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Heritage Statement

Whiston Hall Hotel

Issued: April 2021

Job Reference: 2022 /HS / V04

Site Address:

Whiston Hall, Whiston, Stoke on Trent, ST10 2HZ

Client:

Whiston Hall Hotel

Proposal:

New Agricultural Shed

Specification Prepared By:

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1.0 Introduction:

- ✓ ICI Architecture Studio has been appointed by Whiston Hall Hotel to prepare a heritage statement to establish whether the proposed development will have an impact upon any heritage assets in the area.

- ✓ This assessment provides information with regards to the significance of the historic environment and a resource to fulfill the requirement given in paragraph 189 of the Government's National Planning Policy Framework (the NPPF), which requires:

    - 'An Applicant is to describe the significance of any heritage assets affected, including any contribution made to their setting'.

- ✓ The following resources were used to generate this report including:
    - www.historicengland.org.uk
    - Staffordshire HER
    - Heritage Gateway
    - UKga.org
    - Visionofbritain.org

2.0 Site Description & Location:

- ✓ The proposed development site, known as 'the site', is an area of land contained within the boundary of Whiston Hall Hotel & Golf Course. The hotel & golf club is located towards the eastern side of Whiston Village.

- ✓ Existing Residential developments at Whiston are located towards the west of the proposed developments.

3.0 Design Process:

3.1 New Agricultural Storage Unit:

- ✓ The new agricultural shed is proposed to be sited near to the former historic tramlines.

- ✓ The site has been selected as an appropriate location as it is furthest away from any residential units and not adjacent to the hotel. Therefore, by taking a balance approach this location seemed to be the optimal location for the proposals.

- ✓ The proposals recognises the importance of the historic tramline and as part of the proposals the former archway tunnel and embankment (where indicated on the drawings) will be retained.

- ✓ The former tramline embankment will provide natural screening of the new agricultural shed and proposed additional trees around the perimeter of the site aim to provide natural coverage from the main road.

- ✓ The Green Matt Metallic finish aims to reduce any reflection and to help to try and blend in with the surroundings.



Figure 1A Area surrounded for proposed location of Agricultural Building

4.0 Historic England Mapping:

- ✓ The housing proposal is not directly adjacent to any listed buildings.
- ✓ The site is however adjacent to a non-designated heritage asset the former Cauldon Tramway.
- ✓ It is important to note that it is the smaller section of the remains of the tramway that is adjacent to the site.
- ✓ Towards the east of the site the tramway embankment continues for miles.



Figure 2 B Triangles represent areas of listed buildings and structures within Whiston village

4.1 Non-Designated Heritage Asset Reference Images:



Figure 3 View of Existing Tramways from Lakeside (Non-Designated Heritage Asset)



Figure 4 View of Existing Archway to be retained (Non-Designated Heritage Asset)

5.0 The Historic Environment:

- ✓ This section provides records of the recorded heritage assets within the site and its local vicinity, in order to identify any extant heritage assets within the area of Whiston village.
- ✓ This section is looking to assess the heritage assets in the wider area from a macro to micro scale to assess if they would have any impact from the development.

4.1 Designated Heritage Assets within village of Whiston:

4.2 Barn Approximately 20m east of Stable House Farm House

Heritage Category: Listed Building

Grade: II

List Entry Number: 1038025

Date first listed: 15 December1986

Details:

Early to mid 19th century. Moulded copper slag locks with sandstone Ashlar dressings; tiled roof, verge parapets; 2 level plan of loft over stable and cattle shed.

Other features include arched stable door and small windows.

The smelting site lay approximately 200m north of the group and was possibly a model to promote a wider distribution of the blocks, which was never achieved

It is also quite conceivable that the name of the lane is derived from the extraordinary inky iridescence of the construction.

Listing NGR: SK0393647115



Figure 5 Listed Building Entry from Historic England



Figure 6 Image of existing listed building screened by established conifers.



Figure 7 View of Listed building with established trees



Figure 8 Front Elevation of listed building with surrounding trees

4.3 Barn Approximately 2m east of Stable House Farm House

Heritage Category: Listed Building

Grade: II

List Entry Number: 1189161

Date first listed: 15 December1986

Details:

Early to mid 19th century. Moulded copper slag blocks with sandstone Ashlar dressings; tiled roof; verge parapets, small ridge stack to left of the center.

