

Battleaxes, Bristol Road, Wraxall, BS48 1LQ

Design and Access Statement

Part 1 of 6

STUDIO
HIVE
ARCHITECTURE





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Battleaxes Design and Access Statement

August 2023

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Disclaimer

This document and its contents have been prepared by
Architecture by Studio HIVE

About Us:

Studio HIVE was founded in 2014, with the ambition to work on innovative and sustainable projects that transform our built environment for future generations.

Our team is an essential mix of property professionals, project and development managers, architects and designers, surveyors, sustainability and building experts. Together, we share a strong creative ethos and a belief in the importance of leaving a legacy of which we can all be proud.

Architecture by Studio hive was born out of our collective need to do things differently; to create sustainable buildings across a variety of sectors with a bold, yet sensitive approach to each project. As a small team, we're agile and flexible in approach, adapting to the needs of a project and collaborating closely with clients and project partners.

00 Documents Schedule

DOCUMENTS SCHEDULE

Surveys, Statements & Reports

Building Survey
Built Heritage Statement

Arboricultural Report
Bat Emergence Surveys & Mitigation Report
Preliminary Ecological Appraisal & Preliminary Roost Assessment
Energy & Sustainability Statement

Proposed Drainage Strategy and Drainage Maintenance Strategy
Transport Statement
Visual Impact Assessment
Noise Impact Assessment

Community Involvement Statement
Viability Statement
Marketing Report
Planning Statement
Very Special Circumstances (VSC)

Drawings

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Battleaxes - Existing Elevations
Battleaxes - Existing First Floor & Roof Plan
Battleaxes - Proposed Lower Ground Floor Plan
Battleaxes - Proposed Ground Floor Plan
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Battleaxes - Proposed Roof Plan
Battleaxes - Proposed Elevations
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The Terrace (Plans, Elevations, Sections)
The Mews (Plans, Elevations, Sections)
The Coach House (Plans, Elevations, Sections)

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Proposed Site Sections (North)
Proposed Site Sections (East & West)

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Proposed Site Plan
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01 Executive Summary Our vision



A community hub that brings people together.

This historic meeting place was always intended for use by the local community from its early origins in 1882 as a Temperance House for Tynesfield Estate staff, to a pub and B&B in more recent years.

As local people (as well as architects and developers), we're committed to restoring the building to its former glory.

*Breathing new life
into the Battleaxes and
the historic heart of
Wraxall*



Placemaking

Our proposals are designed to inject new life into the heart of Wraxall. The Battleaxes will be a place to meet, live, work, pick up groceries, grab a coffee or take part in a local society. We intend to return the Grade 2 Listed building to active use whilst respecting its character and making better use of this historic building.

By creating a multi-purpose development, our vision is to unite local communities as well as bring in new jobs and investment from further afield.

Meet

We're taking the building back to its early roots by providing diverse spaces for people to come together. Our licensed café will be managed by a local independent operator, providing the ideal spot for coffee, lunch or a drink on a sunny evening.

Shop

Pick up the essentials at our local shop. Our on-site farm shop will be managed by a local brand and will stock locally produced groceries and more; we hope to offer local farmers and makers a chance to showcase their produce and creations.

Work

We want to actively support flexible working by creating a co-working hub for individuals and small businesses. The local community and businesses can also make use of communal spaces for meetings, clubs and gatherings at our Work Near Home Hub.

A new low carbon office for the Studio Hive team will be a key feature, improving the environmental footprint of the existing building as a whole and enabling us to become part of the new community in the years to come.

Live

Nine, new low-carbon family homes are an essential part of our investment that will, in turn enable us to invest significantly in the extensive restoration, conservation and protection of The Battleaxes as a Grade 2 Listed building. Communal landscaped gardens will provide space for new and existing residents, to enjoy the fresh air and landscaped gardens.

Stay

Maintaining the existing six stylish en-suite bedrooms in the upper part of the main building will make handy bolt-holes for people in the area working or visiting friends and family.

Learn

Our community spaces will make the ideal venue for local clubs and societies such as fitness, art classes and local history. Our vision is to inspire people of all ages to have fun, share knowledge, feel healthier and learn something new.

01 Executive Summary Our vision

A significant gothic landmark

The Battleaxes public house has been an important landmark in Wraxall for over 140 years. The building was designed by William Butterfield, a Gothic revival architect associated with the Oxford Movement for Anthony Gibbs of Tyntesfield, and completed in 1882.

The building was originally designed as a Temperance Inn, Estate club house and caretaker's house for the workers of Tyntesfield.

It went on to have various functions in the life of the village as a large public house with rooms. known as The Widdecombe Arms during the 1970s and 80s. It later reverted to its original name, The Battleaxes and served the public for many years until finally closing its doors in 2020.

Today, it holds a Grade 2 Listed status due to the architectural style, Butterfield's reputation, and the association with the Gibbs family and Tyntesfield.

Shaping the future of Wraxall Parish

People choose to live in this special part of the world because it offers so much; its position in the beautiful countryside, its proximity to Bristol and rural Somerset. It's our responsibility to protect and enhance the unique character of Wraxall both for existing residents and future generations.

Our proposal returns The Battleaxes to being in the centre of village life, as a thriving location to experience, live and work. The destination's diverse facilities will support a thriving local economy, creating business and employment opportunities for the local community and will attract visitors and business people from neighbouring areas.

Key considerations:

Conservation – we take our responsibility as custodians of an important historical building very seriously. Today, the building is in need of extensive repair and re-ordering to make it functional and commercially resilient in years to come. Our aim is to protect and enhance the existing form and architectural detailing through sympathetic and sustainable design that will extend its lifespan. We also intend to restore and refurbish historic elements of the site; this includes several barns.

The development of the new houses detailed within our proposal are essential in supporting us to make a significant investment to support, protect and preserve the original form of the Battleaxes whilst ensuring it meets modern environmental standards.



Sustainability – our ambition is to create a truly sustainable development, which becomes known as a centre for sustainable excellence in the region. Our proposals for the new houses within the grounds will embrace a 'low energy' approach designed to maximise energy efficiency and integrate the use of renewable and low carbon energy.

