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HERITAGE ASSET IMPACT ASSESSMENT

May 2016

Address: Land at Musters Road (former public conveniences) NG2 7PP

Proposal: Demolition of public conveniences and erection of dwelling



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Introduction

This Heritage Asset Impact Assessment has been commissioned to inform and support proposals for the demolition of the unused public conveniences and the erection of a new dwelling on land on Musters Road. The existing building is not listed and the site is not within a conservation area, but the LPA have requested the submission of a Heritage Impact Statement because the site is located next to a listed building, the War Memorial which stands at the junction of Musters Road and Bridgford Road.

The report seeks to identify the historic or architectural interest of the site and to assess the likely impact of the proposed development.

Legislative Background

The primary legislation relating to historic buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires Councils to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (sections 16 & 66) and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas (section 72).

Policy Background

National Planning Policy

National Planning Policy is contained in the National Planning Policy Framework (NPPF). At the heart of the NPPF is a presumption in favour of sustainable development, where the protection and enhancement of the built and historic environment is one of the three principal components of sustainable development (economic, social and environmental) [para 7] and the conservation of heritage assets in a manner appropriate to their significance is one of the core land-use planning principles identified by the NPPF [para 17]. Although the NPPF also notes that the economic, social and environmental dimensions to sustainable development [para 7], should not be taken in isolation, but should be sought jointly and simultaneously through the planning system [para 8].

To promote sustainable development, the NPPF seeks to ensure that the historic environment and its heritage assets are conserved in a manner appropriate to their significance [paras 17 and 126].

However it recognises that the significance of a designated heritage asset can be harmed or lost through development within its setting [para 132], where setting is defined as '*the surroundings in which a heritage asset is experienced*', recognising that '*elements of a setting may make a positive or negative contribution to the significance of an asset*'.

The NPPF therefore requires an applicant to describe '*the significance of any heritage assets affected, including any contribution made by their setting*' that is '*proportionate to the assets' importance and...is sufficient to understand the potential impact of the proposal on their significance*' [para 128].

Para 133 of the NPPF states that where a proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, LPA's should refuse consent unless it can be demonstrated that substantial public benefit outweighs the heritage loss.

Where a development proposal will lead to less than substantial harm to a heritage asset para 134 states that this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Local Planning Policy

The Development Plan for the area comprises the Rushcliffe Local Plan Part 1 Core Strategy adopted on 22 December 2014 and the "saved" policies of the 1996 adopted Local Plan. There are no "saved" policies relating to the Historic Environment.

Policy 11 of the Core Strategy sets out the Local Authority's policy on development proposals which affect the Historic Environment and states that proposals will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance and that planning decisions will have regard to the contribution heritage assets can make to the delivery of wider social, cultural, economic and environmental objectives. The Policy also states that where there is to be a

loss in whole or in part of the significance of an identified historic asset then evidence should first be recorded in order to fully understand its importance.

The policies contained in the 2006 Non Statutory Replacement Local Plan are also a material consideration in the determination of planning applications, the only relevant policy being EN4 relating to listed buildings which states, inter alia, that proposals for development affecting the setting of a listed building will only be permitted where they are acceptable in terms of scale, massing, form, siting, design and materials.

Statutory Designations

The War Memorial is a Grade II listed building. A copy of the listing description dating from 1987 is appended to this statement.

Application Site Description and Context and Planning History

The planning application relates to a small site adjacent to 7 Musters Road and contains a single storey, flat roofed building dating from the 1960's which was formerly used as public conveniences. The building has not been used for a number of years, and following the sale of the building by Rushcliffe BC, a planning application was submitted in 2008 for the demolition of the building and the erection of a 4 storey office building. This was granted planning permission on 12 May 2008 but the development was never commenced and the permission has now lapsed.

The site is adjoined to the south by three storey semi-detached Victorian properties in office use and backs onto the former Midland Bank which is now a Co-Op convenience store. The vehicular access to the service yard for the Co-Op adjoins the northern boundary of the site. The listed War Memorial lies to the north west of this access with a wide footpath link between Musters Road and Bridgford Road lying between the two sites.

Historical Background

Up until the end of the 19th century, West Bridgford was still a small village. The population in 1881 was still only 293. This was due to the land being mainly in the ownership of one family, the Chaworth-Musters who also owned land at Colwick and lived at Colwick Hall.

From 1881 onwards the land was rapidly developed starting with the land in the north of the district including Musters Road and Bridgford Road. By 1891 the population had increased to 2,502 and by 1901, 7,018.

The OS map dating from c1875 shows the beginnings of this development with three pairs of semi-detached houses on Loughborough Road (since demolished and replaced with the car showrooms). Bridgford Road existed, as did the top end of Musters Road, but there were no buildings on either road. Trent Bridge Cricket Ground had been established in the 1830's as the home of the Nottinghamshire Cricket Club and the old pavilion at the south western corner of the site is shown on this map.

By 1887 the semi-detached properties on Musters Road and Bridgford Road had been constructed and a new curved stand and pavilion had been erected at the south western end of the cricket ground adjacent to Bridgford Road. At this time the land at the corner of Bridgford Road and Musters Road was undeveloped and the OS map shows a small Fire Station on the site of the public conveniences. The former Midland Bank at 8 Bridgford Road was built in the early 1900's.

