

MOUNTEER LIMITED

Heritage Statement

The Space Invader

Goostrey

On Behalf of

The Space Invader Public House

Date: 21.11.23

Maximising the Value of Heritage Assets
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1 Introduction

1.1 Author Profile

I am a chartered building surveyor elected in 1983, forming my own chartered building surveying practice since 1984. Since that period, I have dealt with projects in the heritage sector both in terms of survey analysis reports. I was commended in the 1991 first RICS conservation awards and some 30 years ago took a master's degree in the Care of the Historic Environment. I am an RICS registered conservation surveyor, and dealing with heritage statements regarding listed buildings scheduled, ancient monuments, conservation areas and other associated heritage issues.

1.2 Purpose of Report

Is to establish the effect on the non designated heritage asset Space Invader public house, previously The Red Lion, and on the beer garden/terrace area to the front of the property and its effect on the setting of the listed buildings within the immediate facility.

The listed buildings in question are St Luke's Church and two associated designated assets within the curtilage and 8, 10, 12 and 14 Station Road which are part timber framed and also The Old School House on Station Road.

1.3 Sources & Information Relied Upon

Jason Prince Drawings:

PID22-S001401 Existing and Proposed Elevations

PID22-S001402 Existing and Proposed Partial Plan

PID22-S001403 Existing and Proposed Block Plan

Historic England The Setting of Heritage Assets Historic Environment Good Practice Advance Planning Guide Note 3 (2nd Edition).

2 Proposals

2.1 The Proposal

Brief History/constructed terrace

The site is a public house, originally showing up on the 1849 tithe plan which indicates the front section of the building, that is the first gable, and a detached outbuilding to the north being the buildings on that site at the time.

It is evident that the building itself can be considered a non designated asset due to its age, although it has been substantially altered and extended over a period of time. Some of the alterations /extensions have diminished the significance of the building, but it is accepted that particularly the front and the immediate rear and left and rear side elevation identify it as a double fronted vernacular Cheshire farmhouse type . The site now has been developed with car parking all around the site.

The retrospective works requiring consent now is the raised seating area to the front/side of the public house which has been constructed showing that there is a natural fall away from the public house to the south of the site which in effect comes off level from the public house to which there is approximately 400mm to 500mm drop to the existing car park and this increases to approximately 1 metre as the site slopes away from the property. The current area has a timber decking and vertical boarding.

It must be noted that one can see from photograph 4 that there is already a perimeter wall surrounding the public house which comes out level which is in brickwork that does affect the setting of the building in any event. The question is whether the extended drinking area diminishes the significance of the building further.

The proposal is also in view of the listed buildings 8 to 14 Station Road, but can be seen to a limited extent from the grounds of St Luke's (photograph 9).

3 Cultural Heritage Impact Methodology

3.1 Significant Assessment

English Heritage guidance on heritage assessment is set out in Conservation Principles, Policies and Guidance for the Protection of the Historic Environment (EH, 2008) which identifies a series of “heritage values” against which a site’s heritage significance should be assessed.

Evidential Value

Evidential value derives from the potential of a place to yield evidence about past human activity and can be natural or manufactured. Very often archaeological deposits are of evidential value as they are the primary source of human activity for a particular place and period. However, other types of asset can also be of evidential value where the written or drawn record may be incomplete. Age is a strong indicator of relative evidential value but is not paramount while the evidential value of an asset tends to be diminished in proportion to the extent of its removal or replacement. There is a certain degree of overlap with historical value, discussed below.

It is difficult without any archaeological desk appraisal as to what evidential value there will be in the site. However, one can conclude that the actual physicality of creating this level area would have no particular impact upon below ground excavations and therefore we consider that this in its proposal has no effect on the evidential value.

Historical Value

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be either illustrative or associative. Illustrative value relates to the way a place may provide a tangible link to illustrate aspects of history or prehistory. This relies on visibility and may relate to distinctiveness of a regional tradition or an aspect of social organisation. Associative value is concerned with links with a notable family, person, event, or movement. Buildings or designed landscapes may relate to a particular person and the way in which they were designed, laid out or furnished may reflect that person’s personality or needs. Buildings or landscapes may also be associated with notable art, literature music or film and they may derive associative value from this.

The proposal does not affect any particular building. The building as dated in its earlier format is a very simple one gable double fronted Cheshire style farmhouse with detached outbuilding. The proposal does not affect that, it is not removing any older buildings or potential older buildings that may be within the substrata.

