



Historic Environment Consultancy

Scope of work

Heritage Statement

Site address

5 Mill Hayes Road, Knypersley, Staffordshire

Client

Mr and Mrs Woodrow

Report Ref

HS/5millhayesroad/AH960/28/2/24V2

Prepared by

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Date

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1 INTRODUCTION.

1.1 Project Background.

- 1.1.1** Avalon Heritage Ltd (*AHL*) has been commissioned by Mr. and Mrs. Woodrow (*the applicants*) to prepare a Heritage Statement (*HS*) in relation to a planning application to be submitted to Staffordshire Moorlands District Council (*the LPA*) for the erection of a stable block on land to the rear of No. 5 Mill Hayes Road (*the proposed development area, the PDA*), Knypersley in North Staffordshire (Figure 1).
- 1.1.2** The PDA does not contain any designated or non-designated heritage assets, nor is it located within a conservation area nor near to any scheduled monuments. However, it is situated near to a grade 2 listed building known as *Squirrel Hayes Lodge*. Given the proximity between the proposed stable block and the listed building the applicant has commissioned a HS to accompany the planning application.
- 1.1.3** The primary aim of this report is to assess the significance of any designated and non-designated heritage assets which may be affected by the proposals so that the LPA/decision maker is appropriately informed when assessing impacts on the significance of those heritage assets from the proposed scheme and when making their planning decision.



Figure 1. Location plan.

- 1.1.4** This report has been undertaken with reference to guidance prepared by the Chartered Institute for Archaeologists and Historic England including:
- Managing Significance in Decision Taking in the Historic Environment, Good Practice in Planning 2 Historic England 2015.
 - Statements of Heritage Significance: Historic England Advice Note 12 2019.

- The Setting of Heritage Assets, Good Practice in Planning 3 Historic England 2017.
- Conservation Principles, Policies and Guidance April Historic England 2008.
- Standards and guidance for historic environment desk-based assessment, Chartered Institute for Archaeologists CIfA 2014, rev 2017.
- Code of Conduct, CIfA 2014. Rev. 2021.
- Understanding Place Historic Area Assessments, Historic England 2017.

1.1.5 This HS has also been written in accordance with Chapter 16, *Conserving and Enhancing the Historic Environment*, of the NPPF, particularly paragraphs 194 and 195.

- National Planning Policy Framework (NPPF) rev. Dec. 2023.
- Planning Practice Guidance 2023.

1.1.6 The following sources have been consulted in the preparation of this report:

- Online sources including British History Online.
- The National Heritage List (Historic England).
- Historic OS maps online.
- The Genealogist (thegenealogist.co.uk, for census and birth, death, and Tithe map info).
- The South Winfield Conservation Area Character Statement 1996.
- Staffordshire Historic Environment Record (SHER).

1.1.7 A site visit was undertaken by the author of this report in order to assess the significance and condition of the PDA as well as to understand the wider historic environment in which it is located. Access into private properties, was not possible during the course of the site visit.

1.1.8 This report has been written by Helen Martin-Bacon, B.A., M.A., PgDip. She is the Founder and Principal Heritage Consultant at Avalon Heritage Ltd and has 30 years of experience working within the historic environment specialising in the preparation of Heritage Statements, Statements of Significance, Archaeological Assessments and Historic Building Assessments within planning led environments.

2 SHER BASELINE.

2.1.1 As part of the process of preparing this HS, the Staffordshire County Council Historic Environment Record (SHER) was consulted for all data relating to designated and non-designated heritage assets within a 1km radius search area of the PDA.

2.2 Listed Buildings.

2.2.1 Within the search area the SHER records the presence of three listed buildings which comprise:

- The grade 2* listed Knypersley Hall an early to mid-18th century house of roughcast brick located to the west of the PDA (DST5187).
- The grade 2 listed stables, coach house and lodge located immediately north of Knypersley Hall constructed of Flemish bond red brick with stone dressings (DST5188).

