



Design, Access & Heritage Statement

THE MANVERS ARMS

MAIN ROAD,
RADCLIFFE ON TRENT
NOTTINGHAM
NG12 2AA

INVENTIVE DESIGN ASSOCIATES
ARCHITECTURE & INTERIOR DESIGN
Abney Hall, Suite 9-10, Manchester Road, Cheadle SK8 2PD

Reg No 9251414



2325/JW

3rd July 2023

Re: Manvers Arms, Mains Road, Radcliffe-on-Trent, Nottingham, NG12 2AA

DESCRIPTION / PROPOSED WORKS

This Statement has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF) that the Government revised in July 2018. This replaces the previous NPPF published in March 2012.

Page 55 of the NPPF – **'Proposals affecting heritage assets'** – states, in paragraph 189, that in determining applications Local Planning Authorities “should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting”. Paragraph 189, further directs that “the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance”. As set out in paragraph 029 of the Government's online planning guidance to making a planning application, Design and Access Statements should be: **“proportionate to the complexity of the application, but should not be long.”**

This Statement has been prepared in support of applications that seek Listed Building consent for the works to an existing public house on Mains Road, Radcliffe-on-Trent.

The proposal is fully illustrated on the scaled application drawings, photomontages and described in this Statement of Significance, which is proportionate to the scheme under consideration.

BACKGROUND AND CONTEXT

The subject premises is a Grade II listed building which was granted on the 13th of November 1986. Its listing description is included below:

Public house. Early C19 for the First Earl Manvers of Thoresby, possibly by William Wilkins. Render over brick. Hipped slate roof with eaves overhang. 2 red brick and render stacks to the rear. Set on a plinth. 2 storeys, 3 bays. The central single bay being semi-circular and 2 storeys with a conical roof, having 3 round archways and inner part glazed door flanked by single marginal lights with wooden panelling below. Door and lights with overlights, overlights and marginal lights with lead glazing bars. Either side are single tripartite casements with pointed arched lights. Above are 2 tripartite glazing bar casements with pointed arched lights and a single similar central 2 light casement.



Photograph 1: Frontage of the Public House on Main Road, Radcliffe-on-Trent.

THE LOCAL AREA

The surrounding premises to the public house include the Grade II Listed building The Manor House, Church of St Mary including subject headstones, Radcliffe Hall and Road side Water fountain and Trough. In the wider community there are further listed buildings including the Old Manor House and Radcliffe Lodge and grade I Listed Holme Pierrepont Hall. The Village is situated approximately 21 mile east of Nottingham and 37 miles north of Leicester.

To the north east of the public house is Radcliffe train station which is approximately a 6-minute walk. To the north of the village, the river Trent passes through with connections to the Humber in Hull and various other rivers including the River Soar, River Ouse and River Sow.



Photograph 2) Shows the Grade II listed St Mary's Church which is situated adjacent to the proposed property on Main Road.



Photograph 3) Shows the Grade I listed Holme Pierrepont Hall which is situated West of the Proposed Property in the neighbouring village.

THE SITE

The Subject premises is believed to have been constructed in the 19th century by way of brick construction with a rendered finish. The front elevation has a semi-circle bay central to the building which spans the ground floor and first floor before finished with a conical roof structure. This Bay acts as the main entrance to the public house by passing the 3 front archways before reaching the front part glazed door. The main roof structure comprises of a hipped slate roof which has a substantial overhang at eaves level. Windows to the front elevation are timber framed with a pointed arch finish above each column. The current premises has been believed to have been empty for 3 years. Over this time the public has become somewhat eyesore to the local community.

THE PROPOSALS

In summary the proposed project has been put together to maintain and enhance the character and heritage value of this important local building.

The proposed alterations are needed in order to rejuvenate the premises and allow it to provide the level of service that befits its prominent and historic position in the town. The outlined works will vastly improve the customer facilities and operational flow of the business, whilst respecting the original layout and heritage value of the Village. The majority works included are to be situated internally and therefore have no impact on the street scene. The external works are limited to decoration only.

