Statement

The National Planning Policy Framework (March 2012) contains a section (Section 12) on 'Conserving and enhancing the historic environment'. Paragraph 128 states:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance." In order to meet this requirement, this Heritage Statement has been prepared to inform and accompany the proposals

Description of the Heritage Assets and their settings

STONE HOUSE

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1204495

Date first listed: 03-Jan-1967

Location

Statutory Address: STONE HOUSE, THE HOLLOW

The building or site itself may lie within the boundary of more than one authority.

County: Staffordshire

District: Staffordshire Moorlands (District Authority)

Parish: Caverswall

National Grid Reference: SJ 95128 42933

Statutory Address: STONE HOUSE, THE HOLLOW

Details:

SJ 95 42 CAVERSWALL AND THE HOLLOW (North side) WERRINGTON C.P.

12/17 Stone House 3.1.67 - II

House. Late C17 with C18 refacing and C20 alterations. C17 cross wing in coursed dressed and squared stone, refacing in painted brickwork; tiled roofs; cross wing has verge parapets with pitched copings and corbelled kneelers. T-shaped plan with brick ridge stack rising behind entrance at intersection of ranges. Frontage in two parts: projecting gabled parlour wing to left (lying at lower end of gradient) of two storeys, cellar and gable-lit attic; raised string at first floor level; single range of windows formerly of 3,4,4 and 2 light chamfered mullion lights, labelled to attic and first floors; now only attic remains; ground

and first floors have C20 casements of reduced width and increased depth and cellar window has been blocked up. Set back brick cross-wing to rear. Well set out range of 3-light casements to far right, segmental head to ground floor; entrance set against return angle with boarded door. Side elevation to far left retains three out of four 3-light chamfered mullioned windows.

Listing NGR: SJ9512842933

Legal

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

4, THE SQUARE

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1374658

Date first listed: 08-Aug-1986

Date of most recent amendment: 26-Sep-1986

Statutory Address: 4, THE SQUARE

Location

Statutory Address: 4, THE SQUARE

The building or site itself may lie within the boundary of more than one authority.

County: Staffordshire

District: Staffordshire Moorlands (District Authority)

Parish: Caverswall

National Grid Reference: SJ 95092 42917

Details

SJ 95 42 CAVERSWALL AND THE SQUARE WERRINGTON C.P. 12/22 No. 4 - II

House. Early C19. Painted, rendered brickwork; tiled roof; end and centre ridge stacks. Two-storey, two-window front; square, six- pane sashes with painted wedged heads, inscribed imitating voussoir blocks and raised keystones; central entrance with low-pitched pediment over on console brackets; C20 part-glazed door has rectangular overhead light. The building faces The Stonehouse (q.v.) across the square.

Listing NGR: SJ9509242917

Legal

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

CHURCH OF ST FILOMENA (ROMAN CATHOLIC)

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1374653

Date first listed: 08-Aug-1986

Statutory Address: CHURCH OF ST FILOMENA (ROMAN CATHOLIC), CAVERSWALL ROAD

Location

Statutory Address: CHURCH OF ST FILOMENA (ROMAN CATHOLIC), CAVERSWALL ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Staffordshire

District: Staffordshire Moorlands (District Authority)

Parish: Caverswall

National Grid Reference: SJ 95131 42850

Details

SJ 95 42 CAVERSWALL AND CAVERSWALL ROAD (West side) WERRINGTON C. P.

12/3 Church of St. Filomena (R.C.) - II

Catholic Church. 1863-4 by Gilbert Blount. Rock-faced, coursed stonework; banded tiled roof; verge parapets with buttressed bellcote at west end; nave (south porch) and chancel. Nave: buttressed at angles and to east of centre; four lancet windows widely spaced 1:3 flanking gabled porch with moulded pointed arch. West end has slight central break with two light pointed west window over west door and figure in pointed niche set under bellcote. Lower chancel, angle buttressed of one window, pointed of two lights and plate tracery. The church occupies a prominent position in the village centre flanking the approach to the Church of St. Peter (qv). B.O.E. p.95.

Listing NGR: SJ9512842853

Legal

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



CHURCH OF ST FILOMENA (ROMAN CATHOLIC)

EAST LODGE TO CAVERSWALL CASTLE AND BALUSTRADING SCREEN WALL

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1038002

Date first listed: 03-Jan-1967

Date of most recent amendment: 08-Aug-1986

Statutory Address: EAST LODGE TO CAVERSWALL CASTLE AND BALUSTRADING SCREEN WALL,
CAVERSWALL ROAD

Location

Statutory Address: EAST LODGE TO CAVERSWALL CASTLE AND BALUSTRADING SCREEN WALL,
CAVERSWALL ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Staffordshire

District: Staffordshire Moorlands (District Authority)

