

**HERITAGE
IMPACT
ASSESSMENT
AND DESIGN
ACCESS
STATEMENT
FOR
BUSHLOE
HOUSE
WIGSTON**

EXECUTIVE SUMMARY

This Heritage Impact Assessment and Design Access Statement evaluates the proposals for a C2 class development on the site of Grade II listed Bushloe House, currently occupied by Oadby and Wigston Borough Council. The assessment outlined in this document specifically analyses the potential impact of the proposed refurbishment and extension of Bushloe House on the heritage asset and its setting.

The National Planning Policy Framework (NPPF), updated most recently in September 2023, provides guidance for both planning authorities and prospective developers.

Section 16 relates to development and the historic environment and aims to guide sustainable development while understanding the importance of the historic environment and preserving heritage assets according to their significance.

When evaluating development and the historic environment, the NPPF (paragraphs 193 -202) categorises the concept of ‘harm’ into three areas: substantial harm; less than substantial harm; and no harm.

This Heritage Impact Assessment will illustrate that the proposals described herein amount to **less than substantial harm** to the significance of the designated heritage asset.

Paragraph 202 of the NPPF reads:

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 including, where appropriate, securing its optimum viable use.

In addition to establishing that the proposed care home amounts to **less than substantial harm**, this document will also demonstrate that on balance, the proposal provides a **heritage benefit/improvement** as well as **no harm** for the listed parts and a **viable future use** across the site in accordance with the guidance provided by the NPPF and the objective to ‘safeguard, conserve or enhance’ heritage assets described in Policy 40 of *The Borough of Oadby Wigston Local Plan 2011—2031*.

Proposed - Bushloe House South Elevation



Existing - Bushloe House South Elevation

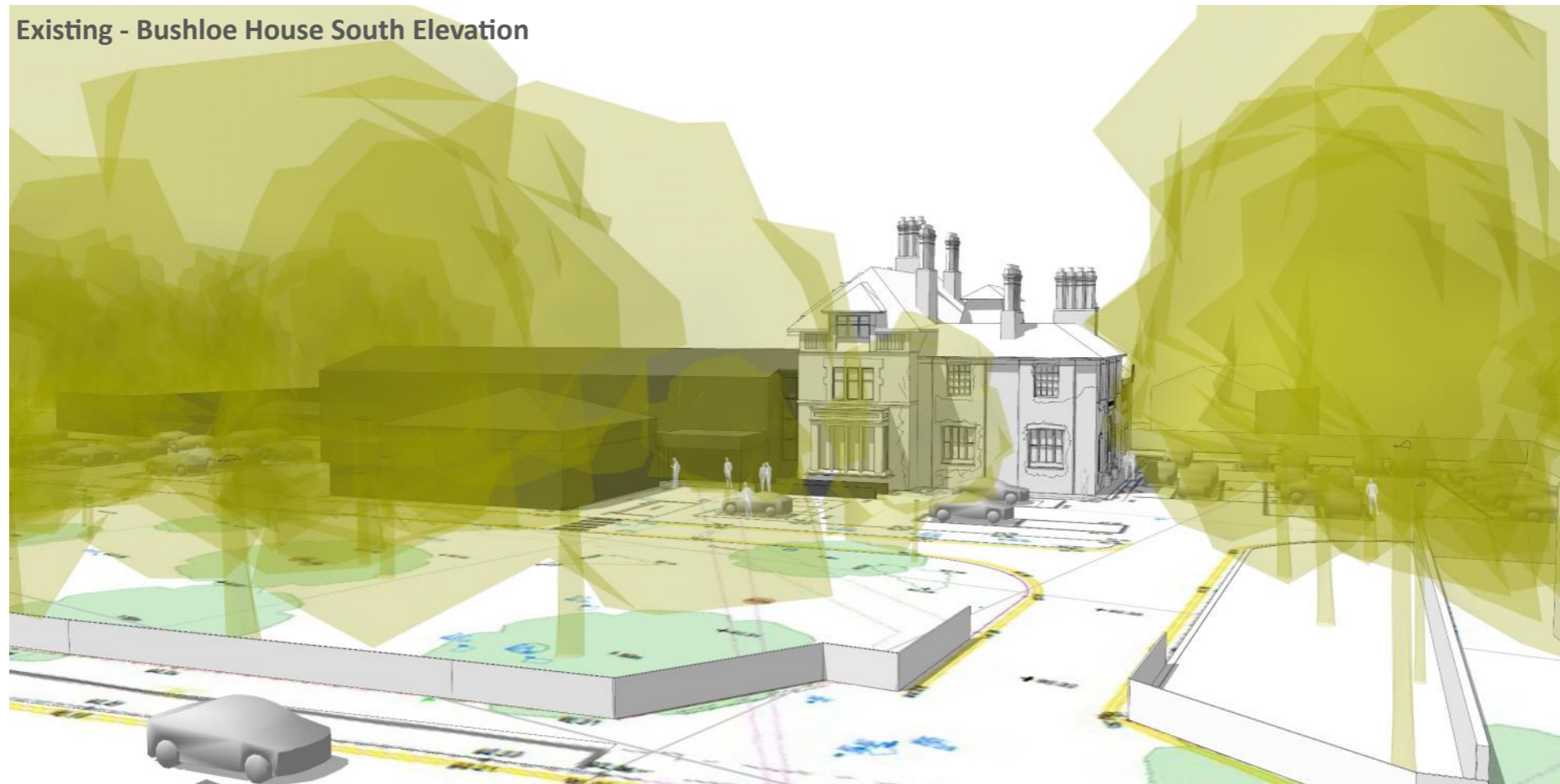


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1.0 INTRODUCTION

1.1 The Aim of this Report

This report has been prepared in connection with a full planning submission, and relates to a proposed residential C2 development on the site of Bushloe House -132A Station Road, Wigston, LE18 2DR. (National Grid Reference SP6008398772).

The Grade II listed building on site was designed and built c.1850 by local Leicester architect Stephen Fry, and was subsequently extended in 1880, with much adaption to the earlier part, with decoration and interior attributed to British designer and design theorist Christopher Dresser.

The 2.5 acre site is currently - and since the 1970's, the council chamber and offices of Oadby and Wigston Borough Council. Together with the listed Bushloe House (and extension), there are various unlisted outbuildings providing further office accommodation; storage, greenhousing etc. for council use.

The planning submission to which this report relates is a proposed care home facility of 80 beds and a replacement extension together with the conversion of the existing Bushloe House into 21no. C2 residential apartments.

The proposed design has been informed by a thorough assessment and understanding of the significance of the building, dialogue with the Local Planning Authority (LPA) and is based on objectively considered development options combined with heritage benefits to the designated heritage asset and its surroundings.

This document is to be read in conjunction with the information and architectural drawings prepared by PCPT Architects. This report includes:

- A description of the development.
- Historic research and background information relating to the subject building, Bushloe House and its setting;
- Assessment of the significance of the heritage asset that might be affected by the proposed works;
- A statement outlining the proposal, and the design principles and concepts that have been applied to the proposal;
- A summary of the impact of the proposed works upon the significance of the heritage asset and their setting;
- A summary of heritage benefits associated with the proposed design.

The client for this development project is MACC Care, an experienced residential and care home developer based in the West Midlands.

PCPT architects have worked with MACC Care on a number of previous design projects, including the re-purposing of listed buildings and the redevelopment of sites within conservation areas and Schedule Monuments including the Grade II* Tudor Grange in Solihull that is of a very similar concept to Bushloe House.

1.2 Authorship

This report has been prepared by PCPT Architects of 86 Spencer Street, Jewellery Quarter, Birmingham, B18 6DS.

PCPT are conservation architects currently involved in a number of large scale heritage projects, including the £5m National Lottery Heritage Fund repairs at The Charterhouse, the restoration of a Grade II* listed Joseph Paxton chapel in London Road Cemetery, and the restoration and conversion of the Scheduled medieval city gates in Coventry. PCPT are also the Cultural and Heritage lead for parts of the HS2 and Surveyor of the Fabric at St. Chad's Cathedral, Birmingham.

The authors of this report are Historic Buildings Consultant Jay Louisa Wheeler and Conservation Architect David Mahony AABC..

Illustrations may have been superseded but are included here to evidence the design thought processes.

Plans are reproduced with the permission of the controller of HM Stationery Office Crown Copyright - PCPT license No. 100018562.

Other consultants include:

- Capeling Landscape Design
- Landmark Planning
- CTS Design (Engineers)
- Wharton (Ecology and Arboricultural)
- Hub Transport Planning

Other reports for sustainability, highways and access, etc are available, Including a Planning Statement .

2.0 SETTING AND HISTORIC INFORMATION

2.1 Introduction

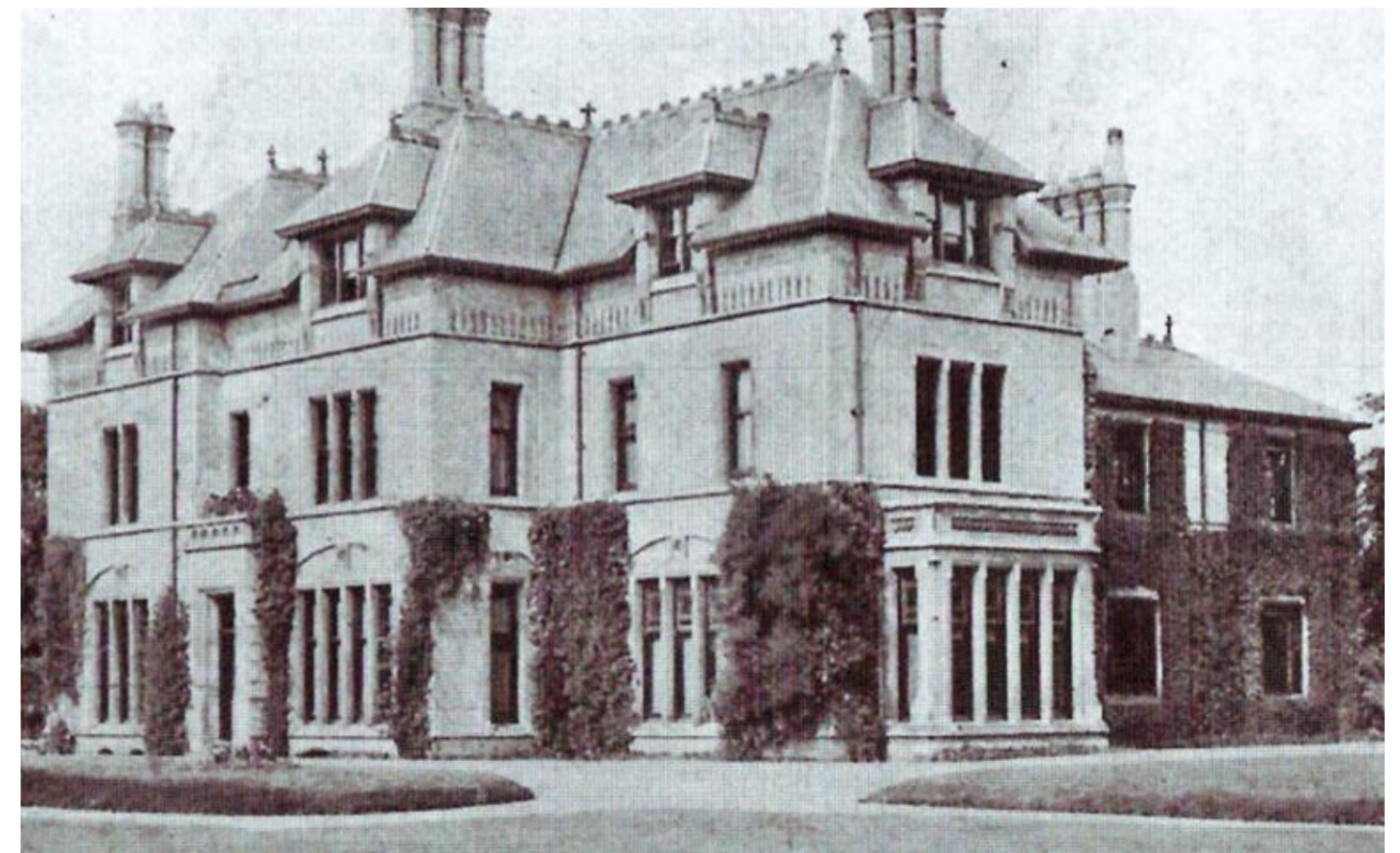


Both architecturally and historically, the Grade II listed Bushloe House was developed in two distinct phases which were designed at different times in the C19th.

2.2 Bushloe House - Phase One: Architect Stephen Fry

The first house is an early Victorian two storey structure built by local Leicester architect Stephen Fry in c.1850 as a private residence for the Fry family. It was modest, typical of its time and built in a red brick with a pitched slate roof.

This building can be seen at the far right of the picture below, within the context of the much larger 'Phase Two' development.

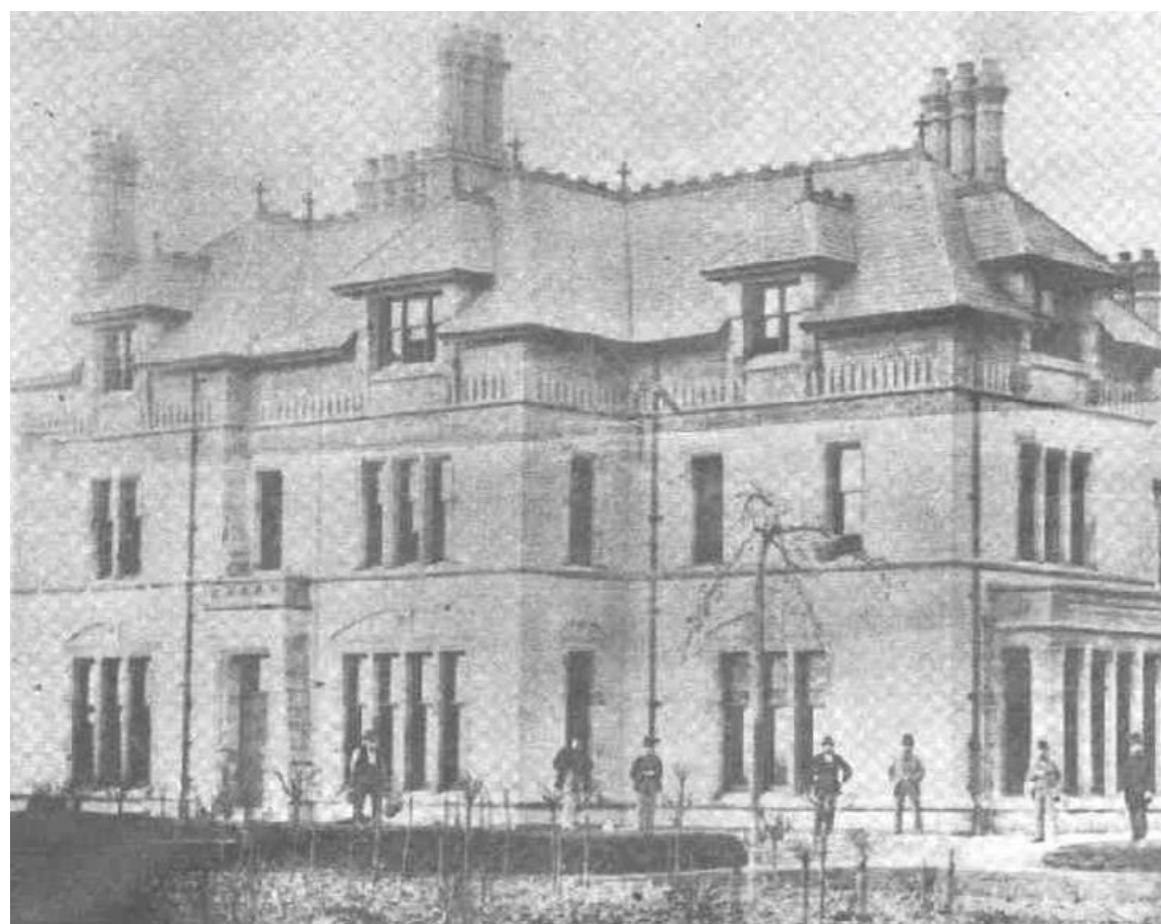


Despite the building being recorded in the 1851 census as 'Mr Fry's New House', the building was never lived in by the Fry's. Stephen Fry died in August 1851 of '*epilepsy, and violent delirium for six days*', shortly after completing Bushloe House. The young Fry couple were only in their early thirties and had three small children. Following the death of Stephen Fry, Eliza, Stephen's wife, moved to live with her parents at the vicarage opposite the house; the house was home to a number of tenants until it was sold on in 1866.

