The Black Lion Inn
CHEDDLETON | STAFFORDSHIRE

Proposed Rear Extension to Kitchen Associated with Public House



HERITAGE STATEMENT

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The Black Lion | Hollow Lane | CHEDDLETON
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Heritage Statement

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1.0 INTRODUCTION

OUTLINE

This Heritage Statement is in support of an application for a small extension to the existing kitchen at The Black Lion Inn, Cheddleton. The building lies within the Cheddleton Conservation Area.

The National Planning Policy Framework states that Local Planning Authorities should require applicants 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*.[1]

This document has been prepared to assess the 'significance' of The Black Lion Inn and its relationship with the wider area. It will discuss any potential impacts arising from the alterations proposed on the site.

AIM

The aim of this report is to prove that the proposals fulfil the requirements set out in the NPPF, as outlined above, and to demonstrate that the application,

- Improves the viability of the pub in a manner which is considerate of the wider Conservation Area
- Contributes to the economic vitality of the community by sustaining and enhancing the built environment
- Allows the site to continue to make a positive contribution to local character and distinctiveness by responding to its setting in a manner which is respectful of conservation philosophy and setting

This will be achieved by assessing the impact of the proposed development on its setting

[1] Para. 194. National Planning Policy Framework, 2021

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2.0 CHARACTER, HISTORY AND SIGNIFICANCE

THE VILLAGE

The Black Lion Inn is located within the historic part of the large (approx. pop. 6,000) village of Cheddleton, 3 miles south of Leek. Directly to the west of the Inn lies the Grade II* Listed Parish church of St. Edward the Confessor which has its origins in the 13th Century, was altered by George Gilbert Scott Junior between 1863-4 and contains glasswork by William Morris and his group (including Madox Brown and Burne-Jones). The churchyard abuts the application site. Behind the pub, to its north-west is the Hall House, a Grade II Listed medieval timber-framed open-hall dwelling dating from 15th Century.



Fig 1. 1879 Ordnance Survey Map. Black Lion circled

There is evidence to suggest that a settlement has existed in this location since neolithic times, but the first recorded mention of its existence is in the Domesday Book of 1086. The medieval hilltop village sits on a promontory of sandstone, which created an excellent defendable position with extensive views over the neighbouring hills, valleys and the river Churnet. The historic core of the village takes a linear form along Hollow Lane, centred on the church. The sandstone from which some of the buildings and boundary walls are constructed within the old village is soft and is prone to weathering. As a result, many early-ish buildings are constructed from brick which is not characteristic for the Staffordshire Moorlands.

The Black Lion Inn faces the church, overlooking the churchyard with some breathing space between the two. Hollow Lane is relatively narrow, with the lane cut into the bankside (a hollow lane?) and the linear nature emphasized by the stone retaining walls to either side. The church being set back from the road creates a sense of openness which is also apparent to the front of The Black Lion. Both buildings are located on a flat piece of land before the descent of Hollow Lane. The more recent buildings within

the village face the lane whereas the older core, including the Inn, are orientated east-west. Views towards the front of the building are gained mainly when approaching from the west, down Hollow Lane. The older village core has remained largely unaffected by modern development and has a traditional appearance in terms of material and style. As Hollow Lane drops down, the buildings are compact, built into the hillside and are constructed of a mix of stone and brick with tiled roofs.

THE BUILDING

Annotation on the Ordnance Survey map of 1879 (fig.1) shows that the building has been used as a public house for at least 150 years, although the 1900 and 1922 OS maps label only The Red Lion on the main Cheadle Road. It is possible that the pub was not functioning as such for a period of time. A photograph from approximately 1874 shows a pub called the Black Lion with the landlady standing outside (fig.2). The building appears to be constructed from whitewashed brick over a stone plinth. It has a thatched roof. The door has an arched head with no window over, and the ground floor windows are not centralised on those at first floor.