Parish: Caverswall

National Grid Reference: SJ 95151 42821

Details

SJ 9542 CAVERSWALL C.P. CAVERSWALL ROAD (West side)

12/7 East Lodge to Caverswall Castle and balustraded screen 3.1.67 wall (formerly listed as East Lodge of Caverswall Castle) - II

Lodge. Dated 1890. Red sandstone ashlar; flat roof concealed behind crenellated parapet. Of a sympathetic style to the castle (q.v.). Two- storey, three-window front, banded at ceiling levels; 3-sided bay to left side with 1:3:1 light mullioned and transomed windows, further similar windows to right end of centre, set over inset labelled panel inscribed WE labelled round arch entrance, the stops inscribed "A.D." and &A "1891"; part glazed door. The lodge occupies a prominent position in the village centre between the Church of St. Peter (q.v.) and the Church of St. Filomena (q.v.).

Listing NGR: SJ9515142821

Legal

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

CHURCH WALL, PIERS TO NORTH AND EAST OF CHURCH OF ST PETER

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1204471

Date first listed: 08-Aug-1986

Statutory Address: CHURCH WALL, PIERS TO NORTH AND EAST OF CHURCH OF ST PETER, CAVERSWALL ROAD

Location

Statutory Address: CHURCH WALL, PIERS TO NORTH AND EAST OF CHURCH OF ST PETER, CAVERSWALL ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Staffordshire

District: Staffordshire Moorlands (District Authority)

Parish: Caverswall

National Grid Reference: SJ 95167 42824

Details

SJ 9542 CAVERSWALL C.P. CAVERSWALL ROAD (West side)

12/9 Church wall, piers to north and east of Church of St. Peter - II

Churchyard wall, piers and gates. Probably late C18. Rusticated ashlar gate piers to north with corniced cappings and ball finials. Wall has moulded coping ramped down from piers to east side. C17 lintel on north west section.

Listing NGR: SJ9517342817

Legal

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

CHURCH OF ST PETER

Overview

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1374655

Date first listed: 03-Jan-1967

Statutory Address: CHURCH OF ST PETER, CAVERSWALL ROAD

Location

Statutory Address: CHURCH OF ST PETER, CAVERSWALL ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Staffordshire

District: Staffordshire Moorlands (District Authority)

Parish: Caverswall

National Grid Reference: SJ 95168 42788

Details

SJ 9542 CAVERSWALL C.P. CAVERSWALL ROAD (West side)

12/8 Church of St. Peter 3.1.67 GV II*

Parish Church. C12 and C13. Core remodelled C15 and substantially altered C17 and restored 1880 by Lynam. Coursed, squared and dressed red sandstone; tiled roofs; verge parapets. West tower, nave, north and south aisles and chancel. Tower: squat and square of approximately 3 stages with diagonal buttresses of four stages; raised string under crenellated parapet, small pinnacles at angles; two-light, almost round-arched bell chamber openings, 3-light west window with panel tracery. Nave: clerestory of three C17 four-light chamfer mullion windows. North aisle: C13, flat roofed behind parapet, buttressed at angles; 2, 2, 3, light windows, the former pair curvilinear the latter geometric, all with labelled, virtually round arches; round arch door to west bay. South aisle: similar, but all three 3-light windows appear to date from the C19 work, small gabled porch over door on west bay. Chancel: C12 of similar ridge but lower eaves height, two wide bays divided by thin buttresses with lancets to either side of east bay; east window of two round-arched lancets with tall round relieving arch. Small C19 flat-roofed vestry to south side. Interior: nave of 5 bays on round columns and with (C17) round arches, the west bay is shorter and therefore pointed to achieve a similar height. Arch braced collar roof with brattished purlins and exposed rafters, pointed C19 chancel arch by Lynam; chancel roof of trussed rafters, aisles beamed. Pulpit C17 oak, octagonal and with miniature blind panel arcading of typical style. Font: stone, octagonal on octagonal plinth. Glass: Kempe, Holiday and Selwyn Image. Monuments: (chancel, north side from west to east) Parker C17, painted; broken segmental pediment over 3 panels flanked by Corinthian pilasters, apron below. Sir Thomas Parker 1784 marble plaque with obelisk finial, figured urn in low relief, fluted side bands. Countess of St. Vincent 1816 by Chantrey; marble, kneeling figure (C17 plaque directly behind). South side: George Graddock 1643; stone, exuberantly powerful baroque high relief pedestal and urn, gadrooned above cornice and with flanking festooning. Matthew Craddock; C17 painted plaque. The Craddock family were responsible for the work at Caverswall Castle (q.v.). B.O.E. p. 95.