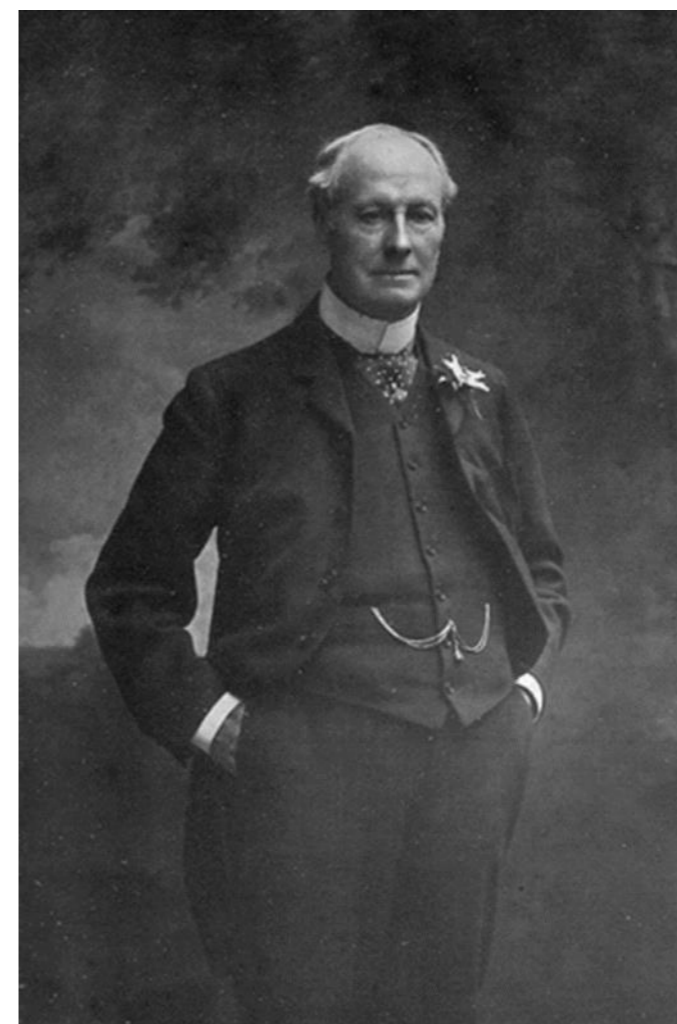
2.3 Bushloe House - Phase Two: The Owston Family, Robert Goodacre and Christopher Dresser

In 1866, the house was purchased for cash by Hiram Abiff Owston (1830–1905). Owstons were a prestigious Leicestershire family and Hiram lived in Bushloe House with his wife Elizabeth Walley Varley and their children; the Owston family remained there for 40 years after Hiram's death.

H. A. Owston was a successful solicitor and following the purchase of Fry's house, his success allowed him - between 1874 and 1876 - to employ local architect Robert J. Goodacre to develop a substantial extension to the building and designer Christopher Dresser to decorate and furnish the dwelling in a grand Victorian style. Work was completed in 1880.



The employment of Christopher Dresser in the Owston extension of Bushloe House is emphasised in the buildings statutory listing with the notable central stair together its gallery and lantern attributed to the design philosopher.



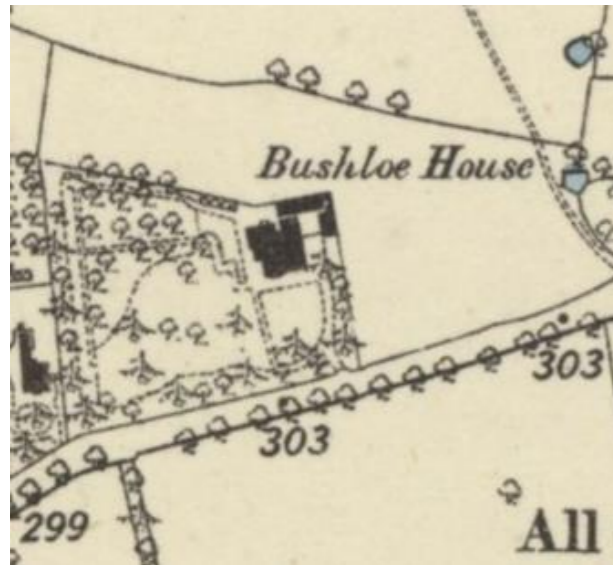
Hiram Abiff Owston (1830 – 1905)



Christopher Dresser (1834– 1904)

Evelyn Amy Owston, daughter of H. A. & E. W. Owston - affectionately known as Miss Owston, lived on in Bushloe House for the final fourteen years alone. When she died in August 1942, the building was sold to the Wigston Council.

2.4 Historic Mapping

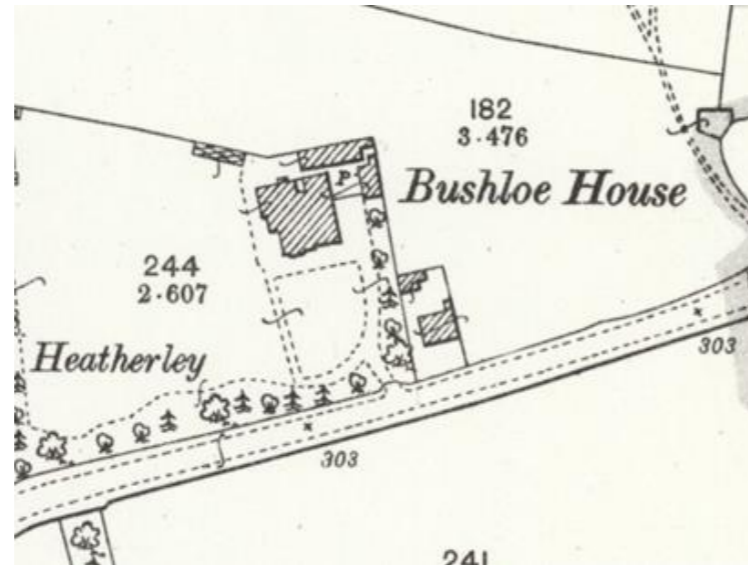


1886

The 1886 map of Bushloe House shows the building with the 'phase two' Owston extension already extant, with its bay window visible in plan to the south west. The two buildings to the north and east of the house on the site boundary are likely stable blocks and coach storage. There is also a small structure shown here along the northern boundary to the west of the building, most likely, following investigation, to be an open air theatre.

The main entrance of the house in 1886 is to the east elevation, with the main carriageway approaching from the south. There is a similar grand doorway to the west looking out over the site.

The site is mostly bounded by undeveloped and wooded land, with some minor development to the west towards the train station.



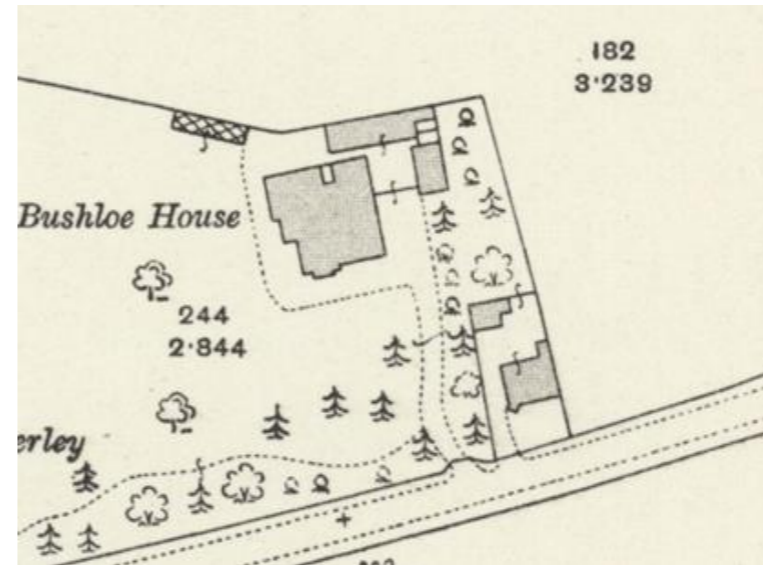
1904

By 1904 very little about the site has changed, with Bushloe House, the stable blocks and the landscaped carriageway all evident.

It does seem that by this time the prevailing taste for the cropped lawn has arrived at Bushloe House, with much of the site being given over to fashionable grass land and many of the on-site trees have been felled.

This area, labeled Heatherley, gives a clue to the Heatherley housing estate which today sits to the north of the site boundary.

By 1904, a property has been built adjacent to the site, to the east of the Bushloe House carriageway and are noted in historical documentation to be staff cottages.



1914

The mapping of 1904 Bushloe House and 1914 Bushloe House show remarkably little difference, other than small changes in landscaping and the effect of this change on the carriageway.

The open air theatre, stables and coach storage are all evident.

It seems that by 1914, the boundary of the property belonging to Bushloe House has been extended to the east, in line with the adjacent staff cottages.

Other than this property the surrounding land remains largely undeveloped.

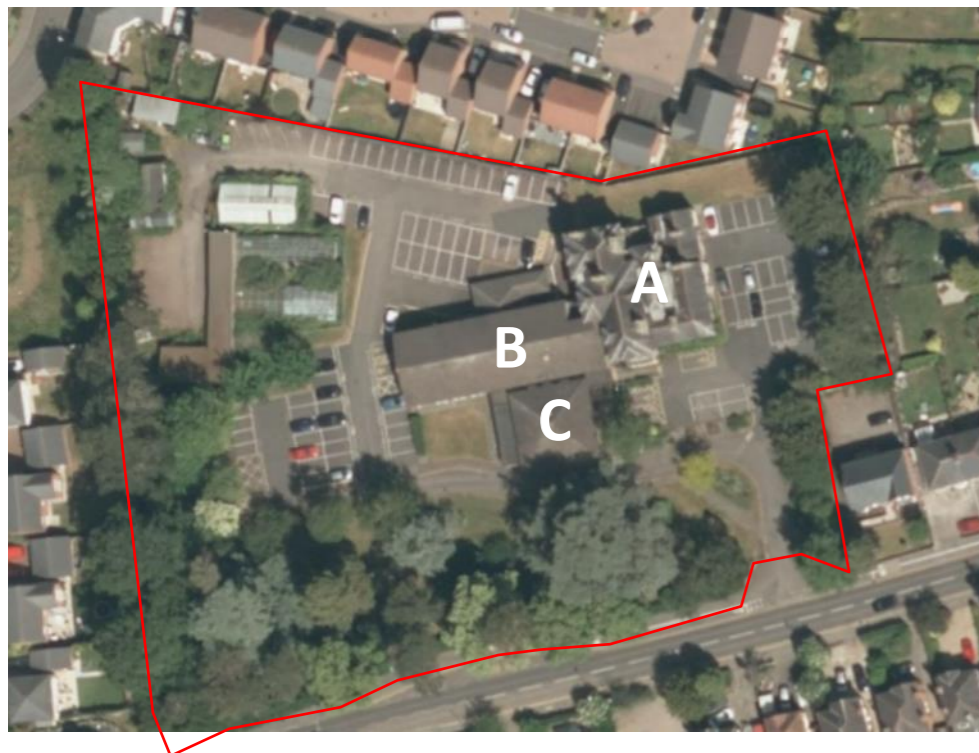


1930

By 1930, the building and the site on which it sits shows minimal change, however the land surrounding the property, particularly to the east, west and south clearly shows that the surrounding area is divided into residential plots.

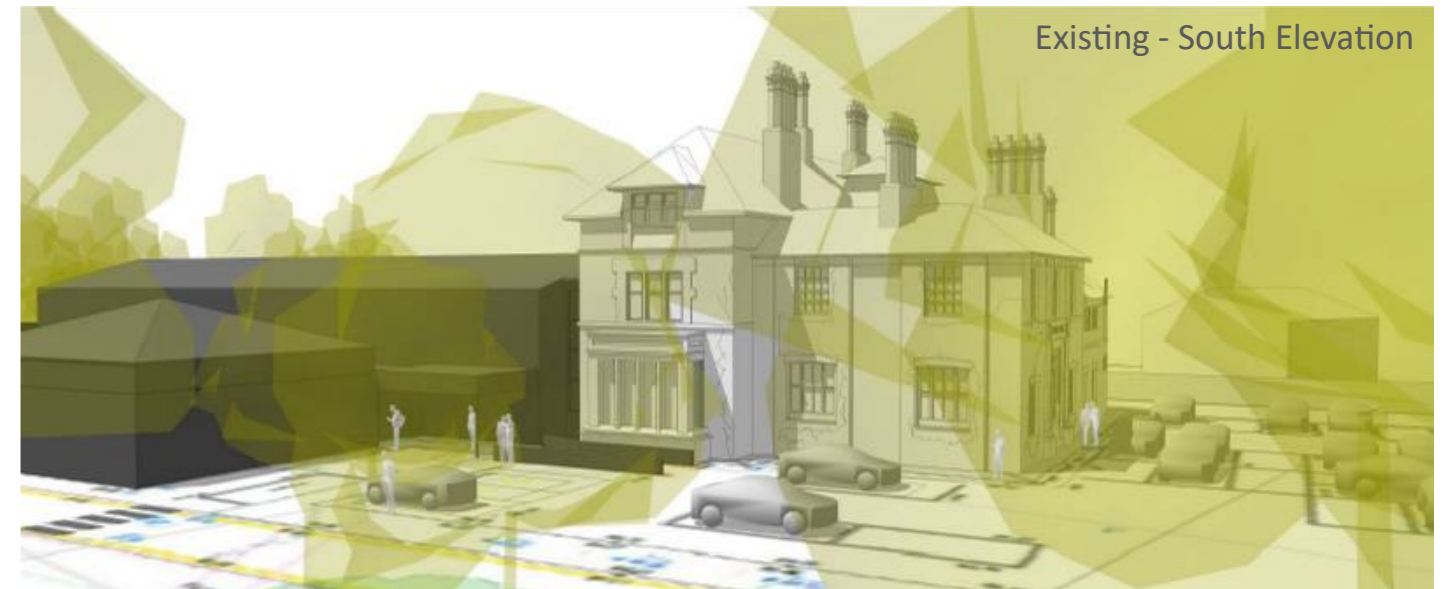
It is worth noting that each map shown here depicts the property under Owston guardianship.

2.5 Bushloe House – Phase Three: Oadby and Wigston Council



Bushloe House today (as existing).

Current satellite image of the subject site, with the site boundary outlined in red. The listed building is; Bushloe House labelled **A**, a large two storey council office extension labelled **B** and a single storey council chamber labelled **C**.



Existing - South Elevation



Existing - South Elevation



Existing - West Elevation

Following the death of Miss Owston in August 1942, the building was sold to Wigston Council.

The gardens, which once included a sweeping drive approach, lawns with borders and clumps of shrubs (visible in the historic mapping - section 2.4) were rubbed out under tarmac and car parking and by a long two storey office extension with a single storey council chamber and its pyramidal roof all built when the Oadby and Wigston Councils amalgamated under the Local Government Act of 1974.

The stables were demolished, the outdoor theatre lost and parts colonised by the parks and gardens operations of the council. However, the finest of the trees remain across the front half of the site.

Critically, this development also altered the orientation of the house, so that the entrance, originally to the east, was replanned to the south and the door to the gardens (west) blocked up.

Internally the work from the 1970's prompted further losses and - with the notable exception of the stairs, evidence of the Dresser interiors is scattered and whilst excellently maintained, the interiors are institutionalised. At the ground and first floor, rooms have been subdivided into cellular offices, original features such as fireplaces are mostly lost although those surviving are fine, and some original woodwork including doors remain. The upper floor has exposed truss timbers which hint at an impressive roof above what is now a suspended ceiling.



Existing site modelled with council outbuildings and extensions depicted in grey.