To enhance the existing building, we intend to introduce a low-energy office extension which will offset the emissions of the existing building by mitigating its energy use and contributing to site-wide reduction of carbon footprint.

Sustainability goes above and beyond energy efficiency. We also want to inspire healthier living amongst our own staff and visitors to the site. This is why we're providing lots of cycle spaces for office users and visitors as well as improving safety and access to the site, with a footpath link from The Grove.

Environment – protecting and enhancing the area's stunning natural beauty are important considerations. Our plan is to reduce the large tarmac areas to the rear of the building and introducing a shared garden to the south of the building, which provides a peaceful green space overlooking surrounding countryside for office staff, residents and visitors to enjoy.

Accessibility – we will ensure that the level of accessibility around the site and within the existing building is improved over that which currently exists. All new development will naturally comply with Part M and part K of the Building Regulations. We will enable easier access to the site and encourage more cyclists to include the Battleaxes on their route. There will be sufficient parking for cars and bikes in accordance with NSC requirements as well as charging points for electric vehicles.

01 Executive Summary

This document sets out our ambitions for the Battleaxes and the surrounding site which will restore the building to being a central feature of village life in Wraxall.

The Battleaxes public house has been a notable landmark in Wraxall for over 140 years. Initially a Temperance House, the building has performed various functions in the life of the village not least that of a pub and restaurant. Unfortunately, The Battleaxes closed in March 2020 having become uneconomic to continue as a business.

Within the main building we propose to create shared workspace from where local businesses can operate.

There will also be a cafe and farm shop - stocked by local suppliers, overnight accommodation and a new office extension to the south side of the main building which we, Studio HIVE, will occupy.

Within the existing car park we plan the addition of nine new 'low-energy' homes the sale of which is required to support our plans for the main building.

This document should be read in conjunction with the full Planning Application including drawings and associated reports.



Aerial photograph of the Battleaxes site and immediate surroundings

02 Introduction Project Background

The Battleaxes free house was built in 1882 and is Grade II listed. It was originally built as a Temperance House for the workers at the near by Tyntesfield Estate.

In September 2010 the building was restored before being bought by the Country Pub Group from the Flatcappers group in 2019. In recent years The Battleaxes had become a popular venue for wedding receptions and family gatherings.

The Battleaxes in Wraxall closed prior to the first lockdown in early 2020 and has not re-opened since, despite COVID restrictions easing. The previous operators of the pub, The Country Pub Group, entered administration in August 2020.

The property was put up for sale by the free-holder in October 2020 excluding the self contained cottage which is at the western end of the building at the junction with The Grove.

A marketing campaign was undertaken:

- An All Enquiries board was erected facing the Bristol Road
- Marketing details were made available including a freehold and letting option

- Direct approaches to major pub groups were made
- The property was featured on the Agents web site (www.fleurets.com)
- Details were circulated among Fleurets database of buyers; over 6000 names from which they received 1,271 requests for further information.
- 15 viewings were undertaken

In November 2020 an offer was made but subsequently withdrawn. Only four other offers were made (including ours). Following our agreement to purchase a subsequent offer has been made significantly below the guide-price indicating further weakening of the market for this building.

In spite of the property being empty for over two years there has been no approach by community groups nor, indeed from any other potential purchaser.

As time has passed the external fabric - especially the roof - has suffered and is now in need of urgent repair to prevent further deterioration.

Please also see Viability and Marketing Report.



Drone photographs from the south elevation of the existing building



Fleurets sign on the west elevation of the Battleaxes building

02

Introduction Project Brief

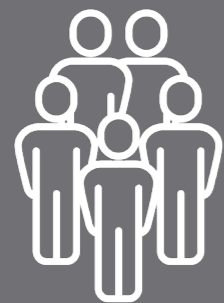
Our proposals for The Battleaxes comprise the following:

- Refurbishment of the existing Grade II listed building; part retention of licenced space with change of use of remainder to become multi-use business and local community hub, a farm shop, licenced cafe and on the first floor, retention of ancillary bed & breakfast accommodation.
- To the south elevation will be a new-build extension over two levels with rooftop solar PV panels which will provide office accommodation for Studio HIVE and Architecture by Studio HIVE.
- Within the existing car park we propose 9no. new, 'low-energy' homes.
- Within one of the existing barns we plan a small flexible retail space for use by local crafts people.
- Internal and external fabric repairs and window refurbishment, refurbishment of boundary walls and out-buildings,
- Improvement of Green Space on site with enhancement of existing and addition of new green infrastructure.

We aim to provide sustainable building and landscape solutions, will reinstate new green space and will also introduce new permeable surfaces across the site, We will retain the best of the existing trees and shrubs while adding new communal gardens. Our aim is, through these interventions, to bring the building back into communal use and allowing it to thrive once more as a centre of local business activity.

The Battleaxes will support flexible working; part of it will be developed as a hub for small businesses where desk space can be rented; our Work Near Home Hub. In this way we hope to support local businesses as well as providing complementary facilities in the form of meeting rooms and access to the coffee shop.

We envisage the Battleaxes as a truly sustainable location. We will provide ample cycle storage, accessible parking spaces and charging points for electric vehicles.



Grade II Listed Building

returned to original use for the community, respecting historical character.



Local Business

Infrastructure to support local businesses and start ups and improve local economy. Sustainable office extension, flexible spaces, cafe/bar, community space and flexible working.



