

HERITAGE STATEMENT & IMPACT ASSESSMENT

Site Address: Former Black Horse Public House, 2–4 Tape Street, Cheadle, Staffordshire, ST10 1BD

Listing Status: Grade II Listed (List Entry Number: 1037952)

Location Context: Located within the Cheadle Conservation Area

Proposal: Internal and external alterations to facilitate the conversion of the vacant commercial property into 3 self-contained residential dwellings.

1. EXECUTIVE SUMMARY

This Heritage Statement has been prepared to support applications for Planning Permission and Listed Building Consent submitted to Staffordshire Moorlands District Council. The proposal seeks to subdivide the vacant former public house into three independent, self-contained residential units.

Crucially, the scheme relies entirely on the building's three existing external door openings for independent unit access, requiring zero new breaches into the historic masonry for entry points. The proposal also includes the optional reinstatement of a historically blocked-up window on the front elevation to enhance natural daylighting. By utilizing the existing structural envelope and preserving the external profile, the proposal secures the optimum viable residential use for this heritage asset while halting further deterioration.

2. UNDERSTANDING THE ASSET & SIGNIFICANCE

Built as an inn in the early 19th century, the Former Black Horse Public House holds architectural and historic significance through its prominent brick facade and contribution to the historic streetscape of Tape Street and the wider Cheadle Conservation Area.

- **External Significance:** The external character is defined by its historic multi-paned window configurations, traditional Staffordshire brickwork, and distinct entrance door layout. These elements remain well-preserved on the principal elevations facing the street.
- **Internal Significance:** Past extensive commercial renovations, brewery refits, and modern alterations as a public house have entirely removed the building's internal historic layout, fixtures, and fittings. **No original internal decorative features,**

historic bar partitions, or period fireplaces remain intact. The interior represents a modern commercial void devoid of historic fabric.

- **Sub-Floor Fabric:** The original cellar configuration and its structural access survive beneath the floor plate. This area represents a key tangible link to the building's historical operation as a 19th-century public house and holds physical archaeology value.

3. PROPOSED WORKS & DESIGN STRATEGY

The conversion splits the asset into three units using a highly conservative, non-destructive design methodology:

1. **Access Scheme:** Each of the three proposed dwellings will utilize one of the three existing door openings on the property. No new external doorways will be punched into the historic brickwork. This method entirely preserves the structural integrity, structural rhythms, and visual envelope of the ground floor facade.
2. **Fenestration & Reopening of Historic Window Aperture:** All existing original windows will be fully retained and repaired in-situ. To optimize natural daylight and ventilation for the occupiers, the applicant proposes to reopen an original window aperture on the front elevation facing Tape Street, which is currently blocked up with modern, non-historic infill brickwork.
 - a. *Design Detail:* The new window inserted into this reopened slot will be a bespoke timber frame, precisely detailed to match the gauge, profile, lintel/header pattern, and multi-paned character of the surviving original windows.
 - b. *Note on Flexibility:* Reopening this original aperture represents a heritage enhancement by restoring the front elevation's historical visual symmetry. However, this window is a design enhancement rather than a rigid structural necessity for the conversion. If the Local Planning Authority prefers to retain the blocked configuration, the applicant is entirely willing to omit this window from the scheme via a standard planning condition.
3. **Sub-Floor Preservation:** The original cellar access will be fully retained. The cellar spaces will be preserved without structural alteration, infilling, or layout changes.
4. **Internal Subdivisions:** Because past commercial configurations removed all internal original features, the installation of acoustic and fire-rated partition walls will impact only modern plaster and modern floor coverings. All new partitions will be lightweight stud work and completely reversible, leaving the structural walls unchanged.

4. IMPACT ASSESSMENT & MITIGATION MATRIX

Heritage Asset Element	Proposed Works	Potential Impact	Mitigation & Justification
External Door Openings	Use of the three existing door openings for independent unit access.	No Impact / Neutral	Avoids the substantial harm of carving new structural entrance ways. Preserves the established street-facing entrance layout.
Existing Windows	Full retention and repair of all surviving original windows.	Highly Positive	Preserves the visual authenticity of the Cheadle Conservation Area. No historic glass or frames will be lost.
Front Elevation (New Window)	Reopening an originally blocked-up window opening on the front elevation.	Positive / Minor Heritage Enhancement	Restores the historic rhythm, fenestration balance, and character of the front facade. Replaces modern infill with a matching timber window. Fully negotiable if the LPA objects.
Internal Structures	Subdivision of open spaces using lightweight stud walls.	Negligible Impact	Because no original features exist inside, new partitions affect only modern fabric. Works remain fully reversible.
Cellar Access	Preservation of existing cellar access paths.	Positive / Neutral	Ensures the primary surviving historical engine of the former public house is left structurally intact.

5. POLICY FRAMEWORK & JUSTIFICATION

The project meets all local and national statutory criteria, specifically regarding Section 16 of the **Planning (Listed Buildings and Conservation Areas) Act 1990** and Chapter 16 of the **National Planning Policy Framework (NPPF)**:

- **NPPF Chapter 16 (Sustaining Heritage Assets):** In accordance with national conservation guidelines, converting a building to its optimum viable use is preferred over long-term vacancy, which risks neglect and vandalism. Because the interior lacks original features, it provides a highly flexible template for residential conversion without harming asset significance.
- **Restoring Historic Character:** Reopening the blocked-up aperture on the primary front elevation aligns with the conservation goals of the NPPF and Staffordshire Moorlands District Council local policies. Rather than introducing a jarring, unhistoric opening, this work uncovers and respects the building's original architectural blueprint.
- **Proportionality:** The scheme avoids extensive demolition or unsympathetic extensions. By prioritizing internal, reversible partitions and existing openings, the building can easily be understood in its historic context.

6. CONCLUSION

The proposed scheme delivers three needed residential dwellings while guaranteeing the structural survival of a Grade II listed asset. By retaining the original windows, preserving the cellar access, utilizing only the three existing door openings, and offering a sensitive window reinstatement, the development respects the building's historical envelope. The Local Planning Authority is respectfully requested to grant Planning Permission and Listed Building Consent.