Aesthetic Value

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place; it can be because of conscious design or can arise fortuitously because of the development and use of a place over time, or from a combination of the two factors. Where aesthetic value derives from conscious design, this may relate to aspects such as form, proportions, massing or of views and vistas, and the retention of the value relies on maintaining the integrity of the concept. Fortuitous aesthetic values may involve the organic form of a rural or urban landscape and reflect the appearance of a place as it has developed over a period. Aesthetic value resulting from the passage of time on human works, the “patina of age” may overlie the values of conscious design and may enhance or detract from them.

The building does have some aesthetic value because of the nature of the double fronted Cheshire style building in its vernacular form. Although this is slightly diminished to the majority of the building due to the ad hoc extensions over a period of time.

Communal Value

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are tightly bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. This may relate to commemorative or symbolic places, or places which contribute to a sense of identity. Communal values may tend to relate more to an activity associated with the place rather than the physical buildings themselves and is thus less reliant on the physical survival of historic fabric.

We consider that it has a relatively high communal value, it is a centre feature as a public house within a small village area.

3.2 Summary of the Significance of Heritage Assets

Table 3.1

Heritage Significance	Summary Rationale
High	Asset has importance for an outstanding level of evidential, historical, aesthetic, or communal value or a high level of more than one value, resulting in a high level of architectural or historic interest.
Medium	Asset has importance for a high level of evidential, historical, aesthetic, or communal value or several elements of more than one value.
Low	Asset has importance for elements of evidential, historical, aesthetic, or communal value.
Negligible	Asset has little importance for elements of evidential, historical, aesthetic, or communal value due to its nature or form/condition/survival.

Other Criteria Used

Cultural Heritage Impact Assessment Methodology

No standard method of evaluation and assessment is provided for the assessment of significance of effects upon cultural heritage, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07, Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective) and English Heritage Good Practice Advice in Planning Note 3: The Setting of Heritage Assets. Professional judgement is used in conjunction with these criteria to undertake the impact assessment.

From Table 3.1. we consider that the building has a reasonably high level, not of evidential but certainly historic, and partly aesthetic but mainly communal value.

In that respect, it has a medium value.

Table 3.2

Value	Examples
Very High	<p>World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives.</p> <p>Grade I Listed Buildings and built heritage of exceptional quality.</p> <p>Grade I Registered Parks and Gardens and historic landscapes and townscape of international sensitivity, or extremely well-preserved historic landscapes and townscape with exceptional coherence, integrity, time-depth, or other critical factor(s)</p>
High	<p>Scheduled Monuments, or assets of national quality and importance or that can contribute to national research objectives</p> <p>Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association.</p> <p>Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscape of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)</p>
Medium	<p>Designated or undesignated assets of regional quality and importance that contribute to regional research objectives</p> <p>Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association</p> <p>Designated or undesignated special historic landscapes and townscape with reasonable coherence. integrity, time-depth or other critical factor(s)</p>
Low	<p>Undesignated assets of local importance</p> <p>Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives.</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historical association</p> <p>Historic landscapes and townscape with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.</p> <p>Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.</p>

Negligible	<p>Assets with little or no surviving cultural heritage interest.</p> <p>It is a building of no architectural or historical note.</p> <p>The Landscape has been severely fragmented, and the contextual associations are compromised due to the demolition of the main hospital complex.</p>
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From Table 3.2. it could well be argued that it is an undesignated asset of local importance, but the asset has been compromised by poor preservation or poor survival of contextual association but with potential to contribute to local research objectives, and it is an unlisted building of modest quality and fabric or historical association.

*With regard to considering therefore as to the heritage value, it is more in the category of low from table 3.1 as is in the 3.2, so we would confirm that the value of the asset is **low**.*

3.3 Magnitude of Impact

Magnitude of Impact	Typical Criteria Descriptors
Moderate	<p>Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative)</p> <p>Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding, and appreciation is improved; the asset would be bought into community use. (Positive)</p>
Slight	<p>Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative)</p> <p>Minor benefit to, or partial restoration of, one (more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive)</p>
Negligible/No Change	<p>Very minor loss or detrimental alteration to one or more characteristics, features or elements Minor changes to the setting or context of the site.</p> <p>No discernible change in baseline conditions (Negative).</p>

	Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the no discernible change in baseline conditions. (Positive)
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*We would consider the magnitude to be **slight** in that there is a measurable change to the setting, but would not be overly obtrusive or overly diminish the context of the building and its relationship to other buildings within the village.*

