

# HERITAGE STATEMENT

## Rebuilding of Existing Residential Units at The Courtyard, Springvale Park, Lound Hall Estate, Bothamsall, DN22 8DF



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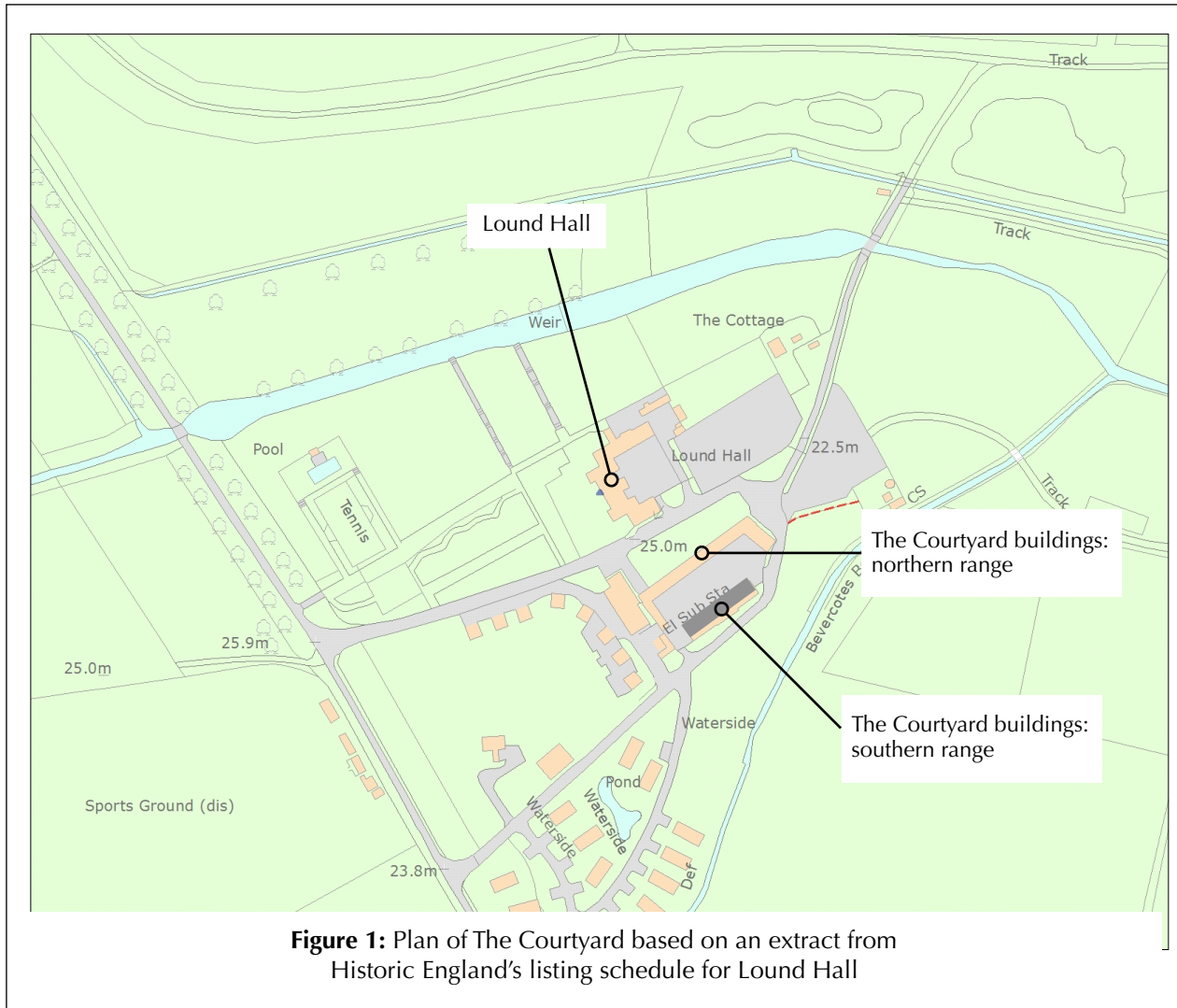
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## **1.0 INTRODUCTION**

