

BUILT HERITAGE STATEMENT

Norton Cricket Club Clubhouse, Worcester

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Built Heritage Statement
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Quality Management

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11 December 2020

File/Model Location

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1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared on behalf of the Worcester Norton Community Interest Company Ltd (CIC). It identifies and assesses the potential impacts arising on the historic built environment as a result of the proposals for a multi-function community hall at the Worcester Norton sports clubhouse in Brockhill Village in Wychavon District Council ('the Site').
- 1.2 The Built Heritage Statement has been prepared in accordance with paragraph 189 of the National Planning Policy Framework, identifying and assessing any heritage assets (both designated and non-designated) which may be affected by the development.
- 1.3 The Site is centred on NGR SO 86839 51909 and is approximately 0.1 hectare in extent (Figure 1). It fronts onto a cricket pitch which was formerly the sports ground for the Norton Barracks. Given the surrounding tree planting, post-war housing and the relatively small scale of the existing and proposed development, the potential visual and perceptual impact is limited to a small area, though for robustness, a search radius of 1km from the Site has been used in order to identify built heritage assets potentially affected by the proposed development. Within this search area there are ten listed buildings and two Scheduled Monuments.
- 1.4 The sports clubhouse has been identified by Wychavon District Council as being curtilage listed under the Grade II listed *Keep and Flanking Wings* of Norton Barracks which remain to the south-west of the Site (NHL ref. 1259157). For the purposes of this report it is also deemed that a semi-detached pair of dwellings, the Stewards' Houses, and a riddle range are deemed to be curtilage listed by virtue of them historically forming part of the barracks..
- 1.5 For the purposes of this report, it is accepted that these buildings and structures are curtilage listed and the report will not seek to challenge the LPA's position on this matter, while the building in question clearly would not meet the criteria for designation of itself. The Site inspection and walkover survey suggests that the proposed development has the potential to impact upon the Grade II listed *Keep and Flanking Wings* of Norton Barracks as well as the curtilage listed sports clubhouse and the Stewards' Houses. These will be considered separately as well as forming part of a wider assessment of the significance of the remaining Norton Barracks development.
- 1.6 The Heritage Statement has been prepared by RPS and the conclusions reached are the result of historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement. A site walkover was undertaken in November 2020 with good visibility. At the time of writing this report it was not possible to gain entry to the sports clubhouse, nor was it possible, due to Covid restrictions, to access any military or local authority archives.
- 1.7 This report makes reference to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance, notably GPA3: The Setting of Heritage Assets and Conservation Principles, has been consulted to inform the judgements made. Relevant information, including the listing citation for the relevant heritage asset, has also been consulted in preparing this Built Heritage Statement.
- 1.8 The findings of the report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than two years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in determining applications, to the desirability of preserving a listed building and its setting.
- 2.4 The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed with the High Court's judgment that Parliament's intention in enacting section 66(1) was that decision makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019)

- 2.6 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.7 It defines a heritage asset as a: *'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'*. This includes both designated and non-designated heritage assets.
- 2.8 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are *'an irreplaceable resource and should be conserved in a manner appropriate to their significance'*.
- 2.9 For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.
- 2.10 Under 'Considering potential impacts' the NPPF emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

- 2.11 Paragraph 195 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.

National Guidance

Planning Practice Guidance (DCLG)

- 2.12 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.13 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

- 2.14 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. GPA1: The Historic Environment in Local Plans provides guidance to local planning authorities to help them make well informed and effective local plans. GPA2: Managing Significance in Decision-Making includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. GPA 3: The Setting of Heritage Assets replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management (February 2016), HEA2: Making Changes to Heritage Assets (February 2016), HEA3: The Historic Environment and Site Allocations in Local Plans (October 2015), and HEA4: Tall Buildings (December 2015).

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.15 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2015) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.16 As with the NPPF the document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

- 2.17 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.18 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.19 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.20 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
- Identify which heritage assets and their settings are affected;
 - Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 - Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 - Explore ways to maximise enhancement and avoid or minimise harm; and
 - Make and document the decision and monitor outcomes.

Local Planning Policy

- 2.21 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.22 Local planning policy for the area is set by Wychavon District Council. The South Worcestershire Development Plan (SWDP) (Adopted 2016) is the statutory development plan. The relevant policy in the SWDP comprises:

SWDP6: Historic Environment states that:

A. Development proposals should conserve and enhance heritage assets, including assets of potential archaeological interest, subject to the provision of the SWDP 24. Their contribution to the character of the landscape or townscape should be protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy of south Worcestershire'.

B. Development proposals will be supported where they conserve and enhance the significance of heritage assets, including their setting. In particular, this applies to:

i. Designated heritage assets; i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields, as well as undesignated heritage assets [as identified in extant local lists and heritage assets recorded in Historic Environment Records].

ii. The historic landscape, including locally distinctive settlement patterns, field systems, woodlands and commons and historic farmsteads and smallholdings.

iii. Designated landscapes, including parkland, gardens, cemeteries, churchyards, public parks, urban open spaces and industrial, military or institutional landscapes.

iv. Archaeological remains of all periods.

v. Historic transportation networks and infrastructure including roads and trackways, canals, river navigations, railways and their associated industries.

vi. The historic core of the cathedral city of Worcester, with its complex heritage of street and plot patterns, buildings, open spaces and archaeological remains, along with their settings and views of the city.

vii. The civic, religious and market cores of south Worcestershire's city, town and village fabric with their wide variety of building styles, materials and street and plot patterns.'

SWDP 24: Management of the Historic Environment states that:

'A. Development proposals affecting heritage assets will be considered in accordance with the Framework, relevant legislation and published national and local guidance.

B. Proposals likely to affect the significance of a heritage asset, including the contribution made by its setting, should be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed. Where there is potential for heritage assets with archaeological interest to be affected, this description should be informed by available evidence, desk-based assessment and, where appropriate, field evaluation to establish the significance of known or potential heritage assets.

C. The sympathetic and creative reuse and adaptation of historic buildings will be encouraged. Such proposals, and other proposals for enabling development that provide a sustainable future for heritage assets identified as at risk, will be considered in accordance with SWDP 24 A.

D. Where material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through the relevant Historic Environment Record and where appropriate at the asset itself through on-site interpretation.'

2.23 Section 61G of the Town and County Planning Act 1990 (as inserted by Schedule 9 Part 1 of the Localism Act (2011)) provides a local planning authority the power to designate an area as a neighbourhood area and gives communities the opportunity to play a stronger role in planning for the neighbourhood where they live and work. At present the Draft Norton-juxta-Kempsey Neighbourhood Plan (September 2020) is currently out to consultation. Within this, policy NJK1 Built and Natural Landscape Policy is relevant:

2.24 Policy NJK1 states (*inter alia*):

"It is important that any new development respects the context within which it is being developed and takes account of the surroundings. New development will be supported where it:

A) Respects the local character and historic and natural assets of the surrounding area and takes every opportunity through design and materials to reinforce local distinctiveness and a strong sense of place;

D) Within Norton and Brockhill, incorporates references to the area being the historical home of the Worcestershire Regiment..."

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 The following section comprises an appraisal of the historic development of the Site and near surroundings, together with an assessment of the significance of those built heritage assets potentially affected by the proposed development, including consideration of the contribution that their setting makes to their significance. Section 4 will assess how the development proposals may impact on that significance.

Historic Development

- 3.2 Norton Barracks were constructed as part of the Cardwell army reforms, which sought to strengthen the connection between a regiment and its locality as a means of assisting in the recruitment of soldiers. The creation of these district military brigades led to the formation of the 22nd Brigade through merging the Herefordshire and Worcestershire Regiments and militias in 1873. The new brigade were housed in purpose built new barracks at Norton. A twenty-acre site was acquired in 1872 and work to build the barracks commenced in 1874, finishing in 1877. The barracks accommodated the depot companies of the 29th and 36th Regiments.
- 3.3 At this time the barracks comprised of a gatehouse which fronted onto a large parade ground (the Keep and flanking wings, which remain today) with offices and officers' quarters on the east side. A Sergeant's Mess, canteen and reading room was also present in this block. On the west side, two substantial two-storey barrack blocks to house soldiers in four rooms of twenty-eight soldiers each, a cook house, married quarters and a hospital block for twenty-eight patients were constructed. The barracks were surrounded by a ten-foot high wall.
- 3.4 North of the barracks, beyond the perimeter wall, and immediately adjacent to the Site (itself falling within the barracks boundary) lay a further nine acres of training and camping grounds.
- 3.5 In the late 1880s (Fig 2), the Site sits on the northern edge of parade and sports grounds. The parade/sports grounds were constructed higher than the surrounds with shallow banking dropping along the north, west and eastern boundaries. The parade/sports grounds were tree lined on their eastern and northern flanks with deciduous planting. Conifers were planted on the southern flank adjacent to the Keep. Access to the camping ground north of the parade/sports grounds was granted broadly adjacent to the Site, with buildings present on the outside of the barracks perimeter wall here. No buildings exist on the Site however at this time. The Keep, barrack blocks, hospital and Officers' blocks are visible surrounding the sports and parade grounds.
- 3.6 With expanding intake of soldiers through the raising of new battalions, two new blocks were constructed behind the existing soldier blocks in 1900. Additionally, on what was the largely undeveloped norther flank of the barracks around the Site, a gymnasium, mobilisation store and Sergeant's Mess were constructed.
- 3.7 By 1904 (Fig 3) this new built development is present on the northern flank of the barracks. A small link-detached building to the rear of the current Clubhouse may be a remnant of a small building present up against the perimeter wall by 1904. It is not clear what role this smaller building performed. The Stewards' Houses on the eastern flank of the sports ground are noted and sit between the two large barrack blocks located at either end of this flank.
- 3.8 By 1928 (Fig 4) two additional large barrack blocks, built to accommodate the expanding numbers of soldiers around the First World War, are added in the western reaches of the barracks. This is also the first mapping to show the current Clubhouse on Site. It exhibits largely the same footprint as that which is seen presently. A purpose-built cricket pavilion is noted a short distance south-east of the Site. A miniature rifle range is located to the north-eastern reaches of the camping ground.

- 3.9 The barracks continued to expand to accommodate greater soldier numbers in the early twentieth century. Its role evolved during the course of this time, including the provision of Primary Training Companies and Corps Training Companies as an Infantry Training Centre. At the outbreak of the Second World War, further changes occurred, with a huge influx of trainee soldiers seeing the barracks expanded to include the former Jam factory (later to become Morgan Crucible, though itself no longer here). This space allowed for the creation of a new hutted camp including Officer's' and Sergeants' Messes, cookhouse and two further parade grounds and garages for military transport.
- 3.10 The 1940 mapping (Fig 5) shows the considerable expansion of the barracks to also include the large hutted camp to the west of the original barracks and also development to the south side of the Keep. Further development is also seen immediately west of the Site around the earlier gymnasium building. The building on Site has expanded to the east incorporating the present brick extension currently serving as changing facilities for the cricket club. A new cricket pavilion is now noted which sits immediately to the east of the Site alongside a tennis court. A miniature rifle range, which still exists today, and forms part of a wider more recent shooting complex is noted north-western reaches of the camping ground north of the Site.
- 3.11 After the Second World War an American unit were housed in the hutted camp and the original barracks remained as the home of the 29th Primary Training Company.
- 3.12 In the later 1960s (Fig 6), much change can be seen to the north of the Site with a football pitch noted on what was formerly the training and camping grounds and an expansion of the rifle range to the north-western edge of this space. A barrack block on the eastern side of the sports ground has also been demolished as has the purpose-built cricket pavilion.
- 3.13 The original Norton Barracks remained occupied in military use until 1979 (Worcestershire HER) when the last unit to reside here were relocated to new accommodation. The barracks remained vacant and deteriorated until sold to private owners in 1982. In 1987 the majority of the barracks were demolished, save for the Keep, and several smaller structures including the building on Site, which became the Norton Sports Club Pavilion. The Ministry of Defence sold the barracks, now in a very poor condition, for housing which saw much of the barrack site developed as a housing estate known as '*Brockhill Village*'.
- 3.14 The sports ground between the Keep and the Site was retained, though the adjacent parade ground was developed upon. Land immediately to the north of the Site, formerly the training and camping grounds, is also retained as a further cricket pitch, as is the rifle range. This is now home to the Worcester Norton Shooting Club. The sports ground has become the home to the Worcester Norton Cricket Club with other associated facilities including a croquet ground present where once the Quartermaster's Stores existed near to the Stewards' Houses. The building on site is now the Clubhouse with the later extension serving as changing rooms. The Stewards' Houses on the east side of the sports ground remain also. Therefore by the 1990s (Fig 7) all but the Keep and a number of other buildings remain at the barracks with the bulk of the barracks cleared for imminent housing development.
- 3.15 The 2020 mapping (Fig 8) shows the full extent of Brockhill Village. The former parade ground to the south-west of the Site has been built upon as has the former extent of the hutted camp to the west of the original barracks and the later barrack development south of the Keep. The Keep sits on the western flank of the southern side of the sports ground, slightly askew when viewed against what was the location of the sports and parade grounds, given the mass of housing now occupying the parade ground fronting the Keep. It was originally more centrally located with views across both grounds. The Steward's Houses also sit rather awkwardly in relative isolation, where once they were flanked by two large barrack blocks. The rifle range to the north of the Site remains, though is much enclosed with vegetation. From the Site it is not possible to even appreciate that a rifle range exists beyond the palisade fencing and vegetation beyond. Aside from the sports ground, Keep, cricket clubhouse and a number of other remnant features of the barracks, little else tangible remains of the barracks to indicate its original layout or extent.