3.4 Significance of Effect

By combining the value of the cultural heritage resource with the predicted magnitude of impact the significance of the effect can be determined. This is undertaken as the table below:

Significance of Effects	Magnitude of Impact			
	Substantial	Moderate	Slight	Negligible/No Change
Cultural Heritage Value				
Very High	Major	Major Intermediate	Intermediate	Minor
High	Major Intermediate	Intermediate	Intermediate Minor	Neutral
Medium	Intermediate	Intermediate Minor	Minor	Neutral
Low	Intermediate Minor	Minor	Minor – Neutral	Neutral
Negligible	Minor- Neutral	Minor- Neutral	Neutral	Neutral

*By combining the **low value** against the **slight magnitude of impact**, we consider that the significance of effect to be **minor/neutral**, and there is a slight negative effect if anything, but nothing substantial.*

4 Cheshire East Local Plan Strategy 2010-2030 Adopted on 27th July 2017

Policy SE 7 The Historic Environment

1. Cheshire East has an extensive and varied built heritage and historic environment, described in the justification text to this policy. The character, quality and diversity of the historic environment will be conserved and enhanced. All new development should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East's historic and built environment, including the setting of assets and where appropriate, the wider historic environment.

2. Proposals for development shall be assessed and the historic built environment actively managed in order to contribute to the significance of heritage assets and local distinctiveness. Where a development proposal is likely to affect a designated heritage asset (including its setting) the significance of the heritage asset, including any contribution made by its setting, must be described and reported as part of the application.

3. The council will support development proposals that do not cause harm to, or which better reveal the significance of heritage assets and will seek to avoid or minimise conflict between the conservation of a heritage asset and any aspect of a development proposal by:

a. Designated Heritage Assets:

i. Requiring development proposals that cause harm to, or loss of, a designated heritage asset and its significance, including its setting, to provide a clear and convincing justification as to why that harm is considered acceptable. Where that case cannot be demonstrated, proposals will not be supported.

We consider that as the proposal has not caused harm to the setting of the two listed buildings as can be seen by the appraisal and setting of listed buildings.

ii. Considering the level of harm in relation to the public benefits that may be gained by the proposal.

iii. The use of appropriate legal agreements or planning obligations to secure the benefits arising from a development proposal where the loss, in whole or in part, of a heritage asset is accepted. 139 CHESHIRE EAST LOCAL PLAN Strategy 2010-2030 Sustainable Environment

b. Non-Designated Assets:

i. Requiring that the impact of a proposal on the significance of a non-designated heritage asset should be properly considered, as these are often equally valued by local communities. There should be a balanced consideration, weighing the direct and indirect impacts upon the asset and its setting, having regard to the scale of any harm or loss. The presumption should be that heritage assets should be retained and re-used wherever practicable and proposals that cannot demonstrate that the harm will be outweighed by the benefits of the development shall not be supported. Where loss or harm is outweighed by the benefits of development, appropriate mitigation and compensation measures will be required to ensure that there is no net loss of heritage value.

It's my view that the impact of level drinking area is not directly in the front of the pub, it is in fact to the side, so it does not completely cover the front elevation aspect. Most of the area cannot be seen from the road, and can only be seen by approaching into the car park.

When considering the very slight harm, this can be outweighed from the benefits of the development supporting the viability of the public house and continuing with the value that it provides to the local community.

4. For all heritage assets, high quality design should be achieved. It should aim to avoid poorly executed pastiche design solutions and should foster innovation and creativity that is sensitive and enhances the significance of heritage assets in terms of architectural design, detailing, scale, massing and use of materials.

5. Cheshire East Council will seek to positively manage the historic built environment through engagement with landowners/asset owners and other organisations and by working with communities to ensure that heritage assets are protected, have appropriate viable uses, are maintained to a high standard and are secured and have a sustainable future for the benefit of future generations. Proposals that conserve and enhance assets on the Heritage at Risk register will be encouraged.

5 Setting of the Listed Building

The visual interconnection between 8 to 14 Station Road and St Luke's Church can be clearly seen from photograph number 2.

The St Luke's Church is in an elevated position above Station Road, probably slightly higher looking down upon the public house, and there is a drop in ground levels before rising up again as can be seen on photograph number 8, where the brick stone wall is a retaining wall supporting ground beneath where one can see part of the side elevation of the extended public house.

The importance of the church is that it is elevated and can be clearly seen from the highway. Its setting is prominent and significant in the historic development of the group of these buildings, including the public house.

