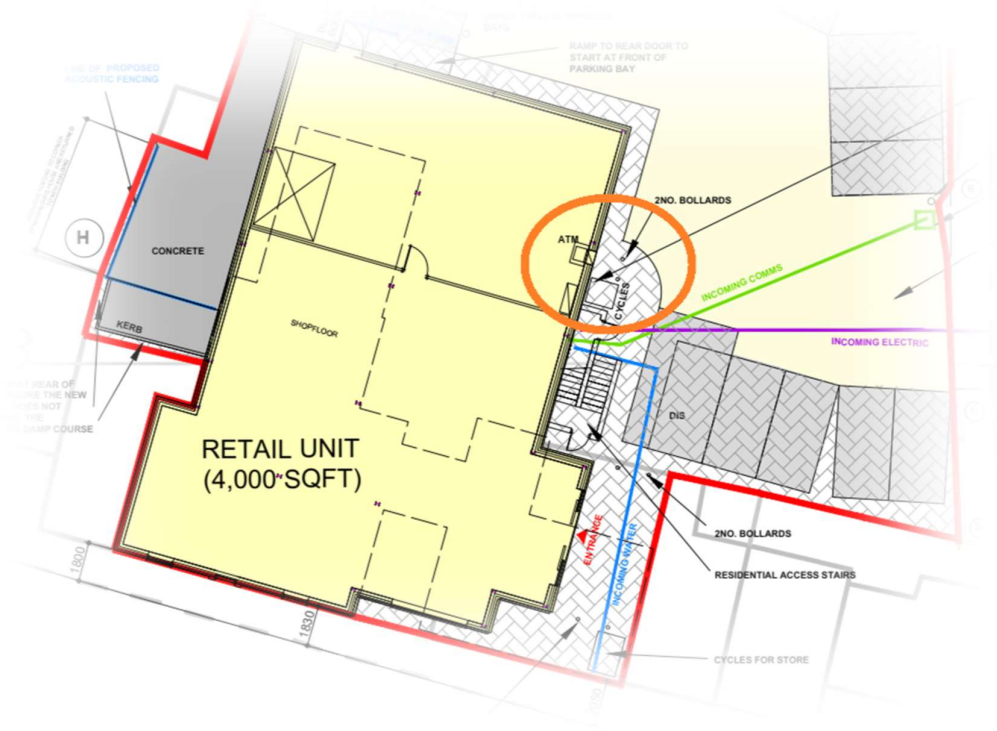
Simpatico Town Planning

Site formerly known as the Blacks Head Public House, High Street, Tean, ST10 4DY



Planning application proposing the installation of an Automated Teller Machine (ATM) and erection of two external bollards

Heritage Statement

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Introduction

1. This Heritage Statement is submitted alongside a planning application which proposes the installation of an Automated Teller Machine ('ATM') including a non-illuminated signage surround, and two freestanding bollards at the site formerly known as the Blacks Head Public House, High Street, Tean, ST10 4DY ('the application site'). The application seeks the grant of planning consent by Staffordshire Moorlands District Council ('the LPA') for the proposed development.

2. This statement comprises a Heritage Impact Assessment (HIA), which has been carried out by Simpatico Town Planning, at the request of the LPA, in order to consider the heritage impact of the proposed development, most notably upon the historic character and heritage significance of the Upper Tean Conservation Area ('the CA'), of which the application site forms part. It is understood that, despite the minor nature of the proposed works (particularly in the context of the ongoing extensive redevelopment of the application site) the submission of a Heritage Statement is a validation requirement, due to the site's location within the CA.

3. The HIA has been undertaken in order to ensure compliance with the advice set out in Paragraph 194 of the National Planning Policy Framework (2021), which reads:

> *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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

4. This assessment has also been carried out in accordance with Paragraph 199 of the Framework, which requires that:

> *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

5. Paragraph 206 of the Framework is also considered to be pertinent to the proposals at hand, requiring the following:

> *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

6. This statement has been produced with reference to the Historic England document, 'Statements of Heritage Significance: Analysing Significance in Heritage Assets', following its suggested methodology and approach.

