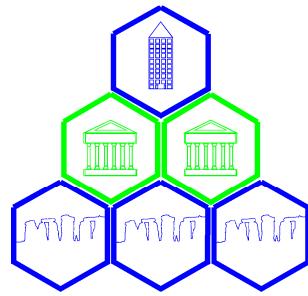


The Historic Environment Consultancy



CONSERVATION STATEMENT

For
Main Pavilion & Ladies Pavilion
Worcestershire County Cricket Club

National Grid Reference: SO845545

Colin Lacey & Dr Peter Wardle
2/10/2006

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A Conservation Statement for the development known as:

Worcestershire County Cricket Club

in the Borough of: Worcester City

National Grid reference: SO845545

In connection with planning application reference number:

by

Colin Lacey & Dr Peter Wardle

2/10/2006

PART 1: BACKGROUND INFORMATION

1. The Basis of The Report.

The purpose of this report is to document conservation aspects of the redevelopment of Worcestershire County Cricket Club. A comprehensive redevelopment is proposed including the demolition of existing buildings. The cricket ground is located within the Riverside Conservation Area of Worcester.

There have been extensive consultations on this redevelopment with the local planning authority.

In particular there is a proposal to move, restore and conserve the main pavilion, parts of which date back to 1898 when the cricket club moved to its present location.

In terms of conservation area consent procedure this application is unusual. This document sets out the case for demolition of the pavilion and other buildings even though the pavilion may not be demolished per se. In conservation areas where a building makes a positive contribution to the appearance or special character of the area it is treated as though it was listed as far as demolition is concerned.

The long term survival of the pavilion is in doubt in any event - it is a timber building that is flooded about once every three years. Indeed recently the floor had to be replaced and reinforced because of flood damage.

The proposal is to move the building about 50m onto a newly built plinth at 16.65m AOD, which is above the 150 year flood level. This has a number of benefits for the building. In particular the pavilion will be sited with a better view of the cricket pitch and be relocated to the traditional position for a pavilion.

This follows the principles set out by Clark,K.,2001, in the publication *Informed Conservation* (English Heritage, London).

The basic premise of this is that:

- All conservation decisions should be based upon research and information.
- Conservation is about managing change not fossilisation of buildings, land or landscapes.

Other key methodological documents are:

English Heritage: *Sustaining the Historic Environment*

English Heritage: *Enabling documents*

In particular in the document “Sustaining the Historic Environment” historic “assets” are to be graded as follows:

Critical

Constant

Tradeable

2. Introduction

2.1 The Client

This report was commissioned by Sid Glazzard of Glazzard Architects for and on behalf of Worcestershire County Cricket Club who are the landowners.

2.2 Confidentiality Copyright

This document is to remain confidential for a period of 12 months or until it forms part of a formal planning application or until otherwise indicated by the client. The copyright of this report belongs to the client. No liability to third parties is accepted for advice and statements made in this report.

2.3 Location

Site Address: Worcestershire County Cricket Club, New Road, Worcester

Borough: Worcester City

County: Worcestershire

Grid Reference: SO 845545

DATA RELEASE DATE: 06-01-2016

The site is located on New Road, Worcester. The general location is shown in figure 1 and the specific location in figure 2.