- 1.1 This statement has been prepared by Stephen Bradwell, MA, MRTPI, IHBC to inform proposals for the demolition and rebuilding of the range of buildings along the southern side of The Courtyard on the Lound Hall Estate in Bothamsall. The site lies to south of the Grade II listed Lound Hall and the respective locations of the buildings under consideration are shown on the Ordnance Survey (OS) map extract from Historic England's National Heritage List (see Figure 1).
- 1.2 This statement also seeks to assess the potential impact of the proposed development on the local historic environment, adopting an approach that is *'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*, as recommended by the policy advice set out in paragraph 189 of the National Planning Policy Framework (NPPF).

## **2.0 SITE DESCRIPTION**

- 2.1 The Courtyard lies within an area of generally open countryside to the north-east of Bevercotes, within the Lound Hall Estate, which loosely comprises of the Springvale Fishing Lakes and a number of residential lodges that were granted approval for full residential use in 2017 (ref. 17/00297/CONR). The Courtyard comprises of a group of former agricultural and industrial buildings that are arranged around four sides of an enclosed farm yard, and whilst originally built for agricultural purposes, they were subsequently adapted for use as part of the former National Coal Board (NCB) colliery and mining training centre. The buildings have now been converted to a residential use following a prior notification approval for a change of use from offices to seven residential units (ref. 19/0774/PDN).
- 2.2 The Courtyard stands to the south of Lound Hall, a substantial Grade II listed house (see Photo 9). This house was built in 1937 by Sir Harold Peake, replacing an earlier hall that had been destroyed by a fire. The Hall is now a private residence having previously been used as part of the NCB's training centre and mining museum. (The full list description, which refers specifically to the house, is set out in Appendix 1.) The Courtyard buildings which are the subject of this application are physically and visually separated from Lound Hall by a trackway that runs to the south of the Hall, providing a vehicular access to Lound Hall and also a public footpath, and by the single storey range of buildings along the northern side of the courtyard (see Photo 8).
- 2.3 The buildings which are the subject of this report form the southern range of The Courtyard (as highlighted in grey on Figure 1) and consist of a linear range of single and two storey buildings that are constructed in brick with a pantile roof (see Photos 1 - 5). These buildings have an established residential/domestic use, although the method of their construction is more typically associated with commercial/industrial premises rather than domestic with the use of a steel framework and concrete first floors as a legacy of their associations with the former mining training centre (see para. 3.4 below). A more detailed assessment of the



buildings' construction methods and their condition is described in the structural inspection and condition report prepared by Derek Kitson Architectural Technologist Ltd.

- 2.4 This report shows that the buildings are in a poor structural condition and no longer reasonably habitable, with the redevelopment of these buildings having considerable benefits of over their renovation, not only in cost savings but also in terms of layout, structural integrity and much improved sustainability.

### 3.0 HISTORICAL DEVELOPMENT OF LOUND HALL AND SURROUNDING AREA

- 3.1 The early 1885 OS map shows a range of agricultural buildings to the south of the original Lound Hall, with a linear range of agricultural buildings along the southern edge of the farmyard with a further detached range to the north (Map 1).
- 3.2 The later 1899 & 1920 OS maps (Maps 2 & 3) show significant changes to the buildings along the southern edge of the farmyard, both maps showing a reduction in the overall size of the buildings from that shown on the previous OS map.

3.3 The OS mapping series then jumps forward to the 1959 OS map (Map 4) and as a result there are no records of the site immediately before and after the construction of the present Lound Hall in 1937. This map does however show the extent of the changes following the rebuilding of the original Lound Hall and its change of use, with the site referred to as a 'training centre'. It is also evident from this map that the range of former agricultural buildings had been modified and extended with a more defined courtyard, formed in part by a new linear range of buildings along the southern side of the courtyard (now the subject of this application), purpose-built for the NCB training centre, with a distinctive L-shaped range along its northern side.

3.4 A similar arrangement of land and buildings across both Lound Hall and the range of former agricultural buildings is then shown on the later OS maps of 1965 & 1992 (Maps 5 & 6).