Application site and planning history

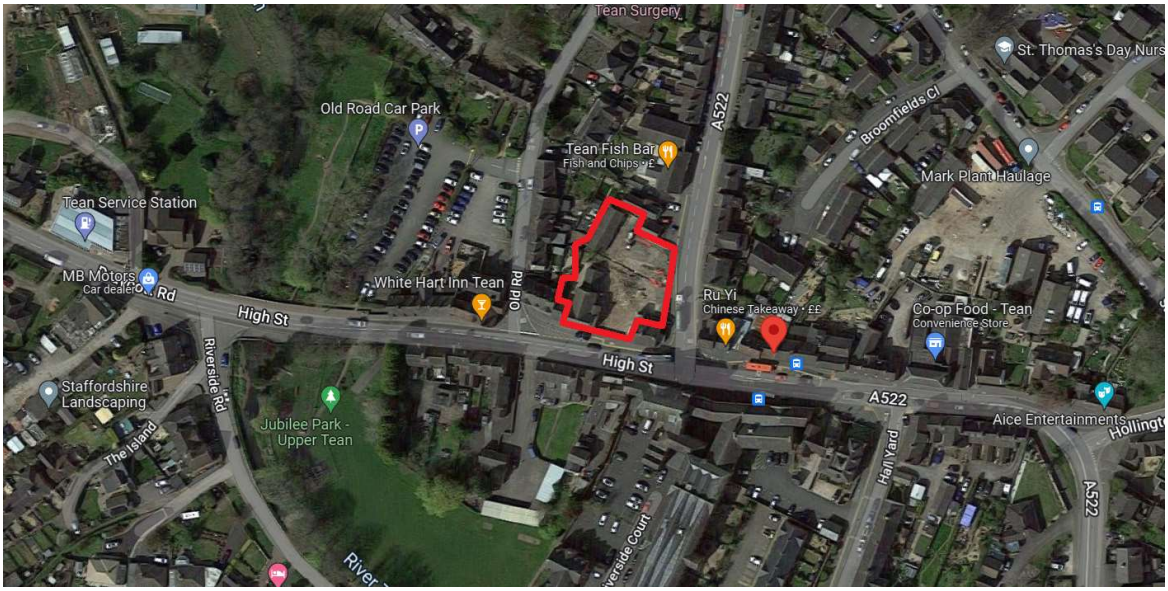
7. The application site is presently undergoing extensive construction works to implement an extant planning consent, LPA reference SMD/2021/0730, under which permission was granted for the redevelopment of the site to provide a new retail unit with residential flats above. Under the extant scheme, consent is in place for the partial reconstruction and extension of the building previously known as the Blacks Head Public House, this being the dominant structure upon the site, together with the demolition of various outbuildings and other structures. The approved scheme also permits the provision of an improved and enlarged parking area, cycle storage facilities, and the laying of hard and soft landscaping.

8. The report considered by the LPA's Planning Committee when the existing planning consent was granted described the site and its surroundings as follows. This description remains accurate and appropriate, so has simply been reproduced for the purposes of this Statement:

> *The site lies within the development boundary of Upper Tean and is in the centre of the village. It comprises the former Black Head Inn public house which collapsed in September last year following preparatory works to implement approved extensions to the building. There is currently building works progressing towards the scheme this new application is seeking retrospective approval for. The former building faced High Street to the south, fronting it and with a car park which was to the rear of the building to the north with an access off New Road to the east.*
>
> *Adjoining the site to the east are Victorian terraced dwellings facing High Street. Other Victorian dwellings off High Street and a single-storey chiropodist surgery adjoin the site to the other side to the west and there is also the rear elevations of dwellings to the west which front Old Road, a side street further to the west. To the rear of the site to the north lies a public toilet block and there is a dwelling and a fish and chip shop further to the north. To the south, on the opposite side of the road lies a row of traditional Victorian terraced buildings, mainly dwellings. The site and surroundings are within a Conservation Area.*

9. The site is located at the centre of Tean village, fronting both High Street to the south and New Road (A522) to the east. Figure 1, overleaf, is an aerial photograph of the site which shows its extent and its surroundings.