Listing NGR: SJ9516842788

Legal

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



CHURCH OF ST PETER

AN ASSESSMENT OF SIGNIFICANCE

One of the real strengths of any conservation appraisal is that it focuses attentions on what is of high importance about a cultural or national asset, whilst similarly defining aspects which are of little or no importance. Thus, in planning what or how to conserve, or develop areas around it, it is possible to make decisions based on the best possible analytical process rather than on individual preference, or

some other arbitrary method. This section of the report seeks to set out, albeit briefly, what makes the heritage assets around the proposed development site, which include the aforementioned listed buildings, of value and should therefore be protected. The assessment of significance has been provided to give an initial guidance on the proposals for the development. Most historic sites or buildings, are significant for a range of reasons, and it is important to understand all of its values in order that informed, balanced decisions can be made. For the purposes of this study we identified eight key areas of significance:

- Historical value;
- Architectural value;
- Archaeological value;
- Ecological value;
- Completeness;
- Age and Rarity;
- Group value;
- Social value.

There is no collection associated with the buildings which would fall within the scope of this appraisal and this is therefore excluded. The above headings, described below, indicate how the project meets the main criteria. When considering each of the above key areas of significance, a relative value needs to be assigned to each. The value is generally on a sliding scale, ranging from exceptional, through considerable to some, then little and none. Examples of what is considered in this process of assessment are:

Historical – To what extent is this site (or part of a site) associated with, or evidence of, important aspects of the nation's social, economic, cultural, or military history and / or closely associated with important people or events. Are these events – and thus the site – of international (exceptional), national (considerable), regional (some), or local (little) significance.

Architectural – Is the design by an architect of national, regional or local importance? How do we define the importance and interests of the building in terms of its intrinsic architectural merit (architectural design, plan form, decoration, and craftsmanship, building types and technological innovation or virtuosity)?

Archaeological – Does the site present us with the potential to develop our knowledge and understanding of the built fabric of the region and the ways in which previous generations lived?

Ecological – Is there significant ecological interest on the site, whether that be flora or fauna? Are their endangered species to be considered? Is the site designated as a Site of Importance for Nature Conservation (SINC)?

Completeness – To what extent is the site and its elements entire, in terms of external characteristics, internal features and plan form. The completeness is referred to in the original design of the building for each phase. Are later alterations a detrimental factor? This criterion will contribute to our understanding of the site development.

Age & Rarity – How old are the features or building? Is the site, or any aspect of the site, an unusual or rare feature? Does it represent a building with a particularly high level of survival, in which the majority of original details remain intact, or alternatively is the design rare or unique?

Group Value – Defines the extent to which an element of the site contributes to the architectural or historic interest of the wider group? How does it relate to any wider grouping such as the planned development of the town? Where does it fit into a wider group of sites found nationally? This is especially interesting where a series of buildings comprise an important architectural or historic unity or a fine example of planning.

Social Value – How important is the building and site in the daily lives of the population of Caverwall and Staffordshire? Does it have close historical associations with people or events of importance to England?

The purpose of a Statement of Significance is to identify the areas and aspects of the listed assets surrounding site which have cultural significance. Cultural significance therefore is a concept which helps us in estimating the value of a place and which:

- Helps us understand the past;
- Enrich our present lives;
- Will be of value to future generations.

For the purpose of this study we have adopted a fairly standard classification using five levels of significance, which are sufficient to measure each aspect of significance and to compare it to others consistently.

Level of Significance	Importance	Conservation Management Policy
A Exceptional	International	Reveal, maintain and enhance through meticulous preservation and conservation.
B Considerable	National	Reveal, maintain and enhance significance but some adaptation and supplementary construction may be considered to accommodate future compatible uses.
C High	Regional	Reveal, maintain and enhance significance but acceptable options may, subject to mutual agreement based on expert analysis, include alteration or removal in whole or in part
D Modest	Local	Site interventions of a greater extent and alterations, and even demotion, may be acceptable.
E Little	Detrimental	Alter, remove or demolish the setting and character of the asset.

AN EXPLANATION OF THE DESIGN CONCEPT FOR THE PROPOSED DEVELOPMENT

The proposal relates to the alterations and extensions of the existing dwelling namely Copper Beeches.

The proposals involve the part demolition of an existing conservatory and single storey flat roof garage. The new extensions are single storey and in keeping with the design of the existing house. The neighbouring property identified on the location map as 'The Firs' has recently received planning permission for a two-storey extension. [SMD/2018/0506](#). The Conservation Officer reported that the extension would have no effect on the listed assets. The adjoining property is closer to the listed assets

DESCRIPTION OF THE IMPACT OF THE PROPOSED DEVELOPMENT

What part of the asset will be affected by the proposal?

The primary consideration within this Heritage Statement relates to the impact which this proposed development will have on the surrounding context and urban fabric, with particular emphasis on the

locally listed buildings. The proposed development will not be visible from any of the listed buildings in Caverswall village and will therefore have no effect on the assets or their settings.