2.2.2 Approximately 30m to the northeast of the PDA is the grade 2 listed Squirrel Hayes Lodge (DST5180) described in the Historic England list as:

Lodge, now dwelling. Circa 1860, with minor C20 alterations. By Edward Cooke, landscape architect, for James Bateman of Biddulph Grange. Regularly coursed squared sandstone with ashlar dressings, coped gables with moulded kneelers, central ridge stack with 4 defined flues, and rear stack with diagonally set shaft. Plain tiled roof L-plan house with gable to road and small service courtyard to rear. East elevation; 2 storeys, the upper storey a continuous jetty, 3 bays, with advanced 2 storeyed porch to centre. Doorway with 4-centred arched lintel with integral hood mould with label stops, quoined surround and C20 integral fanlight door. Porch side walls with single lancet lights. First floor to porch with single light to gable beneath hood mould with label stops. 2- light mullioned window to left bay, single light opening to right, all windows with plain C20 joinery. Gable to north with 2-light mullioned window to ground floor within quoined surround, first floor with 2-light window below hood mould. Single storey 'L' shaped range to rear with coped gables. The lodge was built to serve the carriage drive from Biddulph Grange to Judgefield Lane.

2.3 Non-Designated Heritage Assets.

2.3.1 The SHER records the presence of a number of non-designated heritage assets which range from historic buildings of varying dates through to post-medieval industrial and quarrying activities. Those heritage assets comprise the following:

- The site of Knypersley Mill a 19th century water driven silk mill demolished around 1827 (MST1941).
- The site of Knypersley Manor a medieval manor house (possibly moated) now occupied by the 18th century Knypersley Hall (MST5062).
- Greenway Bank Landscaped Park established in the late 18th century, now a country park (MST6156).
- Knypersley Hall Park, a landscaped park probably established in the late 18th century to early 19th century, much of the original extent of the park is now built over (MST6285).
- A 19th century brick field and clay pit identified on the 1st Edition OS map of 1889 (MST13124).
- The site of a reservoir at Bradley Green Water Works which had gone out of use by the mid-20th century, although earthworks associated with survived into the 1960s (MST1312).
- The site of a 19th century colliery off St. John's Road which went out of use by the 1930s, now redeveloped for housing (MST13136).
- The site of a colliery within the bounds of Knypersley Hall Park, extant in the 19th century (MST1313).
- A quarry of 19th century date (adjacent to the PDA) of unknown mineral content (MST13183).
- A 19th century quarry of unknown mineral content at Park Lane, Biddulph (MST13140).
- A large 19th century quarry near Kynpersley Reservoir (MST13141).
- The Serpentine Reservoir, the earliest in the UK, built around 1781 and covering around 20 acres (MST13142).
- Knypersley Reservoir built in 1825, near to the Serpentine Reservoir, which feeds the Trent and Mersey Canal (MST13143).
- Kynpersley Villas, Tunstall Road, built between 1888 and 1912 by Robert Heath for his senior officials at the Biddulph Valley Coal and Iron Works (MST13199).

- The earthwork remains of narrow, post medieval ridge and furrow (MST23447, MST23448, MST23450, MST23451, MST23484).
- The remains of an extensive post-medieval field system including rig, field boundary banks, ditches and hollow ways, identified on aerial photography, east of Braddocks Hay (MST23485).

2.3.2 Collectively, the non-designated heritage assets above establish that the PDA lies in area characterised by 19th century coal mining and extractive industries which stimulated the growth of Knypersley and neighbouring Biddulph. However, there is also evidence for medieval settlement and agriculture, in the form of the site of a medieval (moated) manor house at the 18th century Knypersley Hall. Documentary evidence records that during the medieval period the Manor of Knypersley was held by *the de Knypersley* family until they married into the Bowyer family in the late 14th century.