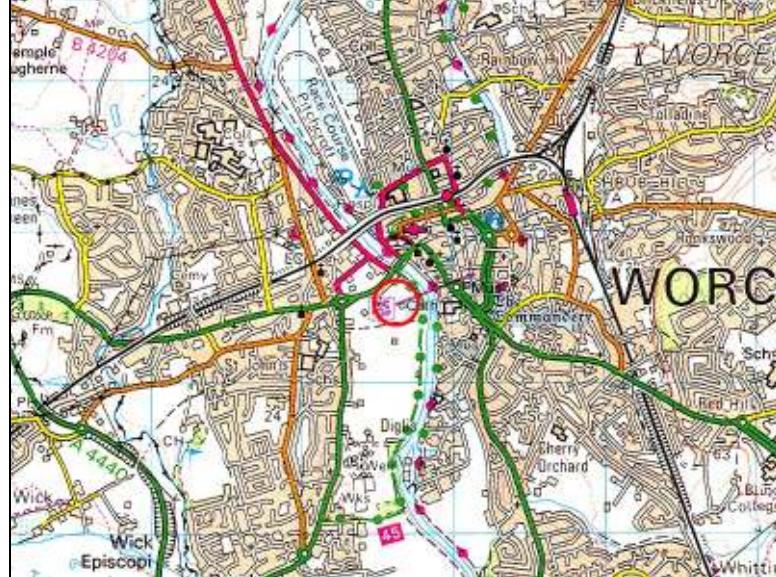


Figure 1 General Location Plan

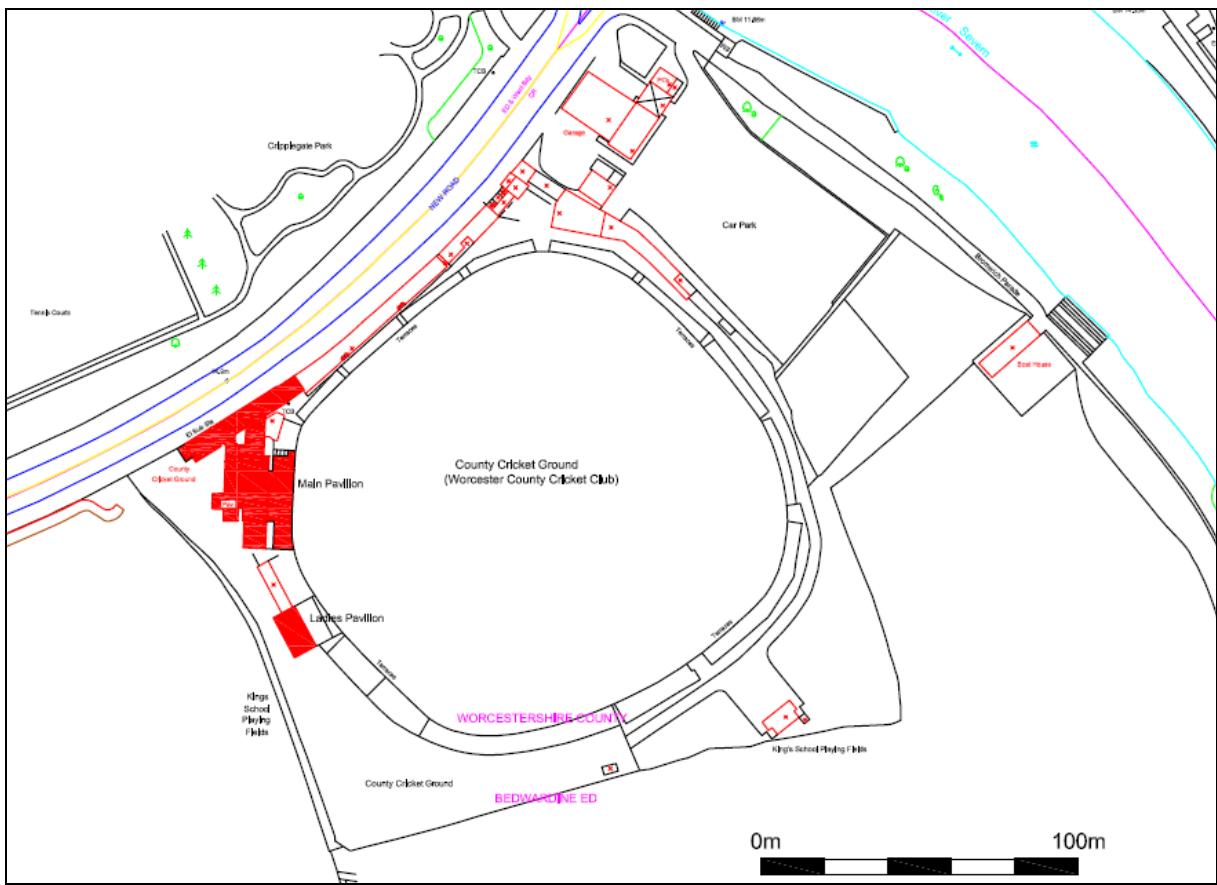


Figure 2: Specific Location Plan

2.4 Topography

The site is situated on low-lying floodplain land adjacent to the River Severn. Its elevation dictates that the land floods annually to some depth.

2.5 Site Visit

The site was visited on September 15th, 2006.

2.6 Current Land Use

The area has been used as Worcestershire County Cricket Club since the late nineteenth century. The land is occupied by a cricket pitch, grandstands, pavilions and other associated buildings.

3. Historic Environment Planning History & Background.

3.1 Introduction

Constraint	Details
Site of Special Scientific Interest	No
Hedgerows	No
Tree preservation Orders	No
Areas of Wildlife Interest	No
Protected Species	No

Historic Environment Designations

Constraint	Details
World Heritage Site	No
Scheduled Ancient Monument	No
Mentioned in Local Plan	No
Sites and Monuments Record Numbers	None
Conservation Area (description from English Heritage gazetteer of conservation areas)	Yes
Listed Building	No
Building Mentioned in Local Plan	No

3.2 Listed Buildings.

No buildings on the development area are listed

3.3 Conservation Area

The development area is located within the Worcester Riverside conservation area. This was designated at such post 1990. The extent of the conservation area is shown overleaf.

4. Historic Background.

4.1 The origins of Worcester County Cricket Club

Worcestershire County Cricket Club was formed officially at The Star Hotel, Worcester, on the 4th March 1865. In 1896-8, the club achieved first-class status and under the direction of Paul Foley, rented from the Dean and Chapter of Worcester Cathedral three fields on the New Road site, on which the main pavilion was soon built, ready for the 1899 season (WCCC History website).