#### **4.0 SUMMARY OF THE DEVELOPMENT PROPOSALS**

4.1 In summary, the proposed development relates to the demolition of the range of buildings along the southern side of The Courtyard, and the erection of replacement buildings comprising a terrace of four single and two storey, 2-bed units and a further detached single storey, 1-bed unit on a similar footprint to the original buildings.

4.2 It is evident from the inspection report that the existing buildings are of a permanent construction but no longer practical or viable for residential use. The proposed new buildings will be of a similar scale to the existing buildings, reflecting the mix of single and two storey elements, and built on their general footprint. Furthermore these proposals provide the opportunity to build a range of purpose-built and more sustainable residential units.

#### **5.0 LOCAL HERITAGE ASSETS**

5.1 Annex 2 of the NPPF defines a heritage asset as: '*a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*' and this includes both designated heritage assets and other non-designated assets identified by the local planning authority.

5.2 The following sources of information have been used to identify the heritage assets within the locality:

- relevant designation records from Historic England's *Heritage List for England*;
- information on Conservation Areas was obtained from Bassetlaw District Council's web site;
- the Nottinghamshire Historic Environment Record (HER) was also accessed via the Heritage Gateway.

- 5.3 A site visit has been undertaken to view the site and its relationship with the heritage assets within the vicinity of the site.

#### ***Listed Buildings***

- 5.4 The Courtyard buildings are not listed, but Lound Hall to the north of the site is Grade II listed (HER ref. M11532). The list description provides a full description of Lound Hall (see Appendix 1), but in summary it notes that the house was built for the Peake family in 1937 by Brierley, Rutherford and Syme in a neo-Georgian style.

#### ***Historic Parks and Gardens & Scheduled Monuments***

- 5.5 There are no Registered Historic Parks and Gardens or scheduled monuments within the vicinity of the site.

#### ***Conservation Areas***

- 5.6 The site lies outside of any designated Conservation Area, and there are no Conservation Areas within its vicinity that could be affected by the proposed development.

#### ***Non-Designated Heritage Assets***

- 5.7 The Courtyard buildings are not specifically recorded on HER, but they are situated within the grounds of Lound Hall as identified by the HER (HER ref. MNT26602). Although the HER acknowledges that the grounds, first shown on Sanderson's map of 1835, 'have been mostly built on' (see also para. 3.4 above which explains the construction of the buildings that are the subject of this application).

- 5.8 Furthermore, The Courtyard buildings are not included within the Council's register of non-designated heritage assets.

### **6.0 PLANNING POLICY CONTEXT**

- 6.1 The most relevant planning policies relating to these proposals are considered to be:

#### ***Planning (Listed Buildings and Conservation Areas) Act, 1990***

- 6.2 In summary section 66 of the Act requires Councils when determining planning applications to pay special regard to the desirability of preserving the setting of a listed building.

#### ***The Development Plan***

- 6.3 The development plan relevant to the assessment of this application comprises of the now somewhat dated Bassetlaw Core Strategy and Development Management Policies DPD, adopted December 2011 and the policies in this plan have to be assessed in terms of their consistency with the NPPF.

- 6.4 Of the policies in this plan, the most relevant policy relating to development in the historic environment is considered to be Policy DM8: *Historic Environment*. This policy seeks to protect and enhance the historic environment, noting amongst other things, that the setting of an asset is an important aspect of its special architectural or historic interest and proposals that fail to preserve or enhance the setting of a heritage asset will not be supported.
- 6.5 In addition, Policy DM4 on *Design and Character* also notes that development proposals are expected, amongst other things, to respect their wider surroundings in relation to historic development patterns or buildings.

### **National Planning Policy Framework**

- 6.6 The NPPF is also a material consideration in the determination of this planning application and it supports the development of under-utilised land and buildings [para. 118], and it also recognises that the significance of a designated heritage asset can be harmed or lost by development within its setting and makes clear that any harm to the significance of a designated heritage asset requires a clear and convincing justification [para. 194]. Annex 2 of the NPPF notes that significance '*derives not only from a heritage asset's physical presence, but also from its setting*', 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*'.