2.6 Statutory Listing

Description: Bushloe House (District Council Offices)

Grade: II

Date Listed: 26th June 1987

List Entry Number: 1073658

Statutory Address: Bushloe House (District Council Offices), Station Road

Country: Leicestershire

District: Oadby and Wigston (District Authority)

Parish: Non Civil Parish

National Grid Reference: SP6008398772

Postcode: LE18 2DR

“WIGSTON STATION ROAD (north side) SP69 NW 4/24 Bushloe House (District Council Offices) II Offices. Formerly dwelling.C.1850 greatly increased in size C.1880.Yellow brick with Welsh slate roof. Principal block of 2½ storeys with squared bay window to ground floor, tripartite sash with moulded stones jambs above 3 light ½ dormer above. Former doorway recessed in projecting left hand bay. Lower right hand range, cement rendered with painted tuck pointing to match cross wing, of 2 storeys and 2 bays with sash windows. Deep cornice below overhanging eaves. Broken rooflines expressing other blocks to rear. Principal interest of the building lies in the staircase hall: 3 flight open well stair with enclosed string and octagonal balusters. Heavy octagonal newels with rummified acorn finials (and pendants) ramped upstanding rail with roll moulding. Coved planked lantern above with pierced roundel motifs above and below, the lantern itself carried on huge carved brackets and battered with diagonally planked and ribbed ceiling. Anthemion painted glass, extending the theme of theme of the painted wall decoration. This is attributed to Christopher Dresser, with frieze and dado on each level, first floor dado becoming a mid-wall panel in the stairwell. Abstract sunflower and roundel work with geometric patterning and chevrons to ground floor. Gothic arch doorways with short corbels and inner shafts, and stilted hoodmoulds. Panelled ceiling of upper landing of gallery also painted”

3.0 ASSESSMENT OF SIGNIFICANCE

3.1 Introduction

In this section of the Heritage Impact Assessment the fabric of the building will be discussed and a commentary on the features considered to be of historic significance will be outlined, with a primary focus on an association with Dresser.

In addition, significant losses and alterations to the property which may affect the way the building is understood today will be addressed.

3.2 Christopher Dresser Associations

Christopher Dresser (1834-1904) is a compelling and pivotal figure in the history of design.

Dresser is considered a bridge between Ruskin, The Aesthetic Movement, the Arts & Crafts of Morris and the Art Nouveau of Mackintosh or on to early Voysey, maybe even anticipating the Bauhaus - and certainly Alessi's quirkiness.

Dresser is possibly the first independent UK designer. A botanist, craftsman and designer, who taught and designed exquisite tables, glass and silverware as well as carpets, wallpaper, ceramics, coloured glass and complete home interiors of which it is believed Bushloe House was one of only a few:

'Not only did he choose the wallpaper and floor coverings, the furniture, some of which he designed, and other decorative objects, he also designed the skylight [lantern] which was a feature of the house'. (Irene Turpin, 1996)

Hiram Owston was Dresser's friend and solicitor. In the late 1870's, when he is working for Owston, Dresser had just returned from the USA and the orient, a trip which would transform his approach to decoration and colour, and soon, as Nikolaus Pevsner notes in *'Pioneers of Modern Design'*, Japanese style would become a lodestone for British designers well into the early C20th. all no small part down to Dresser.

Owston's 1880's extension to Bushloe House is American Gothic, with a Japanese influence, particularly in the hooded hipped windows, deep but simply expressed eaves overhang, stone details and 'drip-drop' bracketed brick frieze.

In contemporaneous documentation, the interiors were described as *'ebullient'* and *'rumbustious even'*.

The contents of the house were sold at auction in September 1942 and are distributed across the world; Japan, New York, in museums such as the V&A and private collections.



Right: Christopher Dresser's frog wardrobe held in the V&A Museum collections, designed by Dresser for Bushloe House in c. 1876.

3.3 Conservation Commentary

This Conservation Commentary is written by PCPT Architects following visits to Bushloe House from summer 2021.

All photographs/figures referenced in the Conservation Commentary are collated in Appendix 1.

3.3.1 The Galleried Staircase

The central feature of the C19th. Bushloe House is the stairs and galleried lantern light attributed to Christopher Dresser. The stair itself rises from ground floor to first floor in three flights. (See Fig. 1-7, 25).

The gallery has twenty-eight large panes in a bracketed clerestory of stained glass in a repetitive pattern of roundels. Between the brackets is coved match-boarding and then a wooden cornice with roundel patterning and holes - for possible ventilation, which is seen elsewhere in the house. (See Fig. 2).

The stair walls include three distinct patterns of decoration:

- Around the cornice are two lines of roundels. The larger upper roundels are very stylized - almost deco - of two entwined bunches of flowers. (See Fig. 3 and 4).
- At first floor, above the skirting, is a dado that goes around the stairs as a frieze, with two lines of roundels and flowers. (See Fig. 1 and 5). The same decoration is repeated at the dado at ground.
- At ground floor the dado is lines of ziggurat of possibly Egyptian style. (See Fig. 6 and 7).

Roundels - as inscribed circles or quatrefoils - occur throughout the internal fittings and décor (fireplaces, for example), as well as on the external features (lintels, door surrounds, etc.).

The stair has always been the focal point of the house with the principal rooms radiating off through large Gothic arches at both lower floors.

3.3.2 Stained Glass

In addition to the stair gallery, there is stained glass in various locations or set aside from adaptations. Two classical heads - one being the roman god Mercury - in a fanlights to the west, (see Fig. 8), a series of upper lights in the oriel window to the south (See Fig. 9 and 10) .

There are also three panels (likely survivors from the four pane window facing west over the garden which was removed to facilitate the 1970s extension). These are now on display in a corridor in the extension. (See Fig. 11). A further panel is loose in the hall. (See Fig. 12).

3.3.3 Fixtures and Fittings

Within the listed building there is some original ironmongery, including push plates, escutcheons and repousse finger plates. The original front door was filled in in the 1970s when the extension was added (See Fig. 13) and the door, with elaborate strap hinges and an intricate 'medieval' style lock, was relocated in the lobby to the council chamber. In a *Council programme of meetings (1997/1998)*, a tour of the council offices concluded in a visitor remarking of the door:

'It is huge & has a most interesting locking mechanism & not the sort of key you would slip in your pocket'.

There are a handful of fireplaces that appear 'original' and two stand out. In a first floor former bedroom, a fireplace with black marble surround with roundel cartouches and gold linings, (see Fig. 14, 15, 16 and 17), and in one large room at second (upper) floor a timber surround with a smokers' box (See Fig 18 and 19).

There are cornices to the ground floor tiled corridors that are much like those of the staircase. (See Fig 20).

3.3.4 Internal Layout

There are two basements which are partly vaulted; one is accessed from the outside (north) and possibly for the boiler and the second accessed from a service corridor for food, wine etc.

The main (guest) entrance leading from the carriageway was inserted into the earlier east house, but in the 1880's style. A similar grand doorway is intact (but just a fire escape) to the west facing the lawns for family to access the lawns and borders. To the north are the servants and services access via a small courtyard.

At the first floor the principle bedrooms are to the south and west in the 1880's part and in the Fry part was a governesses room to the east beside servants' sleeping accommodation to the north. The upper floors of the 1880's parts seems to be games/billiards (See Fig. 21, 22, 23 and 24).

It is evident that despite losses, care has been taken and when a doorway was introduced off the stair in the late twentieth century, the decoration has been carefully restored.

3.3.5 Adaptations

Detrimental adaptations since 1975 to the C19th. part include:

- Tarmac to the edge of the building
- Four bay oriel window together with fire escape, flues, etc; to the west and filling in of the main east entrance (See Fig. 13)
- 1970's extension
- The removal of many household fittings; stoves, fireplaces, servants call equipment, etc.
- Partitions introduced and the upper floor rooms having a suspended ceiling introduced (See Fig. 21, 22, 23 and 24).

3.4 Conclusion

In this section of the report, significances will be evaluated within the context of four core heritage values: **evidential**, **communal**, **historical** and **aesthetic**. Each value has been graded out of five, where five is highly significant and one of low significance.

3.4.1 Evidential Value

Because the house has been subject to internal changes over time (the addition of partition walls, original entrances blocked, and new entrances created etc.,) and the extension of the 1870's, it is not always possible to read the internal layout of the house in terms of a mid-C19th. residence and the entire west context is destroyed. There is material evidence within the building which gives clues as to how the residents lived and much scope to restore and interpret (main entrance to east, exhibitions on Dresser, loans from V&A, etc.). **Evidential Value of Bushloe House: - 3/5**

3.4.2 Historical Value

Bushloe House has an inherent historical value due to its associations to a notable local family, the Owstons. Not only does the house provide an insight into the suburban expansion, after the railways, out of Leicester, but also the way that eminent and successful figures in a mid-nineteenth century town lived and wished to be perceived.

Fry's 1850's red brick house was still relatively new at the time it was sold to the Owston family, even so the small Owston family found it necessary to almost triple the footprint of the house soon after they arrived.

The interiors and uses of the earlier house changed entirely. The new parts were taller and grander, with materials and architectural styles employed to set the extension apart from the original property. The completed house evidences architectural change in response to circumstance and style. ... and funds.

H. A. Owston employed Christopher Dresser to design, decorate and furnish the property. Despite the majority of fixtures and furnishings commissioned for the house being sold, they are not lost. The opportunity to develop knowledge of Dresser, to collaborate with the V&A and to show off the effects adds value. **Historical Value of Bushloe House – 3/5**

3.4.3 Aesthetic Value

Externally Bushloe House represents a series of architectural influences and motifs of the mid-to-late Victorian aesthetic, albeit expressed differently in each of the two original buildings – modestly in Fry's 1850's red brick house and expansively in the Owston extension of the 1880's.

In terms of massing, this 1880 building has a presence fitting for its history as a residence designed for a successful and wealthy gentleman of some renown in the city. Unlike other buildings in the immediate area, Bushloe House is set back from the road, allowing for a grand carriageway and landscaped garden, intensifying the experience of the property on arrival. Unfortunately, these particular features have since been lost.

The roofscape is particularly pleasant; with a series of hipped roofs, culminating in Victorian ridge plain-tiles and punctuated by hipped and hooded dormer windows and substantial chimneys. The tall and ornate chimney stacks paired with the hipped roofs exaggerate the height of the building whilst proving a sense of weight, grounding, and grandiosity.

This aesthetic is further perpetuated by the considered design of the windows. The ground floor of the building has a considerable number of tall four-light windows with stone mullions, some of which project out in large bays. The shape and size of window openings differ between the two original buildings (Fry's 1850's House, and the 1880's extension) though aesthetically there is a strong vertical emphasis, exaggerated further by the stone mullions, the bay windows and intricate brick pattern detailing (especially at eaves level).

Although some of the internal decoration has been lost over time to unsympathetic modifications, what remains is aesthetically significant. As outlined above, there are numerous examples within the property of design by Christopher Dresser, and the staircase specifically - with its wooden carvings and wall decorations – is a surviving feature of distinct significance because of its qualities and being the work of Dresser.

In general, the significance of the internal features is high, and even though some are missing, those that remain are of a high standard and have an individual value and significance in their own right. Externally the design and execution of the buildings make them good examples of mid and mid-to-late Victorian architectural style but these are not by Dresser and therefore not as highly rated as the interiors.

The setting of the C19th. Bushloe House has been somewhat diminished over time by unsympathetic extensions and a loss of landscaping. **Aesthetic Value of Bushloe House - 4/5**

3.4.4 Communal Value

Throughout its history, Bushloe House has remained a feature of civic life for those in the area, despite it being an essentially private building. As noted earlier in this report, Bushloe House was home to the Owston family, an eminent longstanding family in the history and development of Leicester, with Owsten village and the name given to a road.

On the death of Miss Owston in 1942, the building began a new chapter in the civic life of the area, becoming home to Oadby and Wigston Borough Council, who have inhabited the building for the past eighty years. Many decisions which shaped the area have been made within the walls of Bushloe House, however the communal value of the site and connections to regional identity in the collective memory of the area of Wigston is less certain.

The Council Chamber includes dedications to citizens lost in the two world wars, a name board and roll of council leaders. There are artifacts and material related to the community which came here from their previous civic bases and can be considered as transferrable fittings with an association to the extension and council chamber, but not the C19th. part.

There is no theatre or community/public assembly space. As a council house it is not prestigious and the building offers little other than a few artifacts which will move again with the council. **Communal Value of Bushloe House - 2/5**



Entrance gate and posts with perimeter wall once in place.

4.0 PROPOSED DESIGN AND IMPACT ASSESSMENT

4.1 Proposed Design

This section of the report should be read alongside the drawings and visuals prepared by PCPT Architects as part of the submission.

The planning submission to which this report relates is a proposed three storey care home facility for 80 beds and the replacement of a 1970's extension which with the conversion of the existing Bushloe House will become 21 residential apartments. The client brief is a modern care home with common facilities; bistro, gym, cinema, within a wider community of C2 residential uses across the site. The size of the care home and the support facilities together with the conversion and new extension to the listed building is seen to have a critical business mass and is based on the successful scheme MACC Care have completed at Tudor Grange (Grade II*) in Solihull.

The following impact assessment relates directly to the impact of the development upon a designated heritage asset and the significances as outlined in section 3.0 (above). There are two assessments:

- Bushloe House listed building - 4.2. Proposed changes to the listed building and the impact of the loss of the 1970's extension and its replacement by a new residential extension and the consequent impact on the historically and culturally significant parts of the building
- Care Home - 4.3. The impact of the care home on the setting of the listed Bushloe House.

This impact assessment will note that the listing is Grade II (1987) and relates to Bushloe House - both the C19th. parts and the current extension. Whilst - extension aside, both externally and internally this listing is merited for the C19th part, the special significance is of Dresser.

An holistic approach to site development needs to be considered to ensure that any impact is addressed.

It is also noted that the damage has been done in that the office extension has effectively already removed all of the context of the C19th. part with its gardens, borders and lawns once here to the west. The option to recreate this single residence scenario is lost, but the 1970's extension can be improved as can the settings of the C19th. part.

It is also noted that the recent Heatherley housing estate to the north has not really considered the setting of the listed building.

There is no public setting or close-up west/east panorama. This might have been possible along Station Road however it was never intended and a perimeter hedge and a strong, mature and wide landscape band to Station Road - which includes evergreen/coniferous trees, screens. The existing extension demonstrates that any replacement extension here will be similarly screened from the road.

The landscape strategy seeks to retain much of the mature character of the site and street scene to Station Road. Existing boundary trees and hedges - particularly the perimeter hedge to Station Road, are preserved as key assets to the scheme although the fence could be improved and thought given to recreating the gate and posts (see previous page). Proposed new planting will include suitable small trees as well as formal hedges, lawns and herbaceous borders alluding to the residential history of the listed building. Paved spaces close to the building provide communal seating to draw people to the front elevation, bringing it back to life and setting the building firmly in the landscape and community.

The landscape and lawns to the south fronting Station Road is separated from the development to the north. A hedge links the care home and the extension to Bushloe House along the community spine that runs from east to west; the carparking is thus screened. The car parking to the east of Bushloe House is reduced in these proposals and will be screened by new planting.

4.2 Bushloe House

The impact assessment addresses how the proposals aim to protect, preserve and celebrate Bushloe House with an overall enhancement of its heritage and sustainability.

Although the extant 1970's office extension is considered to detract from the C19th. parts of Bushloe House, because it is connected, the extension is considered to be included in the status of the Grade II listing.

The volume of the listed parts is: C19th. Bushloe House - 3,672m³; current 1970 office extension - 4,200m³. The replacement extension is 3,126m³.

4.2.1 External Impact

A change to residential uses is welcomed and it was established at the outset that the council's 1970's office extension is not viable to convert. A new extension of Bushloe House is likely to have a similar visual impact on Bushloe House from the west, but this can be a lot less than the current office extension. The current extension is two storey offices fronted by a large council chamber with a pyramidal roof. The office part is loadbearing construction on external and corridor spine walls with a large tiled roof spanning a deep plan. Ground floor is set at a level 750mm below the main Bushloe House but the roof ridge runs into a cornice line on the C19th house and it was agreed that this line was to be the ridge point of any replacement 'extension'.

A carefully considered more contextual extension with materiality and with the vertical emphasis (both missing on the current office extension) is proposed. Deep overhanging eaves, brackets in brick, hooded roofs and dormers all characteristics of the C19th. parts are incorporated. Although the new residential extension is three storey in parts, because of reduced floor heights for residential, it sits within the current volume and the agreed limit stated above. At the same time three storeys removes the escape stairs - a feature which currently detracts significantly from the aesthetic of the west elevation and maintains lift access; much desired in C2 accommodation. The removal of the existing extension will open up the west elevation of Bushloe House and the new extension will reveal the four bay stone mullioned window to the west at ground floor where the stained glass, lost when the 1970's extension slammed into it, will be reinserted (3.3.2).