Site Assessment

- 3.16 The Site sits on a small slope rising up to the sports ground from the northern cricket pitch on the former training/camping ground. The sports ground remains slightly higher than land to the north. The Clubhouse building on Site has a 'lower ground floor' to accommodate for the differing levels. Elsewhere in the near surrounds the broad topography is generally level. Mature tree planting surrounds much of the sports ground as was the case at the turn of the twentieth century with remnant conifer planting still adjacent to the Keep. Despite the tree planting, the site is now largely experienced in a later twentieth-century suburban residential context given the presence of extensive housing development to the south and west of the Site.
- 3.17 Views are granted towards the Keep across the cricket pitch. Limited views are afforded north, predominantly up to the boundary planting north of the later cricket pitch on what was the training/camping ground. Access is granted from the east off Brockhill Lane, traversing along a track which sits on land immediately outside the original extent of the barracks perimeter wall. The sports club car park occupies the former tennis court located east of the sports clubhouse, beyond which are cricket nets.
- 3.18 The Site (Plates 1-6) comprises the two-storey Norton Cricket Club Clubhouse, dating from the early twentieth century with a poor quality mid-twentieth century later single-storey brick extension to the east serving as changing rooms. It also includes the former tennis court. The Clubhouse has two projecting rear wings connecting to a link detached small single-storey building (now the boiler house) which may pre-date the main clubhouse building. The rear of the Clubhouse and changing rooms also have areas of soft and hard landscaping; all overgrown and in poor condition. The Site is contained by remnants of a much broken and altered perimeter wall on its northern edge.

Identification of Heritage Assets

- 3.19 An initial assessment of the topography and the surrounding open space, enclosed by extensive post-war development, was undertaken within a 1km search area to identify built heritage assets potentially affected by the proposed development. Within this search area there are ten listed buildings and two Scheduled Monuments. There are also a number of structures which are deemed to be curtilage listed in respect of the Grade II listed Norton Barracks Keep and Flanking Wings. Specifically, these curtilage listed buildings and structures comprise the building on Site (the Clubhouse), the Stewards' Houses to the east of the cricket pitch and the remaining rifle range facilities to the north of the Site.
- 3.20 The topography, extensive post war housing, nearby mature tree planting and the relatively diminutive scale of the building on Site has restricted the visibility of these heritage assets. There is no inter-visibility between the proposed development Site and the majority of these ten listed buildings.
- 3.21 The former military training/camping ground immediately north of the Site (now an additional cricket pitch) and the sports ground immediately south of the Site are identified on the Worcestershire HER as forming part of the former Norton Barracks. The proposed works are unlikely to materially affect their significance in the context of their current and former uses. Subsequently, these open spaces will form a part of the broader discussion of the barracks, but it will not be discussed in isolation as standalone heritage assets.
- 3.22 Access was not possible to the rifle range and whilst it forms a part in the evolution of the Norton Barracks, it is a later addition beyond the extent of the original barracks perimeter. It is also, by nature of its use, heavily screened making it very difficult to ascertain its role. The proposed works are unlikely to materially affect their significance. The rifle range will form a part of the broader discussion of the barracks, but it will not be discussed in isolation.

- 3.23 The built heritage assets to be individually considered comprise the following and are detailed at Appendix A:
- The Norton Cricket Club *Clubhouse* and former Sergeants' Mess in the barracks (Plates 7-22). Whilst it is not explicitly identified in the Worcestershire HER, it is understood to be considered by the LPA as curtilage listed under the Grade II listed *Keep and Flanking Wings* of Norton Barracks below. No reference is made in the listing description for the Grade II listed Keep and Flanking Wings to this building being curtilage listed. For consistency and to avoid confusion, this building will be referred to as the '*Clubhouse*' in future text. Further, the reference to the '*Clubhouse*' refers to the original building (pre-Second World War and does not include the later eastern extension dating from the 1940s. This later extension will be given consideration separately though, in itself, is deemed of no architectural or historic merit;
 - Grade II listed *Keep and Flanking Wings* of Norton Barracks which remain to the south-east of the Site (NHL ref. 1259157) located c. 150 metres south of east of the Site (Plates 23-24). This will be referred to as '*the Keep*' in future text; and
 - The semi-detached *Stewards' Houses* located to the east of the Site c. 80 metres away. Whilst they are not explicitly identified in the Worcestershire HER they are understood to be considered by the LPA as curtilage listed under the Keep and Flanking Wings of Norton Barracks. No reference is made in the listing description for the Grade II listed Keep and Flanking Wings at the barracks to this building being curtilage listed (Plates 25-26).
- 3.24 For the purposes of this report, it is accepted that the *Clubhouse* and *Stewards Houses* are curtilage listed under the listing for the Grade II listed *Keep and Flanking Wings of Norton Barracks* as directed by Wychavon District Council. The report will not seek to challenge this position, rather assessing the significance of the heritage assets in question, the contribution that setting makes to this significance, before assessing the impacts of the proposal on the significance of the heritage assets.

Norton Cricket Club Sports Clubhouse Assessment

- 3.25 The following text will set out an assessment of the significance of the Norton Cricket Club Sports Clubhouse. It will firstly consider the broad historic interest of the Clubhouse before undertaking an assessment of architectural interest. Specifically, it will take the form of an external and internal assessment of the building identifying changes to the building including layout, and also those remaining features of interest which contribute to the overall significance. Please note, due to restrictions it was not possible for the author to gain access to the interior at the time of writing (November 2020). However, the use of comprehensive earlier structural and architectural survey photographs were referred to in undertaking an assessment of the interior.
- 3.26 The survey was entirely non-invasive, relying upon a visual assessment, research and the application of professional judgement. All photographic references to aspects of the exterior and interior of the building are detailed at Plates 7-22. Please note these photographs provide only an indicative representation of the building and do not capture every feature of architectural or historic interest or every historic detrimental alteration.
- 3.27 It was not possible to access any military or local authority archives due to Coronavirus restrictions. Alongside detailed research of available resources and the application of professional judgement use has been made of the extensive photos provided by the applicant's design team. It has not been possible to obtain original plans of the building.
- 3.28 There is little planning history available on the Wychavon District Council planning application search facility, likely as a result of its historic military role. The only noted planning application relates to a change of use from sports pavilion to sports club in 1983, application ref. 83/00992. At the time of writing it was not possible due to coronavirus restrictions to access the council's microfiche archive

to review in more detail the application, though it was expected to only relate to the change of use rather than physical alterations.

Historic Significance

- 3.29 The Clubhouse is first recorded in Ordnance Survey Mapping of 1928. An historic photo of the building (detailed in Jobson. S, *The Story of Norton Barracks* p16. Not shown in this report for copyright reasons) shows that the building existed by 1918. It is likely that the link-detached building to the rear of the current building formed part of an earlier building within the perimeter wall of the barracks. This small square single-storey building appears to sit in part of the same footprint up against the original extent of the perimeter wall as detailed on earlier Ordnance Survey mapping dating from 1904. This earlier building does not itself exist on the 1885-86 mapping.
- 3.30 Due to the inability to access the interior, it is unclear whether the distinctive fully hipped roof is broadly as found at the turn of the twentieth century however the buttressing along the rear flank wall of the building mirrors the buttressing exhibited elsewhere along the remnant original perimeter wall. Allied to its relative height to approximately c.10 feet, this suggests that this may be a retained earlier building dating from this time.
- 3.31 Mapping from 1928 suggests that this rear extension was a separate, though attached, building unit adding credence to an argument that may have been an earlier building. This is borne out by the fact that in the present day it also remains a separate building. It may be that any earlier building here may have been associated with provide access and egress out of the barracks at this point into the camping and training ground to the north.
- 3.32 In the late nineteenth century and early twentieth century a Sergeants' Mess was built on the north boundary of the barracks broadly in the location of the Site. Jobson however (in *the Story of Norton Barracks* p 8) states that the Sergeant's Mess was constructed alongside the gymnasium and mobilisation store on the north side of the *parade ground* which would place any Sergeants' Mess a short distance to the east of the Site. The building on Site which was present in 1928 mapping fronts onto the sports ground only. Very limited known detail has been found to confirm the original purpose of the Norton Cricket Club Sports Clubhouse at construction.
- 3.33 Available aerial photography of the barracks in 1929 (not shown in this report for copyright reasons) show the sports ground with the current building on Site *in situ*. However Ordnance Survey mapping of 1928, whilst showing the building on Site, also show a purpose-built cricket pavilion located south of the Site. Available mapping indicates that this pavilion remained here until 1938 before a new pavilion is constructed, set back to the east of the Clubhouse. The earlier noted 1918 photograph of the building shows Officers and Senior NCOs of the Training Staff arranged outside. Recognising the scope for happenstance in the siting of the photograph outside the Clubhouse, it is plausible that the building performed a more administrative/educational/mess role when it was first constructed. It is recorded as having been a Sergeants' Mess (Jobson. S in *The Story of Norton Barracks*), though when this role commenced, and for how long, is unclear.
- 3.34 The footprint of the Clubhouse as presently found is broadly that which existed in 1928 save for changes to the smaller of the rear wings and a small extension to the rear flank. It was further extended between 1940 and 1955 with the new changing rooms block. This block has also latterly been extended and the differing ridgeline on parts of the roof bears testament to this. It is likely that prior to the earlier change of use application in the 1980s the building on site had, by this time, been used as a sports pavilion, possibly for non-military use which would tie in with the use of the training and camping grounds to the north of the Site being used as football pitches, alongside the existing cricket pitch to the south. Given their later construction date, it is also possible that the eastern extension and changing rooms with veranda have always performed this role.
- 3.35 In summary, the Norton Cricket Club Sports Clubhouse possesses some historic interest through the evidential value it possesses as forming part of an earlier military barracks. The bulk of the

Clubhouse dates from, at the earliest, 1918 with the earlier link-detached building now part of it, present from at least 1904. The chronological order of roles that the Clubhouse performed could not be confirmed, though it is noted to have been a Sergeants' Mess and latterly, possibly during military occupation, as a sports clubhouse with changing rooms.

- 3.36 The subsequent changes to the use of the building arguably show the temporary and flexible nature of some military buildings, in that they could be repurposed. Given that the barracks is no longer in existence with very little tangible evidence remaining, this has also impacted negatively on the significance of the Clubhouse, rendering its contextual legibility as a military building difficult to read. This has been further impacted by the use of the Clubhouse as a civilian sports Clubhouse.
- 3.37 Its later construction after the Keep show the evolution of the barracks and importantly changes in designs and materials used in military buildings. These changes in design can also be to its detriment as its construction is an example of quick and cheap assembly with single skinned brick (see below) in a relatively simple layout incorporating parts of earlier buildings. It may be that it was only ever intended to be temporary in nature. Its differing design is at odds with the original grade II listed Keep on the south side of the cricket pitch, potentially serving to confuse the uninitiated viewer in the current suburban context as to whether the Clubhouse was in fact constructed as a civilian cricket pavilion. The historic interest is however to be understood within the context of the remaining barrack buildings, though all repurposed (except the rifle range). Additional knowledge of the historic military context would also be desirable given that very little remains of the barracks, and that which does, is dispersed over a relatively wide area.