### **Other Guidance**

#### *Planning Practice Guidance (PPG)*

- 6.7 The PPG makes clear that the extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development, but it is also influenced by other environmental factors and historic relationships (see paragraph: 013 Reference ID: 18a-013-20190723, Revision date: 23 07 2019).

#### *Historic England: Historic Environment Good Practice Advice Planning Note 3: The Setting of Heritage Assets (Second Edition published December 2017) (GPA3)*

- 6.8 GPA3, which is consistent with the objectives of the NPPF, provides guidance on the management of change within the setting of heritage assets, and it recognises that '*elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*'. GPA3 also recognises that whilst setting is often expressed by reference to visual considerations, setting can also be influenced by other factors (text box, page 2), which may include associative relationships (para. 7).

## **7.0 HERITAGE ASSESSMENT**

- 7.1 The buildings which are the subject of this application are of no great architectural or historic merit. They appear to have been built in the 1950s to serve the mining training

centre and they are not recognised as a non-designated heritage asset and are not included on the HER.

- 7.2 The Courtyard also lies to the south of Lound Hall, but there is no physical attachment or functional associations between the Hall and these buildings, and it has already been determined that the existing range of buildings at The Courtyard lie outside of its curtilage (see application ref 19/00774/PDN, memo from Mark Wilkinson dated 5 July 2019). There should therefore be no heritage objections to the demolition of the existing range of buildings.
- 7.3 The principal heritage consideration is whether the replacement buildings affect the setting of the listed building. In this case these proposals seek to replace an existing range of buildings that are some distance from Lound Hall and already well screened by the range of buildings along the northern side of the courtyard (see Photos 6, 7 & 8). In addition, there is nothing in the relationship between these buildings and Lound Hall that can be regarded as contributing to its setting or its significance. There are only very limited and incidental views between the application site and Lound Hall, the new buildings will not be seen in the context of Lound Hall, and there are no functional or historic associations between the buildings and Lound Hall.
- 7.4 It is therefore considered that the contribution of The Courtyard buildings to the setting of Lound Hall can be best described as neutral and given that the overall scale and location of the proposed development reflects that of the existing buildings, it is considered that the replacement buildings will have no material impact on the setting on this listed building, or its significance.
- 7.5 It is therefore considered that this proposal accords with the provisions of Policy DM8 and the guidance in the NPPF, which seek to preserve the setting of listed buildings, and also Policy DM4, which seeks to ensure that new development respects its wider surroundings, particularly in relation to historic buildings.

## **8.0 CONCLUSION**

- 8.1 For the reasons set out above it is considered that there should be no objection to the replacement of the existing range of buildings with the proposed development, given that:
- the buildings which are to be demolished lie outside of the curtilage of Lound Hall;
  - the buildings which are to be demolished are of no great architectural or historic merit;
  - the new development is of a similar scale to the existing buildings and built on their footprint;
  - the new development will not harm the setting of Lound Hall.

- 8.2 Consequently, this proposal complies with the requirements of the Planning (Listed Buildings and Conservation Areas) Act and the objectives of the relevant local and national planning policies.