As previously noted, the guest entrance to Bushloe House was to the east. The current design proposals intend to reinstate this and the large original door (3.3.3) with the eccentric locking mechanism (described in section 3.3.3) will be returned. Thus residents will now proceed via the reinstated door, through the original entrance hallway with its Lambeth pattern ceramic floor into the glory of Dresser's stairway; recreating the intended ceremonial route Dresser had intended.

The removal of sundry detractors is noted in drawing 3916 AD (0) 6 (4.6) and followed LPA advice of 24th November 2023. These include repairs and overdue maintenance, removing cabling, boiler flues, invasive vegetation; replacing plastic RWP and gutters etc., unsuitable adaptations such as windows, doors, wood screens, poor brickwork, cement pointing, etc.

The site layout for the proposed development attempts to acknowledge the context of reinstated lawns, sweeping driveways and general landscaping as shown on historic plans and photographs and features >2505m² of greenspace; a notable increase on the existing.

The car parking for this part remains in the current location but, as fewer spaces are now required, car parking is no longer in front of the south elevation. To the south and east, whereas tarmac currently extends to the face of Bushloe House, a landscaped margin with lawn and planting is proposed.

4.2.2 Internal Impact

An exercise has been undertaken in order to rationalise the internal space, appreciate the original layout of the building, and to understand the best options for providing multiple C2 apartments within the building. This exercise relates directly to the architectural drawings, and in particular to the demolition floor plans which outline the removal of unnecessary and unsympathetic modern partition walls or fixtures which detract from the heritage. No fabric identified as having significant historical value is to be removed.

The staircase will once again become a celebrated, pivotal and central feature of the house. Expert conservators will review the gallery and other wood parts which have been 'treacled' over the years and the glass cleaned.

Much of the decor has been lost and the likely wallpaper, tapestry and carpet should be investigated and if accessible, Dresser's 'ideal art' paint colours applied to the lantern ceiling.

Important surviving elements such as stained glass, ironmongery and fireplaces should be researched, recorded and retained.

The works in the listed building should be monitored as any late Victorian villa has hidden surprises waiting to be revealed – soft water tanks, servants' call systems, technical innovations for recycling etc. - which in this case may evidence the hands of Dresser. A way to protect and retain these in their setting or, where threatened, to relocate to 'show off better' would be assessed.

4.3 Care Home Proposed Works

The existing sheds, greenhouses in the west part of the site are not listed and have no intrinsic merits, however they do lie within the site of a listed building and therefore any development proposal has to consider the impact on the setting of the listed building. However, in that context it has to be acknowledged that:

- The setting from the west - the lawns and garden, has been lost and from this aspect, towards Bushloe House, the office extension is at its most unsatisfactory.
- The principal setting is from Station Road, but here the mature landscape screens.

The care home is the largest building on the site but the layout has been designed such that its dominance within the site is mitigated. The only aspect where the impact of the care home will be read in connection with the listed building is as one passes the front of Bushloe House. The illustrations opposite and A, B, C on the following page show a progression - how the care home is not apparent on accessing the site (A), nor when approaching Bushloe House (B), but comes into view when a left turn is made and one progresses towards the care home (C) but the existing specimen tree obscures.

Other considerations include:

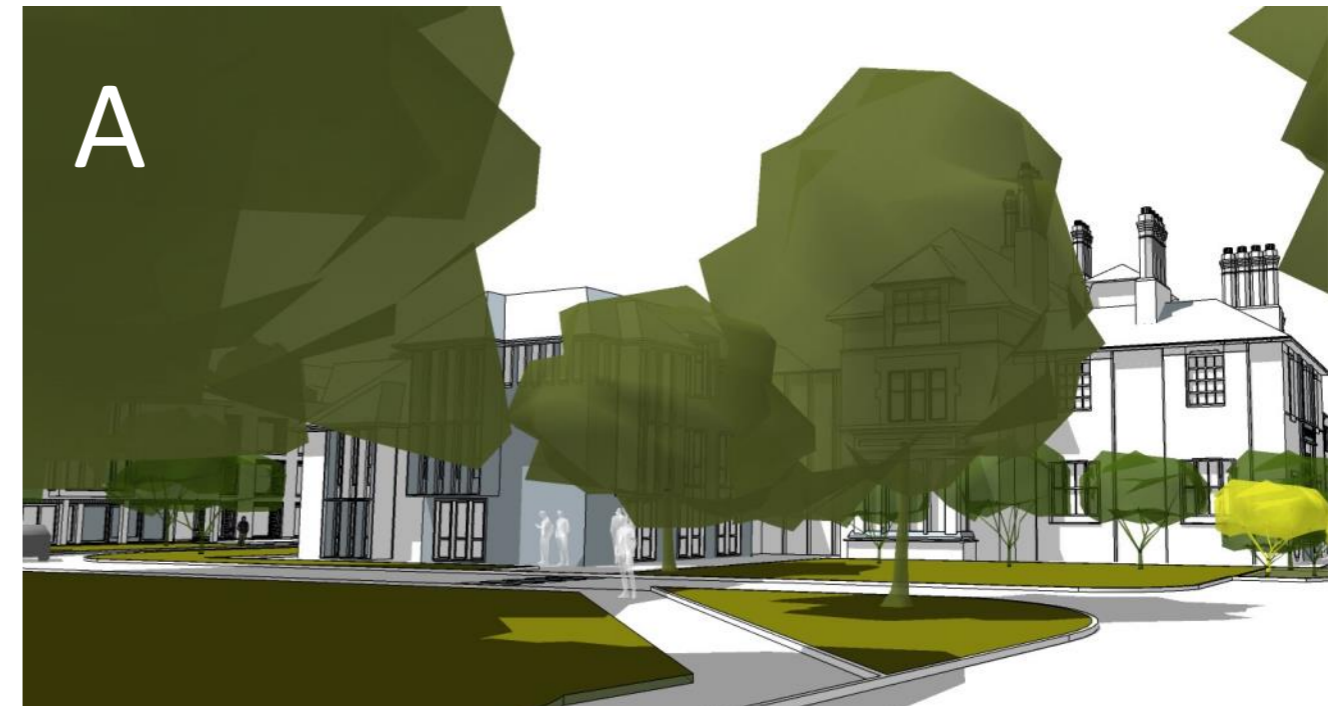
- Although it only slightly diminishes consideration of the listed status, the elevation is not assessed at of the highest significance in that it is the Christopher Dresser interiors which are to be noted.
- The proposed development is less than, and is generally restricted to the current 'brown field' - sheds, temporary buildings, greenhouses, car parking and service yard, Root protection areas (RPA) are thus respected and in most cases improved.

The care home has a critical mass of 80 bedrooms in a three storey development with services smuggled into the roof space.

The facility is linked to the community by a 'circulation spine' from the east to the west. This enables all residents to access the facilities and the garden.

The materiality and the forms match the new extension and the care home continues to respect the heights as discussed with the Council.

Considering the wider design issues, the care home design has avoided long elevation and overlooking; having the opportunity to create secure private courtyard areas is an important design feature particularly for vulnerable residents.



4.4 Graphic Summary of Design Intent



Illustration 1

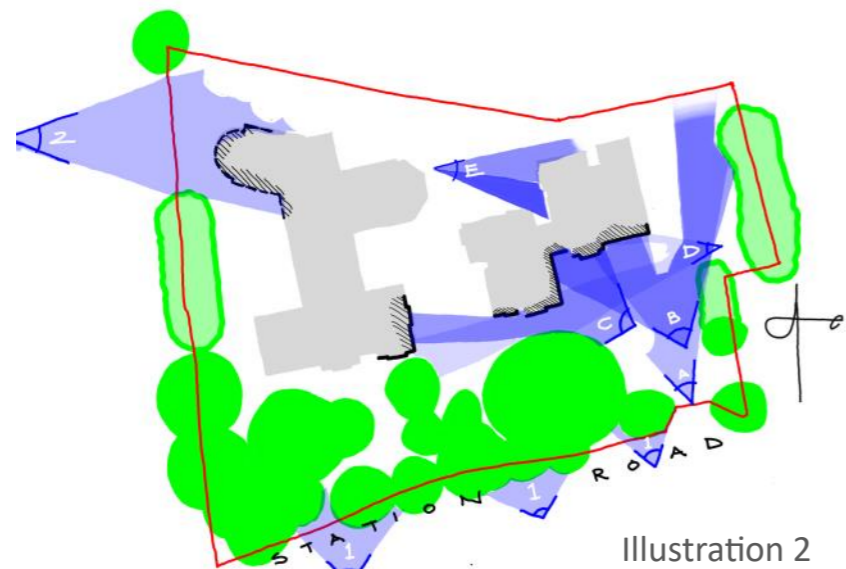


Illustration 2



Illustration 3

- **Illustration 1:** The first illustration shows current 'brown field' area shaded in grey with the similar for the proposed development superimposed in a red. The significant trees and vegetation are also shown.

The current development has a brown field footprint of 1,200sq of built form and 2,400sqM of hardstanding for 102 cars, service areas etc. This new proposal is kept as far as possible within that established built area; in fact the proposals occupy a smaller area and 'pulls back' at key points, adds small lawned/landscape pockets and pays higher regard to the root protection areas (RPA) with less surface water run-off etc.

- **Illustration 2:** The second illustration shows how the layout attempted to make the most of the setting of the listed building, to prevent the care home dominating within the site, impacting overly on the listed building and to open up new vistas.

1. The care home is not apparent from Station Road. The perimeter hedge and then the landscape behind effectively screen all buildings and never allows the listed building and the care home to be read in the same context.

2. The open space on Holmden Avenue a forlorn space and the design set out to create a point of interest overlooking the space with a residents' lounge of the care home with a distinctive appearance.

Views A, B & C: These are the three views discussed on the previous page where it is suggested that it is only at C where the care home comes into view.

View D: Where the extension effectively obscures the care home from the east.

View E: The west elevation of the listed building revealed.

- **Illustration 3:** The third illustration attempts to show the front half of the site as a park land defined by built form, hedges etc., with only the single track road - on the same line as present, impinging but detailed (and with materials) as if passing through a park. To the rear half of the site is the car parking.

The beneficial 'use' of the open space on Holmden Avenue, within the Heatherley housing development, to the north west of the site is noted in 2 above, but there are other benefits such as a gap in the landscape which allows evening sun into the lounge.

The footprint of the care home allows for spaces, balconies to enjoy evening sun and courtyard to promote privacy, security and a sense of intimacy; the client discourages long straight elevations. At the same time this adds modelling and 'de-emphasises' the scale.

4.5 Precedent Studies

Materiality, colour, massing, configuration of opening, roofscape and footprint all need to be carefully considered within the heritage context in order to compliment the listed building and respect its significance.

Bushloe House is essentially a Victorian building in the American gothic style.

In materiality and colour, the two C19th. buildings speak different architectural languages, with the earlier house in traditional Victorian red brick - albeit parts later washed, and the 1880's house in yellow brick – something of a rarity in the Wigston area.

The architectural languages and design details of both phases of the listed building will be considered during the development of a successful, contextual and cohesive scheme and are reflected in the proposed visuals in a next section of this report.

PCPT have prepared a number of precedent studies in order to inform the process.

- Precedent studies are the catalyst for a conversation in design, and should not be taken as a design intention. Instead, they communicate a concept, in terms of shape, massing, materiality, and colour, and the aesthetic of a new building in a heritage context.
- A final sheet in this section showcases the recently completed Tudor Grange development at Solihull which has an identical concept to Wigston and is being delivered by the same team at MACC Care.



Red Brick Extension to Victorian Gothic School Building – Kent. Gabled facades and brick detailing evoke Victorian structures whilst floor to ceiling windows with brick mullions reference stone lintels.





**New Library, Magdalene College by
Niall McLaughlin Architects**

Client: Magdalene College

Awards: RIBA East Award 2022, RIBA
National Award 2022 and RIBA Stirling
Prize winner 2022.



Wessex Auditorium, Brentwood School - Kent
 Red brick and striking rooflines in a modern expression compliment the context of this large extension, whilst the considerable expanses of glass provide a link between new and old.

The team working on Bushloe House has recently completed a care home and C2 residential development similar in concept but larger in scale to Bushloe House at Tudor Grange (Solihull). A Grade II* listed building from the mid C19th, which was greatly enlarged in the late C19th; very comparable with Bushloe House and particularly in dealing with the integration of buildings into the setting and reinstating landscaped gardens.

PCPT worked very closely with the LPA and the conservation team at Solihull MBC. Clearly, there were impacts upon the listed parts but development was able to be contained within the brownfield land.

The existing three storey buildings was 1,600sqM (1,000sqM footprint) with a new build two/three storey of new build of 11,500sqM (4,000sqM footprint). Whilst these figures show a far more intrusive scheme at a higher grade of listed building than Bushloe House, it is less the mathematics than the handling and detail and qualities on show which evidence success.

A visit to Tudor Grange is recommended as part of any planning consideration at Bushloe House. To view in practice how a heritage asset can get a sustainable future.



4.6 Liaison with Local Planning Authority

There have been meetings on site and discussions with the Conservation/Heritage Officers and the planning team from OWBC under PREAPP/22/00048.

The pertinent feed back for design occurred in three communications from the LPA on 24 November 2022, 15th February 2023 and 4th June 2023. Various sections are extracted (*italics*) in full context from these and then below in bullet points the design team's response. Where that response has the comment 'Noted', it is contended that the LPA comments have been taken on board and the scheme changed in consequence.

24 November 2022.

This tended to deal with the site layout and massing rather than the detail;

'From the information submitted a number of apartments (within the existing listed building) do not meet the minimum standards'

- Noted - These apartments have been modified to accord with these standards

'The commitment to the conservation of the internal features of interest is welcomed, although there does appear to be an awkward subdivision of one of the principal ground floor rooms which is harmful to the significance of the designated heritage asset (Apartment 5).'

- The exception is a compromise and put forward as the best solution to utilise the current in situ lift position to service the development.

'From the information available so far it is not considered that the internal restoration and limited external changes provide a clear and convincing justification (NPPF para 200) for the erection of a large and even more harmful addition or separate building within the grounds.'

- Noted - A fuller review of all the items of repair and removal/adaption of detractors on the elevations to Bushloe House was issued to the LPA - see drwg 3916 AD (0) 6 as marked up in red on the next page.
- A discussion was held with the LPA wherein the best option to remove the fire exit was to incorporate it in the new build and this was a justification for 3 storey to the extension to Bushloe House. It was agreed to prepare a design study - see later in this section.

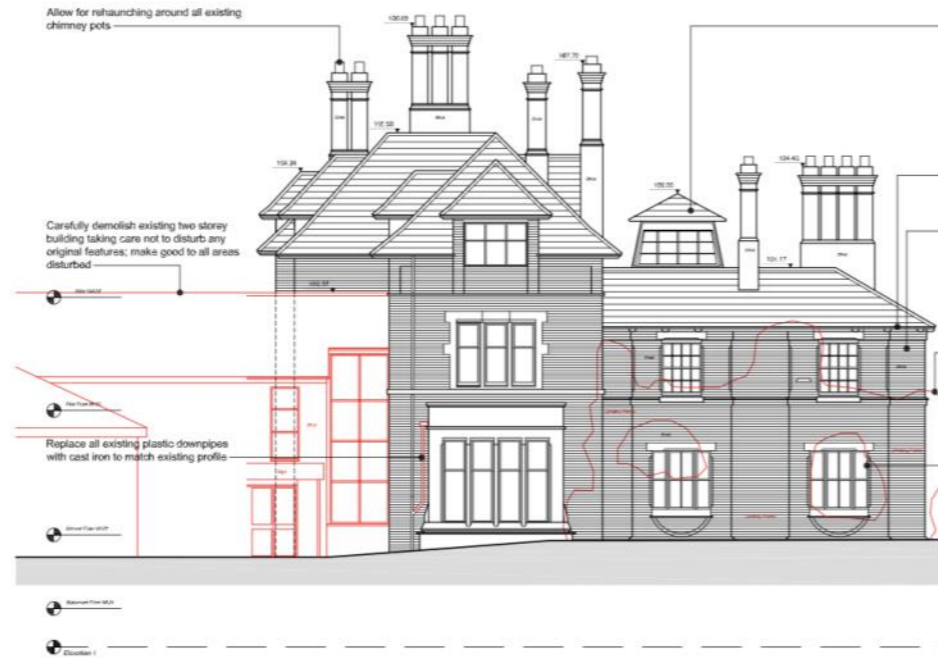
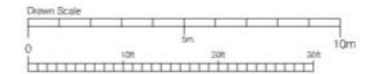
'Large, high status gentlemen's historic residences located on the edge of settlements typically benefited from expansive, landscaped grounds. The significance of heritage assets can be compromised by development within their setting and the gardens and their relationship to the principal elevations are an integral part of the significance of such houses. Proposals which compromise this important relationship need to be carefully considered and justified''.