2.3.3 There is also ample evidence to show that during the 18th and 19th centuries the area was laid down to agriculture represented by extensive areas of narrow rig and the remains of a field-system east of Braddocks Hay. It is likely that the village originated as a medieval settlement, mainly engaged in agricultural activities, and that during the post-medieval period it was characterised by small farms and economy based on agriculture later supplemented by industrial activity in the form of coal mining and quarrying.

2.3.4 The area around Knypersley is also characterised by 18th and 19th century country houses along with their landscaped parks, in particular those at Knypersley Hall Park and Greenway Bank Park established in the late 18th century. Similarly, the Serpentine Reservoir, along with Knypersley Reservoir are examples of major local 18th and 19th engineering projects.

3 THE PDA.

3.1.1 The PDA is a narrow parcel of undeveloped ground located to the rear of properties fronting onto Mill Hayes Road which skirts the southeastern edge of Knypersley (Plate 1). The western side of Mill Hayes Road, between its junction with Orme Road and Park Lane, has been lined by residential development, whilst the eastern side of the road has only been developed between its junction with Park Lane and Menai Drive (Plate 2). Park Lane, north and northeast of the PDA has also been subject to residential development on both sides of the lane (Plate 3).

3.1.2 In contrast, to the south of the PDA, there is open countryside characterised by gently undulating countryside comprising irregularly shaped pasture fields bounded by mature hedgerows and interspersed with stands of woodland (Plate 4).

3.1.3 The PDA itself is part of medium sized paddock defined to the west by a boarded timber fence line separating it from the back garden of properties fronting onto Mill Hayes Road, to the north by the southern boundary of Squirrel Hayes Lodge, mostly occupied by a low stone outbuilding, and to the east by the western boundary of No. 166 Park Lane. To the south the boundary of the paddock is post and rail fence which separates it from a field used to graze horses.

3.1.4 The southwestern corner of the paddock in which the PDA sits, is occupied by a breeze block and timber outbuilding belonging to No.5 Mill Hayes Road. From the southern edge of the PDA the ground slopes away

towards the east. Along the eastern boundary of the paddock are the earthwork remains of a narrow manmade hollow way which is thought to a historic carriage route leading from the former park lodge (Plate 5), now Squirrel Hayes Lodge, to Greenway Bank Park.



Plate 1. The PDA.



Plate 2. View from Park Lane down Mill Hayes Road to the south.



Plate 3. Development on Park Lane to the northeast.



Plate 4. Countryside to the south of the PDA.



Plate 5. Earthwork remains of a narrow manmade hollow way which is thought to a historic carriage route to Greenway Bank Park.

4 **CARTOGRAPHIC EVIDENCE.**

4.1.1 The Tithe Map of 1840 (Figure 2) shows that at this time the PDA was located in a roughly triangular shaped field delineated at its northern end by a plantation and the precursor to Park Lane. The gate lodge had not yet appeared and nor had the associated carriage drive. Similarly, Mill Hayes Road had not yet appeared, though a road is shown leading directly from Park Lane southwards to Knypersley End.



Figure 2. Tithe Map dated 1840.

- 4.1.2** By the time of the OS Map dated 1898 to 1899 (Figure 3) there had been changes to field boundaries, including that in which the PDA is located, and a quarry had been excavated to the west of the PDA. Mill Hayes Road had been laid out and to the north of the PDA the lodge and associated carriage drive had been created. The road leading from Park Lane to Knypersley End, shown on the 1840 Tithe Map had disappeared by this time.
- 4.1.3** The 1922 to 1925 OS Map (Figure 4) shows no changes within the PDA but, whilst the lodge is still in place the carriage drive associated with it had disappeared from the map, presumably because it was no longer in use. The publication of the OS Map dated 1951 (Figure 5) shows that in the preceding years there had been changes in the vicinity of the PDA represented by residential development along the eastern side of Mill Hayes Road, immediately west of the PDA. The quarry is still marked as a visible feature at this time though it is assumed it was no longer in operation. At this time Squirrel Hayes Lodge was known as *Park Lodge*, which reflected its original function as a gate lodge to Greenway Bank landscaped park.