Other features include arched stable door and small windows.

The smelting site lay approximately 200m north of the group and was possibly a model to promote a wider distribution of the blocks, which was never achieved.

It is also quite conceivable that the name of the lane is derived from the extraordinary inky iridescence of the construction.

Listing NGR: SK0393647115



Figure 9 Historic England Listed Building Map



Figure 10 Google Street view of existing listed building

4.4 Stable House Farm House

Heritage Category: Listed Building

Grade: II

List Entry Number: 1374627

Date first listed: 15 December1986

Details:

Early to mid 19th century. Moulded copper slag blocks with sandstone Ashlar dressings; tiled roof; verge parapets, small ridge stack to left of the center.

Other features include arched stable door and small windows.

The smelting site lay approximately 200m north of the group and was possibly a model to promote a wider distribution of the blocks, which was never achieved.

It is also quite conceivable that the name of the lane is derived from the extraordinary inky iridescence of the construction.

Listing NGR: SK0393647115



Figure 11 Google Street view image of listed building

4.4 Summarising Statement:

As you can see from the findings in section 4. There are no heritage assets (Grade I and Grade II) within proximity of the site. The majority of these assets are towards the southern end of the village.

The site is well hidden from these heritage assets, therefore it is believed that there wouldn't be any negative impact on the heritage assets in the wider community from this proposal.

5.0 Industrial Heritage (Non-Designated Heritage Asset):

What is a non-designated heritage asset?

'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.'

'A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.'

5.1 The 1804 Cauldon Low Tramway:

The nearest non-designated heritage asset to the proposed development site is the remains of the 1804 Cauldon Low tramway designed by the Scottish engineer, John Rennie. The tramway is the 3rd of 4 tramways that were constructed to transport materials between the Cauldon Low limestone quarry and the Cauldon Branch of the Trent and Mersey Canal at Froghall.

Other records of industrial activity include those relating to Whiston Copper Works approximately 370m west-southwest of the proposed development site. The Whiston Copper Works were established in 1770 by William Cavendish who was the 5th Duke of Devonshire. The Copperworks operated until 1894.



Figure 12 Photos of the former tramline

6.0 Historic England Guidance:

- ✓ Historic England have adopted the guidance document 'Conservation Principles Policies & Guidance'. When dealing with historic places, guidance seeks to 'conserve' 'Significance'. Significance relates to the special interest such as a listed building or structure and is likely to be the reason for protection. It should be noted that the policy relates to and focuses on 'Conservation' and not 'preservation'.

- ✓ Conservation is 'The process of managing change to a significant place in it setting in ways that will best sustain its heritage value, whilst recognising the opportunities to reveal or reinforce those values for both present and future generations.' In other words, change is something that should *not* be avoided.

7.0 Description of the Asset:

- ✓ As outlined in the report, so far you can see that there are no listed buildings idenfied as grade I or grade II immediately adjacent to the proposed site.

- ✓ This study recognises that the site is located adjacent to the former tramways and is recognised as a non-designated heritage asset.

- ✓ In these circumstances it is important to take a balance approach to weighing up the benefits vs any effects on the heritage asset as per the 'Conservation, Principles Policies & Guidance' documentation.

8.0 Assessment of its significance:

- ✓ In order to assess the significance of the conservation area, this document adopts the methods outlined in Historic England's guide 'Conservation Principles, Policies & guidance.

8.1 What is Significance?

- ✓ Significance is a term for the sum of all of the heritage values attached to a place, village or landscape.

- ✓ 'Conservation Principles' sets out a method for thinking systematically and consistently about the heritage values that can be ascribed to a place. People value historic places in many different ways; 'Conservation Principles' shows how they can be grouped into four categories:

- ✓ Evidential value: the potential of a place to yield evidence about past human activity.

- ✓ Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.

- ✓ Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- ✓ Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

8.2 Evidential Value:

- ✓ There is strong evidence to suggest that the former tramway was in operation between the period of 1841-1872, as demonstrated in the maps below.
- ✓ The historic maps below show a transitional change of the village from the introduction of the Copper works (indicated on 1872 Historic Map below).
- ✓ After this period of time there are very few records to show how the tramway was adapted and changed after this period of time.
- ✓ Fast forward to modern day the copperworks site has retained very little evidential value as the former smelter has been demolished over a century ago.
- ✓ However, the former tramway has still retained its embankment and archway since at least 1842.