Figure 1 – Aerial photograph (taken from Google) showing application site and its surroundings



10. **Relevant Planning History:** The LPA's records include reference to numerous planning applications which were submitted, over the years, relating to the previous public house use. However, for the purposes of this proposal and application, the following historic applications are considered to be relevant:

    SMD/2021/0730: Redevelopment of the site to provide retail at ground floor level and 4 no flats at first floor, plus ancillary car parking and delivery area. Approved 12.5.22. Currently under construction.

    SMD/2021/0822: Advertisement Consent to display Co Op signage. Approved.

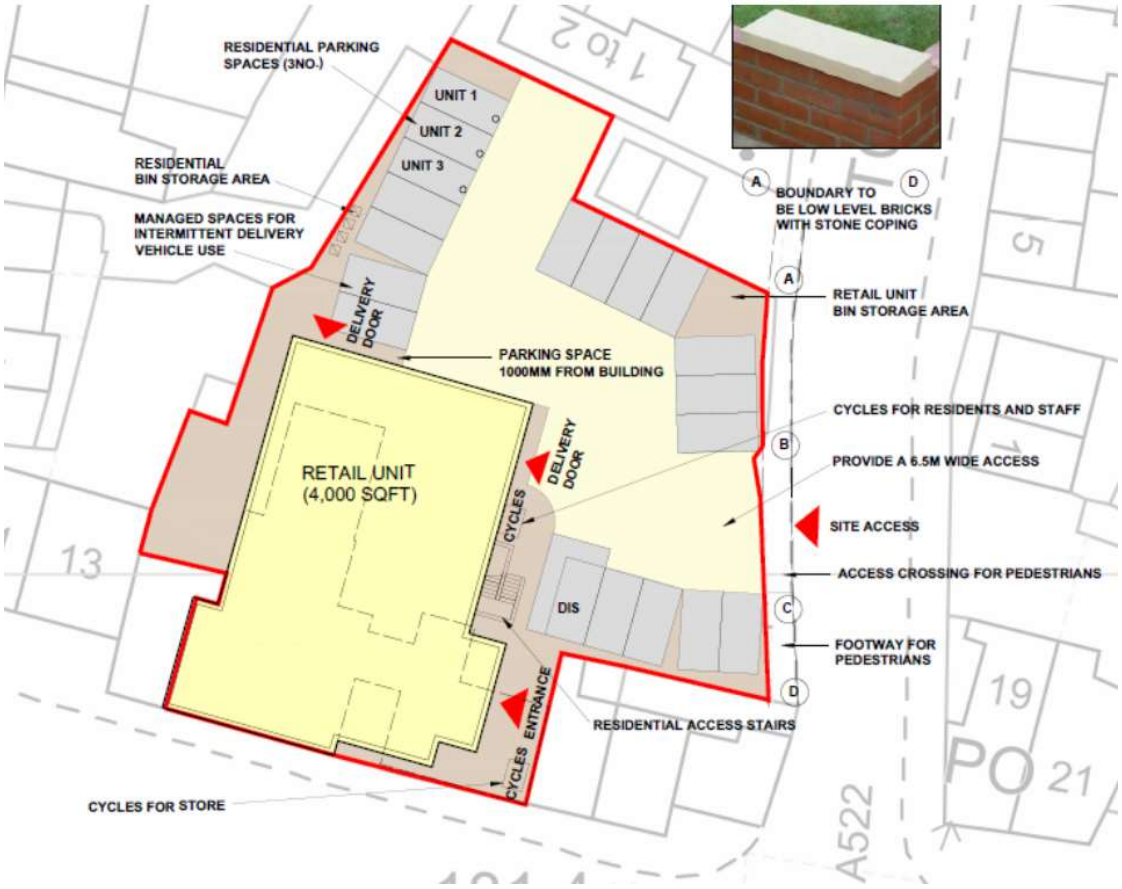
    DOC/2021/0085: Discharge of Condition application for all pre-commencement conditions attached to permission SMD/2019/0704 relating to noise, contamination and building materials. Refused as the building had collapsed and could not be determined as a new full planning application was required to rebuild it with the approved extensions. The information submitted was therefore not fully assessed.

    DOC/2020/0073: Discharge of Condition application following the approval of SMD/2019/0704, for Conditions 24 (plant/machinery details and location), 25 (Details of enclosure for plant and machinery) and 26 (Noise Assessment Report). Refused.