'..... It is therefore surprising and inconsistent, that the more extensive new development proposed does not seem to attract similar concern.'

- Noted - The scheme as originally discussed was a three storey care home with a footprint of 1,750 sqM and a three storey the new build extension to Bushloe House with a footprint of 450sqM. This was reduced to 1,500+450sqm In the pre-application but following these comments (24th November 2022) it was further reduced to 1400+400with the extension to Bushloe House now 2 and 3 storey. This is effectively a 20% reduction in size of the care home
- Noted - brown field footprint was amended to 3,000sqM as opposed to the current insitu development of 3,600sqM - ie 15% enlargement of this was an improvement to the ecology, SUDS and the trees which were impacted by the tarmac.
- Noted - development was revised such that it is now all contained within the brown field land.

'Extensive car parking associated with the two strands of development further compromises the gardens and compounds the harm to significance.'

- Total site provision of car parking is 65 whereas at present the offices have 105 and additional service yards.
- There is no intention at this stage to divide up or fence off parts and where the HO refers to *'two strands of development'*, this may be a misunderstanding; the entire development will be C2. Clients will be aged or young with a debilitating condition and the apartments might include say partners, of whom one is fit to enjoy place and volunteers in the garden whilst their partner, who is health challenged, lives in an environment where they both know the very best care is close-by. Communal facilities include the bistro, cinema, laundry, hair, gym, etc. and use of the grounds



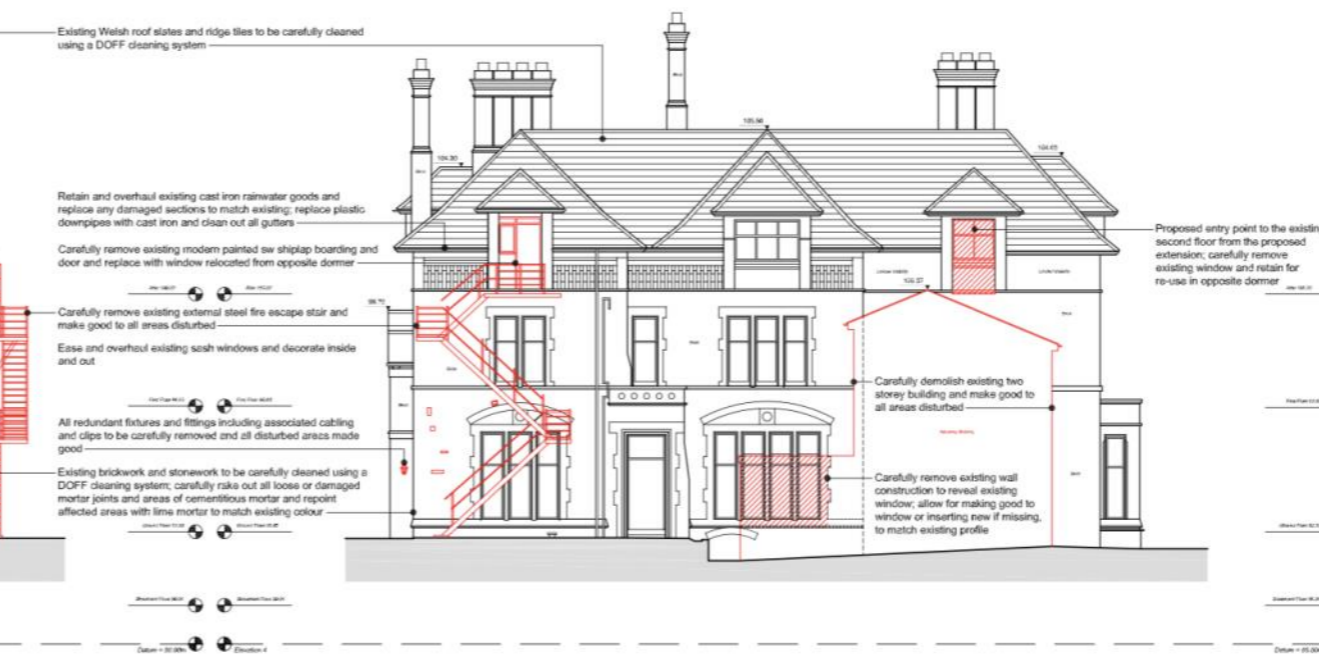
EXISTING SOUTH ELEVATION 1:100



EXISTING EAST ELEVATION 1:100



EXISTING NORTH ELEVATION 1:100



EXISTING WEST ELEVATION 1:100

- Allow for rehaunching around all existing chimney pots
- Carefully demolish existing two storey building taking care not to disturb any original features; make good to all areas disturbed
- Replace all existing plastic downpipes with cast iron to match existing profile
- Existing Welsh roof slates and ridge tiles to be carefully cleaned using a DOFF cleaning system
- Retain and overhaul existing cast iron rainwater goods and replace any damaged sections to match existing; replace plastic downpipes with cast iron and clean out all gutters
- Existing brickwork and stonework to be carefully cleaned using a DOFF cleaning system; carefully rake out all loose or damaged mortar joints and areas of cementitious mortar and repoint affected areas with lime mortar to match existing colour
- Carefully remove existing vegetation including all root growth from mortar joints and treat all areas with herbicide to prevent new growth; allow for repointing all affected joints with lime mortar to match existing
- Ease and overhaul existing sash windows and decorate inside and out
- Original entrance to be reintroduced by carefully removing existing window and brickwork below and making good to all areas disturbed
- Replace all modern windows and doors with more appropriate examples and to suit new layout
- All redundant fixtures and fittings including associated cabling and clips to be carefully removed and all disturbed areas made good
- Reinstalls limewash to walls to areas shown dotted red

- Reinstalls limewash to walls to areas shown dotted red
- Carefully remove existing vertical steel bars from window and make good to all areas disturbed
- Replace all modern windows and doors with more appropriate examples and to suit new layout
- Carefully remove decayed vertical sw painted boarding and timber lean-to roof and make good to all areas disturbed
- Carefully break out existing brickwork infill and rebuild with brickwork to match existing
- Existing Welsh roof slates and ridge tiles to be carefully cleaned using a DOFF cleaning system
- Retain and overhaul existing cast iron rainwater goods and replace any damaged sections to match existing; replace plastic downpipes with cast iron and clean out all gutters
- Carefully remove existing modern painted sw ship lap boarding and door and replace with window relocated from opposite dormer
- Carefully remove existing external steel fire escape stair and make good to all areas disturbed
- Ease and overhaul existing sash windows and decorate inside and out
- All redundant fixtures and fittings including associated cabling and clips to be carefully removed and all disturbed areas made good
- Existing brickwork and stonework to be carefully cleaned using a DOFF cleaning system; carefully rake out all loose or damaged mortar joints and areas of cementitious mortar and repoint affected areas with lime mortar to match existing colour
- Existing Welsh roof slates and ridge tiles to be carefully cleaned using a DOFF cleaning system
- Carefully demolish existing two storey building and make good to all areas disturbed
- Carefully remove existing wall construction to reveal existing window; allow for making good to window or inserting new if missing, to match existing profile
- Proposed entry point to the existing second floor from the proposed extension; carefully remove existing window and retain for re-use in opposite dormer

Revision
Client

MACC Group

Project Name
Station Road
Wigston, Leicestershire

SKETCH PROPOSALS

Bushloe House
Existing Elevations
Heritage Benefits

PCPI Architects Limited
16 Spenser Street
Jewellery Quarter
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T: 0121 523 9330
info@pcpiarchitects.co.uk

Scale: 1:100 @ A1 Date: March 2023

Drawn by: RGR Checked by: DBM

Plot Date: / /

Drawing No: 3918 AD(0) 06 /

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'(Building within an RPA) The principle of an engineer(ing) solution may be sound, however the imposition of a permanent structure within such proximity to the tree (one of the world's most massive tree species) is not advisable.'

- Noted - the development was moved.



The plan to the right was produced by PCPT following the dialogue with the LPA on 24th November 2022. It is an illustrative summary to show concepts and where note has been taken of the LPA comments.

In considering the conclusion:

'..... unless the merit of the restoration work is greater than currently envisaged or the layout is radically altered, for example, the option of a smaller care home sharing a communal garden with Bushloe House, it is anticipated that it will fall within the less than substantial spectrum and paragraph 202 of the NPPF is likely to be engaged..'

- Noted - the care home specifically has reduced by 20%, the development is limited to the brownfield area and the repairs to the existing listed building have been shown on drwg. 3918 AD (0) 06 (see next page).

A separate meeting was agreed to consider the comment and a design study was suggested:

'..... there is a concern that the proposed apartment block extension is taller and arguably more prominent than the relatively low scale and discrete council offices and chamber.'

At a Teams meeting held with the LPA the Design Study was tabled.

- The Design Study (left) compared the existing/2 storey/3 storey with the consideration of full lift access, which was deemed essential, and the removal of the external fire escape stair. The conclusion was to continue with the three storey option.



15th February 2023

Following the appointment of a new Heritage Officer the LPA wrote to confirm that the new HO still maintained concerns as had his predecessor. However, progress was welcomed and the email concluded by stating that the LPA:

'..... with regards to the development proposed within the grounds, whilst the reduced/ revised footprint of the new build appears acceptable in principle to the local planning authority, in the absence of any further details it is difficult to comment on its acceptability, '

- This was taken as acknowledgement that, subject to satisfactory design development, the care home 'reduced/revised' footprint was acceptable.

The drawing below was tabled to explain how the care home could be integrated.



7th June 2023

The correspondence noted that there *'does appear to be some improvement between the previous design and what is shown now. Context has been provided discussing the architectural differences between the 1850s and 1880s buildings, particularly in relation to materials and architectural influences, but there is reference of other features such as the number and layers of hipped roofs, use of dormers and tall chimney stacks which provide a vertical emphasis and somewhat unifies the two opposing built elements'*.

However concern was still raised with regard to:

'Some of these features (in the extension to the existing building), in particular the hipped roofs and varying scales are articulated in the new design however in the absence of any details of the three-storey element there are concerns that this three-storey element will add excessive scale, bulk and mass to the appearance of the building.'

'..... the proposed gables do not appear in keeping as a feature of the new addition.'

- Noted - the three storey element to the rear (north) has been reduced.
- Noted - gables have been replaced by hipped roofs and windows have hooded hipped dormer windows throughout the development.

'..... rhythm appears to be lost in the windows illustrated on the southern elevation which proposes a smaller window arrangement in the ground-floor of the three-storey element with two larger windows above. The two-storey element situated to the west also proposes large windows of the same shape and size in both the ground and first-floors of the southern elevation.'

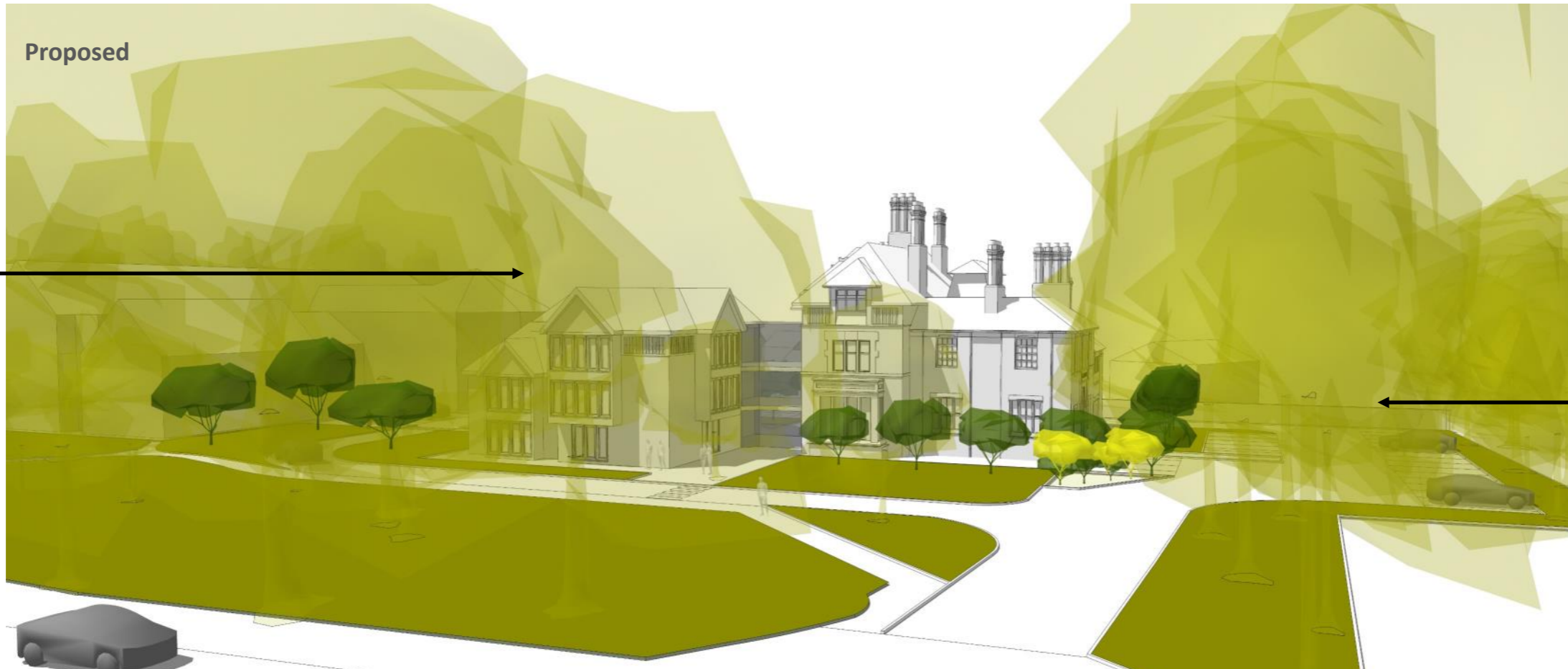
- Various exercises were carried out but the issue remains that the functional expression on the existing expressed an order; reception room at ground, bedroom at first and service areas at the top, whereas the new apartments have the same room use at each level.

Informal discussions followed and it was suggested that the design should review the roof-scape of the care home

- Noted - 20% of the roof was cut out.