Reinstating green spaces

Replacing large hard surfacing areas with soft landscaping and shared gardens, reinstating green spaces



9 new homes

Providing residential accommodation, 9 low energy contemporary homes



Parking

Providing cycle and car parking within the site for residents and visitors, including disabled spaces and EV charging

03 Context Site Location

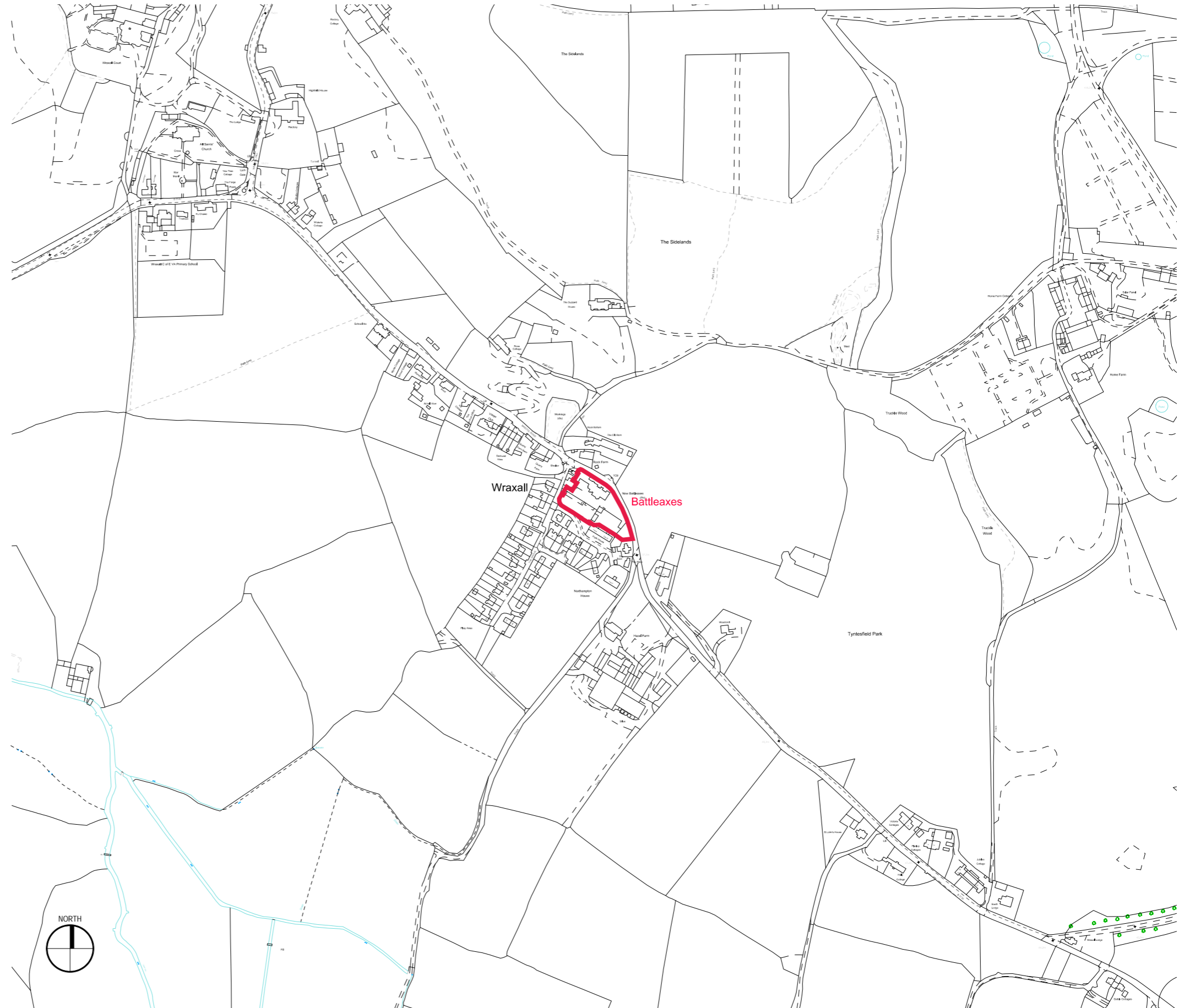
Address: Bristol Road,
Wraxall,
BS48 1LQ

County Region: England
District borough unitary: North Somerset
District borough ward: Long Ashton Ward
English region: South West

The Battleaxes is located in the Civil Parish of Wraxall and Failand in North Somerset. It is approximately 6 miles west of Bristol and 1.7 miles from Nailsea. It takes only 30 minutes by car to get to Wraxall from central Bristol. Wraxall itself extends along the Bristol Road and comprises two areas of urban development at each end of the parish.

The development site is located towards the east of the village, in an existing residential area which also includes The Grove which mostly comprises local authority or ex-local authority housing. The site is surrounded by farmland and several detached dwellings. The site comprises two terraced levels - the upper, containing the Battleaxes and car park, with the lower terrace containing two unoccupied stone out-buildings and further areas of car park.

The Grade II listed Battleaxes creates a prominent landmark within the village.