Fig 2. The Black Lion Inn. Circa.1874

The OS maps show the building divided into 3 sections along its length. Elevationally, it is clear that the building of the Inn occurred in different phases – the northern-most sections of the building are constructed from red sandstone with the south part of the building being a later brick addition. This correlates with a photograph from 1920s (fig.3). It is possible that the Inn section of the row of houses was partially rebuilt in the early 20th Century - raising the height; installing vertically proportioned sash windows; and replacing the thatched roof with tiles (reducing the pitch at the same time). A corbel to the east corner of the south gable of the main range as well as a change of brick on the southeast corner of the rear elevation suggest that the roof was raised from the position in which it originally sat when thatched. The stone plinth is no longer present on the front of the current building suggesting a full rebuild of at least the front elevation. There is also a perceptible change of brick at approximately door height

to the front elevation. The rear 'outrigger' appears to pre-date the front of the building in brick style, window proportions and pitch of the roof, suggesting it survived the reconfiguring exercise. The lack of 'PH' annotation on the 1900 and 1922 OS map could be explained by a period of closure and rebuilding…?



Fig 3. The Black Lion Inn. Circa.1920s

The Inn was painted white, and the sash windows replaced by modern bays possibly in the 1980s (fig.4). In recent years, however, the owners have undertaken a series of alterations which have greatly improved the appearance of the building and bringing closer to its 1920s self. The white paint has been removed and new timber sliding sash windows of the correct proportions installed, including the front bay windows.



Fig 4. The Black Lion Inn. Circa.2013



Fig 5. The Black Lion Inn. 2019

To the rear of the building, the spaces seem much more enclosed by a series of boundary walls and fences which define ownerships and provide privacy. A tall, rendered wall with brick copers over runs from the southeast corner of the southern gable of the Inn towards a neighbouring cottage ('Daisy Bank', No.8 Hollow Lane), which runs perpendicular to the Black Lion. This wall conceals almost the whole of the rear of the building from the Conservation Area.

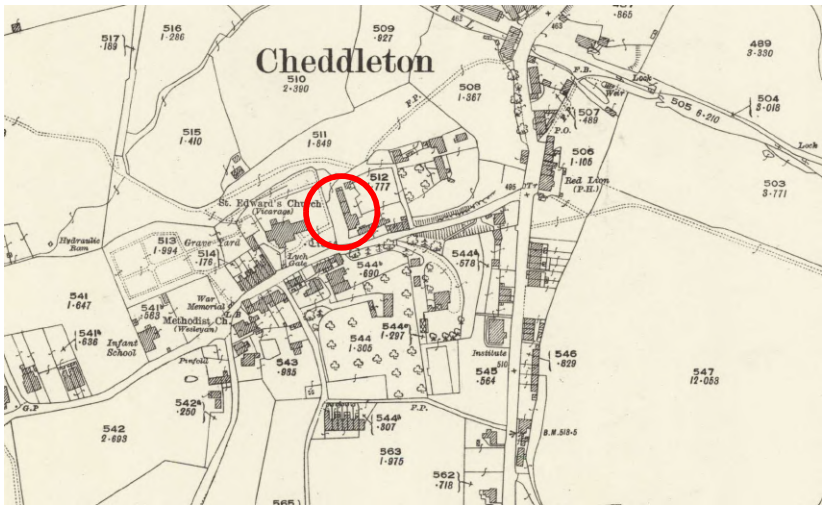

Fig 6. OS map. 1922. Black Lion circled

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Fig 7. OS map. 1983. Black Lion circled

USE

The Black Lion Inn is a busy, local public house that serves good quality traditional pub food and is building a strong reputation locally and further afield. This proposal will support this important role.

SIGNIFICANCE

The Black Lion pub is not listed and is therefore not deemed to be nationally important in terms of its historic, social or aesthetic value. It does hold a prominent position within Cheddleton's historic core and as such is deemed to be a 'Heritage Asset'. Following a decline, the building has recently been restored, enhancing the Conservation Area. Since its restoration, the building has once again started to play a key role in village life and is a much valued, popular asset. As such it has high social significance in this time. The building is aesthetically pleasing but does not hold much historic or aesthetic interest other than in terms of its siting and physical relationship with the Church and the Hall House.