The pavilion was designed by local architect Alfred Hill Parker, who also designed the Providence Works, Charles Street, for tin plate manufacturers G. H. Williamson and Sons; a hall for The King's School in Worcester, the Church of the Good Shepherd in Colwall (Herefordshire) and Perrins Hall, Royal Grammar School, Worcester, which he had formerly attended.

Scorers originally sat in the clock tower, accessed by an internal ladder, although in c. 1954, when the scoreboard building was constructed, this position was taken over by press photographers.

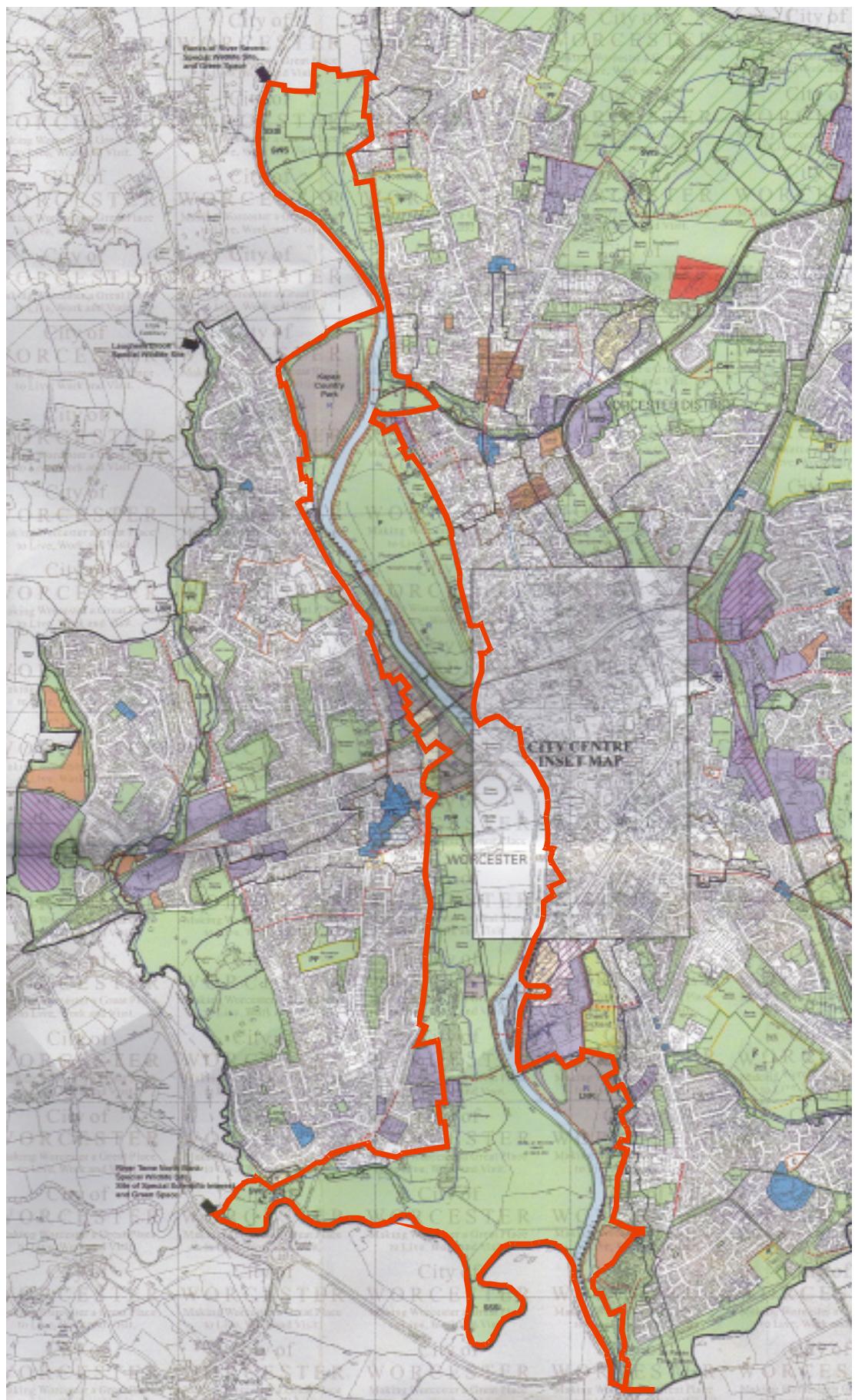


Figure 3: Location of Riverside conservation area

Of the two original amateur players changing rooms (until c. 1945, professional players changed in a separate tin shed, visible to the rear of the pavilion in figure 5, below), situated either side of the pavilion, only the visitors' room survives in fairly original condition, although it has been merged with the original kitchen, and its access door has been moved to the opposite wall.