**Stephen Bradwell, MA MRTPI IHBC**

**27 April 2021**



**APPENDIX 1: Extract from Lound Hall List Description****Details**

SK 77 SW 5/9

BOTHAMSALL LOUND HALL DRIVE (north side) Lound Hall

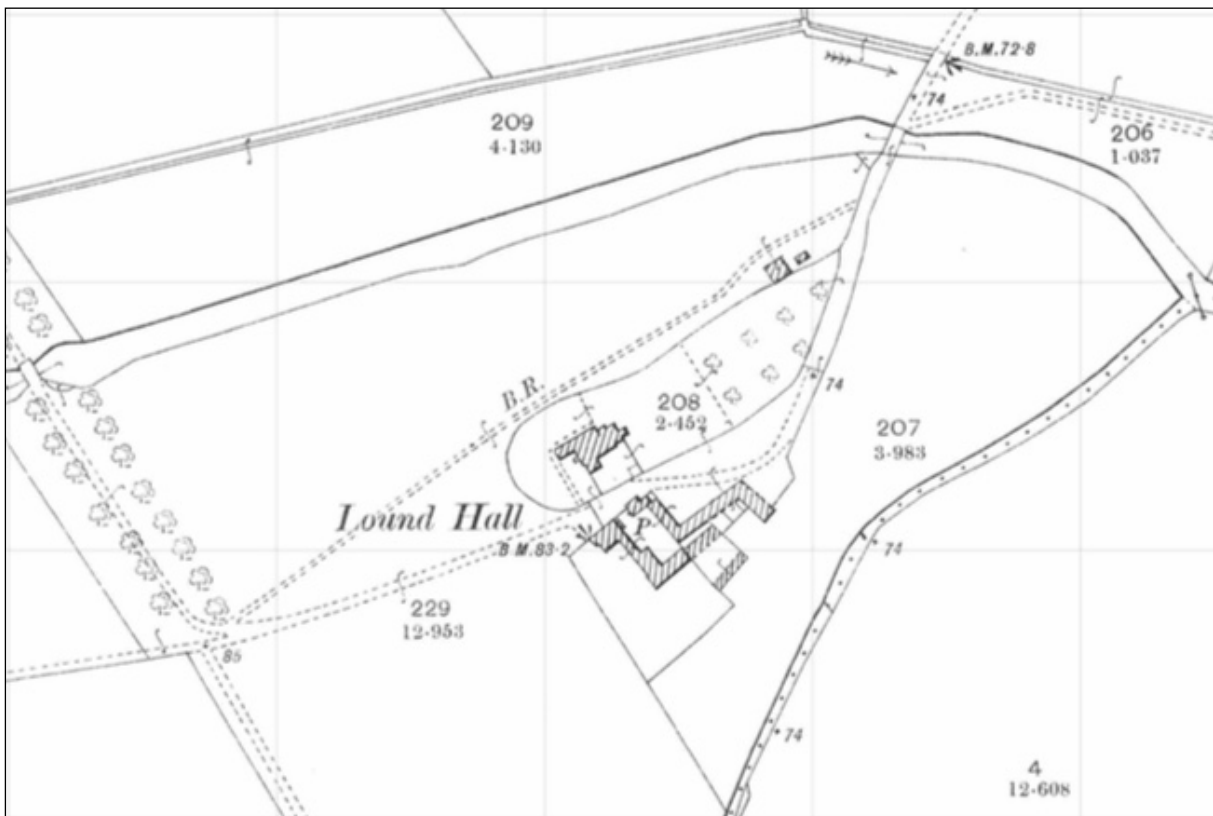
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Country house, now N.C.B. training centre and museum of mining. 1937. Brierley, Rutherford and Syme for the Peake family. Neo-Georgian style. Hand made red brick. Plain tile hipped roofs. West/garden front. 2 ridge stacks, 2 outer stacks and single central stack to the rear, all red brick. Moulded cornice. Brick quoins. Set on a plinth. 2 storeys plus attic, 11 bays. The outer 2 bays are set back and the third bay in on each side projects. Dentil and raised brick first floor band. Central doorway, 3 steps up with double glazing bar door. Either side are 2 sashes with single larger sashes in the projecting bays. To the right, set back, is a single sash and single larger sash to the right. To the left, set back, is a single sash with single smaller sash to the left. Above, central sash flanked by single blind oval panels with decorative raised brick surrounds. Either side are 2 smaller sashes. In the projecting bays are single sashes flanked by single similar oval panels. To the right, set back, are 2 sashes following the pattern of those below. To the left, set back, is a single glazing bar sash with single larger sash to the left. In the attic there is a single hipped dormer with single tripartite casement with lead glazing bars. In the south wall of the right projecting bay are 3 sashes with 3 smaller sashes above. In the south wall of the left projecting bay is a single sash and in the north wall is a doorway with glazing bar door replacing a sash, flanked by single sashes. Above are 2 sashes with a doorway to the left with glazing bar door and iron fire escape leading to the ground. All ground floor openings have flush wedge lintels, key blocks and cambered arches. East/entrance front of 10 bays with first floor band as front. Central doorway 2 steps up with double panelled door and ashlar surround with 2 ashlar brackets supporting an open pediment. Either side and set back are 2 sashes. To the left is a single projecting bay with oval casement in decorative raised brick surround and further left in a further projecting wing are 2 sashes. To the right is a projecting 2 bay wing with single sash and single small casement to the right. All ground floor windows have flush wedge lintels and all except casements have key blocks and cambered arches. Above are 5 glazing bar sashes. To the left is a large sash and further left 2 sashes. To the right, in the projecting wing, is a single sash with single small casement to the right. Projecting from the right is a 7 bay wing with 3 red brick stacks. The fifth bay from the left slightly projects and has no band. Having from left to right a doorway with glazing bar and panelled door and glazing bar overlight, a single sash, a single small casement, a single sash, a doorway with similar door and overlight, a single casement set low, a single small casement and a single sash. Above are 4 sashes and to the right a single similar sash set low, a single casement and on the far right a single sash. All except the fixed light have flush wedge lintels and cambered arches. In the attic are 4 hipped dormers with 2 quadripartite casements alternating with 2 tripartite casements all with lead glazing bars. All windows have glazing bars. Interior has a panelled hall with rooms leading off, 3 of which are panelled with decorative door cases and fireplaces, a single room has an Adam style fireplace. There is a panelled library with niches and marble fireplace. On the first floor are several contemporary fireplaces. Open well stair with turned balusters.