The War Memorial was not built until 1921.

History and Description of War Memorial)

In 1919 West Bridgford UDC decided to erect a civic memorial to West Bridgford servicemen who lost their lives during the First World War. A 25 strong Committee was set up and funding raised by public subscription. The triangular piece of land adjacent to the Council's offices on Musters Road was identified as a suitable site.

The Memorial was designed by the West Bridgford architect William Gleave who had experience of designing public buildings and had been the architect for a number of private houses in West Bridgford. His son Captain Harry Gleave had been killed in service in the Somme in 1917.

The design for the Memorial was a 20 foot high gothic cross in Portland stone with a 6 foot wide octagonal base surrounded by a circular wall enclosing flower beds. A wreath was carved into the north face of the cross. Seven of the sides of the octagonal plinth contained

bronze plaques bearing the names of those who died during the first World War. (189 in total). The upper edge of the base had Old English script carved into the stone with the words “ Pro patria, the victor heroes rest in many lands, but here the symbol of their glory stands”.

The Memorial was built between September 1920 and March 1921 at a cost of £600, including the boundary walls, gates and paving.

The unveiling was performed by the Chaplain to the local regiment the Sherwood , the Rev Hayman, on 5th June 1921.

Additional plaques for a further 14 servicemen who had died during the first World War were added to the square base shortly afterwards.



War Memorial at the unveiling in 1921 looking towards Trent Bridge



Bridford Rd, War Memorial 1948

After the Second World War, in 1949, the circular wall and flower beds were reduced and an extra octagonal piece of Portland stone was inserted between the octagonal base and the square base to carry the names of 131 servicemen who died in World War II. The names of the 131 servicemen are listed on 7 plaques attached to the octagonal base.

Assesment of Significance

The Memorial is of historic significance as a testament to those who lost their lives in service during the two World Wars.

The appearance of the Memorial, the landscaped gardens in which it sits, and the surrounding walls and gates have changed little in appearance since 1949 and the site is an attractive oasis within the densely built-up area that surrounds it.



The War Memorial as it appears today looking towards Musters Road

Description of Proposal and Impact of the Proposed Works on the Heritage Significance of the Building

The proposed development relates to the demolition of the redundant public conveniences and the erection of a four storey dwelling. The proposed building is of a simple contemporary design. The building has four full floors and a smaller fifth floor containing the stairs which give access to the roof terrace. The building is slightly lower in height than the adjoining Victorian properties with a height of 12 metres to the top of the roof terrace parapet and 14 metres to the top of the stairs.

The materials reflect the contemporary nature of the design with the use of painted render (grey and white) and copper and Corten steel cladding. The principal elevation, which contains some floor to ceiling glazing at first floor level, faces towards Musters Road. There

are smaller windows to each of the side elevations, one of which faces towards the War Memorial.

The application site does not immediately abut the War Memorial as the footpath between Musters Road and Bridgford Road and the rear access to 8 Bridgford Road act as a buffer between the sites. The proposed building will be located about 40 metres away from the gothic cross of the War Memorial. Although the proposed building is unashamedly modern, its scale is in keeping with that of the buildings around the site and it will not dominate views of the War Memorial.

The context for the Memorial has changed significantly in recent years with the construction of a new stand and floodlights on the Cricket Ground immediately facing the Memorial gardens. The new stand, which is of a striking design, has a large curved canopy, with triangular shaped transparent panels, which is colour coated green to mimic the weathered copper roof of County Hall. The back of the stand overhangs the pavement on Bridgford Road. The stand, at a height of approximately 20 metres, and the 45 metre high floodlights which form a backcloth to views of the Memorial from Musters Road, now dominate the street scene and have a massive impact at night when the floodlights light up the whole area.

The proposed dwelling will have far less impact on the setting of the Memorial than the stand and floodlights and the modern design and materials will not look out of place in this context.



View of War Memorial with cricket ground stand and floodlights towering over the gardens

Conclusion

Given the distance between the proposed building and the War Memorial, the massing and scale of the building in relation to the Victorian properties that adjoin the application site, and the quality of the design and materials of the proposed building, it is considered that the proposed development would not impact detrimentally on the setting of the listed War Memorial and would therefore cause less than substantial harm to a heritage asset. The public benefit of replacing the derelict public conveniences with a new dwelling would outweigh any harm caused. The proposal would therefore be in accordance with NPPF and Local Plan policies.

Appendix

WAR MEMORIAL

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: WAR MEMORIAL

List entry Number: 1045640

Location

WAR MEMORIAL, MUSTERS ROAD

The building may lie within the boundary of more than one authority.

County: Nottinghamshire

District: Rushcliffe

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 13-Apr-1987

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 241801

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SK 53 NE WEST BRIDGFORD MUSTERS ROAD (north east side)

1/10 War Memorial

II

War memorial. c.1920 and 1945. C14 style. Ashlar, concrete dressings and bronze plaques. Octagonal plinth, and base with moulded top edge, foliate bosses and inscription. Bronze plaques on each side. Above, smaller base with plaques, 1945. Tapered shaft has square base with plaques, and wreath on west side. Above, larger wreath with angels. Above again, crocketed finial with gabled niches.

Listing NGR: SK5838037962

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SK 58380 37962