A plaque in the pavilion states that:

*"THIS PAVILION WAS ENTIRELY REMODELLED
BY THE SUPPORTERS' ASSOCIATION
AT THE COST OF £20,000 IN 1956-7.
THE COMMITTEE ROOMS WERE
REFURNISHED BY THE COMMITTEE MEMBERS
AND THE BIG WINDOW WAS PRESENTED
BY THE GENTLEMEN OF
WORCESTERSHIRE CRICKET CLUB"*

In 1964 the veranda at the front of the main pavilion was covered and glazed, in order to create additional accommodation.



Figure 4: The scoreboard, opening ceremony (Vockins 1980:73)



Figure 5: Scoreboard, present condition



Figure 6: The Main Pavilion, early 20th Century

PART TWO: CONSERVATION AREA APPRAISAL

5. The Riverside Conservation Area

5.1 The Riverside Conservation Area Introduction.

The Riverside Conservation Area is described in:

M S McNidder DipA., 2001. *THE RIVERSIDE NO. 16*, Conservation Area Designation Report, City of Worcester, Worcester.

The conservation area is linear following the course of the River Severn from Northwick Marsh which is open countryside to through the city centre where the Cathedral Dominates to the Powick Bridge and the confluence of the River Teme and Severn which is the site of the Battle of Worcester.

The Cathedral meadows and the cricket ground were part of the Historic City conservation Area boundary until the creation of the Riverside conservation area.

The Conservation Area report sub-divides the conservation area into 8

1. Northwick Marsh/Neweys Hill
2. Pitchcroft/Hallow Tip/ Henwick Parade
3. Pitchcroft New Road
4. Cathederal/Slingpool Walk/Diglis
5. Diglis Navigation
6. River Teme/The Ketch
7. Powick Bridge and Manor Farm

Of these two are relevant to this application:

8. Pitchcroft New Road
9. Cathederal/Slingpool Walk/Diglis

5.2 The Character of the Conservation Area.

In essence the character of the conservation area is a river and flood plain passing through a cathedral City with the types of buildings and activities associated with a river including recreation, warehousing, housing and similar as well as river features such as mooring weirs, locks and bridges.

The conservation area is in spirit a river flood plain and adjoining land and thus is prone to flooding.

Large open spaces are a character of the conservation area.

The conservation area report describes the conservation area around the cricket ground thus:



Figure 7: Worcester County Cricket Club, taken from a nearby block of flats, October 1968. The Ladies Pavilion is visible on the right hand side of the road, with the main pavilion mostly obscured by trees to its left.

(Meadows & Hopcraft 1995. Worcester... In Recent Times Hallow, Parkbarn)

Cathedral/Slingpool Walk/Diglis

The Cathedral is retained within the Historic City Conservation Area (No. 1). As part of the Historic City Enhancement Works the river bridge is now floodlit, new road signs have been added, bridge lanterns painted, Bromwich Parade landscaped, and most recently, St Andrew's Spire has now been floodlit. A Swan Sanctuary has been created by a fishing ban on all City Council owned waterfronts in the city centre.

On the west bank, Sainsbury's Homebase and McDonald's Restaurant are included as they are prominent features on the riverside as indeed is Cripplegate Park, a valuable "green lung" in the traffic gyratory system, with its mix of formal and informal landscape features. To the south of New Road, Chapter Meadows forms another important area of open land close to the city centre. The County Cricket Ground is known nationally for its riverside setting. The adjacent playing fields are used by the King's School. These fields and the cricket ground were formally within the Historic City Conservation Area (No. 1) on the basis of the relationship to the west front of the Cathedral, but following amendments to the Historic City Conservation Area boundary in June 2000, these sites were retained within the more relevant Riverside Conservation Area.

Chapter Meadows, dominated by the west front of the Cathedral, extends southwards as flat pastureland, all subjected to periodic flooding. From Chapter Meadows there is one of the finest views of the Cathedral which has remained unaltered for centuries. The housing on Bromwich Road is a mix of inter-war semis and more recent additions, located on an elevated position above the flood plain. There is a wooded area in the north-east corner adjacent to the riverside footpath which is an important visual feature. On the east bank, the Diglis Hotel and the row of Victorian terraced houses on Diglis Avenue are incorporated within the conservation area as they have a

direct bearing on the riverside environment. This was an amendment to the boundary of the Historic City Conservation Area (No. 1) as the Diglis Hotel was previously within that.

It is important that the character of Diglis Avenue is not spoilt by unsympathetic "improvements". To the south, the industrial estate at Diglis detracts from the riverside due to its metal-clad factories and large oil tanks. Diglis Island, with its buildings and presence of the weir and river locks, are attractive features with great potential for wildlife conservation.

It is noted that many Historic Cities, Towns or County Towns are in fact situated on rivers. These rivers are considered important recreational, historic and wildlife resources.

Large open spaces next to the river are not uncommon in these locations for example in Salisbury, Hereford or Oxford, including agricultural meadow (a meadow is pasture land normally next to a river. A water meadow is meadow land next to a river which is deliberately flooded).