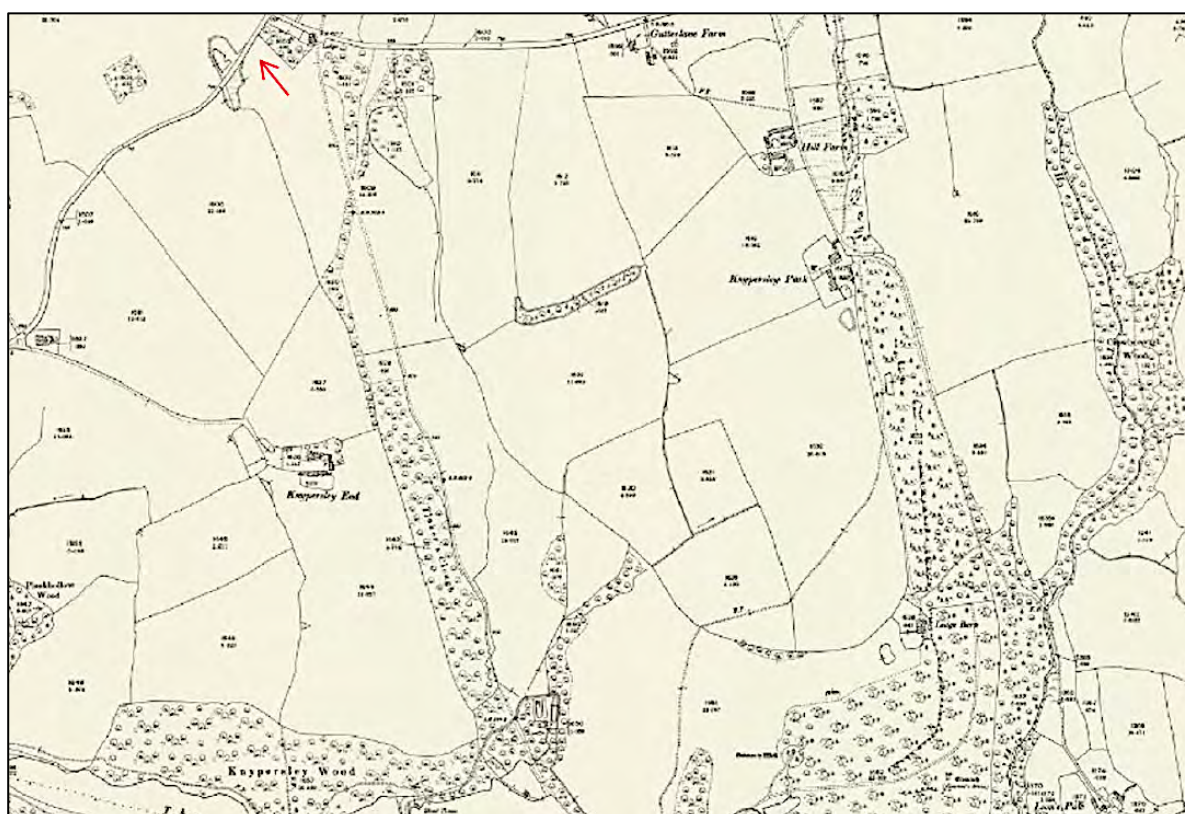


Figure 3. OS Map dated 1898 published 1899.