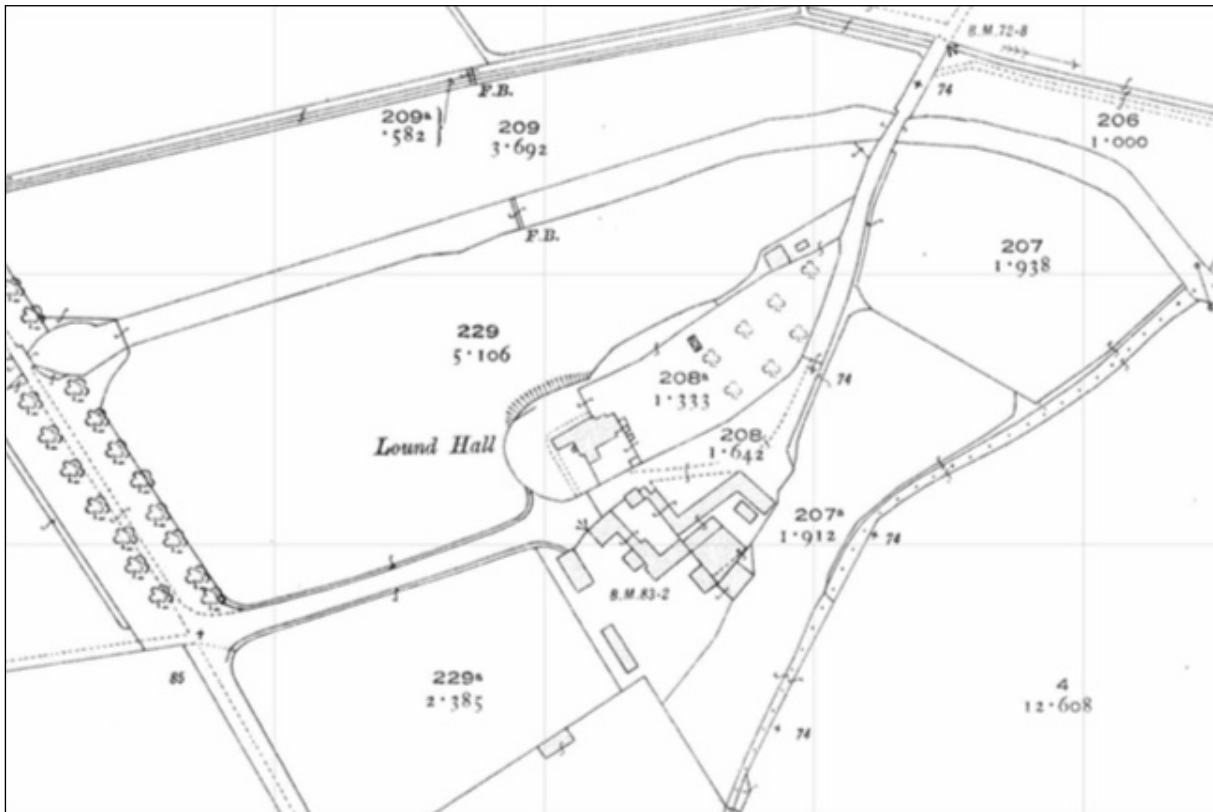
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