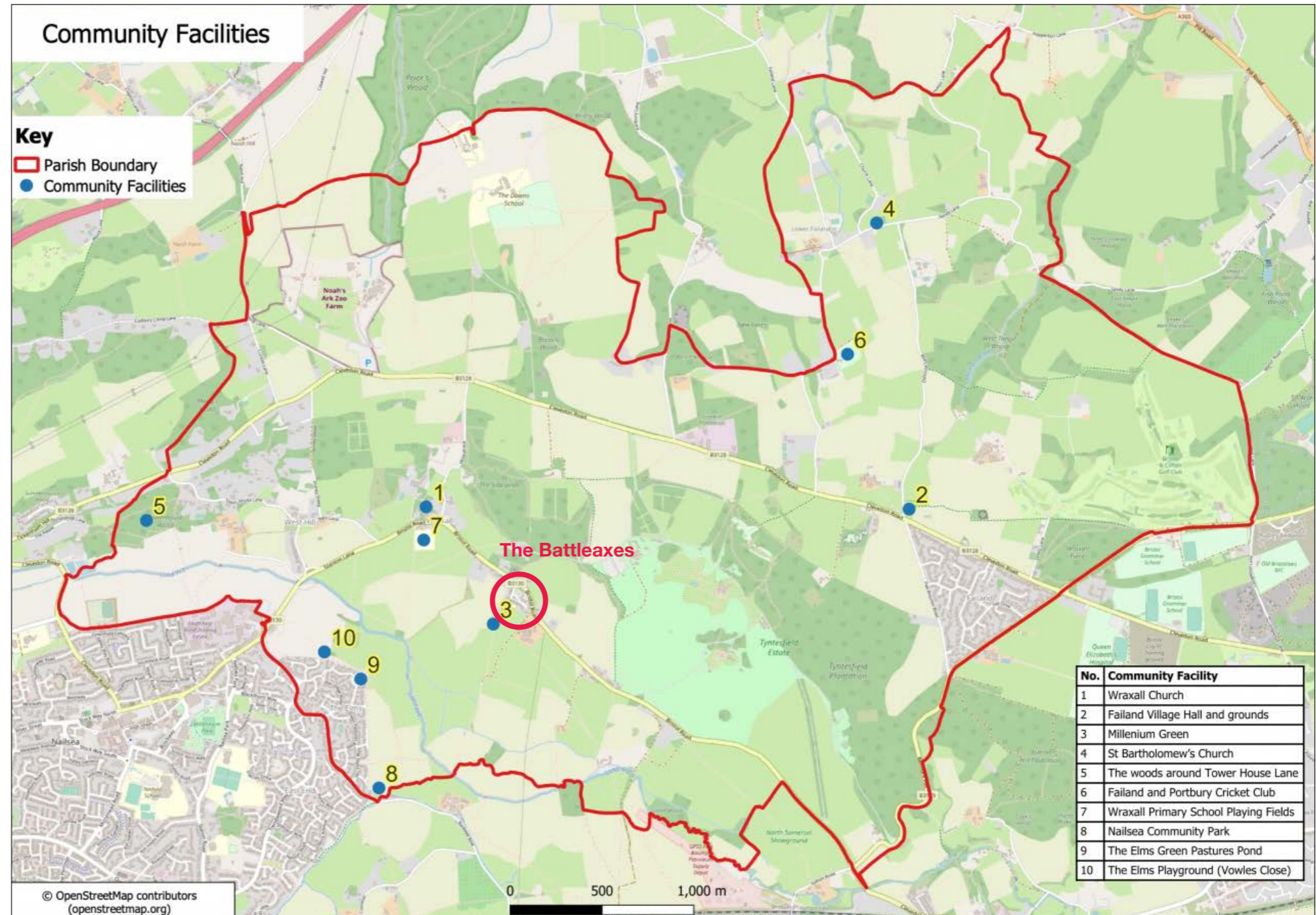
03 Context Community

There are a number of community facilities within the Parish which are identified on the plan (right) the closest of which is Millennium Green, which lies to the south of the site.

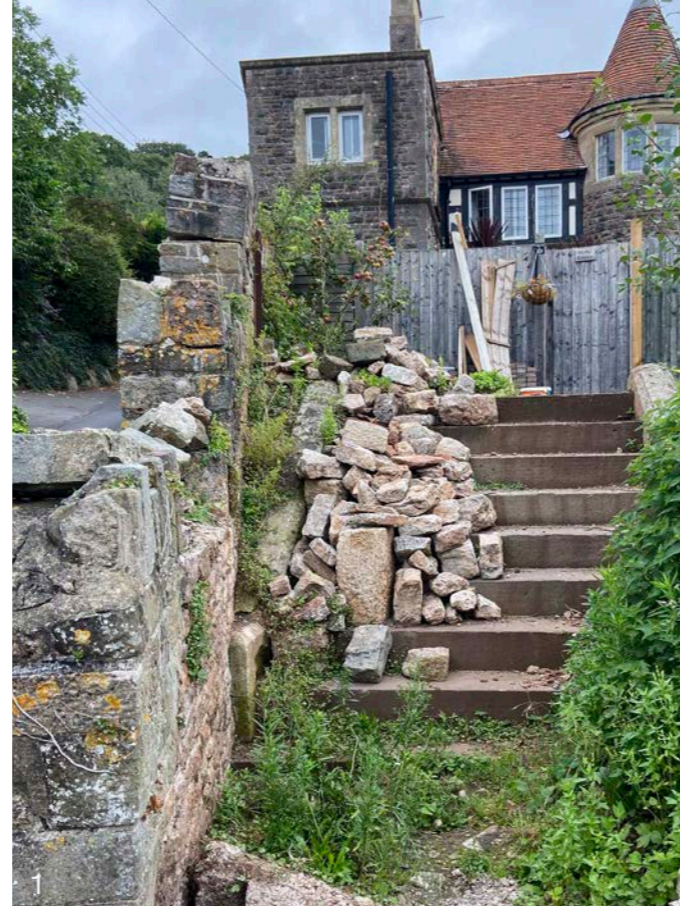
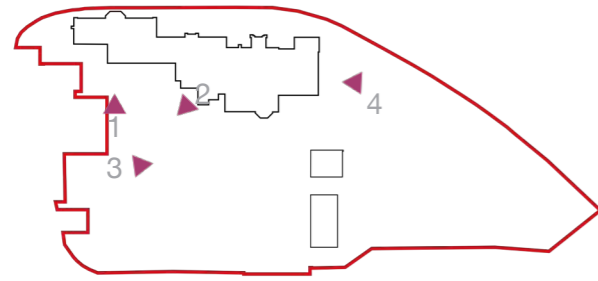
Within walking distance, on road for approx. 200m to the west are Wraxall Church and Wraxall Primary School playing fields. However, following the loss of the village pub it is clear, through the consultation which we have undertaken, that the community in Wraxall is in need of better amenities and facilities which might support small businesses.

We have undertaken a number of consultation events with both the Parish council and local residents; we believe in community involvement and fully support the process by which local people can contribute to shaping their local environment.

Our approach to Community Involvement and our consultation process is described in Section 07.



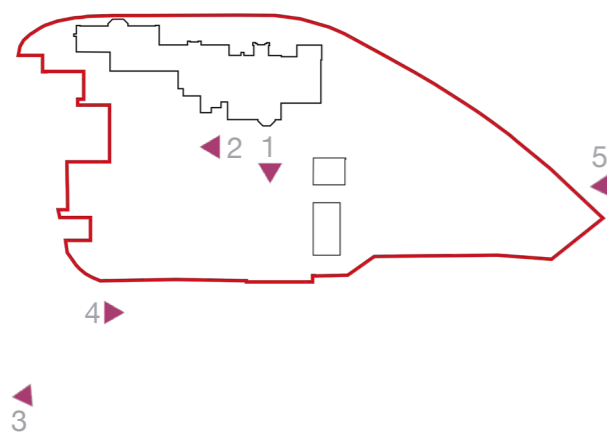
03 Context Site Condition



1. The external fabric of the building, as well as boundary walls and fences are all in poor condition. Stonework to the west boundary wall needs to be rebuilt.
2. The two large propane gas storage vessels and the caged enclosure are currently in the curtilage of the caretaker's cottage.
3. Change of level on site. Overgrown with large shrubs in need of attention.
4. Across the whole roof, many tiles have slipped and lead work needs significant repair.