With regard to 8 to 14 Station Road, the proposal is unaffected by the drinking area. It does not prevent any views of these buildings from the public access point of view, in fact it could be argued that the presence of the drinking area for the public allows an appreciation of this building more than it would do if the drinking area was not there, as it elevates the view towards that area.

The effect on the proposal to the St Luke's Church is relatively minimal. There is not one particular view which depreciates the view of the front elevation of the building, either from the extreme eastern point of the application site which is from the north corner of the Church. There is a limited view from the pedestrian access to the church which can be seen in photograph 7, where an established hedge and the churchyard prevent a full view of the drinking area.

The view of the drinking area is also diminished and only a small section can be seen from the north eastern area of the church from photograph 9.

With regard to the impact of the view of the church from the public highway under photograph 2, the church is already partly screened by an established hedging which means that the drinking area provides no alterations to that particular view of the church.

There is no way of maximising enhancement because the only way of doing that realistically would be to remove the established hedging which can be seen on photograph number 3, and the church itself is elevated and prominent enough not to be affected by minimal landscape changes.

The public house provides whatever noise, smell or light pollution in any case, and the extent of the open area to the front does not particularly increase that. There may be an element of noise, but sufficient distance away from the assets not to make it any different than the opening and shutting of doors or parking of vehicles.

The form and appearance of the development is not particularly prominent and does not distract from the non designated asset which is the public house. The front elevation can still be clean and the clear and balanced symmetry of the vernacular style is not affected.

The wider effects of the development are not particularly significant and there is no change in the built surrounding spaces, skyline and silhouette. There is no more noise or pollution from this particular use in that for the car parking, but there is a significant economic viability issue which will be helped by the retention of the drinking area.

We consider that whilst the drinking area does elevate itself above the natural ground level, it is not particularly significant. It could be argued that a darker use of materials would subdue the effect of the proposal similar to the darker materials used on the fencing on other aspects of the site.

6 National Planning Policy Framework

6.1 194

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.

An assessment of the building has been made in terms of photographic and assessment of condition and its situation in relationship to the other listed buildings.

6.2 203

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

We consider that there is a slight negative effect, but not particularly substantial to the property and this has to be taken in a balanced judgement which is required due to the scale of the proposal and in consideration that this provides a necessary outdoor space to support the viability of the public house and there is no other area around the site which is designated for car parking.

The effect on the setting of the listed buildings is in my view not detrimental as can be seen by the assessment made under the setting of the listed buildings. The continued use of the public house is an important community asset.

7 Conclusion

In consideration of our assessment of the proposal, the drinking area is a raised platform and has some slight detrimental effect on the setting, but it is not considered to be serious and considered to be only slight. This has really to be balanced up as stated in the NPPF in that the public house requires to be viable, outside drinking areas have become an essential part of public house provisions, particularly in the light of COVID and every aspect of local public houses requires support due to their threatened viability in the future. This is a small village where this particular public house provides which provides public benefit.

In balance therefore, we consider that the proposal is acceptable.

8 Appendix A – Photographs

Photograph 1



View of listed buildings 8, 10, 12, 14 Station Road at junction of Station Road and car park Space Invader public house.

Photograph 2



View from south west corner of number 14 Station Road looking towards gable end of the Space Invader on the outshot of fencing and external garden with view of St Luke's Church being unaltered from this particular angle.

Photograph 3



View from north west corner of number 8 listed building looking at the gable end of the original building Space Invader which shows on the 1849 tythe plan with the extended garden area and St Luke's Church in the background.

Photograph 4



View from green adjacent to entrance to Jodrell View new property across to the front/side elevation of the Space Invader with the extended beer garden.

Photograph 5



View from extreme eastern point of application site at junction with Station Road looking back to the public house and the beer garden fencing.

Photograph 6



View of public house and beer garden from pedestrian access to graveyard and opposite the walkway to St Luke's Church.

Photograph 7



View from pedestrian access to church halfway between the Station Road access and the main entrance to the church looking back at the public house.

Photograph 8



View from the south east corner of St Luke's Church across to the site, beer garden cannot be viewed due to existing foliage and the contours of the land.

Photograph 9



North east corner of the church view to public house, beer garden obscured by view.

Photograph 10



Vehicular access to listed building The Old School House on main road position looking back at the site.

Photograph 11



Close up view of beer garden area and its respective elevation.

Photograph 12



View of beer garden from the rear section of car park looking towards the listed building 8, 14 Station Road.