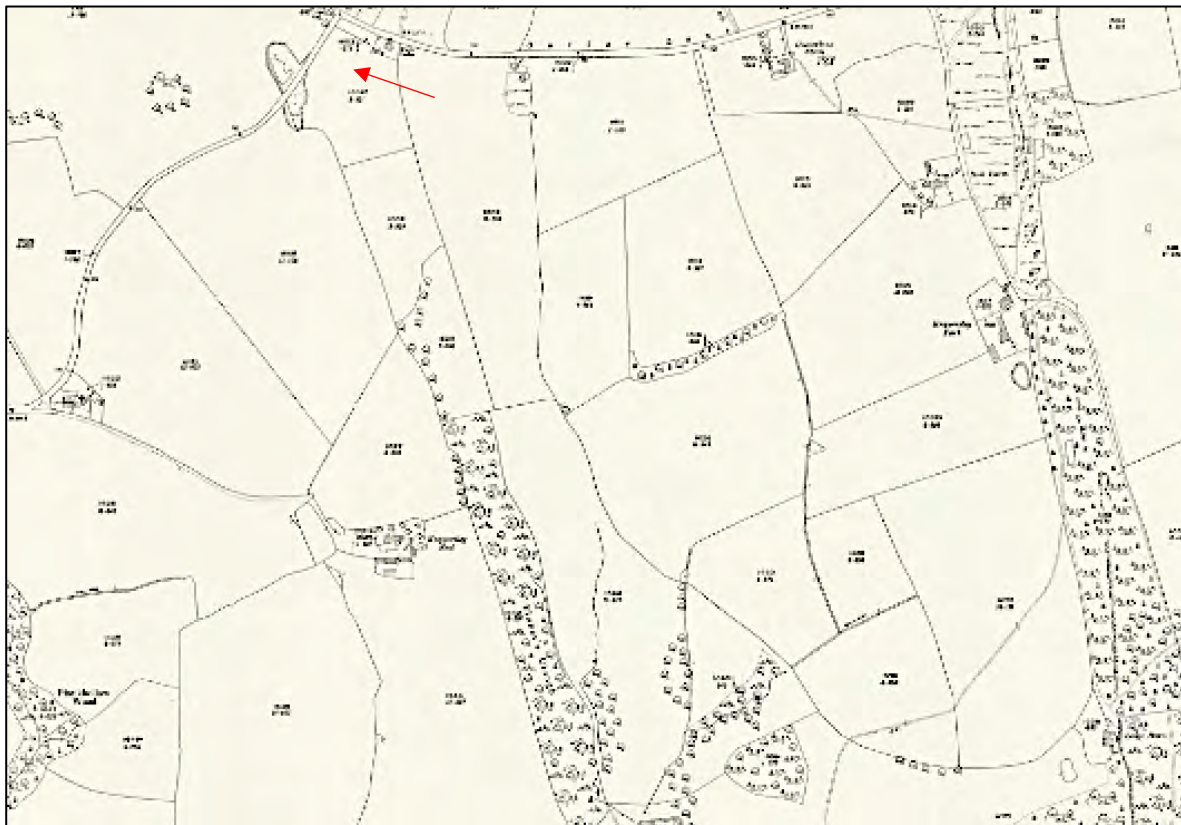


Figure 4. OS Map dated 1922 published 1925.