Architectural Significance:

- 3.38 The building has suffered prolonged deterioration and structural failure in recent years, in part likely on account of the nature and simplicity of its construction. This includes damp, water ingress and blown bricks resulting from extensive use of cement mortar and poor-quality bricks. The building is in need of structural repair.
- 3.39 **Clubhouse Exterior:** The building is of a two-storey construction comprising upper and lower ground floors. It has a linear principal front range with two projecting rear wings of differing lengths. The longer eastern rear wing meets with the original extent of the barracks perimeter wall which itself connects to the small link-detached building possibly of an earlier date. The interconnecting barrack wall here has a contemporary flat roof on the south side facing into a small enclosed yard behind the Clubhouse. The roof has collapsed.
- 3.40 The principal range has a broadly symmetrical front fenestration comprising three equally spaced windows and a door between two bay windows. A further window is situated on either side of each bay. The doorway, though slightly wider was broadly in the same design as the windows with a top hung casement (as detailed in the 1918 photo in *The Story of Norton Barracks*). The original door no longer exists so its original appearance could not be confirmed. To the rear of the principal range two windows of the same dimensions and style (both original) are present at the western end. At the eastern end, a small original rear window of eight panes is noted. All original timber windows are very basic in design and materials, commensurate with a quick and relatively cheap build. The later rear extensions directly attached to the range have been much altered; particularly so the smaller rear wing which has been increased in width and completely reroofed. This includes several fire doors and a staircase down from upper ground to the lower ground level at the rear. An original staircase is likely to exist from a rear wing leading into the rear courtyard.
- 3.41 The windows and architraving appear to have been replaced on an *ad hoc* basis with poor quality PVCu substitutes which have materially impacted the significance of the building and how the building is read. These later windows/doors have very much unbalanced the fenestration. This is

exacerbated by later glazed doors inserted into one of the bay windows. The remaining original simple timber windows; comprising two six-pane casements and a top hung casement of eight panes above, are generally in a poor condition, including peeling paint, rot, broken panes and evidence of boarding up. The awkward juxtaposition is particularly evident on the bay windows where the replacement of original timber casements with PVCu inserts within the timber bays look awkward and ill-fitting. The bay window frames are still original however, as is the original cornicing set atop each bay. The front door to the Clubhouse appears to have had disproportionately wide PVCu architraving of no design quality fitted alongside an equivalent poor-quality door which very much alters the appearance and balance of the frontage. This architraving may simply be covering further architraving behind given that it still remains internally. It may be that the wider architraving was fitted to facilitate a narrower standard-sized door. A large club sign above the front door covers what would have been a further top hung timber casement. This also still exists behind.

- 3.42 The link-detached building to the rear has a single west facing timber window, now largely boarded up but with a visible three pane top hung window at the top. It is plausible the boarded-up element (if it remains) comprised of a twelve-pane window, possibly of casements. The buttressing remains on the north elevation akin to that seen elsewhere along remaining parts of the perimeter barrack wall.
- 3.43 The Clubhouse has a later asbestos slate hipped roof to the principal range with two symmetrical dormers projecting out over the bay windows. The two rear wings also have later asbestos slate roofs. It is understood the roof structure underneath is original, however. The 1918 photograph of the building shows the original roof to be a decorative diagonally laid slate (assumed) roof. Photography from the 1940s (not shown in this report for copyright reasons), and the site survey, indicate that the shorter of the rear wings has been rebuilt and extended in width. This is evidenced by the different brick facing and rearranged gable ends at odds with that which existed in the 1940s. The rear elevation has also been extended slightly between the two rear wings also to facilitate the provision of a rear corridor within. The Site survey and historic aerial photography from the 1940s (not shown in this report for copyright reasons) show that the hipped roof of the principal range originally had three chimney stacks; one at each end of the range and a more centrally located ridge stack. These have been demolished with no external evidence of the stack excepting a brick breast rising up each end flank wall. The smaller link-detached building has a fully hipped roof. It could not be confirmed if this was indeed slate or asbestos slate. It has a later stainless-steel flue which breaks through the north facing roof pitch.
- 3.44 The Clubhouse has brick footings, with a damp proof course. Above this the building comprises single skin brick construction with steel columns on each corner (of the principal range). The single brick walls and corner columns support a basic full-span roof truss arrangement above. A cement roughcast render is the principal facing material and covers the entire building, including the rear wings and link-detached small building. The exception to this is the later brickwork on the smaller rear wing with contemporary timber weatherboarding above. A wire mesh was laid onto the brick facade as a key for the render. Based upon the earlier photography from 1918, this render is likely to be original. It appears to be largely in good condition with minimal evidence of it being blown.
- 3.45 Rainwater goods have largely been replaced throughout with plastic equivalents where originally they are likely to have been metal. In some cases these have failed leading to damp issues. Fascia boards and barge boards appear to be largely timber. Examples of non-timber soffits were noted.
- 3.46 The later 1940s changing room extension is again of single skin brick construction with an asbestos roof. It has multiple roof structures reflecting the numerous phases of infill and extensions. These add-ons create an incongruous building, sitting uncomfortably with the more ordered Clubhouse adjacent. Both buildings are attached by both a timber and brick wall providing a covered walkway within which is of poor quality.

- 3.47 The later changing rooms have very limited architectural merit; the exception being a timber veranda for access into changing rooms and team seating overlooking the cricket pitches. It also has an eave-height clock and weathervane, which appear in poor condition. These limited features create some visual interest to the south facing facade. The building has extensive unmanaged scrub covering much of the rear façade. There are very few windows, limited to the rear only, and of no architectural interest.
- 3.48 The Clubhouse was originally viewed in isolation so any extension to the side of the building will alter the character and visual prominence of the Clubhouse. The present extension does very little to support the Clubhouse or in any way emphasise its role and situation.
- 3.49 The small extent of open space to the rear of the changing rooms, laid to patios and soft landscaping is overgrown and in poor condition. Access is granted to the rear via a path running the length of the former barrack perimeter wall. This wall, falling within the Site is now largely reduced, altered and/or removed in most places. It is therefore difficult to appreciate this structure as being the original perimeter wall, the presence of later sports facilities north of the Clubhouse further lessen any contribution the remaining wall makes, suggesting that the wall now exists only as a means of enclosure to the Clubhouse.
- 3.50 The path joins with a concrete down ramp leading from the frontage of the changing rooms down to what was a tennis court from the mid-twentieth century. It is now the car park for the sports club.
- 3.51 **Clubhouse Interior:** It was not possible to gain access to the interior of the Clubhouse during the Site visit. The below assessment is based upon already available comprehensive photography of the interior, research and the application of professional judgement. Because the later 1940s changing room extension is deemed as an overall negative feature its interior has not be considered in this report.
- 3.52 Little detail is available confirming the layout of the Clubhouse when constructed, it is likely that the original layout had three principal rooms, one to the left of a central porch and hallway, and two to the right, as detailed by the two remnant chimney breasts and boarded up fireplaces which exist here. The central hall likely provided access to the smaller rear wing. Access to the larger rear wing was likely via one of the right-hand rooms. The current layout now sees the right-hand rooms merged to form a larger single room space. The smaller room to the left hand of the hall has also been subdivided to create a kitchen space. A later corridor is present along the back of the principal range providing access to the larger rear wing. This has altered markedly the layout and legibility of the interior. The smaller rear wing is likely to be completely different in layout given that it has been widened to provide more toilet space. The larger rear wing has also likely been heavily altered both internally and externally including a contemporary fire escape to create a lounge and bar area.
- 3.53 The Clubhouse had central heating installed in the later twentieth century. It is likely that it previously only derived any heat from the three fireplaces present. The later boiler is located in the small link-detached building. Contemporary radiators and exposed pipework and ducting for plumbing are seen throughout. This is likely to be a marked increase in that which was present at construction.
- 3.54 Beyond some remnant legibility, little of the military fixtures, fittings or features remain in the Clubhouse. A late twentieth century false ceiling conceals what may have been a floor-to-ceiling height room space for the principal range.
- 3.55 The front porch leading onto the hallway still has original glazed six-pane double doors with a twelve-light over-door window above which lends a positive quality to the entry to the building. The rear architraving of the front door appears still *in situ*, as does the eight-pane top hung casement, though now concealed externally. It appears that a later narrower door and architraving has been fitted *into* the earlier wider front door casing. Original ceiling corning is also noted in the hall. Where original internal openings exist off the hall into the two principal rooms, it appears that original door casings remain, and they appear to feed sympathetically into the deep original skirting. Later doors are noted. A shallow arch at the end of the hall feeds into the later rear corridor. This arch is likely to be original

and served the smaller rear wing. All doors and skirting on the rear corridor are later additions, alongside later architraving.

- 3.56 In the larger right-hand principal room, later brick openings have been created to create serving hatches to a kitchen servery area behind which lies in the larger rear wing. These works are later additions and will have likely necessitated the removal of the original access into the rear wing here. The two fireplaces which once served up to two rooms here have been removed and openings boarded up. Original skirting is likely in this room, though a dado rail is likely a later addition cotemporary with the blocking up of fireplaces and to protect paintwork from when these rooms commenced use as function rooms in the later twentieth century.
- 3.57 The smaller of the principal rooms, has seen much change with the subdivision. Evidence of original skirting remains in the subdivided rooms. The later false ceiling and dado rail are present. Also no visibility was granted of the former location of the fireplace, which has been blocked up under work surface.
- 3.58 The principal range has very little remnant surviving original fabric internally. However, what does remain, including the bulk of the porch and hallway doors, architraving and glazing, are a positive addition to understanding the relative importance of the building in its former military use.
- 3.59 The smaller rear wing has no redeeming features of interest with the space later widened and now providing male and female toilets sharing a single window which has been crudely subdivided to serve the two rooms. The larger rear wing, now serving as a bar, lounge and servery has also been heavily altered, removing any earlier features that might have existed. There is no known features of architectural or historic interest within either wing.
- 3.60 The lower ground floor is storage and is likely to have been the original use. This appears largely unaltered and gives a clear view above of the original concrete shuttered ground floor of the longer rear wing above. The link-detached earlier building has little within remaining, now appearing as a boiler room. Photographic evidence suggests that a fireplace, now concealed behind storage boxes, survives in this room, though a lack of access prevented any definitive confirmation. The original floor is also likely to remain here. This building provides an important element of the overall significance of the Clubhouse as it provides some evolution of buildings on the Site. The changes to the interior and exterior with new ductwork and the later boiler flue have impacted negatively upon the overall significance.
- 3.61 **Architectural Significance Summary:** The Clubhouse has seen much change and alteration to the exterior and interior with very little remaining features of architectural or historic interest remaining, certainly to the interior. It is assumed that the bulk of the changes occurred prior to the listing of the Keep at Norton Barracks (1986) and prior to the recognition by the LPA that this building is considered curtilage listed as part of this listing. Some of the changes appear potentially reversible including reinstating fireplaces and removing later partitioning, and later PVCu windows and architraving. Most rooms in the principal range do have some very limited features of architectural interest, including original architraving, skirting, cornicing. As a minimum, these provide an important cue to understanding what was likely to have existed across the Clubhouse in the early twentieth century and also and the relative quality of the fixtures and fittings that existed. They would also provide a good template to reinstate missing fixtures and fittings.
- 3.62 The rear wings have been heavily altered and little to nothing remains of any architectural or historic significance. The Clubhouse retains some historic internal legibility to the principal range, though much less so for the rear wings, The small link-detached building to the rear, likely predating the Clubhouse, provides an important, though probably much altered part of the Clubhouse detailing limited evidence of one of the original barrack buildings. Again, however its legibility is much lost as it is likely to have formed part of a bigger building.
- 3.63 Externally, the Clubhouse retains its broad legibility, much less so for the rear wings and lessened by the later changing rooms extension. The loss of original windows and doors has detrimentally

impacted the overall significance. The replacement of the original diagonally laid slate roof with a conventionally laid asbestos slate roof has also impacted the overall appearance of the building and lessened the perceived status of the building as it once existed as part of the barracks. The lack of maintenance and general decay has also impacted this significance. This decay has probably been hastened by the simple, cheap design of the Clubhouse at the outset.