4.7 Visuals - proposed/existing

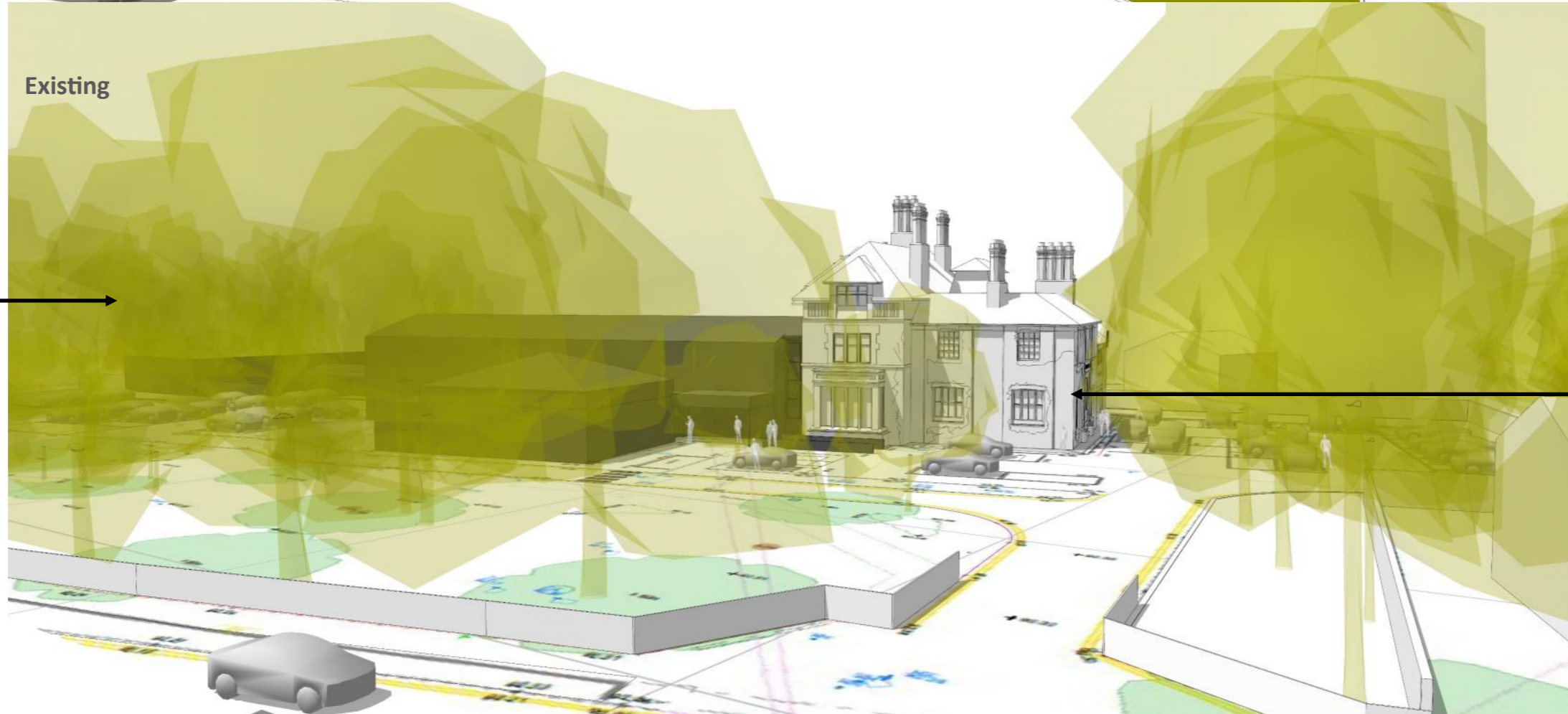
4.7.1 South Elevation



Proposed

Sympathetic extension designed to compliment and celebrate listed building in architectural styling with glazed connection/visual separation

Reinstated greenspace/landscaping currently all car parking



Existing

Retention of mature trees and screening from Station Road

Removal of destructive vegetation and restoration of listed building

4.7.2 East Elevation



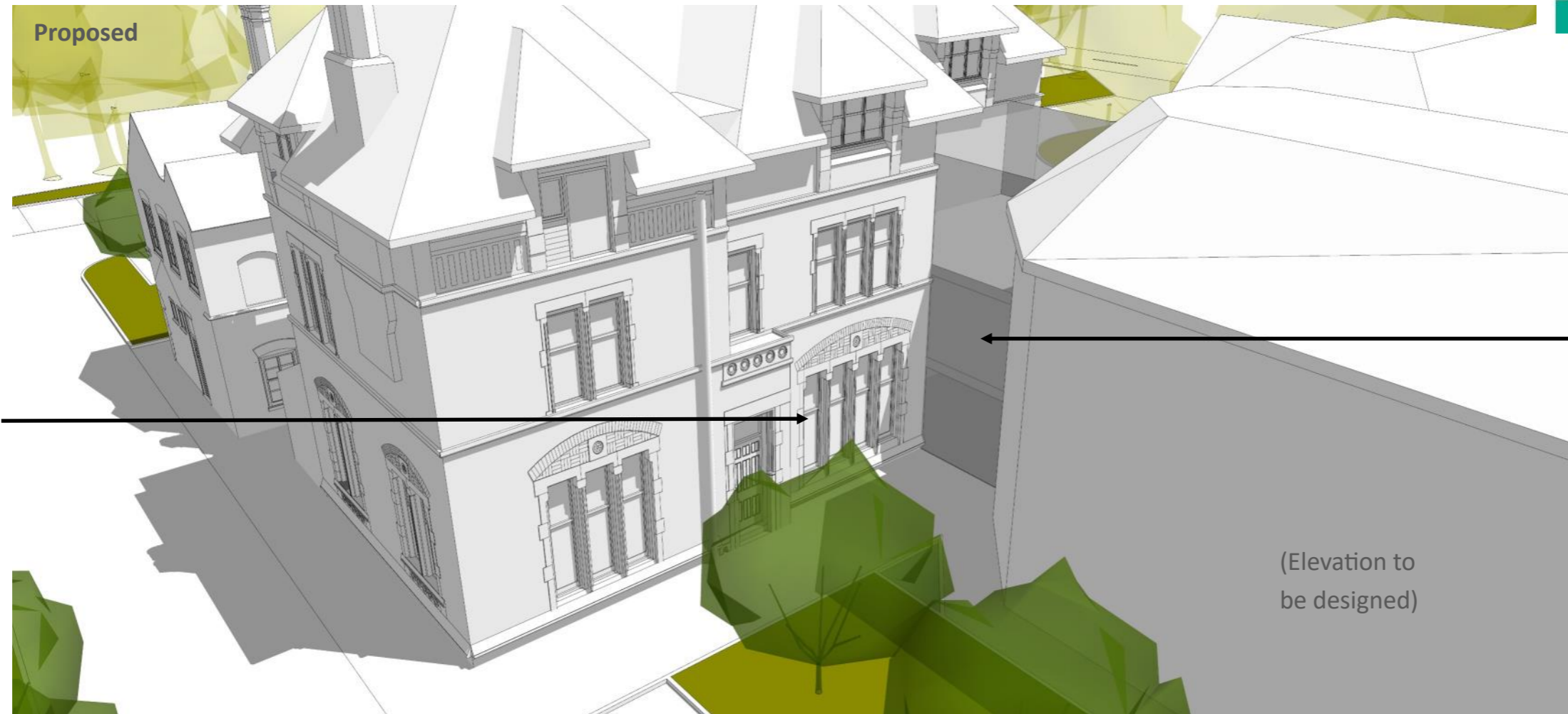
Reversal of blocked east entrance to reinstate original entrance and historic door leading through to central Christopher Dresser staircase

Reintroduction of planting and lawn space on approach to listed building and a reduction in dominant car parking



Removal of destructive vegetation and restoration of listed building

4.7.3 West Elevation



Demolition of council extension and restoration of previously affected historic fabric (such as window on west elevation)

Lightweight and glazed link between proposed extension and listed building to provide visual separation

(Elevation to be designed)



Removal of metal escape stairs and full restoration of west elevation

4.7.4 South Elevation



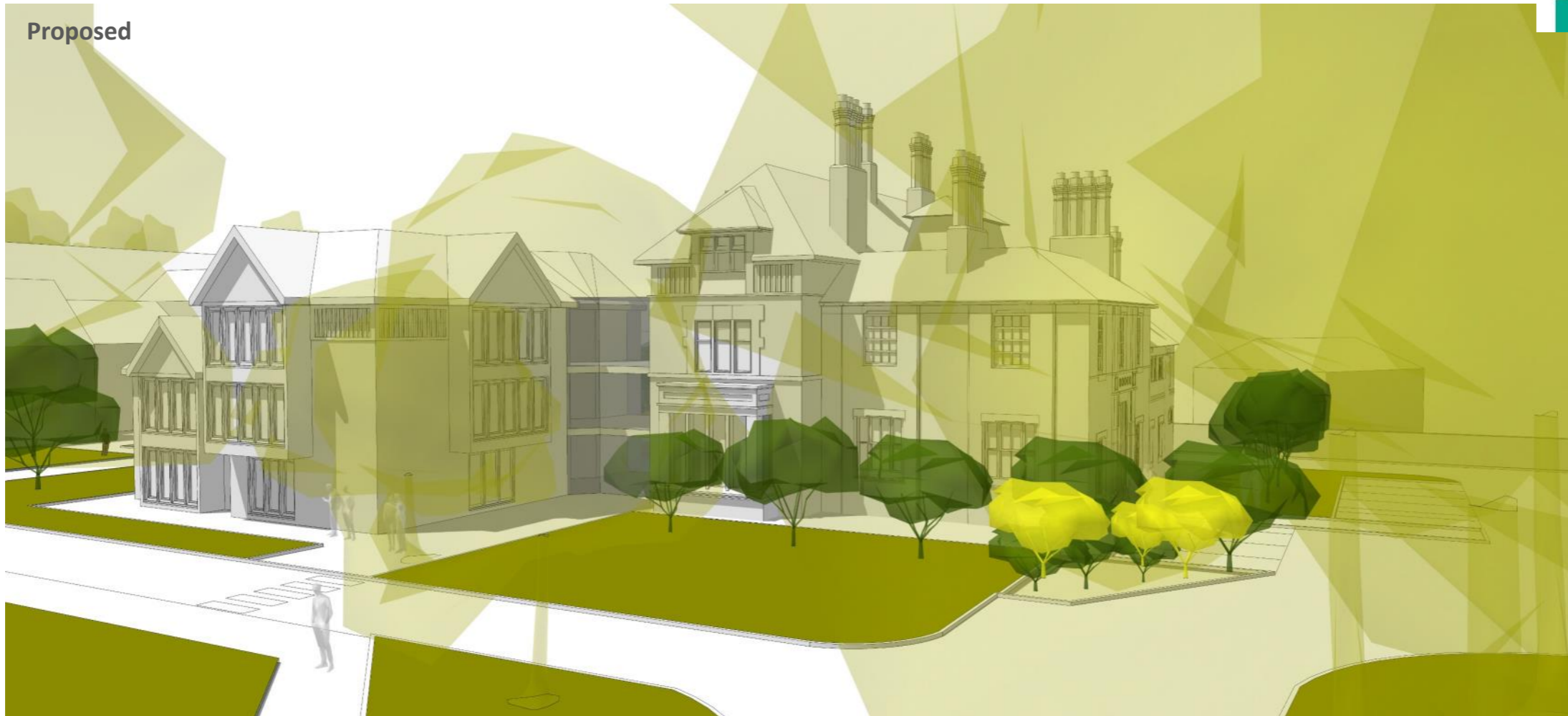
Sympathetic extension designed to compliment and celebrate listed building in architectural styling (brick detailing, vertical emphasis, dormer details and hipped roofs) with glazed connection/visual separation

Reintroduction of planting and lawn space on approach to listed building and a reduction in dominant car parking



Removal of council entrance to south with east entrance reinstated to restore historic orientation of listed building

Removal of destructive vegetation and



4.8 Care Home Design Overview

The proposed care home will have 80 bedrooms on three floors set around a central courtyard. The ground floor is 1,266sqm and has 20 bedrooms, while the first and second floors are 1,349sqm and each have 30 bedrooms. There is a small third floor within the roof space which is dedicated to ancillary uses, providing the kitchen space, staff common room, laundry, offices and plant room and extending to a total of 476sqm. The total building area is 4,440sqm.

A total of 30 car spaces are provided for the care home including two disabled parking bays, along with a short stay use for a larger vehicle (ambulance, minibus, refuse, deliveries, etc.). There are also 23 additional car spaces for the apartments which also include two disabled parking bays. Electric provision will also be allocated to four spaces. Each car parking bay measure 2.4 x 5.5m to conform to Oadby and Wigston's Residential Development Supplementary Planning Document. The proposal will also provide cycle parking stands to facilitate use by visitors and employees, to a design specification to be agreed. Additionally, the proposals include the provision of five electric scooter parking located adjacent to the main entrance to the care home under the overhang, ensuring protection from the elements and that provision is conveniently located for less able visitors and/or residents.

MACC Care developments provide generous corridors and dwell spaces, and the bedrooms each have generous fixed windows with low level cills enabling full views from seating and beds for residents to enjoy and engage in the surrounding area, passing activity and seasons changes – a well treed site is always a bonus. Alongside each large window is a similar height panel with an opening section for ventilation and the grille for the mechanical extract.

Additionally, to reduce the impact of noise disturbance from the adjacent Station Road, it is proposed that there will be no ground floor bedrooms at the southern end of the care home. This will ensure privacy and reduced noise for future residents. Ground floor space here will be limited to office space and residents' facilities, including a hairdressers, cinema, and café.

A bin store is provided with adequate space for 10 communal bins for waste and recycled materials etc. This is located in the car park.



Photographs of previous MACC Care facilities

5.0 LANDSCAPING AND ENERGY STRATEGY

5.1 Ecological Enhancements and Energy Strategy

This proposal illustrates the client's commitment to providing sustainable design and ecological enhancement to the site. The proposal features ecological enhancements such as bird feeder stations and 'beehive' compost bins and the landscaping provides a wide range of planting typologies, including nectar and pollen-rich species, to attract invertebrate prey for a variety of animals in the local area, which will enhance the site's biodiversity.

The proposed energy strategy will have air conditioning but will also enable natural ventilation via manually user operated openable windows. The provision of air conditioning will address any concerns of overheating. Heating is primarily delivered using underfloor and central heating served by gas-fired boilers. The potential to utilise an air source heat pumps could be realised, but will be dependent upon site investigations. The arrangement of solar photovoltaic panels strategically located on some of the pitched roofs to the care home would be feasible and would contribute toward the development's electricity supply.

Alternative means of heating and generating hot water for the development have been considered but the site and viability factors restrict alternative forms such as those set out below:

Wind Turbines – the site is considered too small to accommodate major wind turbines, whilst smaller scale turbines would have to be roof mounted and therefore appear visually prominent as well as having no assurance of a suitable level of wind formation or speed due to the sheltered position of the site. As such the use of wind generated energy is not considered feasible;

Solar Hot Water – this would require a roof mounted heat collector to enable the sun to heat water. However, this format is not necessary if the scheme is able to accommodate solar panels and resource electricity from the sun for heating water;

Ground Source Heat Pumps – the ability to use ground source heat pumps has been discounted due to the restricted grounds round the building and also the fact that the grounds are influenced by a large number of mature trees with expansive root protection areas that would complicate the installation of the underground pipework;

Air Source Heat Pumps – the ability to heat some areas through air source heat pumps will be explored, however the operator of the facility MACC Group have concerns about the operational capabilities and assurances of using solely air source heat pumps for this development. Therefore, air source pumps will be explored for some areas initially.



5.2 Outdoor Amenity Space

The design provides generous, attractive and sheltered outdoor amenity space in both the 'courtyard' area to the care home, and the areas surrounding the care home and apartments to Bushloe House, as well as along the site boundaries.

Additionally, private patio-style gardens with greenhouses and potting benches extend off pathways providing future care home residents access to high-quality outdoor amenity space adjacent to their bedrooms. Seven, centrally located, bedrooms on the ground, first and second floors to the care home will benefit from private balconies that overlook the courtyard garden. This will provide high-quality private outdoor amenity space that is visually attractive as a result of good layout and effective landscaping.

A tree lined open 'courtyard' and outdoor amenity space will also allow a soft neighbourliness to the established residential dwellings around the site.

5.3 Landscape Strategy

The landscape strategy seeks to retain much of the mature character of the site and street scene to Station Road. Existing boundary trees and hedges are preserved as key assets to the scheme. Proposed new planting will include suitable small trees as well as formal hedges, lawns and herbaceous borders alluding to the residential history of the listed building. Paved spaces close to the building provide communal seating to draw people to the front elevation, bringing it back to life and setting the building firmly in the landscape and community.



6.0 ACCESSIBILITY

6.1 Site Location and Surroundings

The proposed development is located within the administrative area of Oadby and Wigston Borough Council, approximately 5 miles to the south of Leicester City Centre and within 500m to the south west of Wigston town centre. The site area comprises approximately 1.1 hectares which is generally level and is bound by residential properties to the north, south, east and west accessed from Station Road to the south, which is a main arterial road in and out of Wigston to the east.

The site is located within a residential area and within touching distance of Two Steeples Medical Centre which is approximately 200m to the west of the main access along Station Road.

6.2 Sustainable Transport Linkages

The stretch of road along the southern site boundary frontage to access the site from Station Road is within a 'Safety Zone' which is subject to a 20mph speed limit within school times and 30mph at all other times.

The development will provide pedestrian linkages to/from the site that tie into the existing pedestrian infrastructure along Station Road. These linkages already correlate with existing public rights of way in the vicinity.

6.3 Pedestrian and Cycle

Pavements are provided along either side of Station Road, providing high quality pedestrian links through this part of the urban area and towards Worcester City Centre. The pavement along the side of the southern boundary has a designated cycle route which is clearly demarcated with white lines and 'give way' demarcation either side of the junction to the site entrance.

The proposed development will provide sheltered parking for bicycles and mobility scooters.