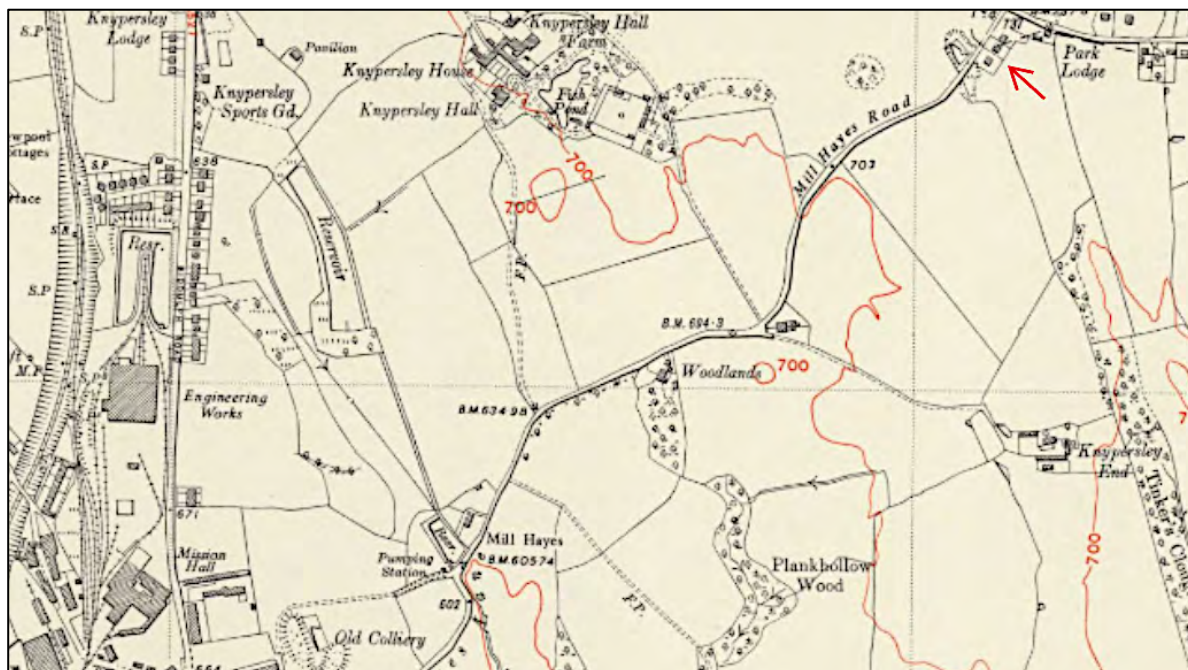


Figure 5. OS Map dated 1945 to 1949, published 1951.

5 ASSESSMENT OF SIGNIFICANCE.

5.1 Methodology for Assessing Significance.

5.1.1 The National Planning Policy Framework (NPPF) glossary defines significance as the value of a heritage asset to present and future generations because of its heritage interest. It also states that within a planning context significance may arise from the archaeological, architectural, artistic, or historic values of a heritage asset or a combination of those heritage values. The PPG accompanying the NPPF defines those values as follows:

- archaeological interest refers to a heritage asset holding, or potentially holding, evidence of past human activity.
- architectural and artistic interest are defined as interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art of science or design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- historic interest is an interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

5.1.2 NPPF also provides a definition of setting as the surroundings in which a heritage asset is experienced and states that its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.

5.1.3 In its publication *The Setting of Heritage Assets, Good Practice in Planning 3* Historic England also defines setting as the surroundings in which a heritage asset is experienced but goes on to say that elements of a setting can make a positive or negative contribution to the significance of an asset, potentially affecting the ability to appreciate the significance of the asset or having a neutral effect.

5.1.4 They are, individually and as a whole, an expression of the village's historic development and make legible both its agricultural and industrial expansion, especially during the 18th and 19th century. The preservation of buildings with a variety of historic functions, such as the 12th century All Saints Church and Non-Conformist Chapels along with former farm buildings, coaching inns like The White Hart and humble workers' cottages endows the built stock of the conservation area with a high degree of architectural and historic interest which, in turn contributes to the distinctive character of the village-scape.

5.2 Squirrel Hayes Lodge.

5.2.1 Squirrel Hayes Lodge is mid-19th century gate lodge designed by Edward Cooke, landscape architect for James Bateman of Biddulph Grange (Plate 6). The lodge is of course sandstone construction with a plain tiled roof and was probably built to serve the carriage drive to Greenway Bank Park, rather than Knypersley Hall (SHER comment). Greenway Bank landscaped park was established in the late 18th century by Hugh Henshall, responsible for the completion of the Trent and Mersey Canal following the death of James Brindley.



Plate 6. Squirrel Hayes Lodge.