Similarly recreation facilities can be found in similar locations in other towns. The Glamorgan cricket ground is next to the River Taff as was Cardiff Arms Park.

Race courses located near to the centre of the Town are relatively unusual but there are other examples such as Ascot.

5.3 Types of Buildings

The Conservation area report suggests that for the Pitchcroft New Road area:

"The houses vary from listed buildings to modern properties, but all make a contribution to the area either through their appearance or the "gaps" in between the buildings which give glimpse of the riverside and the established rear gardens."

There are a diverse range of buildings present in this area of the conservation area:

5.3.1 Recreational

The numerous buildings in the conservation area are largely associated with the cricket club and nearby sports facilities. The dates of construction of these buildings range from the 1890s to the present day. The structures are largely functional, taking the form of changing rooms, pavilions, storage facilities and offices. Architectural styles range from the mock Tudor style of the scoreboard and the main pavilion, with its neo-classical clock tower, to the pure functional style of offices, changing rooms and storage areas.

The Racecourse buildings are in fact relatively recent with the Grandstand being constructed in 1976.

In addition there are modern utilitarian buildings such as the garage in New Road, McDonald's fast food restaurant, Sainsbury's Homebase, warehouses and residential dwellings.

PART THREE: EXISTING BUILDINGS

6. Existing Buildings on The Development Area:

6.1 Introduction

The following buildings are present on the development area and will be demolished:

Building	Building Function	Current Use	Date	Architectural Style	Contribution To The Character Of the Conservation Area
Main Pavilion	Cricket Pavilion	Bar, players rooms, kitchen, committee rooms	1896	Neo-classical, mock Tudor	Positive
Ladies Pavilion	Cricket Pavilion	Cricket pavilion	1956	In keeping with existing	Unclear - see discussion below

6.2 Key Dates

1896	Main Pavilion planned by Alfred Hill Parker	Original Plans
1898	Main Pavilion opens	Crest, Main Pavilion, Bridgewater 1998
1954	Scoreboard into operation	Plaque, Scoreboard
1956	Ladies Pavilion opens	WCCC Shop
1956-7	Refit of interior of Main Pavilion	Plaque, Main Pavilion
1964	Enclosure of veranda, Main Pavilion, probable enclosure of balcony, S extension.	Press Photograph, WCCC Website

Dating information from maps

1906	Single pavilion, extended to west.
1927-8	Shows only single pavilion, unextended.
1928	Main Pavilion, marked 'pavilion' extended to west and south. Additional building to immediate north of main pavilion. Small building present in location of Ladies Pavilion.
1930	Main Pavilion as above, other extensions unclear. Second building present to north of main pavilion. Building in location of Ladies Pavilion.
1950	Main Pavilion and small building in location of Ladies Pavilion.
1963	Main pavilion, with extension to north, along New Road. Ladies pavilion marked with staircase at each end.