- 3.64 Overall the Clubhouse retains a low level of architectural interest and legibility as a former military building associated with the barracks; a building appears architecturally to be of some relative design note given the small architectural flourishes still remaining and visible in historic imagery. There has been much alteration and the loss of fabric and changes, certainly to rear wings and the changing room extension have lessened its contribution to understanding the wider Norton Barracks and therefore its significance. Sufficient fabric does however remain (evidential and aesthetic value) for the initiated viewer to understand the relative value and role of this barrack building.
- 3.65 **Setting:** The Clubhouse is primarily experienced from its immediate and intermediate setting of the surrounding sportsground and from the surrounding listed and curtilage listed buildings which also front onto sportsground. The Clubhouse was historically experienced within a much more ordered, and imposing, setting in the barracks with large blocks flanking all sides of the parade and sports ground. This has been much reduced with only the Keep at the opposing end of the sports ground offering this sense of enclosure now. These grounds have been much altered in the twentieth century, with the loss of the parade ground, almost all other barrack buildings and the largescale housing development that now encircles much of the sports ground.
- 3.66 The Clubhouse once enjoyed a relatively open view straddling the boundary of both the parade and sports ground. The development upon the parade ground now sees the Clubhouse sat awkwardly facing down the side of the sports ground rather than being visually prominent in the centre of the open space. These changes are furthered exacerbated by the loss of much of the perimeter wall that once contained the sportsground and Clubhouse and now surround the Clubhouse in entirety by cricket pitches and encourage the viewer to read the Clubhouse as a civilian cricket clubhouse without any earlier military role. To an initiated viewer, interpreting the Clubhouse in relation to the Keep, Stewards Houses and rifle range, one can build a picture of its original situation.
- 3.67 That the Clubhouse is designed to turn its back on the later cricket pitch on the former camping grounds behind provides a visual clue that its focus was back into the barracks, rather than facing out towards a training ground and a perimeter wall. The Clubhouse still turns its back on the later cricket pitch with no interaction to the surrounds in this direction. With the erosion of the perimeter wall, this has markedly impacted how the building is viewed from the north. Collectively these changes to the historic functional setting of the Clubhouse, allied to its current role, have lessened the contribution that setting makes to the overall significance of the Clubhouse.
- 3.68 Any contribution to the overall significance of the Clubhouse from the surrounds is largely derived from the near and intermediate setting of the cricket pitches. This is its contemporary functional setting as a cricket clubhouse rather than a more administrative/mess building which it may have originally been built for. Setting still however makes a notable contribution to the asset's significance, given its proximity to the sportsground, the Keep and Stewards' Houses which have remained after the barracks were largely demolished. These other features and buildings share a group value with the Clubhouse. The contribution to setting derived from the now much screened and largely separate rifle ranges to the north is much reduced.
- 3.69 The changes including loss of much of the barracks, the perimeter wall and the reuse of the training/camping ground for additional cricket provision collectively impact negatively on the contribution that setting makes to the significance of the Clubhouse thereby engendering a perception that the building has only ever been intended as a cricket club building.
- 3.70 **Setting and Significance Summary:** The Clubhouse is a heritage asset of low (local) significance. Any embodied significance of the heritage asset is primarily derived from the low levels of retained

architectural and historic interest of the property as a building built to serve within the barracks, latterly becoming a civilian sports clubhouse. Its significance has been much impacted by the changes both within its setting but also to the interior and exterior of the Clubhouse. Whilst some of these changes may be reversible, these negative alterations have altered the overall legibility of the Clubhouse's significance but has also resulted in the loss of historic fabric – a main contributor to its overall significance. From the front, the Clubhouse is still read as being visually an interesting building, more so than the poor-quality changing room extension attached. Internally, limited detail is still retained in terms of legibility and features to understand the property as being of some relative prominence in the life of the barracks.

- 3.71 The asset's setting has been much altered in the twentieth century and the former barrack development has been largely lost on all flanks. Setting plays a much reduced, secondary, contribution to the overall significance of the Clubhouse.

Keep and Flanking Wings of Norton Barracks

- 3.72 **Significance:** The Grade II listed Former Keep and Flanking Wings at Norton Barracks were listed in September 1986, at a time when other surrounding barrack buildings were being demolished. The building was constructed in 1877 and designed by the War Office by Major H.C Seddon RE. as a barracks armoury, guard house, store and married quarters. The listing citation notes that it was the *"the characteristic building of the Localisation depots"*. They were built as part of the Cardwell reforms in the late nineteenth century which *"were intended to strengthen the connection between a regiment and its locality, to assist recruitment"* (listing citation). After the closure of the barracks, the Keep and wings lay empty and progressively deteriorated prior to acquisition to convert to flats in 1994 when the barrack site was developed for extensive housing to form the new Brockhill Village.
- 3.73 The brick building is built in a Greek Revival style with stone dressings with brick axial stacks and lateral stacks to the central keep and a hipped slate roof (listing citation). The building comprises a three storey plus basement keep, and two-storey plus basement flanking wings. There is a 3:9:3:5:3:6:2:3-window range (listing citation). The square central keep had a guard room originally located on the ground floor and a storeroom above. Double depth ranges flank the keep on either side. The listing citation proceeds to state that the *"Central entrance block has corner towers set forward and pseudo-machicolations to a crenellated parapet; flush cill and lintel bands, and eaves cornice. Central segmental archway has moulded arch and small doorway to the left with shouldered lintels, a label mould, narrow windows, with transoms to the first-floor of the centre and the right-hand tower, and 6/6-pane sashes. To the left of the left-hand tower is a canted corbelled oriel with rifle slits. 1-, 2- and 3-light windows to flanking ranges; end cross ranges have crow stepped gables set forward and to the ends, the right-hand one with a projecting parapeted section set forward to the left."* The rear elevation is understood to be similar. The north range has interesting two-storey crenelated porches with steps up to *"round-arched entrances beneath tripartite windows"* (Listing citation). Save Britain's Heritage have previously noted that this heritage asset is *"one of only ten surviving examples of this important symbolic building"* (listing citation). The building shares a group value with remaining military structures, spaces and buildings, namely, the Clubhouse, sports ground and the Stewards' Houses which mirror the designs and some key characteristics of the Keep.
- 3.74 **Setting:** The historic functional and visual setting of the Keep has been very much altered since the closure of the barracks and the construction of late twentieth century housing estates over much of the site. The Keep originally faced out over parade and sports grounds. Now only the sports ground remains with the parade ground having been developed upon. The building is highly prominent, though now divorced from almost all of its earlier military context given the level of demolition that the barracks experienced. Only a small number of buildings and structures remain which help provide some context to its original role. This also includes remnant parts of the barracks perimeter wall running along Crookbarrow Road on its south range.

- 3.75 Whilst the sports ground remains, as does the Clubhouse and Stewards' Houses, these are now more easily viewed in the contemporary context of a village sports ground rather than centre of a military barracks, such is the change to the former barracks site after closure. The Stewards' Houses are however designed in a style to mirror the Keep. To the initiated viewer the nearby curtilage listed buildings still provide an historic link to the Keep, as does the rifle range to a small degree, though its relative distance and enclosure lessens its contribution to that of historic functional setting only. Setting makes a much-reduced secondary contribution to understanding the significance of the Keep given the changes seen to the surrounds now. Any contribution is largely limited to where one is able to view the remaining military buildings, and has the background contextual understanding of the relationship between these remnant features.
- 3.76 **Significance and Setting Summary:** The Former Keep and Flanking Wings is a heritage asset of high (national) significance. Its significance is primarily derived from the architectural and historic special interest derived from its important functional and visual role in the operation of Norton Barracks. The changes seen to the heritage asset through its conversion to flats has negatively impacted its overall significance as has the almost complete loss of other associated barrack buildings and infrastructure so that it now stands rather awkwardly. It shares a group value with other remaining former military buildings, structures and spaces which provide some limited evidence as to the earlier role of the heritage asset. Setting makes very much a secondary contribution to the overall significance of the heritage asset.

Stewards' Houses

- 3.77 **Significance:** The Stewards' Houses were understood to have been built in the early twentieth century (Jobson, S in *The Story of Norton Barracks* p xii). Historic mapping shows that they existed by 1904. The semi-detached pair of dwellings are understood to have served as mess blocks and formed a part of the barracks. Any further information on the former role of the buildings could not be found at the time of writing. They do, however, occupy a prominent position overlooking the sports ground and, at one time, were symmetrically flanked by two large detached barrack blocks on either side. Later flat roof extensions are seen to the rear as well as smaller additions to the front, associated with the cricket facilities. Whilst one dwelling is occupied the adjacent property is empty and the dwellings are in a poor state of repair with blown brickwork and slipping slates on the roof.
- 3.78 The wire mesh which now covers the front windows to prevent windows being broken by cricket balls accentuates the general sense of disrepair. This deterioration and vacant occupation has impacted upon the overall significance of the buildings. The dwellings are constructed in brick with visually prominent crowstepped gables and dormers and substantial chimney breast at each gable end. The interior was not inspected. The Stewards' Houses share a group value with other remaining buildings, spaces and structures within the former barracks, notably those around the sports ground, and particularly the Former Keep, with which it shares a number of design and material cues. The buildings provide an evidential and aesthetic value in showing the materials and designs of military buildings of some relative status, though impacted through evident deterioration.
- 3.79 **Setting:** The Stewards' Houses are primarily experienced from the sports ground immediately adjacent to the heritage assets and from where one can appreciate the dwellings in the context of the sports ground and former Keep. It is quite difficult to appreciate the historic visual and functional setting of the dwellings given the almost complete demolition of most of the barracks. As a result one predominantly sees the Stewards' Houses as early twentieth-century village dwellings fronting onto a cricket pitch. It does derive some contribution to this given that they were intentionally designed to sit fronting onto the sports ground where they remain today. Setting makes an important though secondary contribution to the overall significance of these heritage assets.
- 3.80 **Significance and Setting Summary:** The Stewards' Houses are a heritage asset of low (local) significance. Their significance is primarily derived from the architectural and historic interest derived from its historic functional and visual role in the operation of Norton Barracks. Whilst further

comprehensive detail could not be obtained on their earlier role, its relative prominence overlooking the sports and parade grounds is likely to have meant a building of some relative status within the barracks. The changes seen to the heritage asset through further development to the rear and the generally poor condition has negatively impacted its overall significance, as has the almost complete loss of other associated barrack buildings and infrastructure. It now stands rather awkwardly in a 'civilian' suburban context. It shares a group value with other remaining barracks buildings and structures and open spaces which provide a vestigial clue as to the earlier role of the heritage asset. Setting makes a positive, though secondary contribution to the overall significance of the heritage asset.

4 PROPOSALS AND ASSESSMENT OF IMPACT

Pre-application

- 4.1 Pre-application discussions were held with the local planning authority which set out the aspirations of the applicant for the Site. The helpful and constructive discussions held with the local planning authority Conservation Officer has helped to inform the proposals set out in this application. It was agreed during these pre-application discussions that the existing eastern changing room extension is of no architectural and historic merit and its demolition would be supported.

Proposed Development

- 4.2 This application proposes the refurbishment of the existing Clubhouse building, alongside the demolition of the later eastern extension currently providing changing room facilities. The demolition of this building will allow for the construction of a new two-storey extension (lower ground and ground floor) principally providing new club changing rooms and a new multi-function community hall. Reference should be made to accompanying plans, as well as the Design and Access Statement and Planning Statement which sets out the detailed proposals and provides the broader case for the proposed development. A summary of the proposed works are set out below:

Clubhouse Interior:

- 4.3 The interior will be largely stripped back to a shell with the notable changes being:
- soft strip of all soft furnishings, floor and wall coverings (back to plaster);
 - removal of any existing services such as pipework and electrical installations;
 - removal of all fitted furniture, kitchen appliances and sanitary ware;
 - insulate all perimeter external walls with independent timber studs (*circa* 25mm off existing wall internally), and insulate with *circa* 100mm PIR insulation;
 - New, concealed services and utilities will run within these insulated studs. A 500-gauge vapour barrier and plasterboard to be installed internally, skim finish and painted to suit client;
 - A new suspended ceiling will be proposed within the building, replacing the existing poor condition suspended ceiling, with 300mm of mineral wool insulation laid on top.
 - Internal partition walls will be retained as existing and new plasters/boards installed where required;
 - New floor finishes throughout, however a Damp proof membrane (liquid applied) will be installed under new finishes; and
 - New heating and electrical systems, as well as electrical outlets and lighting to be provided.