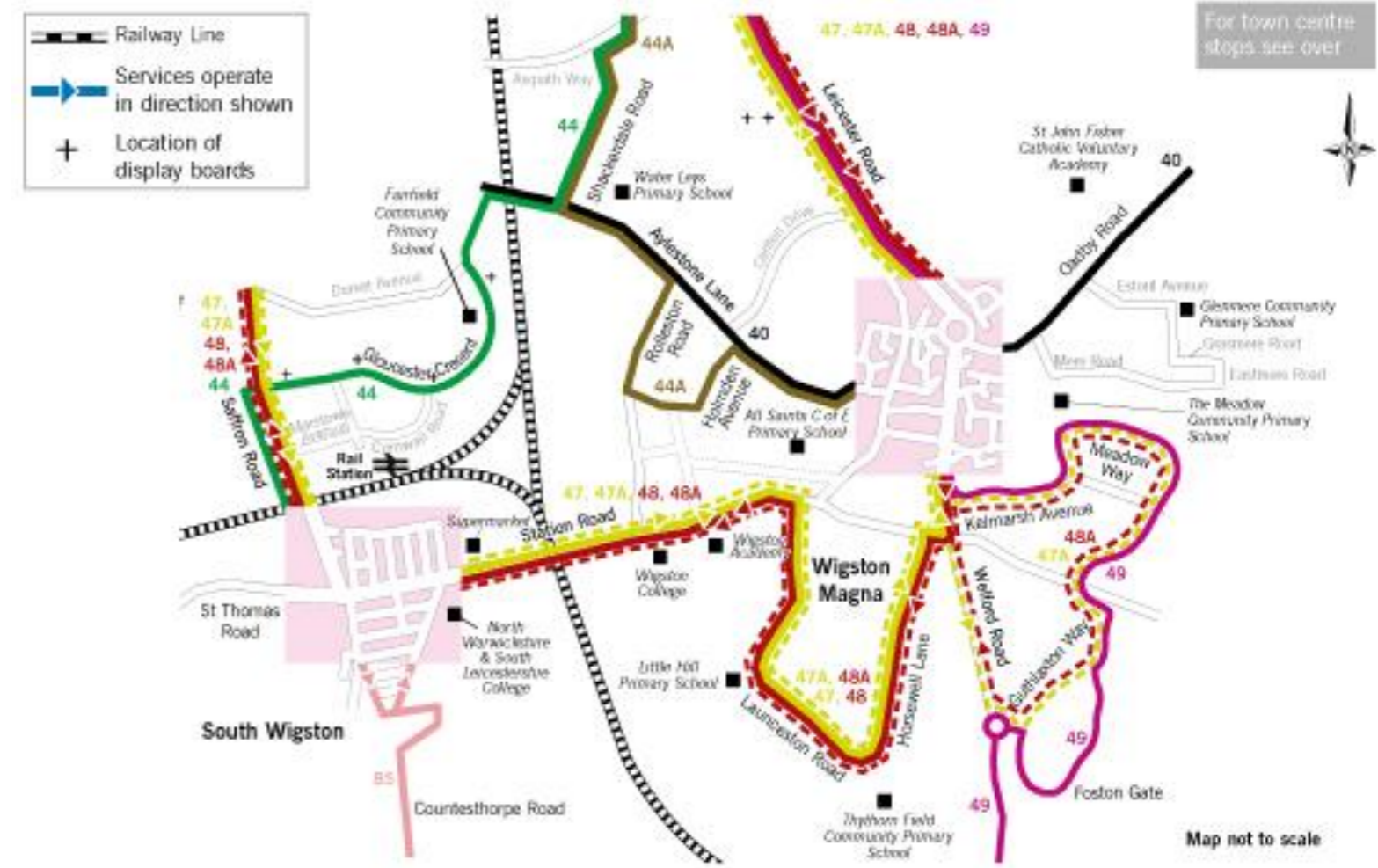
6.4 Public Transport

There is a bus stop on Station Road directly outside the site with very good existing bus service for staff or visitors travelling to and from Wigston town centre which is a circa 10 minute journey or to Leicester City Centre which is a further 25 minute direct journey on the number 44/44A Arriva bus and an hourly service until evening times every day including Bank Holidays and weekends. The bus service is therefore ideal for commuting to/from the site, or for visitors to travel to/from the site enabling travel by means other than the private car. The English National Concessionary Travel Scheme offers free off-peak travel on local bus services in all parts of England. Also, for older or disabled people who cannot use ordinary buses Oadby and Wigston's Community Action Partnership offers a social car scheme.

South Wigston Railway Station is a relatively new station constructed in 1986 and is located circa 1.4 miles from the site and can be accessed via a circa 25 minute walk, a circa 6 minute cycle ride, a 10 minute bus journey or a circa 5-7 minute journey by car. South Wigston station is on the Birmingham to Peterborough Line, meaning that South Wigston is connected to key midlands towns and cities. It is a small station with limited facilities; unfortunately there are no bicycle storage available and as the station is not staffed, passengers must buy their ticket from the conductor on the train or self service ticket machines. South Wigston Railway Station is accessed via a footbridge from Kirkdale Road to the south or from Kenilworth Road to the north.

Employees and visitors also have the option to travel to/from the site by train, with regular services available throughout the week, including Sundays.

The site is accessible by a variety of modes of transport that have the potential to reduce the reliance on the private car for residents, staff, and visitors; a significant range of facilities are available in the vicinity of the site, for which trips can readily be made by sustainable means. It is therefore considered that residents, staff, and visitors will have a real choice about how they travel and that the proposals accord with the guiding principles of the NPPF. MACC Group will adopt a travel plan encouraging staff and visitors to use alternative means of transport to the private car.



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7.0 SUMMARY AND CONCLUSION

7.1 Summary of Benefits to the listed building

7.1.1 Internal Heritage Benefits of Proposed Scheme

- Original east entrance to be reintroduced.
- Original user journey reinstated, which takes all building residents and visitors on a journey through the entrance hall to the Christopher Dresser central staircase to experience the interior decoration, lantern and clerestory of stained glass.
- Interpretation and signage to be introduced into Bushloe House to celebrate and communicate the significance of the heritage asset and Christopher Dresser associations to users and visitors of the building.
- Central staircase to be the focus of Heritage Open Days providing the opportunity to showcase the heritage asset and Christopher Dresser associations. Possible collaboration with V&A. Opportunity to undertake further research into both surviving and lost heritage elements, such as original paint colours/decorative schemes etc.
- Restoration of internal heritage fabric, removal of unsympathetic alterations and the retention of surviving historically significant features i.e. stained glass, original fire places.
- The proposed scheme reinstates the historic residential function of Bushloe House.

7.1.2 External Heritage Benefits of Proposed Scheme (Bushloe House)

- Careful demolition of the 1970's council extension which is considered to detract from the heritage asset and will reveal a large part of the west elevation.
- Proposed replacement extension designed to celebrate and compliment the listed building in form, materiality and the vertical emphasis of architectural detailing and roofscape, resulting in a positive rather than negative impact on the heritage asset. Proposed extension to have a more appropriate relationship to the listed building than existing, due to massing and glazed link providing a 'lightweight' and visual separation between 'new' and 'old'.
- Restoration of significant original features lost or negatively impacted by previous development, such as the window to the west elevation with its stained glass re-introduced and the original entrance to the east.
- The removal of the external fire escape stair to the west elevation which detracts significantly from the original fabric and architectural detailing.

7.1.3 External Heritage Benefits of Proposed Scheme (Site)

- Distinct increase in landscaped areas and green space (>2505m²) reminiscent of that illustrated in historic mapping and photographs.
- Reduction in tarmacked area/parking area providing a much improved and appropriate setting for the heritage asset.

7.2 Conclusion

7.2.1 Changes to the listed building and its immediate setting

On balance this Heritage Impact Assessment concludes that the proposal to replace the 1970's extension of the Grade II listed Bushloe House satisfies the category defined as less than significant harm laid out in the NPPF (paragraphs 193—202). In addition there are perceived significant benefit proposed to the heritage asset and its setting in which the historic fabric will be restored, its heritage and Dresser association will be celebrated, and the building will have a viable future use reflective of its original function in line with the council's own objectives to '*safeguard, conserve or enhance*' its heritage.

This leads to the overall view that the proposals to the listed building are beneficial change which create **no harm**.

7.2.2 Impact of the new care home upon the listed building

The care home is considered in the context of the setting of the listed building - Bushloe House and the extension. Whilst the care home has the potential to detract, it is noted that the principal settings impacted are:

- From the west aspect, where the setting is interrupted and greatly degraded by the 1970's extension., loss of lawns etc.
- From the south - Station Road where the mature landscape screens.
- From the east where the extension mostly screens.

The conclusion is thus mitigated to **less than substantial harm** on a medium to low scale for the care home upon the setting of the listed building.

APPENDIX 1: Conservation Commentary Illustrations

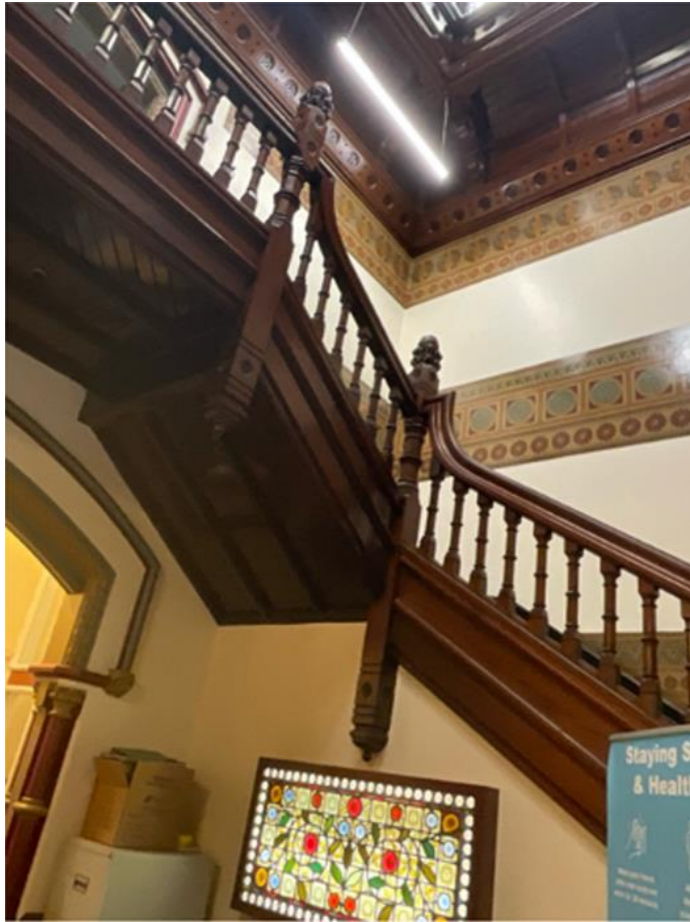


Figure 1: Central Staircase



Figure 2: Central Staircase lantern, with clerestory of stained glass and cornice



Figure 3: Central Staircase decoration



Figure 4: Central Staircase decoration



Figure 5: Central Staircase decoration

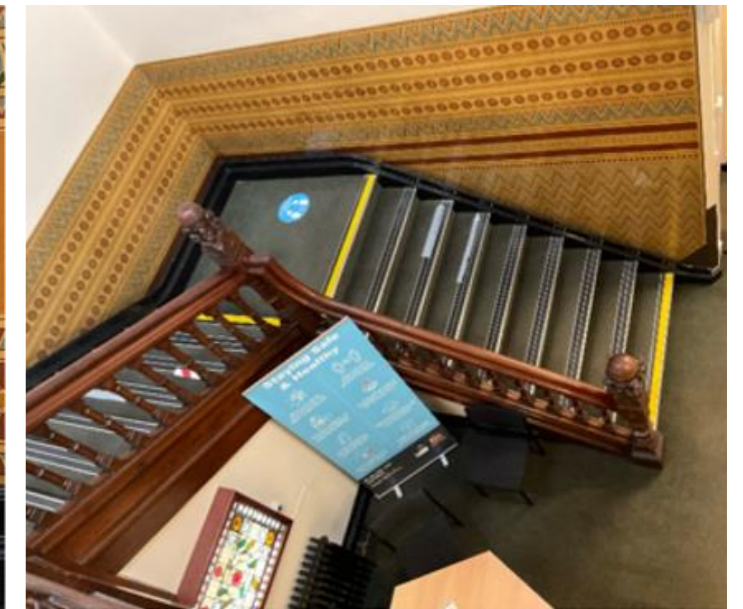


Figure 6: Central Staircase decoration



Figure 7: Central Staircase decoration



Figure 8: Stained glass - fanlight with two classical heads (Mercury to right)



Figure 9: Stained glass - oriel window centre panels (x4)



Figure 10: Stained glass - oriel window side panels (x4)