- 5.2.2** The OS Map dated 1898 to 1899 shows the carriage drive, leading from the eastern side of the gate lodge and then travelling southwards through the fields towards the woodland, called *Knypersley Wood* on the map, and the Serpentine Reservoir.
- 5.2.3** The significance of Squirrel Hayes Lodge is vested in the good preservation of its historic fabric and planform, its architectural detailing and its connection to locally prominent individuals. The setting of the lodge has changed radically to the north, west and east due to 20th century residential development and it now appears to be an isolated enclosed feature, dislocated from its surroundings in these directions, though it still makes a positive contribution to the streetscape.
- 5.2.4** In contrast, to the south the lodge still has views across the open countryside which formed its historic setting. The carriage drive is still visible as a hollow way on the eastern side of the fields to the south but the lodge's physical relationship with the carriage drive is no longer obvious due to the creation of a hedged boundary and garden within the eastern side of its current curtilage.
- 5.2.5** In sum, the significance of Squirrel Hayes Lodge arises from its architectural, historic, and archaeological values and whilst its historic setting has largely been lost, the undeveloped nature of the landscape to its south, along with the physical remains of the carriage drive, makes a contribution to the lodge's significance.

5.3 Archaeological Potential.

- 5.3.1** The combined weight of the cartographic evidence and data from the SHER indicates that there is little, if any, potential for the PDA to contain buried archaeological remains. However, should archaeological remains be present they would most likely relate to past agricultural regimes or perhaps to the quarrying activity shown to

have taken place southwest of the PDA on Mill Hayes Road on the historic maps. Such remains would be of low archaeological interest.

6 HERITAGE IMPACTS.

6.1 NPPF and Historic England Guidance.

6.1.1 Paragraphs 200 and 201 of NPPF state that it is for the LPA to judge the impact of a proposal on a heritage asset but that they can take account of evidence that has been provided by the applicant.

6.1.2 Paragraph 200 and 201 of the NPPF states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance (para. 200).

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 into account the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (para. 201).

6.1.3 The different roles of the LPA and applicant has been reiterated in various appeal court judgements:

...the question whether a proposed development affects or would affect the setting of a listed building is very much a matter of planning judgement for the local planning authority¹.

... the assessment of whether any harm would be caused by the impact of the development on the heritage asset, or its setting is likewise a matter for the decision maker, not the author of the HIA...²

6.1.4 Therefore, the following comments and observations regarding the scheme are offered to assist the LPA in fulfilling its role of deciding:

- Whether there is or may be an impact on the relevant heritage asset/assets, both designated and non-designated, and their settings.
- Whether that impact is harmful, in the sense that it fails to preserve the significance of the heritage asset/assets and their settings and, if it is harmful,
- How substantial the harm may be.

6.1.5 The following section should be read in conjunction with any architect's plans and with any Design and Access Statement/Planning Statement submitted as part of the application.

¹ R (The Friends of Hethel Ltd) v South Norfolk District Council (2011) 1 1216 LJ Sullivan para. 32.

² Pagham Parish Council v Arun District Council (2019) EWHC 1721 (Admin) Mrs. Justice Andrews para.40.

6.2 Considerations for the LPA/Decision-Maker.

- 6.2.1** In brief, the proposal is for the erection of timber stable block, U-shaped in planform with a pitched roof. The building will provide five stables, a tack room and a hay store. The building will be 3.2m in height from ground to ridge level and set on a low brick plinth on concrete slab. It is proposed that the walls of the stable are clad in dark oak timber and the roof finished in black corrugated panels with a bitumen finish.
- 6.2.2** The site visit undertaken by AHL as part of the compilation of this HS, established that there will be no intervisibility between the grade 2* listed Knypersley Hall and its associated grade 2 listed outbuildings and the proposed stable block due to distance, topography and natural screening. There will be no harm to the significance of these buildings from the proposal.
- 6.2.3** Direct views of the proposed stable block will be possible from the listed Squirrel Hayes Lodge, but these will be restricted by the presence of a single storey stone outbuilding which is located along the southern boundary of the grounds around the lodge (Plate 7). There will also be some co-visibility between the proposed stable block and the lodge from the western end of Park Lane (Plate 8), but that co-visibility will be within the established context of a built form and roofscape to the properties along the east side of Mill Hayes Road which makes no contribution to the setting of the listed lodge.
- 6.2.4** The proposed structure is one commonly found in the area where horses/livestock graze the fields, and in the view of AHL it will not represent an alien or visually jarring feature within the landscape. Despite its proximity to the listed Squirrel Lodge, we consider that the proposed stable block will not intrude negatively into experiences of the lodge from its setting, nor will it detract from the ability to understand and appreciate the key qualities which make up its significance. It should also be noted that the lodge already has views of existing timber and metal outbuildings and stables in the field to its south behind residential properties on the south side of Park Lane (Plate 9).