SMD/2019/0704: Change of use of the public house (Class A4) to retail (Class A1) and ground and first floor rear and side extension: conversion of first floor to create 4 no. flats (Class C3); installation of plant and machinery; and ancillary car parking and delivery. Approved 10.7.20. Not implemented.

11. In addition to the above applications, the LPA's records confirm that, at the time of writing (January 2023), two current, live planning applications are under consideration which seek to discharge the outstanding conditions of consent reference SMD/2021/0730. Figure 2, below, is an extract from the site plan which was granted approval under that application, and indicates the broad parameters of the site's ongoing redevelopment.

Figure 2 – Extract from site plan approved under application SMD/2021/0730



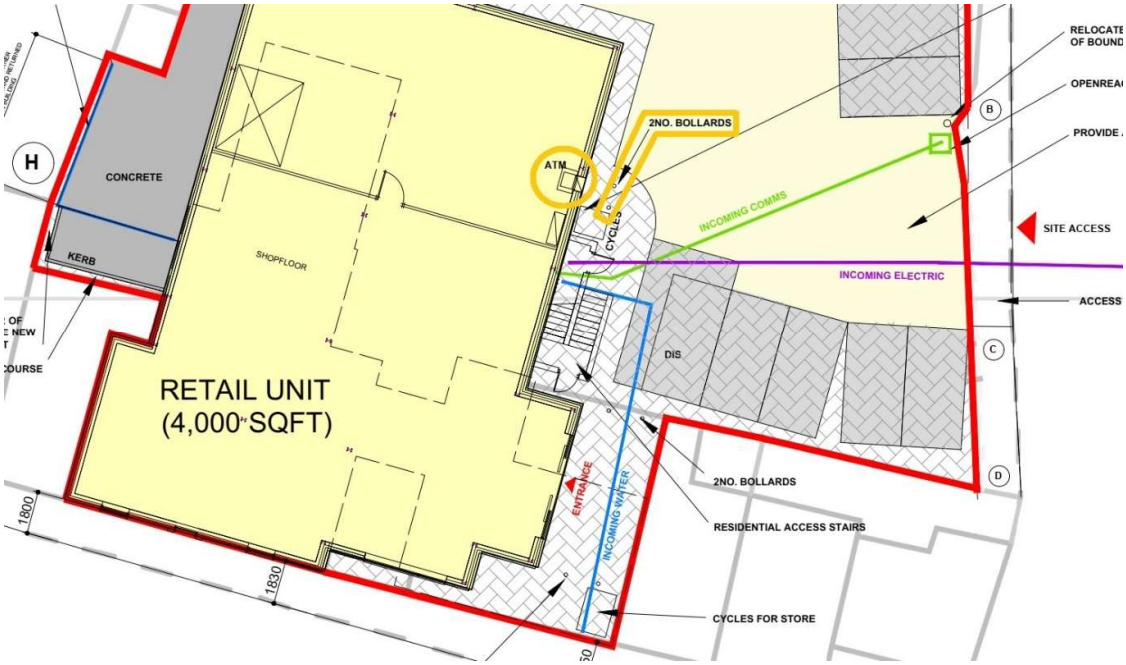
12. The site is located within the boundary of Tean village, and is also within the Upper Tean Conservation Area, as will be discussed further later on in this document.

Proposal

13. It is proposed, as part of the wider ongoing regeneration of the application site as a mixed use retail/residential development, to install an ATM machine, in order to provide a cash dispensing service for use by future customers of the retail unit, and also the general public. In order to ensure the security of the machine once it is operational, it is also proposed to install two solid, inert bollards to its front.

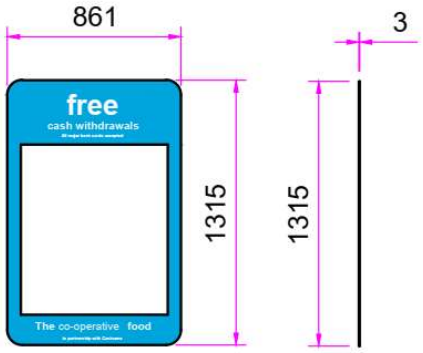
14. The submitted plans indicate that the proposed ATM would be located within the eastern elevation of the rebuilt and enlarged building, facing the approved parking area accessed off New Road (A522). Figure 3, below, is an extract from the submitted proposed site plan with the location of the ATM, and also the associated bollards, edged in orange.