Figure 11: Stained glass - panels now display in corridor

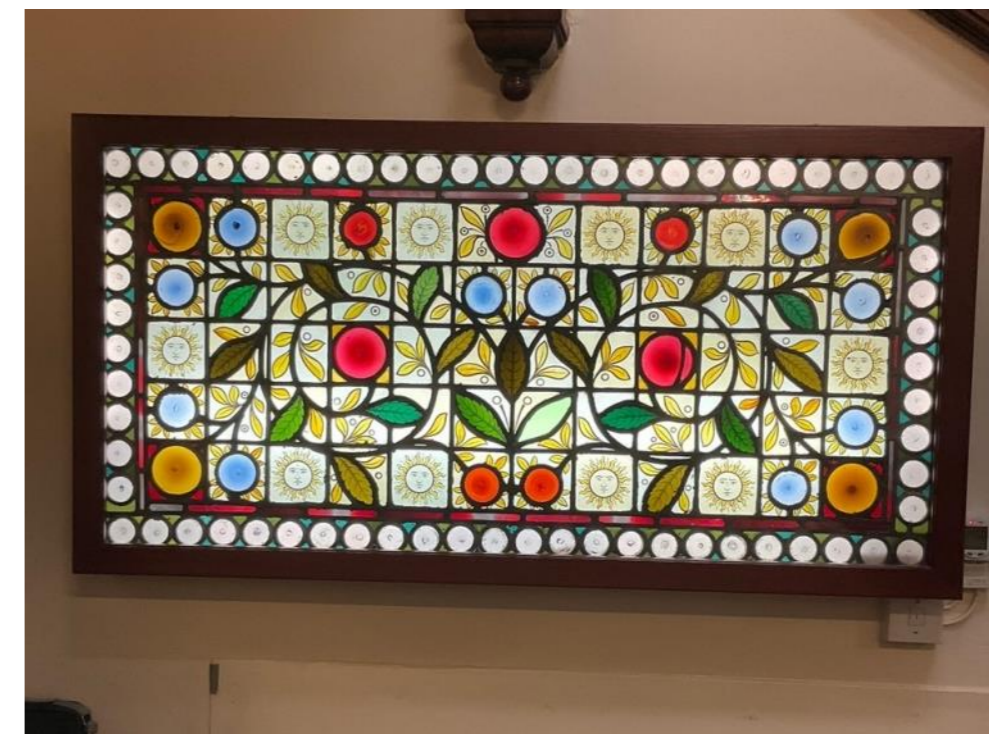


Figure 12: Stained glass - stained glass panel loose in hall



Figure 13: Original front door, now filled



Figure 14: Black marble fireplace



Figure 15: Black marble fireplace—roundel cartouche detail



Figure 16: Black marble fireplace—roundel cartouche detail



Figure 17: Black marble fireplace—roundel cartouche detail



Figure 18: Wooden fireplace with smokers box



Figure 19: Wooden fireplace with smokers box

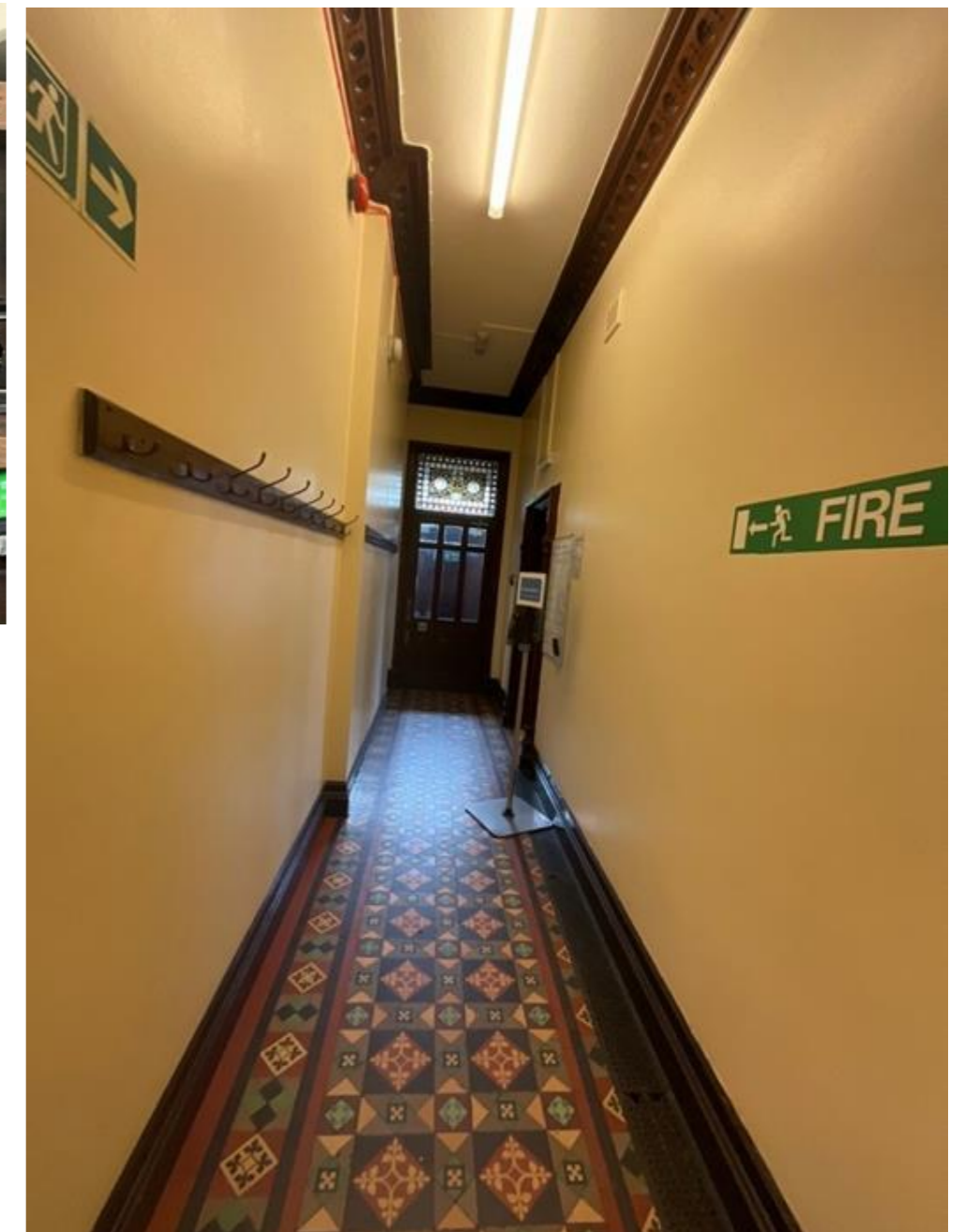


Figure 20: Cornice and tile detailing to ground floor corridor



Figure 21: Suspended ceiling to second floor



Figure 22: Suspended ceiling to second floor



Figure 23: Suspended ceiling to second floor



Figure 24: Suspended ceiling to second floor - detail

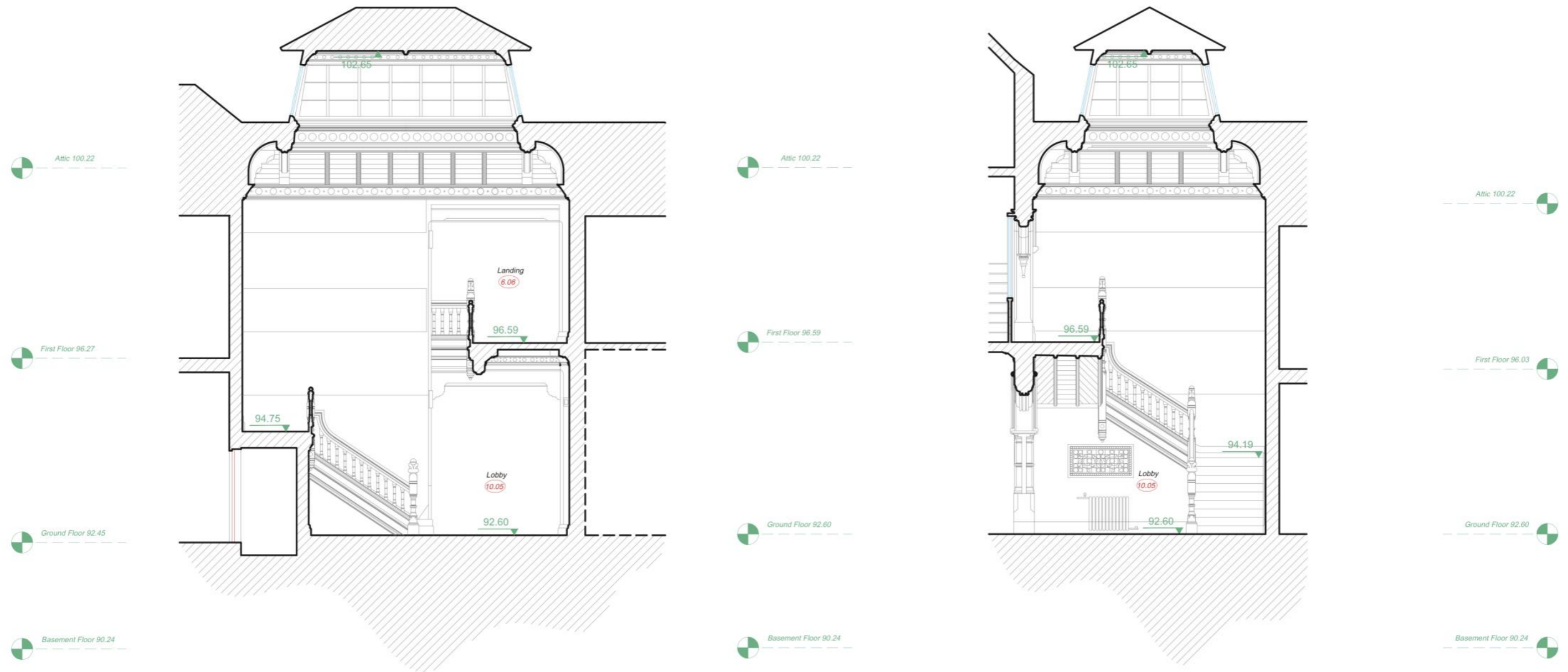


Figure 25: Survey sections through the stairs.



Figure 26: Illustrations of a typical bay window to the new extension to Bushloe House.



Figure 27: Polygonal end to the care home.



Figure 28: Curved end to the care home.

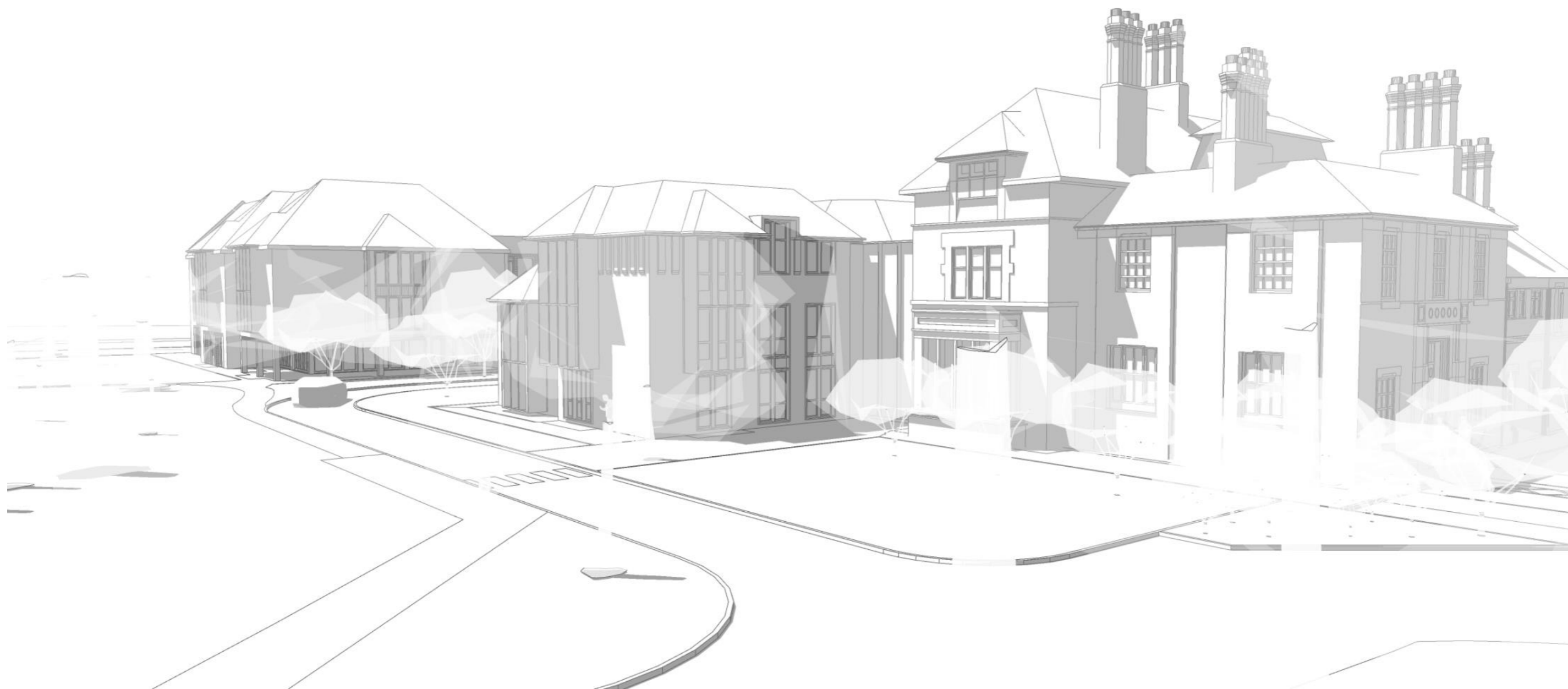


Figure 29: View from approach road showing Bushloe House with proposed rebuilt extension and new Care Home in background

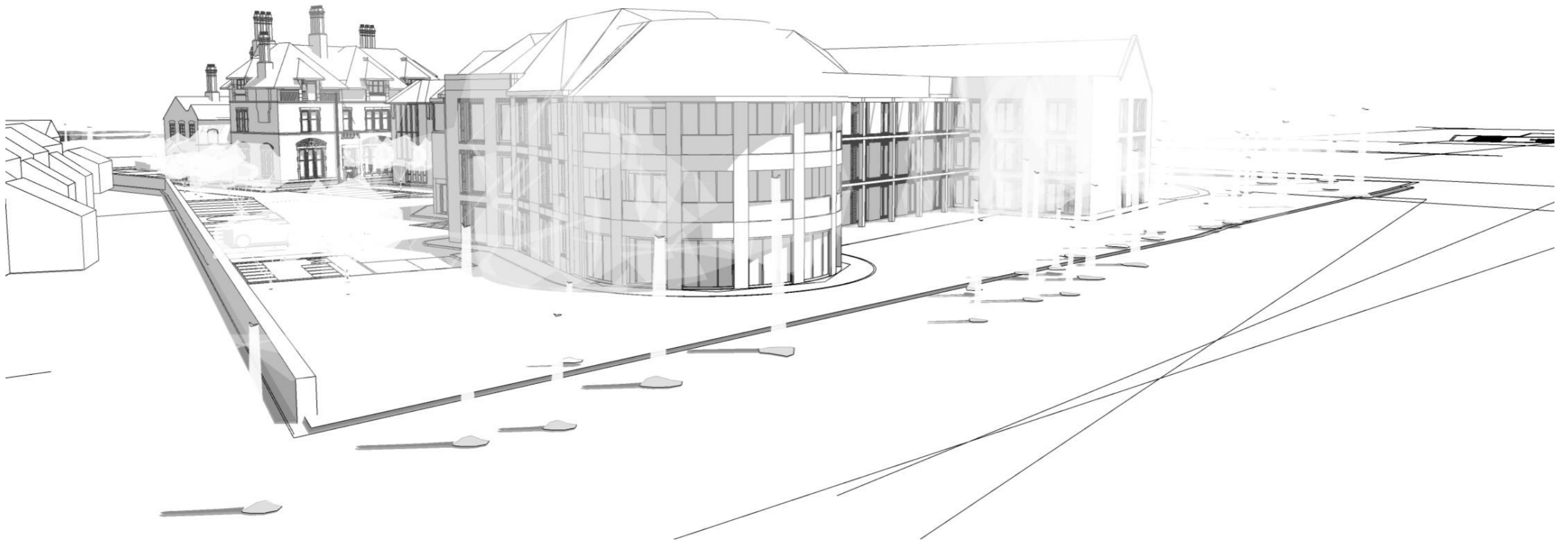


Figure 30: Curved end to the Care Home glimpsed through established tree belt to site boundary.

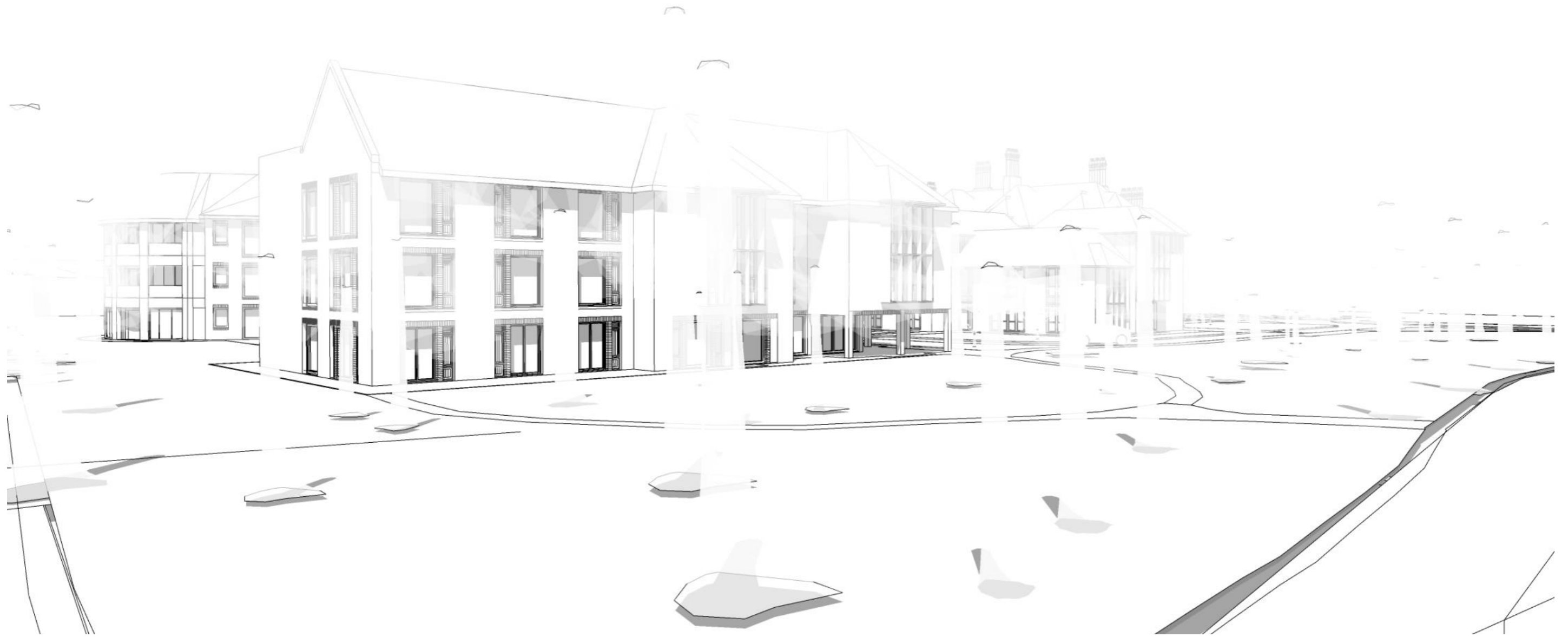


Figure 31: Proposed Care Home glimpsed through existing tree line from public highway.