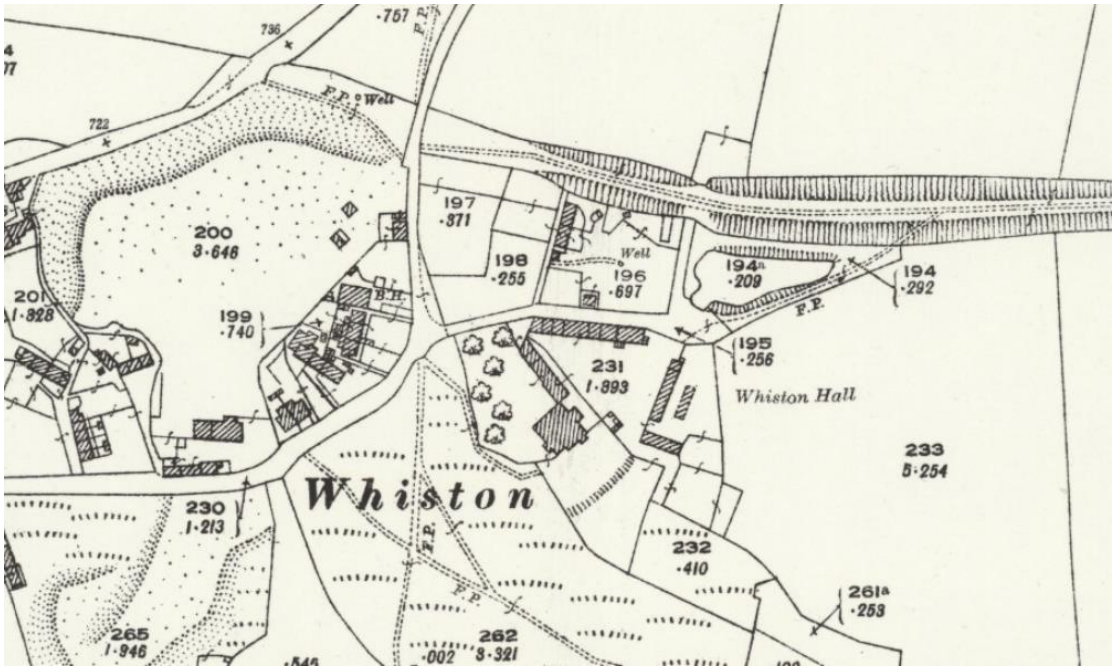


Figure 13 Historic Map 1842 (Source National Library of Scotland)

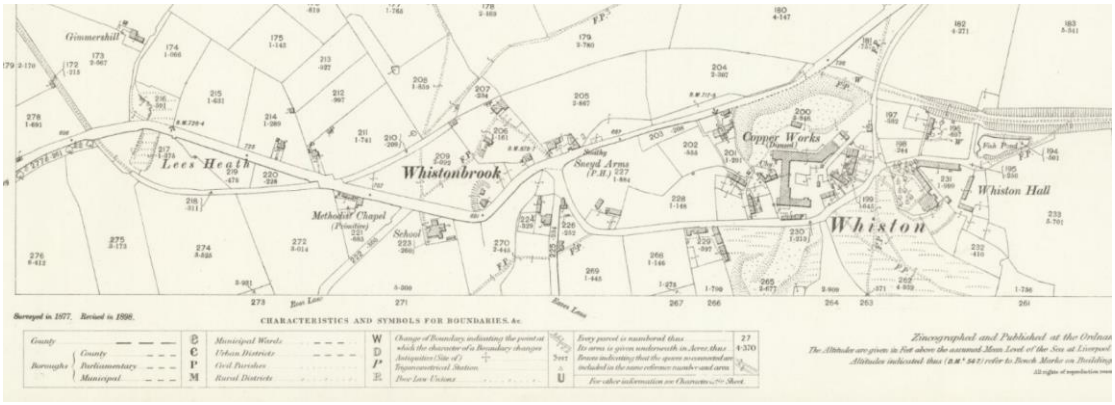


Figure 14 Historic Map 1872 (Source National Library of Scotland)

8.3 Historical value:

The heritage significance of the tramway is tied to its extant remains of the embankments and tunnel connecting Whiston Hall and golf course. The remains of the tramway are considered to be of historic and architectural interest due to the evidence it provides for the industrial heritage of the Churnet Valley and the former copperworks in Whiston.