Clubhouse Exterior:

- Existing asbestos slate roof and timber sarking boards will be retained, though will be cleaned;
- Existing timber soffits, fascias and rafter feet to be sanded pack, treated and painted unless requiring replacement which will be a like-for-like replacement;
- Existing render to be jet washed throughout, localised repairs will be made where needed with cementitious dashed render, and painted with breathable masonry paint to match the existing colour;

- Existing blown masonry below the damp proof course is to be replaced with bricks to match colour, and repointed. Note it is considered that there is any lime mortar used in the bedding of brickwork on this building;
- All later PVCu windows and architraving will be replaced with new timber double glazed units that will match the existing original windows. Timber architraving, framing and cills will also be replaced like-for-like if they are not salvageable.

New Extension:

4.4 The new extension will be built to a height matching the ridge height of the existing and attached Clubhouse. It will comprise a pitched front range commensurate with the design and layout of the existing building on Site. To the rear will be an attached flat roof building built to the same height as the front range and Clubhouse. A veranda is proposed on the front range providing outdoor seating space and access into the changing rooms. A summary of the proposed extension is set out below:

- The front range will have a slate pitched roof, with a rendered front façade that is in-keeping with the Clubhouse and extends two thirds of the height of the façade, with the bottom third being brick;
- Glazing will be present across the frontage with two changing room doors. The glazing primarily extends the height of the slate façade. The exceptions to this are the two glazing panels adjacent to the Clubhouse which are full height;
- The closest glazing panel to the Clubhouse sits below a flat roof. This serves as the link between the Clubhouse and extension and the full height glazing helps to create a visual separation between the clubhouse and new extension;
- A concrete flat roof canopy and sides sits at the front of this range providing the veranda space beneath. This veranda is accessed via steps at either side;
- To the rear, the flat roofed block has similar design cues, namely brickwork and rendered façades. The brickwork is built to a level the same as the front range, providing a tie between front and back components;
- The upper reaches have a standing seam metal cladding, installed at 45 degrees vertically to add visual interest;
- There are two glazed double doors at each end with two narrow glazed windows in between;
- On the eastern gable end, a new entrance is proposed which feeds onto a corridor through the new extension leading to a stairwell near to the link between the Clubhouse and extension which then connects to the Clubhouse via the existing opening;
- It is proposed to construct a new terrace area to the rear of the Clubhouse and extension, built to an upper ground floor level over the location of the current patio area between the current changing room extension and the Clubhouse. Access is provided into the new stairwell but importantly via the current fire door into the existing bar area within the clubhouse. This terrace provides visibility over the northern cricket pitch where currently the Clubhouse and changing rooms extension turn their back on this later cricket pitch; and
- The current car park will be resurfaced alongside general landscaping improvements around the built development.

Assessment of Impacts

4.5 The main sensitivities on the Site are twofold: the impacts upon the significance of the curtilage listed Clubhouse and the impacts upon the significance of the surrounding Grade II listed former

Keep and flanking Wings of Norton Barracks and the Stewards' Houses. The three heritage assets hold group value.

The Clubhouse

The Clubhouse Building:

- 4.6 The changes to the Clubhouse external appearance represent an enhancement to the significance of the asset and improve its legibility. Specifically, the demolition of the mid-twentieth century changing room extension which is considered to be a detrimental visual feature which detracts from the overall significance of the Clubhouse. The removal of the later very poor quality PVCu windows, doors and architraving, to be replaced by like-for-like timber equivalents to match those original windows and doors which remain is also an enhancement;
- 4.7 The sensitive repair/replacement of bricks will not only structurally secure the building, but it will improve its overall appearance, as will the repair of the existing cement render where required.
- 4.8 Internally, the proposed development will largely strip out many of the later unsympathetic accretions and insertions within the building, itself an enhancement. Given the works that were previously undertaken, little remains of the original fabric. Where fabric does remain however, namely skirting and architraving, anything on the inside of the external walls will be removed to allow the lining of the internal walls to improve insulation of the building and conceal services. This will remove some of the last remaining features within the Clubhouse dating from its construction. It will also reduce the internal space slightly and alter the original layout. The insulation and upgrading of the interior with new services, heating and insulation will ensure that the building can remain useable for future generations and in its optimum viable use as a functioning public space. The removal of the remaining original fittings will harm the significance of the Clubhouse. These features currently have very little of the original historic context in which they once sat -instead forming a small part of a heavily altered interior. It is assumed that architraving and skirting on inner walls will not be covered over.
- 4.9 Overall, there are instances of a low level of harm, less than substantial in degree, seen in the changes proposed for the Clubhouse. However, the main contribution to the Clubhouse relates to its role in understanding the wider former military context when viewed in the context of the remaining military buildings. It is the external appearance and character which now contributes most to its overall significance and the improvements to the exterior are very much enhancements to the overall significance of the Clubhouse.

The Proposed Extension:

- 4.10 The demolition of current eastern extension is viewed in isolation as an enhancement to the significance of the Clubhouse. The construction of a new extension will still draw some focus away from the Clubhouse, it will not however materially worsen the current experience. Indeed, the proposed extension uses materials that seek to mirror the fabric on the Clubhouse in its use of brick and slate, whilst also being designed in such a way as to sensitively sit alongside the Clubhouse, including an equal build height, rather than being a statement building in its own right. The glazed link, when viewed from the frontage, will help to reinforce a sense of separation between the Clubhouse and new extension, which is presently not found on the current extension. The retention of a veranda and the careful use of glazing will create a visual interest and active frontage culminating in an overall improvement upon that which exists presently.
- 4.11 When viewed from the rear, the buildings on Site comprise a disordered mix of extensions and infill. The flat roof extension will be visible viewing from the north and a different appearance to the existing pitched roofs of the Clubhouse. However, it is designed to be visually distinct from the Clubhouse, creating a level of architectural interest to what is presently a poor-quality rear elevation. This element of the proposal will not alter the appreciation of the significance of the Clubhouse,

acknowledging that views from the rear presently afford almost no scope to understanding the legibility or significance of the Clubhouse. It is only possible to achieve this when viewing from the front, where the flat roofed extension will be largely obscured.

- 4.12 The proposed terrace, which will link the rear wing of the Clubhouse and the new extension will grant views over the later cricket pitch formerly on the training and camping ground site. The terrace does not strengthen any historic significance of the Clubhouse as there was a barrack perimeter wall immediately adjacent to the Clubhouse which turned its back on the training/camping ground. Its construction would however tie in the clubhouse and indeed original sportsground south of the Clubhouse more closely with the former training ground. It will help create an active rear elevation for the Clubhouse and bring about a more ordered rear flank to the Site.
- 4.13 When set against the current extension on Site, the proposed extension will represent an enhancement, through the careful use of materials and design. The flat roof element of the extension will be more visible as it is a differing design to the established use of pitched roofing elsewhere on Site however, it has been sensitively designed to create visual interest to the rear, whilst being largely obscured from the principal front elevation of the clubhouse.
- 4.14 The broader landscaping improvements notably the resurfacing of the car park will enhance the current poor-quality open areas of the Site.

Summary of Impacts

- 4.15 While the scheme will cause some low level instances of less than substantial harm to the significance of the Clubhouse, this will generally be focused and detailed impacts to discrete elements and from those aspects where the legibility of the building, and its significance is either largely non-existent (interior) or largely difficult to appreciate (viewing from the rear). However, the scheme strengthens and, to an extent, reinstates the primacy of the Clubhouse's legibility as a prominent building on the northern edge of the sportsground.
- 4.16 The scheme proposes the construction of additional facilities through the new extension which will bring a new multifunctional role for the Site and help secure an optimum viable use for the property. It will also enable it to be a focus for community activity for Brockhill Village. The scheme will, on aggregate, enhance the setting of the asset and the asset itself, not least by the demolition of the current poor-quality changing room extension. The heritage asset's sensitivity and its setting have been carefully considered throughout the iterative design process, with positive responses to the planning authority's pre-application advice.
- 4.17 The scheme does cause individual elements of low harm less than substantial in degree, to the identified assets' significance. This harm is clearly justified however on heritage benefits alone due to the overall enhancements to significance delivered. As an aggregate, the scheme will deliver an **aggregate minor enhancement** to the significance of curtilage listed Clubhouse.

Mitigation:

- 4.18 Whilst there is an overall enhancement, the following mitigation may assist in helping to offset the small instances of harm that are identified. The removal of the current signage over the front door will help to balance the symmetry of the fenestration, where presently it is not only a negative feature, but it also obscures the top hung original casement behind. This will better reveal its historic legibility. The front door casing appears to have been 'infilled' to reduce its width to accommodate a standard sized front door but retaining the original architraving behind. This should be stripped back to the original fabric and dimensions and a door which accords with the original door casing dimensions should be reinstated. Similarly, where skirting boards are to be removed to facilitate the internal insulating of the clubhouse their retention, though behind the insulation, would be supported to retain this feature in perpetuity and enable them to be revealed in the future if required.

The Former Keep and Flanking Wings

- 4.19 The Former Keep and Flanking Wings form an imposing southern flank to the sports ground. The proposed development on Site does not change this perception. Like the Keep, the Clubhouse has ceased its original military role and both heritage assets have lost almost all of their military historic context in their use, but also their surrounds. The proposed works help to reinstate the original Clubhouse in its historic external appearance, more closely aligned to its former military designs. Given the widespread loss of the now historic military functional and visual setting, these changes secure the Clubhouse for future generations and enables the viewer to read the historic group associations that exist between the Keep and Clubhouse; both forming a large part of the remaining barracks development. Setting, very much a secondary contributor to the significance of the heritage asset, will change but this will not change the overall context in which the Keep is currently viewed. The proposals will give rise to a **very low level of enhancement** to the overall significance of the Keep through seeking to secure the long term structural integrity of the Clubhouse to allow future generations to appreciate the Keep in the context of the very few remaining barrack buildings that do still exist near to this heritage asset.

The Stewards' Houses

- 4.20 Like the Keep, the proposed development will not change the perception of the Stewards' Houses as buildings which were intentionally designed to sit on the edge of the sports ground. The setting of the curtilage listed heritage asset has been fundamentally changed as a result of the loss of the wider barrack development and this has changed how the heritage asset is experienced. It is difficult to appreciate it as part of a former barracks. The proposed development will change to a very small degree the overall setting of the heritage asset through introducing a new eastern extension. This in itself will not impact upon the significance of the Stewards' House. The proposed development will secure the building structurally and remove a number of detrimental alterations. This will mean that the Clubhouse can be enjoyed by future generations and will allow the initiated viewer continued appreciation of the group value between the remaining Norton Barrack buildings. Overall, whilst the setting will change to a small degree, the proposed development will give rise to a **very low level of enhancement** to the significance of the heritage asset through securing the future of the Clubhouse and in an optimum viable use and helping to secure the existing group value that exists between the Clubhouse and Stewards' Houses.