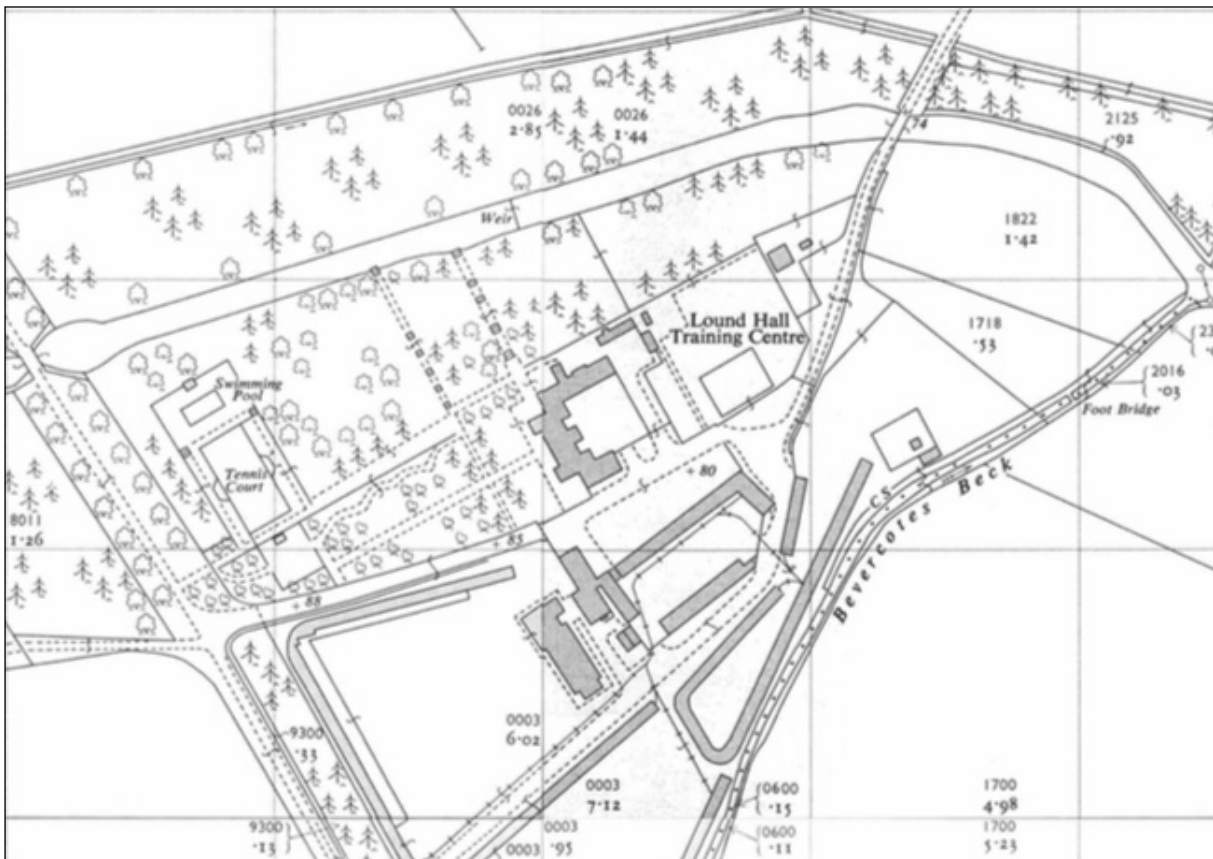
**Map 1:** Extract from Ordnance Survey Map, 1885