It is important to note as part of the proposals the archways, and embankment are to be retained and therefore no plans are made to affect the historical value of the former tramway.

8.4 Aesthetic value:

In terms of aesthetic values, the original archway has remained intact since at least 1841.

The original embankment has been retained and is split into two sections. Our proposals are located on the shorter stretch of the former tramway. This section of the tramway is a completely isolated segment with no further continuation to the east or west of the site.

It is important to note towards the far eastern side of Whiston Hall golf course the embankment stretches for many miles. It is therefore believed that the larger stretch of the former tramways would therefore carry more significant heritage value as opposed to the shorter, isolated stretch.

The embankment itself features overgrown shrubbery, grassland and the remains of the stone walls as indicated on the photos, as well as some existing established conifer trees.

The development is not deemed to have any impact on the aesthetic value for the former tramway.

The height of the building would protrude marginally above the existing embankment but that this can be hidden further with careful planting.

8.5 Communal value:

Communal value reflects on people's memories of a historic asset often passed down from generations, whose ancestors may have worked or lived in Whiston during the industrial periods.

It is noted that the former tramway was also used for transporting coal to Whiston Village and the Copperworks

The former Copperworks is well renowned within the village.

As the proposals are having very little effect on the former tramways it is believed that the proposals will have little effect on the communal value of the non-designated heritage asset.

9.0 Relevant Planning Policy:

The proposals have been assessed against planning policy in particular Policy DC2 & DC3.

9.1 Policy DC2 The Historic Environment:

- The Council will **conserve** and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.

The important aspect within DC2 is the referencing of conservation and not preservation.

- All applications likely to affect heritage assets will require the submission of a heritage statement, including a qualitative visual assessment where appropriate.

9.2 Policy DC3 Landscape & Settlement Setting.

- 2. Supporting development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character evidence.

- 3. Supporting developments which conserve or enhance the biodiversity qualities of any natural or man-made features within the landscape, such as trees, woodlands, hedgerows, walls, watercourses or ponds.

- 4. Supporting opportunities to positively manage the landscape and use sustainable building techniques and materials which are sympathetic to the landscape.

10.0 Impact Statement:

- Based upon the findings in this report, although there are a number of listed buildings within the context of Whiston Village, in particular towards the southern end of the village, and as the existing listed buildings have a clear definitive boundary and are well screened by existing and new conifers, the proposals would have little effect on the impact of the listed buildings.

- The siting of the new building is, although adjacent to the former tramway, believed that the proposals still conserve the existing tramway as the existing embankment adjacent to the site are to be retained together with the original archways which still sustains its heritage value.

- It is important to note that there are no public footpaths that cross through the area of the site where the proposed new dwelling will be located, therefore access to the heritage asset would be very limited to the land owner and any patrons of the golf club or guests at the hotel.

- From taking a balanced perspective it is viewed that the location of the proposed development is in an optimal location due to a number of factors:

- The former tramway acts as a natural screen and sound barrier from the adjacent main road from the north west of the site.

- It is the intention of the land owner at Whiston Hall to retain the archways and the majority of the embankment, which would indicate that there is no intention of trying to erase the historical past of the former tramways just to conserve the aspects of higher historical value, e.g the archways and the majority of the embankment. It is important to note where the proposed developments are taking place is on the small section of the tramways that leads to nowhere.

- From taking a balanced view on things it is thought that the alternative section of the former tramways i.e. the stretch that continues for miles would carry more weighting and more significant than the very small section of track and embankment in which the proposed developments are intended to take place.

- It is recognised that the proposed development will be sited adjacent to the former tramway. However it is important to note that the original features will still be retained as they have done since at least 1842.

- Furthermore the proposed development will not affect the overall form of the embankment as the proposed development will not be taller than the former tramway.

- This stretch of embankment continues for a couple of hundred meters, therefore the original form and archways would still be visible.

12.0 Conclusion:

Based upon the findings in this report ICI Architecture Studio would like to seek approval for the above scheme proposal.