5 CONCLUSION

- 5.1 This Built Heritage Statement has been prepared to provide an assessment of the significance of the built heritage assets potentially affected by the redevelopment of the Norton Barracks Cricket Club Clubhouse. This comprises the demolition of the existing poor-quality changing rooms and the construction of a new multi-function community hall in its place. This report sets out the proposed development and how this may impact the significance of the identified heritage assets' significance.
- 5.2 Some elements of the scheme will cause a low level of less than substantial harm to the significance of the curtilage listed Norton Cricket Club Clubhouse. Where less than substantial harm is identified to a designated heritage asset (in this case a curtilage Grade II listed building), paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.
- 5.3 The scheme includes the removal of negative extensions, features and partitions, with careful restoration of the Clubhouse and its near surrounds, which will represent an enhancement of the heritage asset's significance. Consequently, as an aggregate, the scheme will cause a minor level of enhancement to the significance of the Clubhouse and to the ability to experience that significance.
- 5.4 The identified instances of harm to heritage assets' significance is clearly and convincingly justified in heritage public benefits alone with the aggregate enhancements to the assets' significance, allied with the scheme delivering an improved legibility of that significance. The planning statement supporting the application will set out the other public benefits, not least, achieving an optimal viable use of the Clubhouse.
- 5.5 In respect of the Grade II listed Former Keep and Flanking Wings and the similarly curtilage listed Stewards' Houses, the proposed development will change the setting of these heritage assets to a very small degree which reflects the relatively small nature of the proposals but also the almost complete loss of a military context to these heritage assets through the redevelopment of the barracks for housing. The proposed development will sensitively restore the Clubhouse, itself one of the last remaining former military buildings, and will give rise to an overall low level enhancement to the significance of these other heritage assets through helping to secure the future structural integrity of the Clubhouse and in an optimum viable use. This will allow the historic context, and the associated group value between these remaining buildings, to continue to be appreciated.
- 5.6 Since the scheme delivers an aggregate quantum of heritage benefit rather than harm, no statutory tests for the decision maker, as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, are engaged in this case.
- 5.7 The scheme delivers minor enhancement (heritage benefits) to the significance of the Clubhouse and its adjacent associated curtilage listed and listed heritage assets. Consequently, in terms of built heritage considerations, there is no material reason not to consent this application.

References

General

Historic England Archive, Swindon (HEA)

National Heritage List England (NHLE)

National Planning Policy Framework (2019)

Worcestershire Historic Environment Record

Verbal discussions in November 2020 with Doug Lucas who helped co-author *The Story of Norton Barracks* (2015).

Interior Photographs used in this report (November 2020) courtesy of Greenwood Projects, Worcester.

Bibliographic

Historic England, *The Historic Environment Good Practice Advice in Planning Note 3—The Setting of Heritage Assets* (Historic England, Second Edition 2017)

National Planning Practice Guidance (PPG) (March 2014)

English Heritage, *Conservation Principles, Policies and Guidance* (English Heritage, 2008)

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Cartographic

1886 Ordnance Survey Map

1904 Ordnance Survey Map

1928 Ordnance Survey Map

1940 Ordnance Survey Map

1967-68 Ordnance Survey Map

1994 Ordnance Survey Map

2020 Ordnance Survey Map

Websites

Heritage Gateway - www.heritagegateway.org.uk

Historic England - <http://list.historicengland.org.uk/>

National Archives – www.nationalarchives.gov.uk

Worcestershire Regiment Norton Barracks history - www.worcestershireregiment.com

Barracks History – www.nortonjuxtakempseyparishcouncil.org/the-barracks/

MAGIC - www.magic.gov.uk

Pastscape- www.pastscape.org.uk

PLATES



Plate 1: The Clubhouse with later changing rooms (the 'Site') added to right hand side viewed south from sportsground



Plate 2: The Clubhouse with late twentieth century housing development built over old parade ground.



Plate 3: The view from the edge of the Site looking north over former training/camping ground now an additional cricket pitch.



Plate 4: View east along track within Site (Clubhouse to right).



Plate 5: View south towards the Grade II listed Keep from the Site.



Plate 6: View from Site north-west towards heavily screened rifle ranges.



Plate 7: Front elevation of Clubhouse with evidence of later PVC windows.



Plate 8: View east over Clubhouse with evidence of chimney breast noted on end flank.



Plate 9: Use of PVCu on Clubhouse including creating new doors into bay window.



Plate 10: Later front door with heavy PVCu architraving and signage concealing original top hung casement window.



Plate 11: The west flank of the Clubhouse with earlier link-detached building noted (left). Evidence of blown brick noted on rear wing by rainwater goods.



Plate 12: Boarded up windows on north flank of Clubhouse rear wing and later fire escape and staircase (left).



Plate 13: Heavy unmanaged vegetation growth over changing room extension.



Plate 14: Front elevation of changing room extension.



Plate 15: East gable ends of changing room extension viewed from car park.

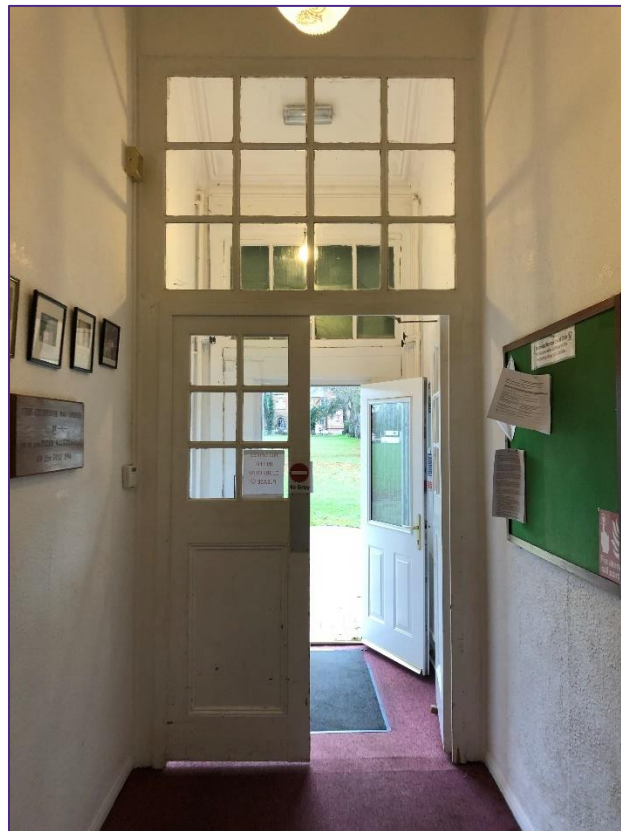


Plate 16: The porch with retain inner door and evidence of original top hung casement above front door (Photo courtesy of Greenwood Projects).



Plate 17: Original front door architraving seemingly infilled with later PVCu door casing and smaller door. Blocked off glazing above (Photo courtesy of Greenwood Projects).



Plate 18: The hall with original doorways and architraving leading off and original shallow arch at end (Photo courtesy of Greenwood Projects).

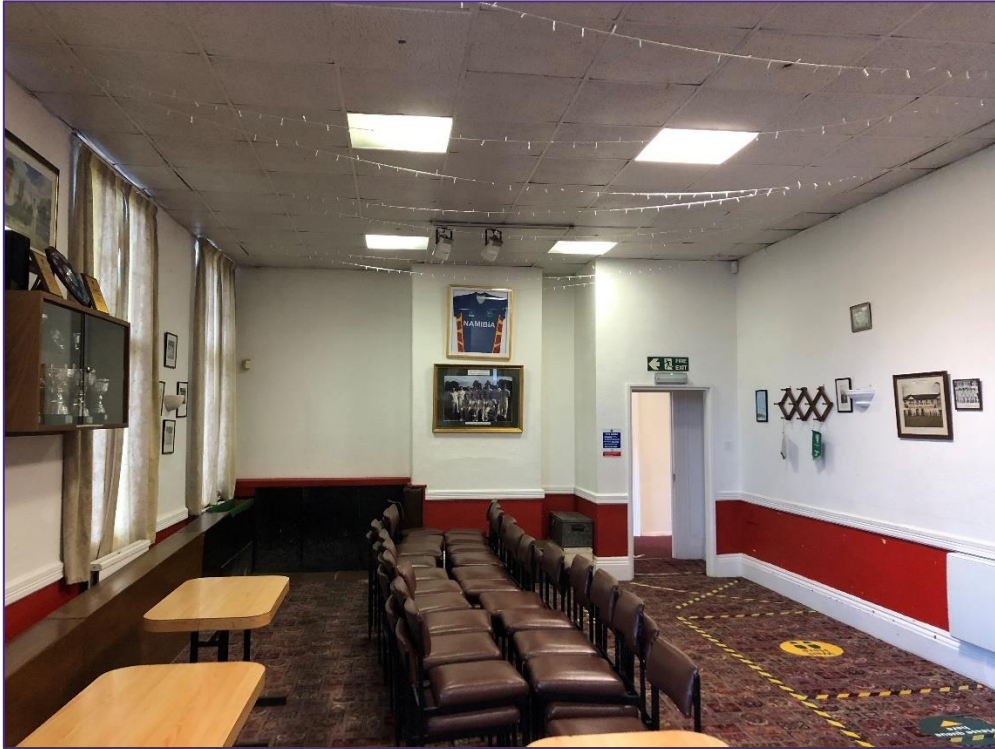


Plate 19: The righthand principle room with boarded up fireplace and evidence of original skirting boards. False ceiling noted above (Photo courtesy of Greenwood Projects).



Plate 20: The righthand room with further boarded up fireplace, bay windows serving as doors and the entrance into the later changing rooms (rear left). Later serving hatch noted left (Photo courtesy of Greenwood Projects).



Plate 21: The kitchen in the now subdivided left hand room on principal range (Photo courtesy of Greenwood Projects).



Plate 22: Remaining part of subdivided left-hand room on principal range (Photo courtesy of Greenwood Projects).



Plate 23: The former Keep (right) and flanking wings viewed from edge of sports ground.



Plate 24: View of southern elevation of the Keep from Crookbarrow Road.

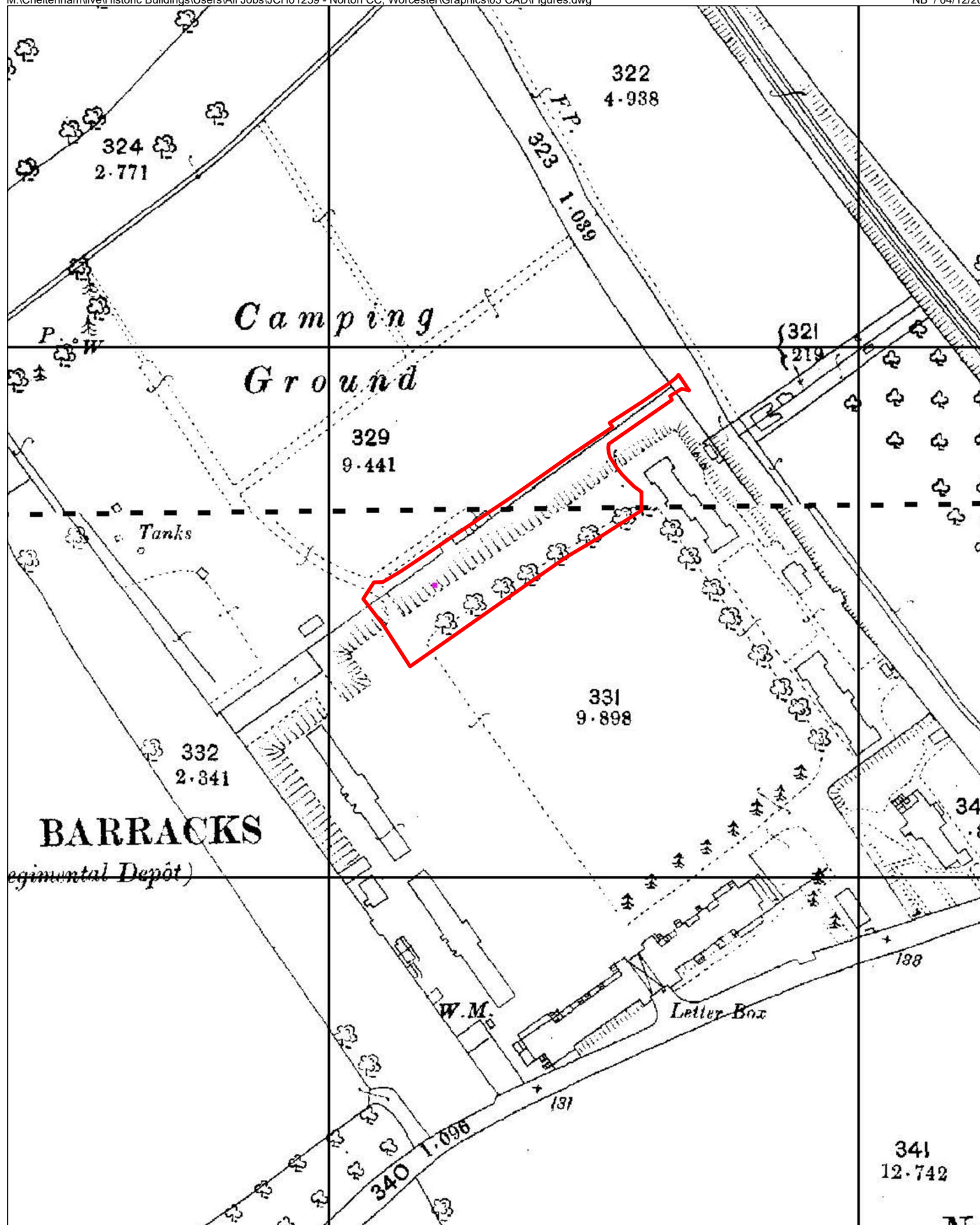


Plate 25: The Stewards' Houses viewed from the sports ground to the west.