03 Context Boundary Condition



1. View from the first floor of the Battleaxes building. It shows the upper and lower level of the car park which are connected via a stone stair which is overgrown and in a poor state of repair.
2. Looking west towards The Grove. The wooden fence that separates the site from the road and the caretaker's cottage will be removed before Studio Hive take ownership.
3. View looking north on The Grove. The entrance to the lower car park is indicated.
4. The Grove along the southern edge of the site. The boundary of the plot is marked by a low stone wall overhung by dense shrubs.
5. Drone shot showing parking to the east of the site and the three storey residential building, Fryth House which is adjacent to the southern boundary of the lower car park.



04 Analysis






Existing vehicular Transport & Movement

The main vehicular access to the site is from the Bristol Road which we intend to maintain. A secondary access to the site is also achievable off The Grove which will also be retained, providing off-street parking for the Caretaker's Cottage which is outside the scope of our Application. We propose off-street parking to four of the terrace houses which will be accessed from The Grove.

The Wraxall Circular from Tyntesfield is a 5.3 km looped trail that starts and ends in West Hill, North Somerset. It runs down The Grove to the west of The Battleaxes. The trail is graded as 'Medium'. The trail can be completed in approx 1 hrs 40 mins.

The site is well served by public transport with two bus stops located either side of the Bristol Road close to the Junction with The Grove.

Please read in conjunction with Transport Assessment.

-  Bus stops
-  Bus route X9
-  Public footpath
-  Vehicle access
-  Site



Vehicular and footpaths access, Bus routes.

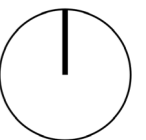


Image: The HiiKER

04

Analysis

Walking distances,
Existing cycling routes

The diagram shows the extent to which one might walk in 10 minutes from the site.

Walking along the Bristol Road is not recommended as to the east and west of the site there is no footwalk. There are, however footpaths which connect the site to Tyntesfield and Wraxall.

A walk to the Tyntesfield estate may take around 20 minutes; there is a direct foot path opposite the junction of the Bristol Road and The Grove.

There is also a footpath from The Grove to Wraxall C of E Primary School which has been put in place by the Parish Council. This route across the fields avoids the Bristol Road which has no footwalk.

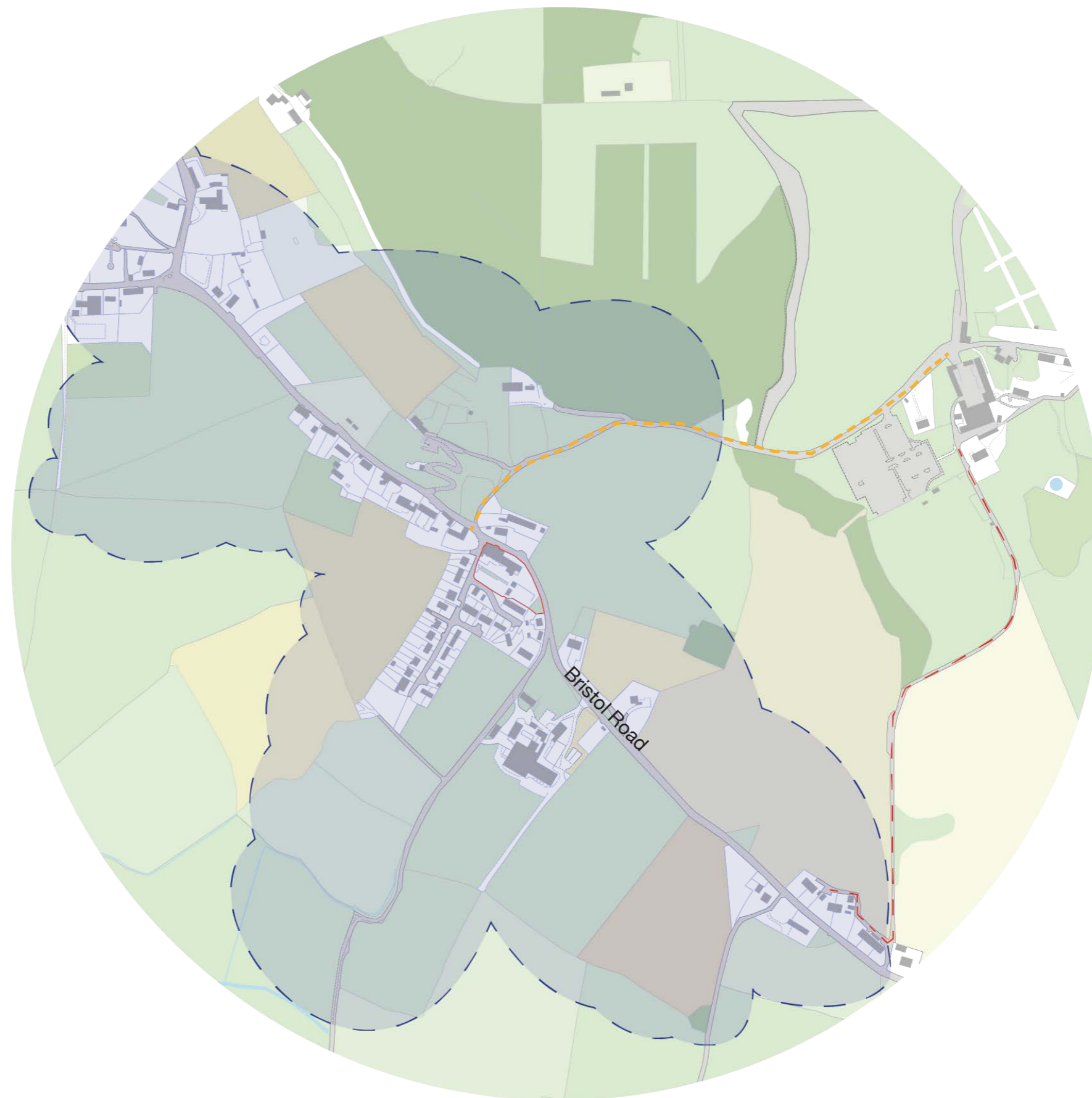
Cycle routes exist to the south east of the site. There are no designated routes which are close to or part of The Battleaxes however the Bristol Road is a popular route among cyclists.