3.0 PROPOSALS

EXISTING SITUATION

The Black Lion Inn serves food at lunch times and in the evenings. The existing kitchen is very small at just 6.7m2 (GIA) and is located to the rear (east) of the building in a small extension attached to the north of the original 'outrigger' (fig 8). The east facing wall of the existing kitchen is set back slightly from the gable of the outrigger. A tiled cat-slide roof covers the kitchen as a continuation of the pitched roof to the outrigger (fig 9). The external walls are painted brick and a large unsightly extraction chimney penetrates through its east elevation. It is unclear when this small addition was constructed but as a space from which to cater for a busy pub, it is too small and puts the food operations under pressure. Since they started offering a full menu some 7 years ago, the Environmental Health Officer has been encouraging the enlargement of the kitchen to improve the working conditions.



Fig 8. Rear outrigger with kitchen to the right



Fig 9. Existing kitchen with catslide roof

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PROPOSED ALTERATION The proposals are for a small extension directly to the east of the existing kitchen, as a continuation of the kitchen space, taking the total floor area of the space to 15.1m2 (an increase of 8.4 sq m). The extraction chimney will be relocated, exiting through the roof rather than the wall, thus reducing its visual impact. The walls will be constructed from brick and the roof will be a continuation, as a short section of mono-pitch, of the existing tiled roof (fig.11). A tall brick wall forming the south elevation of the extension will act as a subdivision between the public external seating area from the private external operations area. An existing window opening on the north side of the existing extension will be infilled with brick. The rear wall of the new extension will be located 1 metre from the boundary fence. This space will be made secure by a pedestrian gate which will prevent customers from entering the private back of house space.

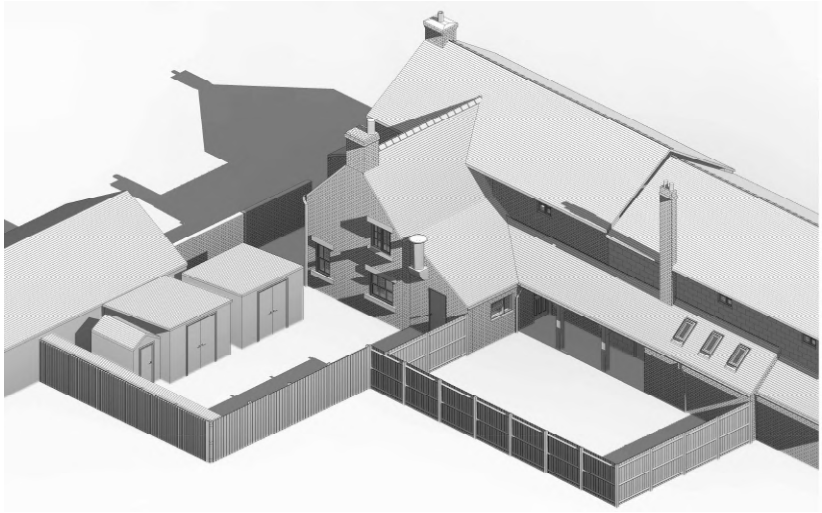

Fig 10. 3D massing model showing theexisting outrigger and kitchen to rear of The Black Lion Inn