Plate 26: The Stewards' Houses viewed from edge of Site with later extensions noted to rear.

FIGURES



 Site Boundary

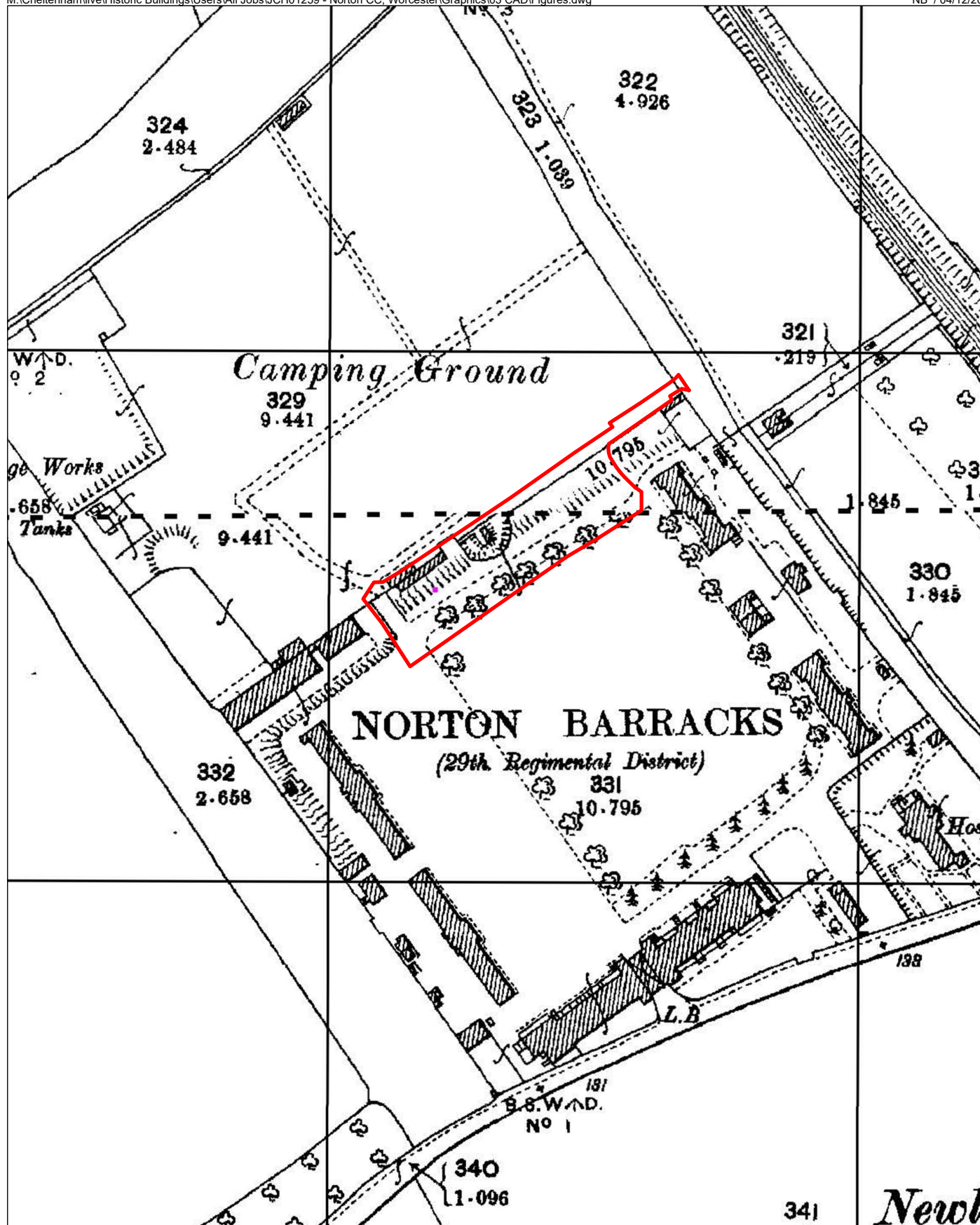


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Figure 2

Extract from 1886 Ordnance
Survey Map



 Site Boundary

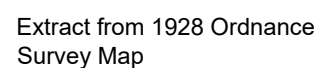


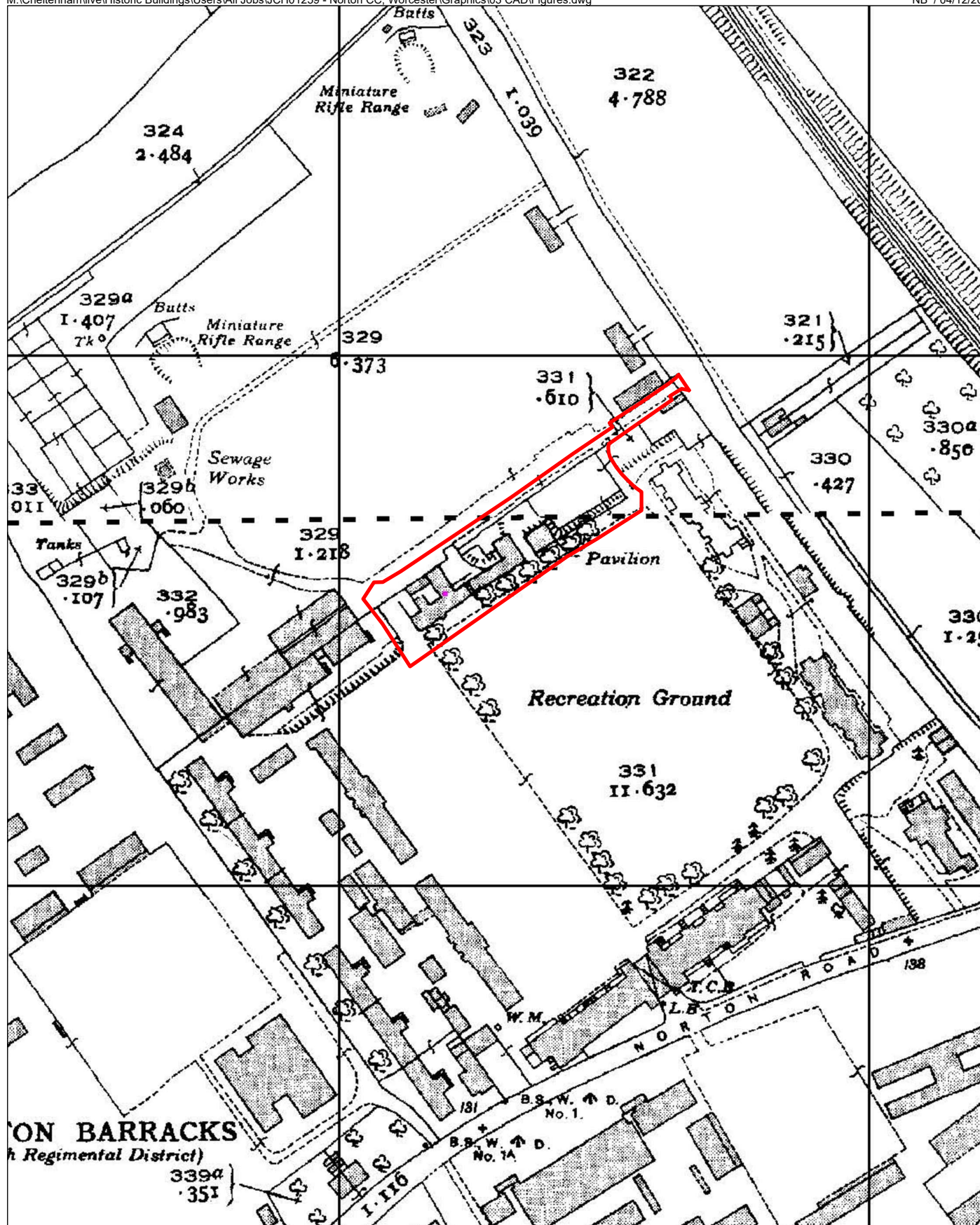
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Figure 3