The proposals, which are the subject of the application submissions, are within the curtilage of the existing site and involve the following.

Internal Works: -

- 1x New darts board and surround cladding.
- 1x new fixed seating at dining height.
- 1x new fixed seating at Mid height.
- 1x new drinks shelf and timber screen.
- New doors of different style dependant upon location in the building.
- 1x new vanity unit.
- New Floor Finishes.

External Works: -

- Full redecoration.



Lighting and signage subject to separate signage application.

The proposals are fully illustrated on the scaled drawings which accompany this application and are described in this Statement.

Drawings listed:

- 2325 – 101 Existing Ground Floor Plan
- 2325 – 102 Removals Plan
- 2325 – 301 Proposed Ground Floor Plan
- 2325 – 401 Joinery Detail
- 2325 – 402 Darts Board Detail
- 2325 – 403 Door and Vanity Detail
- 2325 – 404 Floor Finishes



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SUMMARY

In preparing the refurbishment proposals, the Company has sought, wherever possible, to respect the original layout of the building and to retain and enhance its original features. It therefore proposes to refurbish the Interior by taking no character away from the heritage asset.

Securing the future of the building as a business is crucial to securing the future of the building itself. These works will be a positive addition and are in line with paragraph 196 of the NPPF which states:

'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.'

The design has been developed to revitalise the currently run-down public house. The Doors have adapted the glazed panel of some of the current internal doors to remain with-in keeping on the heritage setting. The public house has remained closed and been neglected during this time. As a result, the design has provided a new life to this listed building whilst removing little heritage value. The result of the refurbishment will create a warm welcoming environment in which the local community will be able to use keeping the listed building functional.

The refurbishment of the internal space, is crucial for the public house in maintaining a sustainable business model moving forward.



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Photograph 4) D01 as existing



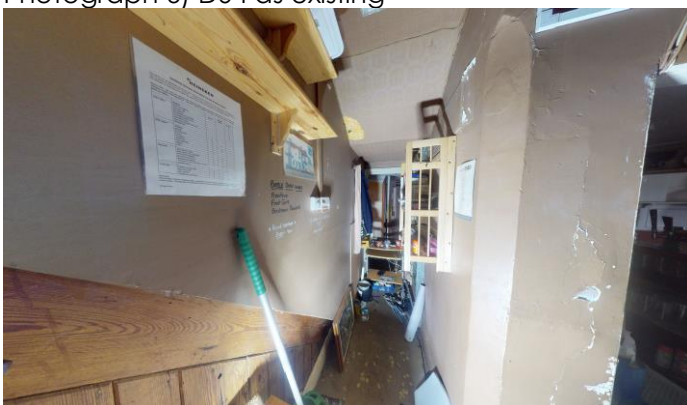
Photograph 5) D03 as existing



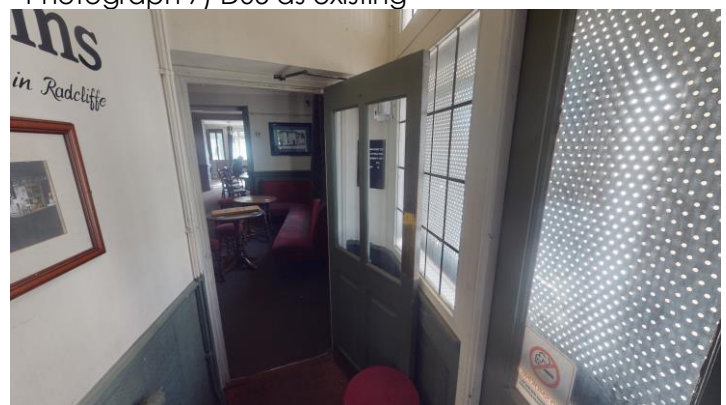
Photograph 6) D04 as existing



Photograph 7) D05 as existing



Photograph 8) D06 as existing



Photograph 9) D07 as existing



Photograph 10) D08 as existing



Photograph 11) Proposed darts board area as existing



Photograph 12) Door to be removed and new partition installed



Photograph 13) FS01 as existing



Photograph 14) FS02 as existing