**Map 2:** Extract from Ordnance Survey Map, 1899



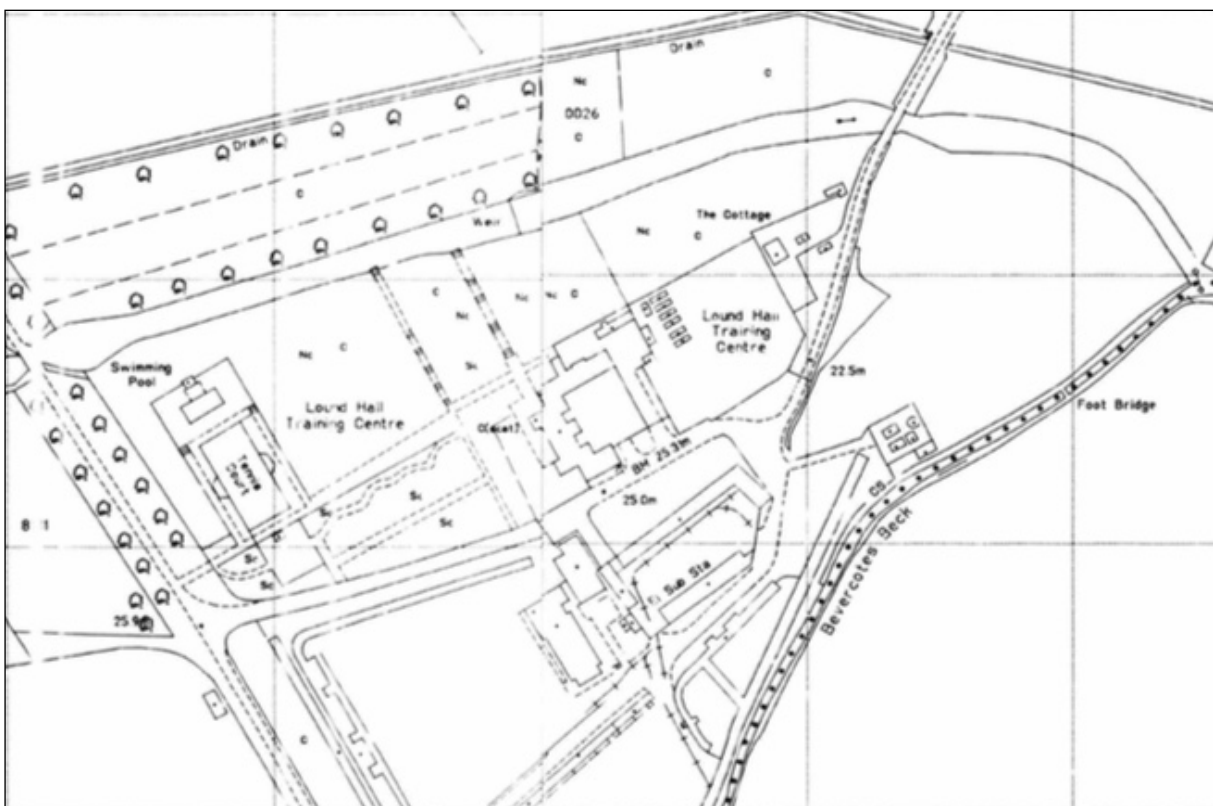
Map 3: Extract from Ordnance Survey Map, 1920



Map 4: Extract from Ordnance Survey Map, 1959



**Map 5:** Extract from Ordnance Survey Map, 1965



**Map 6:** Extract from Ordnance Survey Map, 1992



**Photo 1:** View of the internal elevations of the southern range of The Courtyard buildings



**Photo 2:** View of the internal elevations of the southern range of The Courtyard buildings



**Photo 3:** View of the external elevations of the southern range of The Courtyard buildings





**Photo 4:** View of the external elevations of the southern range of The Courtyard buildings



**Photo 5:** View of the external elevations of the southern range of The Courtyard buildings



**Photo 6:** View of Lound Hall over the southern range of The Courtyard buildings



**Photo 7:** View of Lound Hall over the The Courtyard buildings



**Photo 8:** View of the rear wall of the northern range of The Courtyard buildings from Lound Hall with the roof of the southern range in the background



**Photo 9:** View of Lound Hall from the public footpath to the north of The Courtyard buildings