Extract from 1904 Ordnance
Survey Map





 Site Boundary

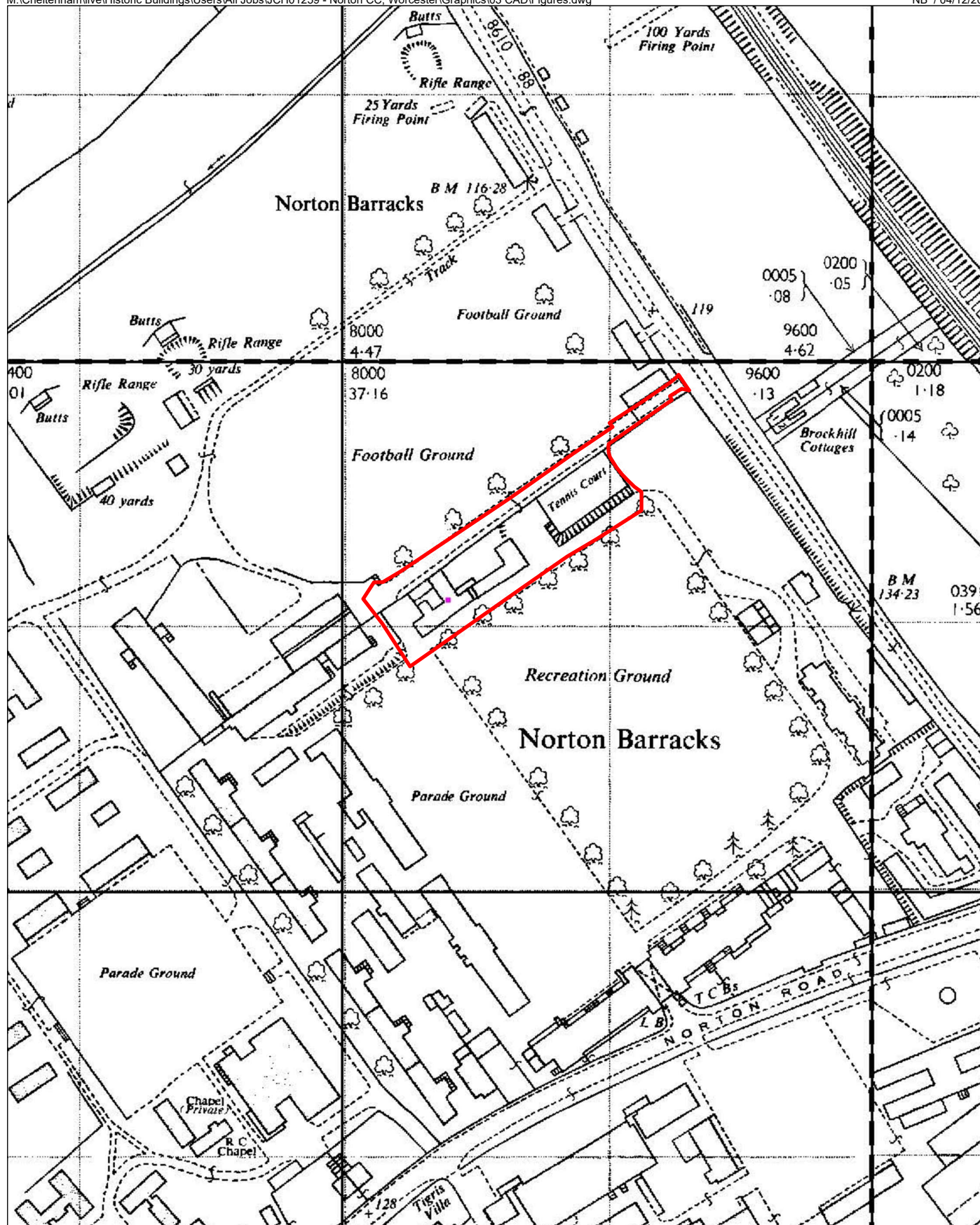


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Figure 5

Extract from 1940 Ordnance Survey Map



Site Boundary

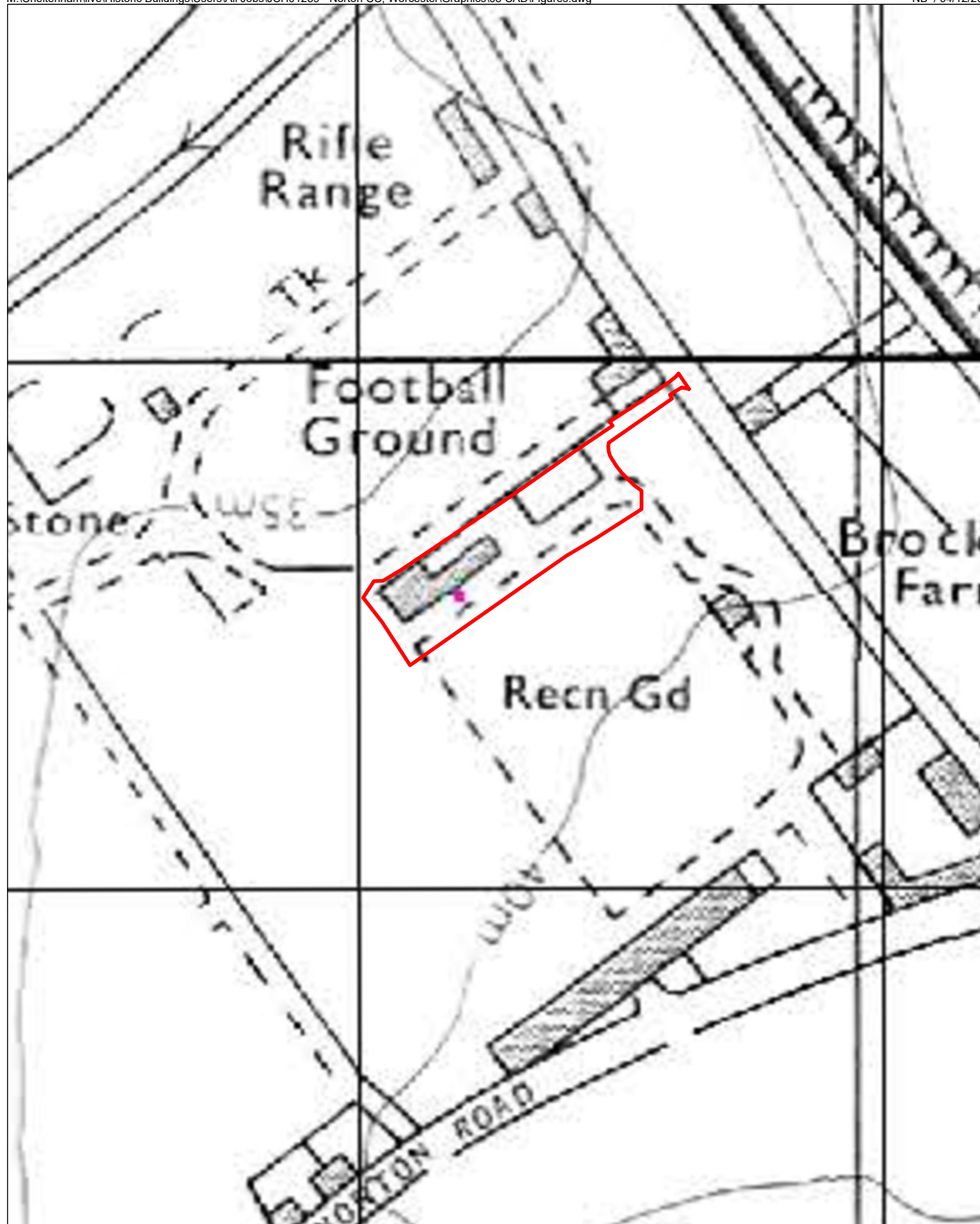


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Figure 6

Extract from 1967-1968
Ordnance Survey Map



 Site Boundary

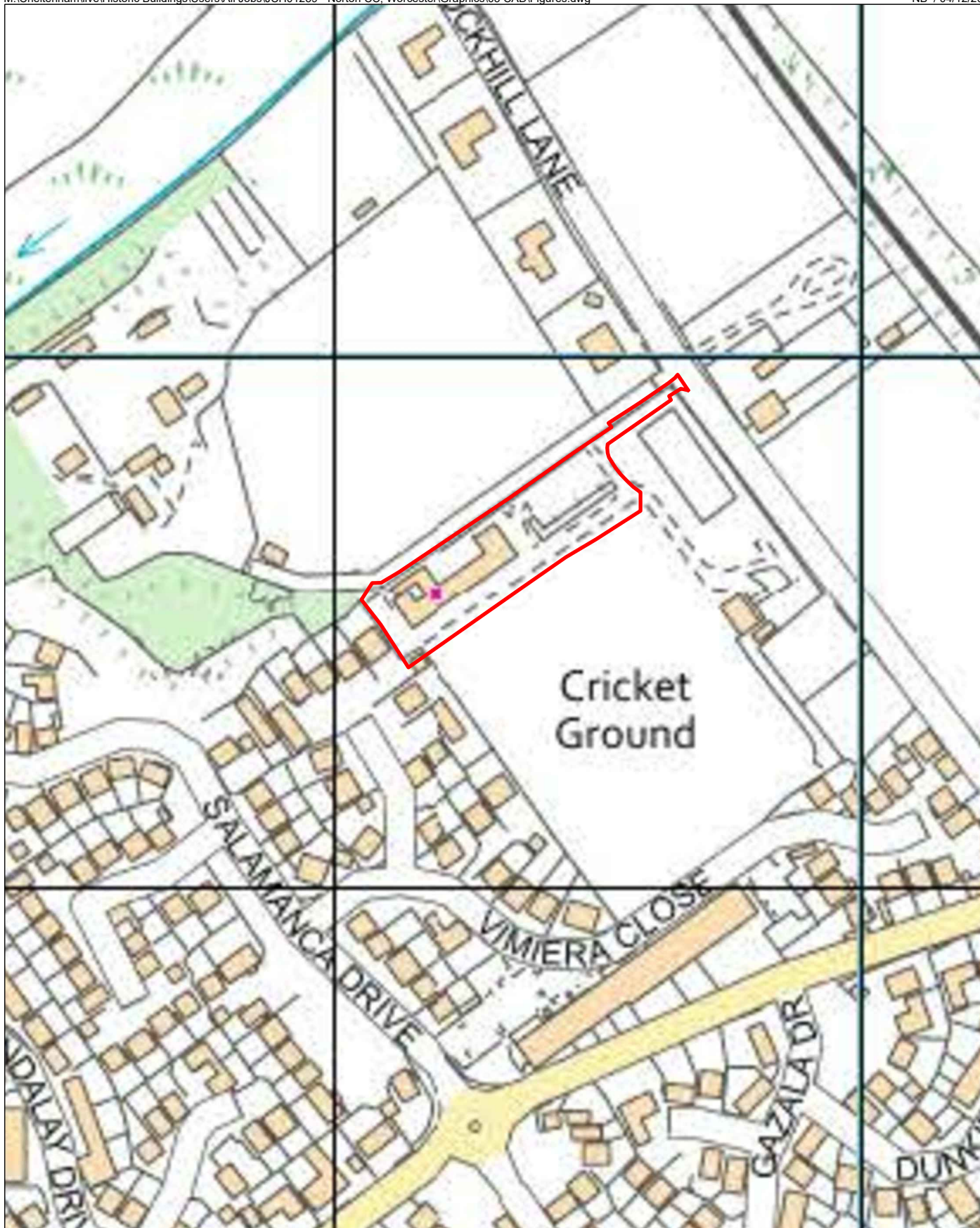


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Figure 7

Extract from 1994 Ordnance
Survey Map



 Site Boundary



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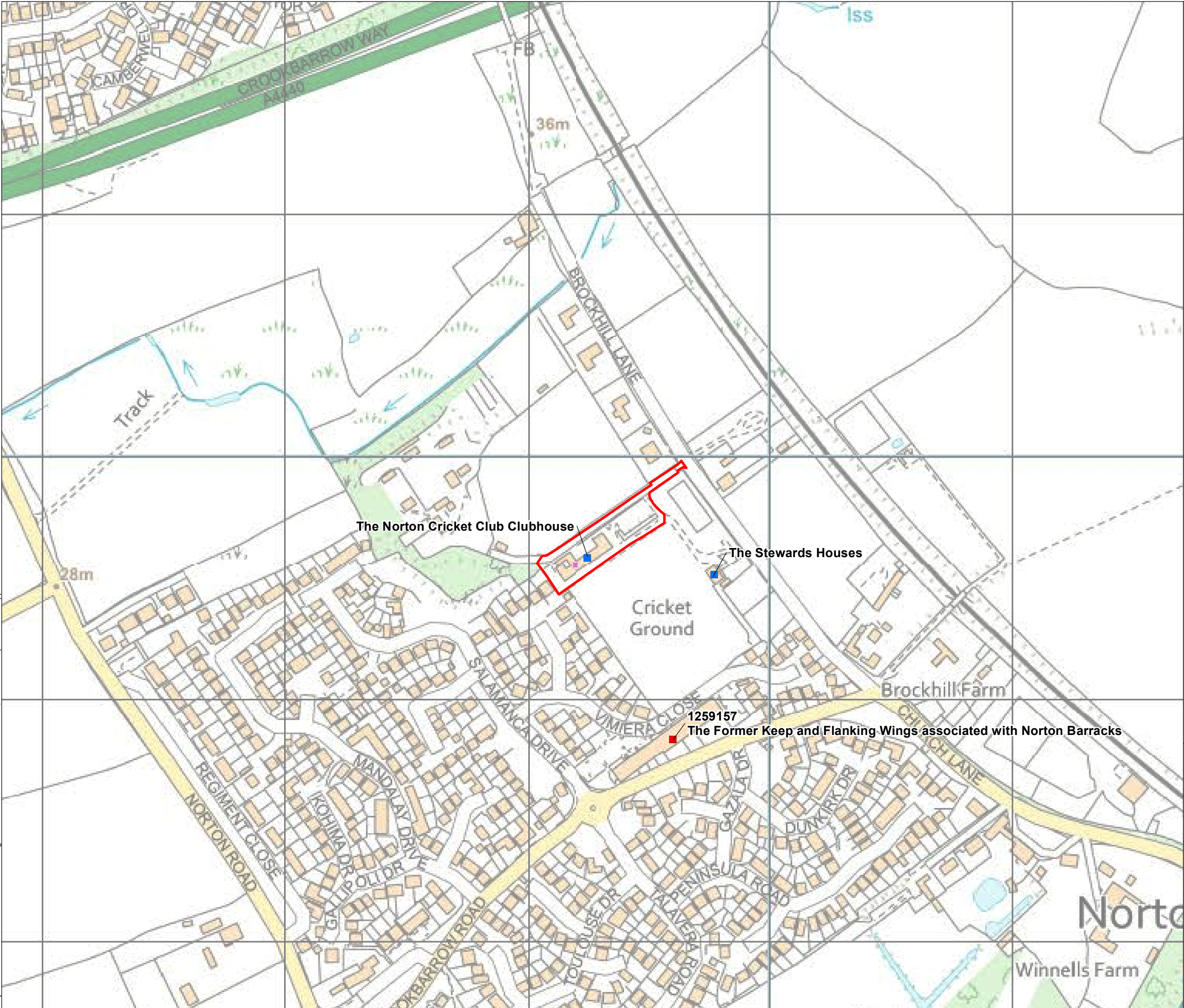


Figure 8

Extract from 2020 Ordnance
Survey Map



APPENDICES



Legend

 Site Boundary

Built Heritage

 Listed Building

 Curtilage Listed Buildings



0 50 100m
Scale at A3: 1:3,000



Appendix A:
Built Heritage Assets Location Plan

Contact

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