Please read in conjunction with Transport Assessment.

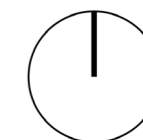
— — — — — Footpath to Tyntesfield

- - - - - Cycle route

⋯⋯⋯ 10 min walking distance



Walking distance from the site and cycling routes








04 Analysis Flood Risk, TPOs & Heritage

The Environment Agency indicates there is no risk of flooding to the site. The location of the site is in Flood Zone 1, an area with a low probability of flooding. For further information please refer to accompanying Flood Risk Assessment / Outline Drainage Strategy.

There are no tree preservation orders on or surrounding the site. The site sits outside any area of nature conservation interest.

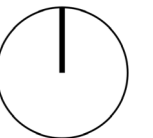
There are relatively few listed buildings in Wraxall. The Battleaxes and the farm buildings opposite are Listed as the diagram shows. The Battleaxes is the only listed building within our development site. The outbuildings are Curtilage Listed.

Refer to Heritage Statement for further information.

-  TPO
-  Site of nature conservation interest
-  Flood zone 3
-  Flood zone 2
-  Listed buildings



*Flood Risk, Tree Preservation Orders
and Listed Buildings*







04 Analysis Site Constraints

Providing full Accessibility across the site is challenging. The change in level presents difficulties in terms of access for the different dwellings which have to be 'Visitable' under Part M of the Building Regulations. However, we have designed the houses to take advantage of the natural topography and have used the levels to create both ground and first floor points of entry for several of the housing types.

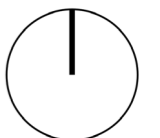
Adequate parking (for the uses-classes across the site) is carefully integrated with Accessible spaces and EVC also available. Please refer to Transport Assessment.

Noise pollution will also come from the Bristol Road on the north side of the site.

-  Noise pollution relating to the site
-  Change of level
-  Poor condition of existing building
-  Boundary restrictions



Site Constraints









04 Analysis Opportunities

The natural topography of the site allows us to position the new houses on the lower terrace of what is an existing car park. This enables views from the upper floors of The Battleaxes to be maintained and for the visual impact of the new development to be minimised.

The strongest winds come from the Bristol Channel, to the south west. The terrace of town houses to the south of the site will serve to shield the gardens of The Battleaxes from the wind while not effecting the amount of sunlight reaching the gardens

Existing vehicular access is retained with additional off-street parking off The Grove to four of the six new terraced houses to the south of the site.

The whole site is marviously situated with great views to the south and undulating countryside surrounding it on all sides.

-  Vehicle access
-  Public footpath
-  Bus stops
-  Neighbouring residential area
-  Close access to town and main roads
-  Open fields adjacent to the site



Opportunities presented by the site



05 Historic Context Site History & Morphology



The Tithe map of **1837** shows the site as two plots. The western plot includes the Gordon Crest Inn, with gardens addressing the road. The plot to the east is described on the apportionment as 'yard and buildings'. A single building addresses the road in parallel and a more complex building is at the very eastern end.

The **1884** OS map shows the new Battleaxes in place (1882). The grounds largely fill the area of the Site extending into the orchard to the southwest and is cut back by later flattening of the road's bend. There is a well in the garden and a multi-structured linear range of buildings to the southeast. A two-cell building or enclosures address the road to the east.

The **1903** OS map shows extensions to the buildings: the deep eastern gable wing on the north elevation addressing the road and the former caretaker's house has been added to the west addressing The Grove. There is stronger division between the two plots, with the gardens clearly terraced and the south-western boundary extended beyond the Site's red line to take in part of the orchard.

The **1931** OS map shows almost no change. There are some additions to the south-western elevation of the caretaker's house. The temperance hall is now labelled as a 'Club'.

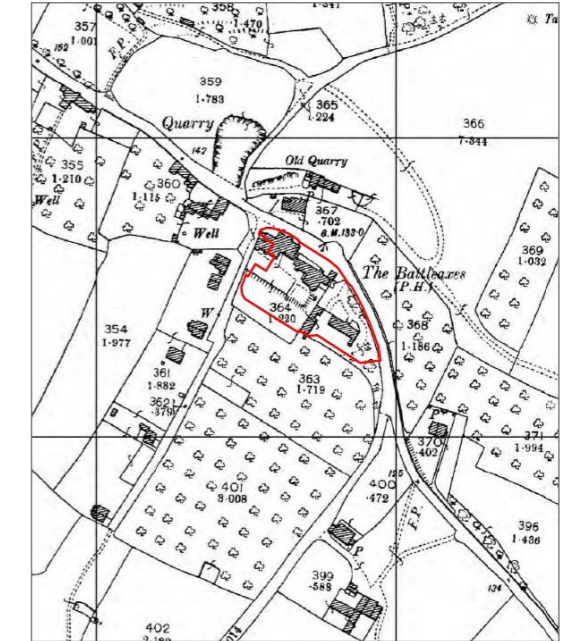
The **1977** OS map shows that the public house is now named 'Widdecombe Arms' reflecting the separation from the Tyntesfield estate. The north elevation has been extended to allow internal access between the public house and the hall (club). There is also an extension on the south elevation to allow access from the garden and back-of-house servicing to the bars above. The eastern wing on the north elevation has been cut back in response to the remodelling of the road closer to the building. The ancillary buildings in the eastern plot exhibit some change. The western range is expressed as three elements. The eastern range has been extended to the southeast but is not marked as roofed. There has been great change in the surrounding area. The Grove has been extended to the south of the Site and numerous council housing units developed. These include two tenement blocks, Northampton House to the southeast and the long, three storey Frythe House is set close to the Site boundary of the eastern plot.