Figure 3 – Proposed location of ATM and bollards



15. It is also proposed that a simple, non-illuminated blue surround be fixed to the machine, including wording advertising its cash dispensing function. Due to this minor signage being non-illuminated, the grant of Advertising Consent will not be required. However, the submitted application plans include a drawing which indicates the proposed size, design and specification of the surround. An extract from that drawing, reference 'E025405', is included overleaf at Figure 4.

Figure 4 – Proposed design of ATM surround





- 3mm SKYBOND Aluminium composite Digitally printed Blue (PMS 306) panel with White lettering
- Non-illuminated
- Method of Fixing: VHB Tape (Very High Bonding)

Heritage Impact Assessment

The nature of the asset

16. The application is site is located within an area designated by the LPA as the 'Upper Tean Conservation Area' ('the CA'), which was designated as such on 19th September 1998.

17. There is no adopted Conservation Area Character Appraisal for Upper Tean - a draft appraisal was produced by Staffordshire Moorlands District Council in 2009, however this remains unpublished and is not available for public perusal. However, a previous study commissioned by the Applicant in 2019, and submitted with the planning application under which consent for redevelopment of the site was granted, made the following observations regarding the characteristics of the CA:

> *Upper Tean was historically bisected by a Roman road, orientated roughly east-west, which connected Littlechester and Chesterton. Medieval settlement is attested by Domesday Book, which records Tean as a small agricultural settlement held by Robert of Stafford and located within the Totmonslow Hundred. Tean's post-medieval and modern history is characterised by its industrial development, particularly as a centre for textile production.*
>
> *The following represent the most significant features of the Upper Tean Conservation Area, which contribute to its character and appearance, and overall heritage significance:*
>
> *• The 12 Listed Buildings located within the boundary which contribute to the architectural and historic interest of the Conservation Area;*
> *• The former industrial buildings within the Conservation Area, including Tean Hall Mill and Hall Yard Buildings, which are illustrative of the village's industrial development and historic textile industry;*
> *• The linear layout of the historic core, which is illustrative of the Roman road that once ran through the locality and the settlement's later development from the medieval period through to the modern era;*

• The clearly defined streetscapes, particularly along the High Street, characterised by two to four-storey buildings which front onto the pavement, although narrow front gardens with boundary walls are also in evidence;

• The historic grain and vernacular of the Conservation Area, ranging from the halftimbered early 17th-century form of Tean Hall to red brick Regency and Victorian buildings (sometimes rendered and painted); and

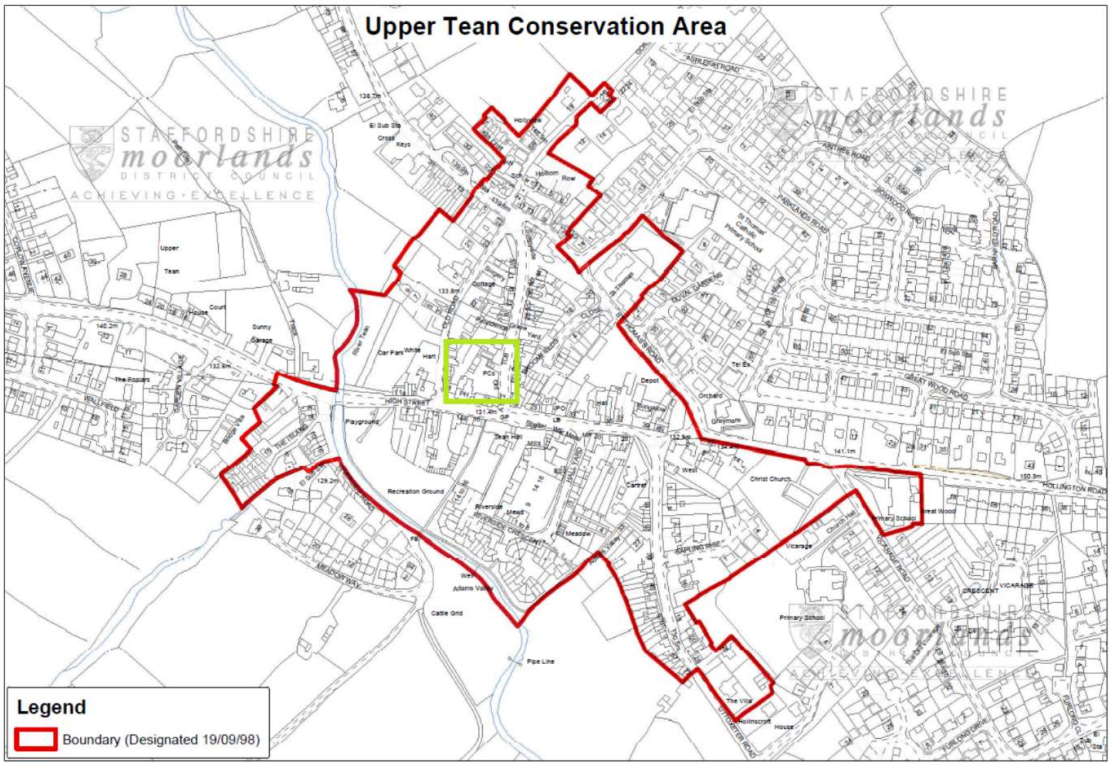
• Key views within, towards and out from the Conservation Area, including sequential views along the High Street and views out from the village towards the open countryside (which are illustrative of Tean's historic rural setting).