7. Description of Main Pavilion

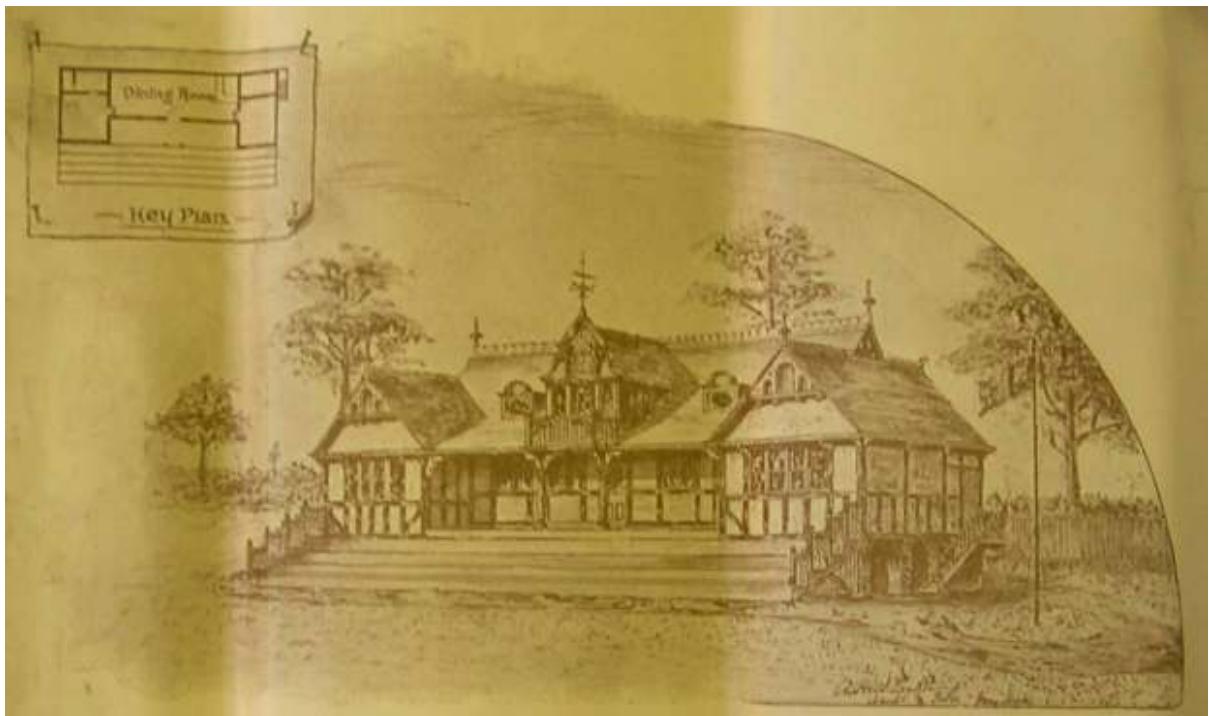


Figure 8: The Pavilion, illustrated on original plan, Alfred Hill Parker, C. 1896

The main pavilion is a greatly modified structure dating from 1898. Originally raised above the ground on posts and on the walls of a storeroom beneath, the pavilion consisted of a large room with a bar in the north-west corner, changing rooms at each end, with a kitchen to the north and an external toilet block to the south. The pavilion had a veranda outside to the east, facing the pitch, and terraced seating sloping down toward the area of play.

The original pavilion was largely of brick and timber-based construction, painted white with black timbers in a mock-tudor style.

A small clock tower is situated on the roof above the main entrance doors. This features a weather vane, clock and doors leading to a small balcony. This balcony was the location for the scorers, and later, press photographers. The balcony has since been removed.

During the 20th century, the main pavilion was extended a great deal. By 1906, the pavilion had been extended to the west, providing greater accommodation and storage space. By 1928, the pavilion had apparently been extended to the south, with a small balcony to the east on the new extension. Evidence from maps suggests that the pavilion stayed in this state until at least 1950. At some point after this, the pavilion was extensively developed. The redevelopment included the refitting of the pavilion in 1956-7. In 1964, to increase accommodation, the veranda was incorporated into the rest of the building, and it is thought that the balcony on the southern extension was also covered over with a flat roof.



Figure 9: The Main Pavilion under renovation in 1964/5 showing the balcony before removal (Berrows Newspapers)

Furthermore, a smaller grandstand to the northern side of the pavilion has been integrated into the building, and an extensive block of offices, press rooms, a large dining room and kitchens have been built on to the northern end of the pavilion, flanking New Road. At the eastern end of these, the office buildings join the stands that also run along the New Road site boundary.

The modern pavilion bears little internal resemblance to the original structure. Surviving features comprise the eastern end of the visitors' changing room and the roof and clock tower (minus its balcony). It is a fair judgement that these, along with the majority of the under-floor structures are the only parts of the original 1898 building left intact.

7.1 North Elevation

The north elevation adjoins the main building. The original pavilion structure cannot be seen.

7.2 East Elevation



Figure 10: East Elevation

Facing the pitch is the east elevation. The original clock tower (see below) is present at the centre of the building, flanked by original dormer windows. The pitched roofs of the original changing rooms can be seen, the outer edges of which demarcate the limits of the original pavilion.

7.3 South Elevation



Figure 11: South Elevation

To the right of the picture, the outline of the original pavilion can be seen, although extended to accommodate the committee room. To the left of this, a pebble dashed toilet block and further to the left, the brick built storeroom. Finally, temporary buildings (white with black roof) can be seen.

7.4 West Elevation



Figure 12: West Elevation, Southern End

The rear of the pavilion, it is still possible to see the limit of the original building - this is the timbered portion. The committee room occupies the entirety of the wing shown in the photograph.



Figure 13: West Elevation, Centre

Further north from the committee room, more recent additions can be found. The pebble dashed white building contains toilet facilities and the earlier tiled building is a storeroom. To the left of this, temporary buildings are located, the fire-escape of which cuts across the rear elevation of the storeroom.



Figure 14: Western Elevation, Northern End

Behind the temporary buildings, a tile-faced addition c. 1906-1928 contains offices.

7.5 Architectural Features – Clock Tower



Figure 15: Clock Tower

The clock tower bears the motif of Worcestershire County Cricket Club and the date AD 1898, the date of the completion of the pavilion. The clock, made by Cassidy's of Worcester, is thought to be original. Also of note is the cricket-themed weathervane at the top of the tower, modelled on a cricket ball and bat, and a set of stumps. Faint marks can be seen on the pillars either side of the door where the balustrade from the now-removed balcony was fixed.

7.6 Internal Features



Figure 16: The Bar. The pillars indicate the location of the original pavilion wall.



Figure 17: The visitors' changing room showing the new door location. The original door would have been located closer to the green pillar on the opposite side.



Figure 18: Service Hatch, Bar Side



Figure 19: Service Hatch, Changing Room Side

Above, the service hatch between the main pavilion bar and visitors' changing room, installed in order that visiting teams may obtain refreshment without leaving their quarters.