Plate 7. The outbuilding along to the northeast of the PDA.



Plate 8. Location of the proposed stable marked by the red arrow to the left of Squirrel Hayes Lodge.



Plate 9. Existing stables and outbuildings south of the PDA and Squirrel Hayes Lodge.

- 6.2.5** As mentioned previously, the lodge's historic setting has been largely lost due, in the main, to 20th century development around it, but it retains its visual link to the open countryside to the south and, though the physical link has been lost to the earthwork remains of the carriage drive it once served. The presence of the stable block along the westernmost edge of the paddock south of the lodge, will not sever that link, nor detract from the ability to understand this aspect of the lodge's historic setting.
- 6.2.6** Given the above findings AHL does not consider that the proposed stable block will represent a discordant or overly obtrusive feature within the setting of the listed lodge and that it will not harm the building's special

interest. The key factors which make up the significance of the lodge will remain legible and capable of appreciation and understanding despite the presence of the proposed stable block.

7 CONCLUSION.

- 7.1.1** To conclude, AHL considers that, based on the findings of our site visit, the proposed scheme for a stable block will not be of such a scale and conspicuous nature that it would detract from the ability to understand and appreciate the special architectural and historic character of the listed Squirrel Hayes Lodge, or harm experiences of the lodge's significance from its current setting. Similarly, in relation to the wider landscape to the south of the lodge, the proposed stable block will not be an obtrusive structure given its relatively modest scale, proposed dark palette and the fact that it will be located adjacent to existing modern built development where it will blend in well.
- 7.1.2** On behalf of the applicant, this HS has fulfilled its role of providing the LPA/decision maker with a sufficient and proportionate level of information for the decision-making process by describing the heritage and archaeological context of the PDA and by assessing the significance of relevant designated heritage assets. It has also highlighted factors which should be considered by the LPA/decision maker during their assessment of the potential impacts of the proposed scheme.
- 7.1.3** It is anticipated, therefore, that the LPA/decision maker will be able to come to a balanced judgement about the proposed scheme as well as being able to form their view on whether the scheme will constitute no harm, less than substantial harm or substantial harm to the significance of the heritage assets discussed in this report, as required by NPPF.

8 REFERENCES

Conservation Principles, Policies and Guidance, Historic England 2008.

The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3, Historic England 2015 London.

Managing Significance in Decision Taking in the Historic Environment, Good Practice in Planning 2, Historic England 2015.

Statements of Heritage Significance: Historic England Advice Note 12 2019.

Understanding Place Historic Area Assessments, Historic England 2017.

Standards and guidance for historic environment desk-based assessment, Chartered Institute for Archaeologists Cifa 2014, rev 2017.

Code of Conduct, Cifa 2014. Rev. 2021

National Planning Policy Framework, NPPF 2012 rev. Dec. 2023.

Planning Practice Guide, rev. 2023.

HERITAGE SERVICES.

- Constraints reports and heritage risk assessments for land acquisition.
- Heritage Impact Assessments.
- Statements of Significance.
- Setting Assessments.
- Listed Building Appraisals.
- Historic Building Survey and Recording.
- Places of worship.
- Historic agricultural buildings.
- Desk-Based Assessments.
- Historic Landscape Survey.
- Analysis of historic and designed gardens.
- Conservation Management Plans.

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