18. The significance of the asset of the CA therefore emanates from its natural landscape features, its historic urban grain and layout, and its many characterful buildings which are of historic and/or architectural value.

The extent of the asset

19. The boundary of the CA replicates that of the historic village centre, being influenced by the survival of historically significant buildings and spaces. As such, the CA has a complex boundary, excluding modern development of no merit, which is illustrated on the Conservation Area boundary map, a copy of which is included below, at Figure 5, with the location of the application site highlighted.

Figure 5 – Location plan showing application site within Upper Tean Conservation Area (application site edged in green)



Other heritage assets

20. In preparation for producing this Statement, other heritage assets within the vicinity of the Site have been assessed in terms of whether the proposed site of the ATM would be considered to form part of their setting, and therefore whether or not the proposal could be considered to impact upon their overall heritage significance.

21. These other heritage assets included the Grade II Listed row of building known as nos. 14, 14A and 16, High Street, Upper Tean (NHLE 1204888), the Grade II Listed The White Hart (NHLE 1374674), the Grade II* Listed New Tean Hall Mill (NHLE 1037964) and the Grade II Listed No. 31, High Street (NHLE 1037963).

22. An initial assessment has confirmed that the application site, and more precisely the proposed site of the ATM machine and bollards, possesses no significant association with these heritage assets in terms of intervisibility, ownership or functional relationship. As such, no further heritage assets other than the CA itself have been taken forward for full assessment within this document.

The significance of the asset

23. Observation of the application site clearly confirms that it is the early 19th-century, Georgian 'Regency'-style frontage of the former Blacks Head Public House building which forms the element of the Site which contributes positively to the character and appearance of the CA. As well as contributing to the architectural interest of the CA, this prominent façade is illustrative of the historic experience of the High Street as the principal thoroughfare through the village, with premises deliberately fronting onto the road to attract custom. In this sense, the building also contributes to the distinctive and clearly defined streetscape along the High Street, and to key sequential views and tableaux within this part of the CA.

24. Conversely, the rear of the application site, which was previously characterised by the modern car park and later built accretions to the public house, is considered to make a neutral contribution to the character and appearance of the CA. Historic mapping also indicates that the character of this area has been much altered; historically this was a garden area, but it has since been developed to make way for built extensions to the public house, outbuildings and hard standing for car parking.

25. Elements of the application site which, prior to the commencement of the current redevelopment works for the site, also detracted from the character an appearance of the CA. These previous structures included derelict, boarded-up retail units which featured in the key tableaux along the High Street and diminished the aesthetic value and architectural interest of this part of the CA. The redevelopment of the site under the existing consent will substantially remedy this situation and enhance the significance of the CA. Indeed, in approving the main application relating to the site's redevelopment, the LPA agreed that the scheme would both preserve and enhance the character of the CA in comparison with the negative contribution the rear section of the application previously made to it. The ongoing redevelopment of the site is therefore already making a positive contribution to the significance of the CA, both by securing and restoring the Regency frontage of the previous Blacks Head building, and also be regenerating the area to its rear, removing and replacing previously negative buildings.