Figure 20 Left and Figure 21 right - the cricket ground flooded, 1972. Vockins 1980:74)





Figure 22: Flood Level Plaque, 1947

One of two brass plaques attached to a pillar in the main pavilion, indicating the highest level of floodwater on the site. The line on the plaque is approximately one metre from the floor level of the first floor of the pavilion.

7.7 Summary

Item	Description
Material	Timber & Brick, Timber clad, Tiled roof
Date	1898
Function	Cricket Pavilion - now bar, committee rooms, kitchen and players rooms
Original Form	No
Alterations	Building expanded to cover veranda, removal of partition walls, numerous extensions added, toilet block replaced with committee room
Original Features	Eastern end of visitors' dressing room Clock tower Roof
Associations	
Historic Interest	Yes
Architectural Merit	Very Little
Degree of Alteration	Very High
Rarity	

7.8 The Importance of The Building

The main pavilion is a significant part of the history of Worcestershire County Cricket Club. It has been present since the club moved to New Road and has been a focus of activity for over 100 years. The building has, however, been extensively redeveloped during its existence, and a lesser proportion of the original structure remains.

The pavilion is a focal point of any cricket ground and particularly so for a county ground.

As a building, the pavilion is relatively unimportant and hence it was considered not to be worthy of listing. The building itself has been altered on a number of occasions so that little of the original fabric, room arrangements and similar are left. This reflects the changing requirements of such a building. The key historic features remaining are:

- The clock
- The Interior of the visitors dressing room
- The front roof of the main pavilion



Figure 23: The cricket pitch in winter with frozen floodwater providing a natural ice rink

8. Description of Ladies Pavilion

Unlike the Main Pavilion, the Ladies Pavilion has not been greatly modified since its opening in 1956. Again, a timber-clad structure, built in two storeys so that the pavilion on the first floor overlooks the wicket. A small veranda exists leading to terraced seating toward the pitch.

The first floor retains its function as a pavilion with toilet facilities, although a modern serving counter has been added. The walls are lined with white painted wood panelling.

The ground floor is currently used for storage and toilet facilities.

8.1 Importance of Building

Of the two pavilions in question, the Ladies Pavilion is the most original. Only small amounts of alteration have been carried out, however the building itself is of little historic importance.

8.2 North Elevation



Figure 24: North elevation showing blocked window adjacent to toilet door.



Figure 25: North elevation showing staircase to rear.

8.3 East Elevation



Figure 26: The eastern elevation of the Ladies Pavilion, looking much the same as when built.

This pavilion differs considerably from the more complex and decorative main pavilion in its more simplistic construction, partly due to the differing architectural style owing to the time in which it was built.

8.4 South Elevation



Figure 27: South Elevation

Visible in the centre of the first floor, a blocked doorway that led down a flight of steps, the outline of which is visible on the lower brick wall. A more recent doorway on the ground floor cuts this wall. Also visible at ground floor level is a bricked up window mirroring that on the northern side.

8.5 West Elevation



Figure 28: West Elevation

It is clear from the differing brickwork that the northern room has been extended beneath the adjacent staircase at the end of the western elevation.

8.6 Internal Features



Figure 29: The interior of the Ladies Pavilion, displaying 1950s architecture and more modern serving area.

<i>Item</i>	<i>Description</i>
<i>Material</i>	Timber clad brick, tiled roof
<i>Date</i>	
<i>Function</i>	Ladies' Cricket Pavilion
<i>Original Form</i>	Yes
<i>Alterations</i>	Serving area, pine panelling, lavatory fixtures, external staircase removed
<i>Original Features</i>	Veranda Walls Roof Windows
<i>Associations</i>	
<i>Historic Interest</i>	Yes
<i>Architectural Merit</i>	None
<i>Degree of Alteration</i>	Low
<i>Rarity</i>	Low

9. The Sequential Test For Demolition of Unlisted Buildings in a conservation area.

The sequential test consists of the following steps;

1. Is the building exempt?
2. Does the building make a positive contribution to the character or appearance of the conservation area and thus?
 - a. Is the building listable?
 - b. What is the character of the building and conservation area - and what does the building contribute?
3. Can it be demonstrated that the intended use is no longer viable?
4. Can the building be converted to another use?
 - a. What studies have been undertaken?
5. Has the building been offered for sale at a realistic price for a use that does not involve demolition.?
6. What are the merits of the replacement scheme?
7. Has a planning permission been granted for the replacement scheme?