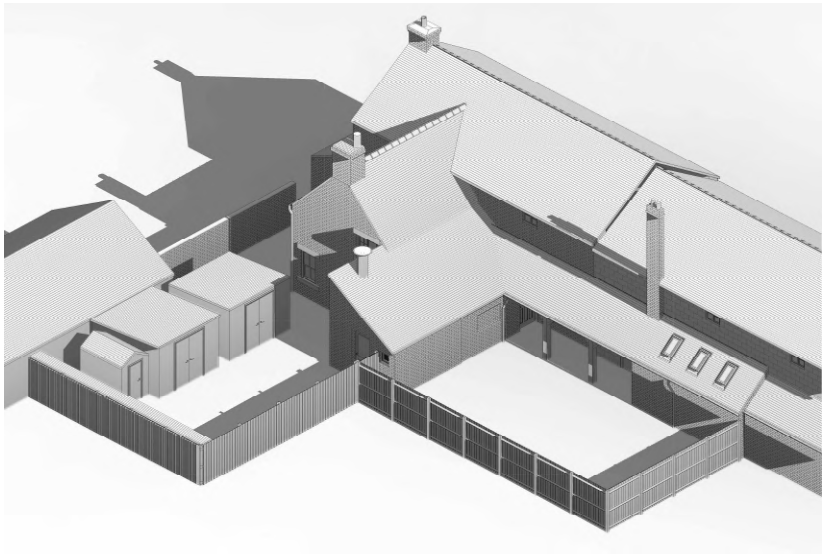

Fig 11. 3D massing model showing the proposed outrigger and kitchen to rear of The Black Lion Inn

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IMPACT

The proposed extension is located to the rear of the building, set back along the north edge of the existing, original outrigger. As Hollow Lane drops down, the existing boundary wall dividing the rear of The Black Lion from the public roadside areas, will prevent any of the proposed extension from being seen from the Conservation Area (fig.12). Within the private curtilage of the pub, the form of the original outrigger will still be visible. The size and form of the proposed extension is diminutive in the context of the Inn as a whole.



Fig 12. The Black Lion from Hollow Lane showing the wall running towards Daisy Bank (Google Streetview, 2022)

The proposed extension is designed to harmonise with the existing building, respecting its dominance and remaining subordinate. The size and shape of the extension respects the height and proportions of the existing building. The proposed detailing is simple and the materiality in keeping with the building as a whole. The current kitchen is cramped and as such compromises the efficient functionality of the pub as a place for eating. The proposal to extend the kitchen has been encouraged by inspecting Environmental Health Officers.

The impact of the proposals on the Conservation Area is minimal; The impact of not improving the catering provision on the pub as a community asset is large.

4.0 SUMMARY

It is acknowledged in paragraph 7.100 of the SMDC Adopted Local Plan that *public houses play an important role in community life in the Staffordshire Moorlands, with their loss having a widespread negative impact on the community*. The Adopted Local Plan seeks to support the retention of community facilities. The current landlords of The Black Lion Inn have worked hard in restoring the building and creating a valued local asset. Policy C1 of the Adopted Local Plan states that *in order to create sustainable communities at a local level the council will support proposals which protect, retain or enhance community facilities.*

The design of the proposed extension achieves the objectives of the Adopted Local Plan Policy DC1, Design Considerations, which states that development should be of a *high quality…using appropriate detailing and materials*. Policy DC2, The Historic Environment, states that the local authority *will take into account the desirability of maintaining and enhancing the significance of heritage assets by ensuring that development proposals contribute positively to the character of the built and historic environment.* Indeed, the proposals achieve this objective by being small in scale and mass; the location being such that it is not visible from the public areas of the Conservation Area; being of appropriate materiality and design; and, crucially, allowing this non-designated Heritage Asset to continue to function as a successful community serving public house as it has always been intended.

The proposed small kitchen extension to the rear of the Black Lion Inn will ensure that the business and rural community asset created in recent years is allowed to continue to thrive. In supporting this application, the Local Authority will be acting in line with section 7.5 of the Adopted Local Plan, which states that its spatial objectives are,

SO7. ***To support and enhance the tourism, cultural, recreation and leisure opportunities for the District's residents and visitors.***

SO8. ***To promote local distinctiveness by means of good design and the conservation, protection and enhancement of historic, environmental and cultural assets throughout the District.***

SO9. *To protect and improve the character and distinctiveness of the countryside and its landscape, biodiversity and geological resources.*

SO10. *To deliver* ***sustainable,*** *inclusive, healthy and safe* ***communities***

The current landlords of The Black Lion Inn have enhanced the Conservation Area with the improvements they have implemented to the front of the building. The extension will not detract from the significance of the non-designated Heritage Asset or its setting within the Conservation Area.

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