

## **Cross Keys Inn, Kinnerley**

### **Section 3 – Supporting information for nomination**

The Ministerial Foreword in the Government's own guidance for local authorities on assets of community value begins: "**from local pubs** and shops to village halls and community centres, the past decade has seen many communities lose local amenities and buildings that are of great importance to them."

Community pubs represent the very essence of a community asset, providing a meeting place where social networks are strengthened and extended and where people can mix with others from different backgrounds to their own. Pubs host a wide variety of community-oriented events and activities that add considerably to local civic life.

As well as injecting an average of £80,000 into their local economy each year, pubs play a key role in raising money for local charities – it is estimated that the average pub raises around £3000 a year for charity.

The Institute of Public Policy Research (IPPR) has used 'Social Return on Investment' methodology to quantify the wider social value which pubs generate for their communities, which cannot be captured in financial terms. These wider community benefits range from the amount of money the pub raises for charity to the reduced risk of social isolation through opportunities for pub-goers to make new friends and strengthen community ties. The IPPR's research found that each pub generates between £20,000 and £120,000 of wider social value to their communities.

### **Specific information about the Cross Keys which supports the nomination**

Kinnerley is a rural village with services including a school, shop, Post Office, community hall, Churches, play facilities including a BMX track and a sports field. The population of Kinnerley Parish is 1108 in the 2011 census.

The Cross Keys is the only public house in Kinnerley and is situated in a key position in the centre of the village.

The catchment area of the Kinnerley is a large rural area. Existing public houses in neighbouring hamlets of Dovaston and Pentre have closed in the last decade. There are no other public houses within walking distance of the village of Kinnerley.

The Cross Keys currently has a large car park. This supports users who travel to the Cross Keys by car from outside the area.

The Cross Keys pub is seen as an essential existing facility which the community wants to retain, as evidenced in the Kinnerley Parish Neighbourhood Plan (2013)

The Cross Keys has recently had a change of ownership, following a sale by Admiral Taverns. Years of bad management led to the severe decline of the pub and to its eventual sale last year. The recent new management (a local and well respected family) has brought about a 'sea-change' and it is now a busy, vibrant and friendly pub. The pub now offers an excellent menu as well as being a free house.

There is an adjacent bus stop, although public transport is limited.

A planning application has been submitted to build four houses in the car park and garden area. The application has generated considerable community concern as, whilst this application does not directly affect the public house building, there is concern that the public house will not be retained in the long term. There is strong objection to the planning application as it will mean that the car park and existing beer

garden will be developed, reducing the long term viability of the Cross Keys whilst significantly altering the site and surroundings which are historically important (see below).

The Parish Council's agreement to nominate the Cross Keys following requests from local members of the community.

### **Cultural value**

The pub has a special value to local heritage/culture which should be protected. Following a Parish Council meeting which discussed the Cross Keys planning application a group of local people put the Cross Keys on the Shropshire HER (Historic Environment Record) and have submitted a request to get the building and its curtilage listed by English Heritage. The Cross Keys is now on the Shropshire HER (PRN 29246) and English Heritage are currently processing a listing application. Since 2012 it has become very difficult to get any building listed, but the Cross Keys is of such architectural/ historic importance, that listing is a formality in this instance.

The Cross Keys is adjacent to the setting of The Church of St Mary, Kimberley, which is a grade II\* listed historic building with a tower of c1600 in late gothic style and a nave of 1773-4 in a simple renaissance style by Thomas Farnolds Pritchard. Grade II\* listed buildings are in the top 8% of England's listed historic buildings. It is therefore by definition more than special, it is outstanding.

From the outside the Cross Keys appears to be an ordinary Victorian building, with a white-painted brick building attached at the east end. However, encased within the brickwork, extending along the back (north) side of the pub, are the substantial remains of a cruck-framed building, considered of late medieval date.

The crucks are oak, overall twenty-one feet wide at the base, with tie beams and framing above. The joints of the good-quality timbers are well made and double pegged, which overall gives the impression of a building of some status. The joints between the tie beams and the blades of the crucks are of particular note - very similar to those of the end cruck of Ryton Grange cottages, Condover.

The building has been a public house since at least 1810 (licensing information) and the nearby Cross field (Tithe map) suggest the pub's name (the sign of St. Peter - hospitality etc.) may go back towards the medieval period. The Cross Keys building can be traced back on a series of maps, as far back as John Rocque 1752.

Although not yet confirmed the opinions are that the cruck-framed building which is the basis of the Cross Keys could be Kinnerley's Manor House (c1400) and the oldest building in the Parish.

In a recent response made by English Heritage to the planning officers it confirms the community view that:

The conjunction of these historically high status buildings indicates an early settlement of some significance.

### **Sporting value:**

The local football and rounder teams meet at the Cross Keys for meetings and post match refreshment. The Cross Keys is conveniently located a short walking distance from the field where the teams play. There are 2 pool teams playing for the Cross Keys they play on a Thursday evening in a league.

### **Recreational value:**

- The pub has a beer garden which is used by local people
- The pub has televisions screening sporting events enjoyed by patrons particularly football and rugby.
- The pub hosts pub quizzes to raise money for local organisations e.g. the local rounder's team. Quizzes bring the community together.
- The pub offers a pool table which is very popular.