9.1 Main Pavilion

<i>Is the building exempt?</i>	No
<i>Does the building make a positive contribution to the character or appearance of the conservation area and thus?</i>	Yes - it has a symbolic importance as the focal point of the cricket ground.
<i>Is the building listable?</i>	No- the building has been through the listing procedure and was deemed not to meet the required grade.
<i>What is the character of the building and conservation area - and what does the building contribute?</i>	See above
<i>Can it be demonstrated that the intended use is no longer viable?</i>	<p>Yes - the intended use as changing rooms and a dining room for amateur sportsmen is no longer viable in the context of modern professional sporting requirements. There is insufficient space for the following:</p> <ul style="list-style-type: none"> • Satisfactory showers and bathing facilities for players and umpires • Physiotherapy etc. • Equipment and clothing • Technology used by the players <p>In particular there is insufficient room to provide separate facilities for both teams in order that they can plan tactics without the other team knowing during the course of a match.</p> <p>The fact that the building is subject to flooding means that the building has to be emptied every winter.</p>
<i>Can the building be converted to another use?</i>	The fact that the building floods means that conversion is difficult in its current location.

<i>What studies have been undertaken?</i>	
<i>Has the building been offered for sale at a realistic price for a use that does not involve demolition.?</i>	No - it cannot be offered for sale because of its location
<i>What are the merits of the replacement scheme?</i>	See supporting statement to main application
<i>Has a planning permission been granted for the replacement scheme?</i>	This statement has been prepared in support of the replacement scheme

9.2 The Ladies Pavilion

Is the building exempt?	No
Does the building make a positive contribution to the character or appearance of the conservation area and thus?	The rear elevation is far from attractive with a very ultilitarian appearance - in particular there is a lack of architectural detail. The front elevation is similarly both plain and ultitarian. It is clearly not a key building within the conservation area. At best, it makes a neutral contribuion to the cricket ground and, in comparison with the other buildings, it makes a negative contribution.
Is the building listable?	No- the building has been through the listing procedure and was deemed not to meet the grade.

What is the character of the building and conservation area - and what does the building contribute?	See above. A plain sectional sports building adapted to meet its current function as, in effect, a tea room.
Can it be demonstrated that the intended use is no longer viable?	
Can the building be converted to another use?	
What studies have been undertaken?	
Has the building been offered for sale at a realistic price for a use that does not involve demolition.?	No - cannot be offered for sale because of its location
What are the merits of the replacement scheme?	See supporting statement to main application
Has a planning permission been granted for the replacement scheme?	This statement has been prepared in support of the replacement scheme.

10. The Proposals

The proposal is for the Ladies Pavilion to be demolished and the Main Pavilion to be moved onto a new plinth at the location of the Ladies Pavilion.

In addition there will be works of restoration to the Main Pavilion to restore it more to its historic form. These are detailed in the main supporting statement.

There are a number of positive conservation benefits to this, which include:

- The building will no longer be prone to flooding which will help ensure its long term survival.
- It will be possible to use the pavilion throughout the year.
- The position of the building will be improved in terms of the view that will be afforded
- The building will be used as the ladies pavilion and, in particular, the tradition of tea and cakes will continue to be served in a historic setting, complete with memorabilia.

It is thus suggested that the proposals offer clear enhancement to both the building and the conservation area.

11. Measures of Enhancement and Detrimental Effects

While PPG15 discusses “enhancement” and “preservation” no definitions are given. Similarly no definition is given in the 1990 Act. In terms of the granting of planning permission a development must either enhance the conservation area or have a neutral effect on it.

This is reflected in the Local Plan 2004 and policy:

“BE7 NEW DEVELOPMENT IN CONSERVATION AREAS

PLANNING PERMISSION WILL BE GRANTED FOR NEW DEVELOPMENT IN CONSERVATION AREAS WHERE:-

- a. *THE DEVELOPMENT WOULD ENABLE TOWNSCAPE OF HISTORIC OR ARCHITECTURAL INTEREST TO BE PRESERVED, REINSTATED OR ENHANCED; OR*
- b. *THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA WOULD BE PRESERVED OR ENHANCED BY THE RE-DEVELOPMENT OF A SITE OR BUILDING WHICH DETRACTS FROM ITS CHARACTER OR APPEARANCE AND IT ALSO COMPLIES WITH POLICY BE1;*
- c. *THE DEVELOPMENT DOES NOT PERPETUATE AN EXISTING HARMFUL EFFECT UPON THE CONSERVATION AREAS OR ITS SETTING. AND IN ALL THE ABOVE CASES THE DEVELOPMENT PAYS SPECIAL ATTENTION TO THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA IN RESPECT OF DESIGN, SCALE, FORM, HEIGHT, MASSING, MATERIALS, HISTORIC STREET PLAN, HISTORIC PLOT BOUNDARIES, AND HARD AND SOFT LANDSCAPING”*

The cricket ground is regarded as a key element within the conservation area and the view of the county cricket ground with the backdrop of the Cathedral is regarded as being a quintessential English view.

It is noted that in fact the cricket ground buildings which front New Road are:

1. Recent
2. Utilitarian

Which are to be contrasted with the proposed buildings which are of some architectural merit. It is thus concluded that the re-development of the cricket ground will be a clear enhancement.