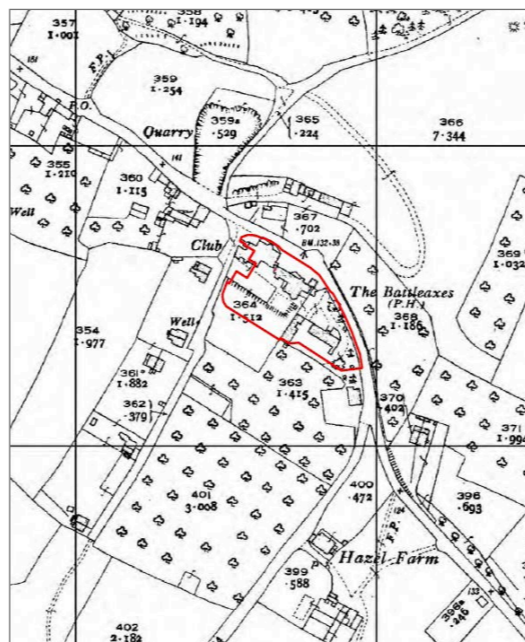
1837



1884



1903



1931c

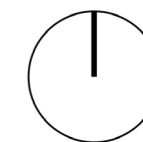


1977



2022

05 Historic Context Historic Building Footprint



The diagram illustrates how the footprints of various buildings on the site have changed repeatedly since the nineteenth century and is overlaid with the site plan which shows our proposals in grey.

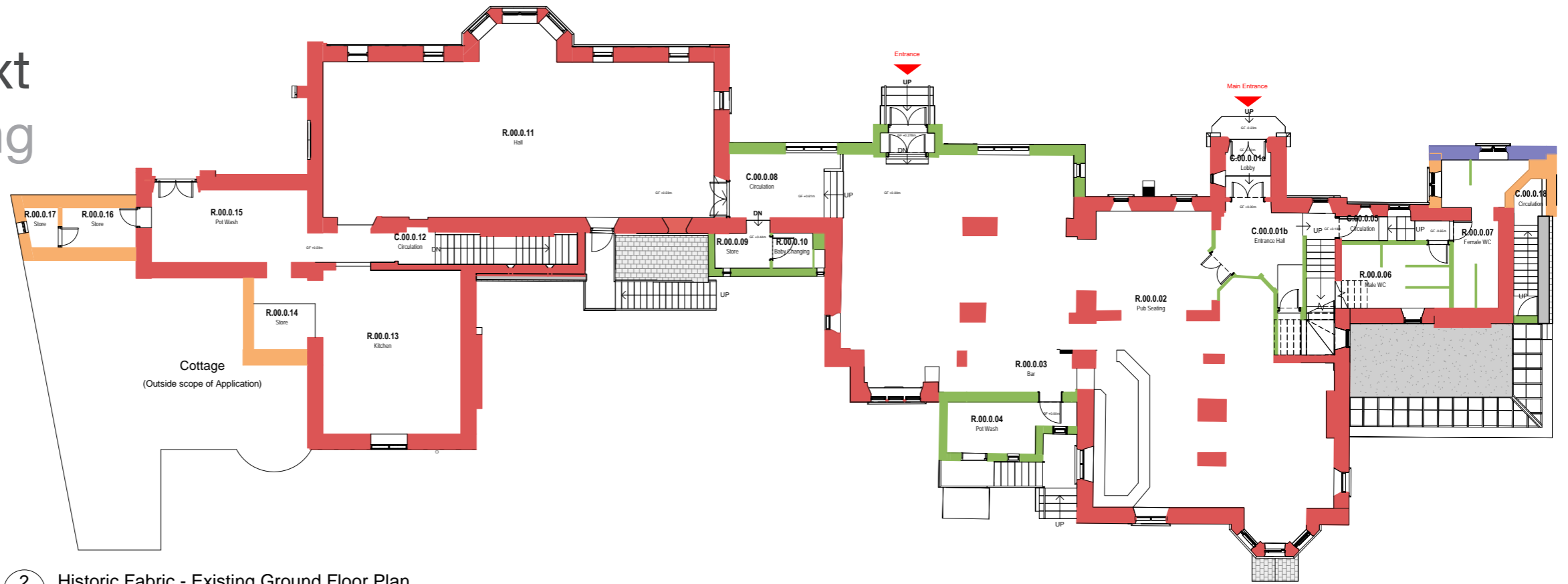
The location of the Mews Houses and the single Coach House are on land which has been developed since the 1880s and which supported a large structure as late as 1977 (the red L shaped structure).

The new terrace of houses to the south-west of the site are on previously undeveloped land however this area is both naturally screened with vegetation and is currently used as hard standing for the car park.