The proposed works

26. It is proposed, at the appropriate juncture during the ongoing construction of the retail development, to install an ATM, with blue and white surround, within the east facing elevation of extended building. The ATM would generally be accessed from the car park which following development will take up the eastern and northern sections of the site. It would, however, also be accessible by pedestrians making their way from High Street, via the same path that would provide access to the retail unit's entrance.

27. In addition to the installation of the ATM itself, as a security measure it is also proposed to install two freestanding bollards in the zone to its front. The proposed bollards would be of traditional design and style, being made of mild steel and powder coated a gloss black colour. This style is considered to be appropriate for a heritage setting. The proposed location of the bollards is confirmed in the submitted site plan, drawing reference 'CA-SEP-06-03'. That drawing also confirms the design and appearance of the bollards, as illustrated in the extract from that plan, shown below at Figure 6.

Figure 6 – Extract from submitted plans showing design of proposed bollards



The impact on the asset

28. The works which are proposed in this application are considered to be of very modest, and an ultimately impermanent and reversible, nature, and the secluded nature of the proposed siting of the ATM and bollards is such that they would represent an innocuous and benign feature with the CA, successfully preserving its character and integrity. The minor elevational change which the installation of the ATM would represent would not result in any degradation of the character and integrity of the CA, nor even of the significance of the application site itself, which is defined almost entirely by the Georgian façade of the previous Blacks Head Public House building.

29. The proposed ATM would assimilate subtly with the existing building in terms of materials and proportions and, as such, would cause no harm to the significance either of the retained/rebuilt Blacks Head building, nor of the parking area which will provided to the east and rear of the site following completion of the development. In this regard, as has been identified above, following completion of the redevelopment of the site, the rear parking area will remain a secluded and modern, although relatively open, area which is set back and hidden from the main thoroughfare on High Street and does not prominently feature in any key views within the CA. Figure 7, below, is a recent aerial photograph of the eastern and rear sections of the site, taken from the east looking west. This photograph confirms the substantial distance between the public highway in New Road and the proposed location of the ATM and bollards, and also gives a flavour of the secluded nature of that area of the site, which does not part of any historical vista or street scene.

Figure 7 – Aerial photograph (taken 2022)



30. It is therefore considered that the proposed works would cause no harm to the historic character of this section of High Street, nor to that of the wider CA, and would therefore succeed in preserving that character. The proposal is therefore considered to accord with relevant National and Local Planning Policy, and also with the spirit and detail of the adopted local supplementary planning guidance, in terms of matters relating to heritage.

Summary and conclusions

31. This Heritage Statement has been prepared in order to consider a proposal which seeks the grant of planning permission for the installation, following the extension and mixed-use redevelopment of the former Blacks Head Public House to create a new mixed use development, of an ATM machine, including a small, non-illuminated signage surround and two security bollards.

32. The central assessment to be applied in relation to heritage when considering this planning application is defined in Paragraphs 193 and 200 of the NPPF, as referenced in the introduction to this Statement. The Framework provides a clear approach and methodology which should be applied to determine whether a given development proposal would result in harm to a designated heritage asset, taking into account the severity of any harm weighed up against the significance of the asset.

33. The nature of the proposal has been considered and weighed against the potential for harm and benefits to the heritage significance of several heritage assets, in particular the Upper Tean Conservation Area. The finding of this assessment is that the proposed development is anticipated to cause no harm to the significance of that heritage asset, nor to that of the non-designated, former Blacks Head Public House, which under the ongoing redevelopment will be partially rebuilt and restored.

34. The proposal is not anticipated to cause any harm to the heritage significance of the Upper Tean Conservation Area through changes to its character and appearance. Further, it would have no impact upon the heritage significance of any other designated heritage assets within the vicinity of the application site, including the local Grade II and Grade II* buildings, causing no change to their setting.. The proposals are thus in accordance with the obligations set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, and both National and Local Planning Policy.

35. The finding of this Assessment is therefore that the scheme should be supported from a heritage perspective.