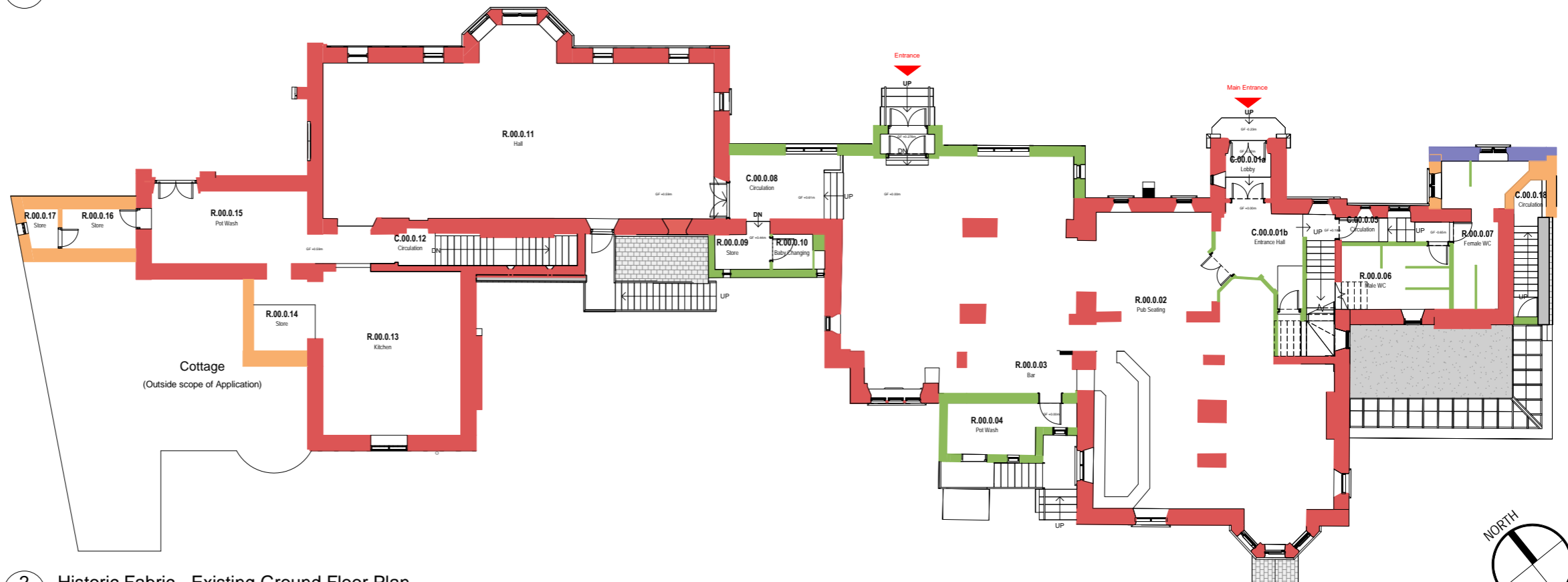
For further analysis, refer to Heritage Statement.

Historic Footprint

05 Historic Context Historic Building Footprint

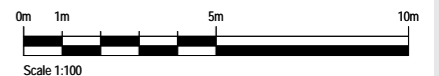
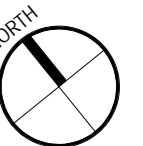


2 Historic Fabric - Existing Ground Floor Plan
00503 SCALE 1 : 100



2 Historic Fabric - Existing Ground Floor Plan
00503 SCALE 1 : 100

- Historic Fabric: Pre-1884
- Historic Fabric: 1884 - 1931
- Historic Fabric: 1931 - c.1960s
- Non-Historic Fabric: 1985 onwards



06 Heritage & Legacy

Historical Significance

From the Built Heritage Statement 7th December, 2022 (RPS Group):

3.28 Summary of Significance: *The Battleaxes is a designated heritage asset of high (national) significance reflected by its statutory designation at Grade II. The asset's significance is principally derived from the architectural, aesthetic and historic special interest of the two buildings' fabric and form, which largely survive in their original form, most particularly externally but also to a degree internally. The asset's special interest remains readily legible from within its immediate setting, most notably the buildings' Gothic architectural detailing, the use of materials and the eclectic and asymmetrical planning of the buildings' multiple elements, but also in many parts internally.*

3.29 *The latter is principally so where there is fenestration, which mainly survives in original forms, and in the hall where the Gothic-styled roof woodwork of the central bay remains legible. However, it is internally where the effects of remodelling and removal of some walls, particularly on the upper ground floor, has caused a degree of masking and some confusion to the internal legibility of the asset's special architectural, aesthetic and historic interest. This is also the case in the hall with the enclosure of the 'attic' which masks four bays of the roof woodwork and the large Gothic-styled window on the western elevation.*

3.30 *A further strong contributor to the asset's significance is its historical association with the very notable nineteenth-century architect William Butterfield. Further contribution is gained by the historical association and origins with the Tyntesfield estate. There is group value with the ancillary buildings in the grounds and the early extension of the former caretaker's house to the west and southwest which, though flat-roofed, maintains some of the Gothic styling and material use of the original buildings.*

3.31 *The grounds, as the asset's immediate setting, due to its degraded character offers a secondary level of contribution to the asset's significance. The wider setting, which is largely peripheral to the asset also provides only a secondary level of contribution to the asset's significance.*

1. Tyntesfield Manor: a Victorian Gothic Revival house and estate near Wraxall, North Somerset, England. The house is Grade I listed.
2. Battleaxes Hotel, Wraxall (inter-war 1918-1939) Its interesting to note the extension (and link to the function space) to the front of the building had not yet been built and also the extent of the northern wing which is later cut back to allow for the remodeling of the Bristol Road.
3. Current state of the building (2019). The Battleaxes public house offered restaurant and function capability together with bed & breakfast accommodation. The pub closed in early 2020.



06 Heritage & Legacy

Historical Significance

RPS have researched and prepared a Built Heritage Statement to assess the likely impacts on the Battleaxes. The following text has been taken from the Conclusion section of the Built Heritage Statement.

5.6 This Built Heritage Statement concludes that the proposed development of the Site will result in both enhancements and harms to the significance of the Grade II listed Battleaxes. Some of these impacts (both enhancements and harm) will be direct to the fabric of the asset and others will be impacts delivered via development in the asset's immediate setting. As an aggregate, the proposed development scheme will deliver a less than substantial harm to the significance (the historic, aesthetic and architectural special interest) of the Battleaxes. This is specifically concluded to be negligible within the spectrum of less than substantial harm, therefore at the lowest end of that spectrum.

5.7 As such, in relation to the negligible impact on the Battleaxes' significance, paragraph 202 of the NPPF is engaged in this case for the decision maker. It states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'. S.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the statutory test, is also engaged for the decision maker in this case. This states that the decision maker 'shall have special

regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

5.8 The harm identified to this designated heritage asset is clearly and convincingly justified, as required by paragraph 200 of the NPPF, in the application's Planning Statement. This document also carries out the wider planning balance, where the scheme's public benefits are set out; this shows that the identified harm to the significance of the Battleaxes is outweighed by the scheme's public benefits.

5.9 Consequently, in relation to built heritage considerations, there can be no material objection to the development proposals set out in the submitted planning application.

1. Gable detail: 1882
2. North entrance remains unchanged.
3. The Battle Axes Hotel (sic) Photograph from the late 1930s

