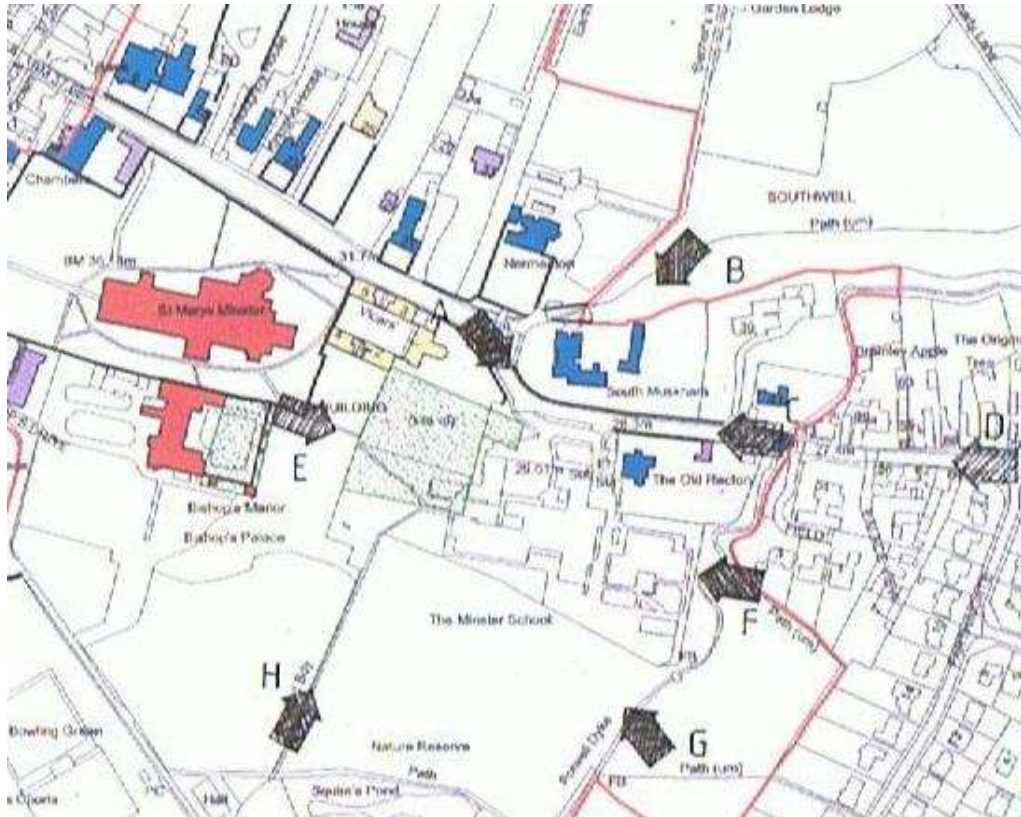


**Representor No. 61** Mark Strawbridge MRTPI IHBC

Day 3 of Examination - Southwell Area

**Appendix B** Extract from report accompanying previous application on site So/MU/2

### **Key Views in Context**



### **Key Views**

In order to assess the potential impact, it is necessary to define not only the character of the specific location and context, but also the 'setting' of listed buildings that may be affected in the first instance. Whereas in many cases this is straight forward – in that it is the surrounds, frontage and back-drop of principal view(s) in cases of public buildings and complex townscape - the definition is often dependant on more subtle distinctions. It is also important to assess the nature of the view to be taken – e.g. is the view tangential or invited? Is it casual or studied? Framed or part of a series? The following defines key views accordingly:

<b>View</b>	<b>Nature</b>	<b>Commentary</b>
A	Serial	The views along Church Street, travelling west, are truncated by the alignment of the road and the site is not visible until level with Normanton, at which point a view directly into the site is afforded. If driving, the view quickly becomes tangential and fleeting thereafter.
B	Invited	Users are expected to enjoy view(s) from the Heritage Trail. However, the lie of the land and the intervening boundary walls, buildings etc mean that the site is all but invisible from here. The rear of South Muskham dominates the proximate view.
C	Serial	The frontage of the site becomes most evident in the view whilst travelling from the East. The principal element however is the expanse of mature vegetation and the change from urban to sub-urban character is marked, about at the bridge.
D	Serial	The longer view does have a glimpse of the Minster at points, but the mass of vegetation is again the key landscape element. There is a distinct feeling of moving along a well defined corridor at this point
E	Casual	As one pops out of the Minster Precinct via the footpath towards the Hall and Nature reserve, the view is of the playing fields, the vegetation along the Potwell Dyke and C20th residential development beyond, on slightly rising ground. Being on foot, the view is taken for a longer interval, but it is an adjunct to the main activity, of going from A-B
F	Invited	The public footpath around the field adjacent the Dyke largely used, it is suspected, for informal recreation and views will be taken as part of that experience. The Minster is visible above the tree belt, and it is doubtful whether a domestic scale development of any kind could affect the dominance of the element.
G	Invited	This view would have had the best appreciation of the former school of any vantage point, and similarly the new development.

		Again, there will not be appreciable harm to views of the Minster. The Old Rectory is exposed to some view at the present, but that is only on account of the removal of the school complex. It is debatable whether there is a 'setting' argument in this instance.
H	Casual	This longer view, taken whilst moving northwards along the footpath was formerly a view of the school over attendant playing field and grounds set against the backdrop as E above.

From inspection of the OS plan, the buildings' settings potentially affected are the Minster group, The Old Rectory, South Muskham and Normanton. Inspection on site suggests that the Minster group is dominant in the general views from all of the available approaches to the town. That, coupled with screening provided by mature intervening vegetation, would suggest only a major development of a scale, use and nature completely out of keeping with the rest of the local scene would have a material impact upon its contribution to views into the Conservation Area. Views out from the group are limited to beyond the periphery and, looking towards the east, the view is one of the former playing field and school complex bounded by domestic scale residential development on slightly rising ground. Again only a truly-out-of scale development would alter this common impression to a material degree<sup>1</sup>.

The setting of the former prebendary house Normanton, due to the enclosed and private nature of the property, its disposition in relation to Church Street and the relatively singular aspect of the available view, is relatively straightforward to define. Even tangential and serial views taken whilst travelling along Church Street would be unlikely to be affected by development other than were it to be within or immediately to either side of the main frontage view.

In the case of South Muskham, the situation is less clear cut. The building can be viewed from all sides, from accessible viewpoints on the road and local footpaths (parts of the heritage trail), and due to its location and the curving alignment of Church Street at this point, whatever goes on within or either side of the Church Street frontage or the public footpath to the north is likely to have an

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<sup>1</sup> English Heritage, in a consultation response to the approved scheme in 2008, concluded that the setting of the Minster would not be compromised by development of the site.

impact of some kind (although any impact would be ameliorated to some extent by the substantial wall and mature vegetation along Church Street (See picture below). Currently, for instance, the open frontage to the former school site (site hoardings notwithstanding) is a weak and unsatisfactory sub-urban element in an otherwise well-defined street 'corridor'.



### ***Frontage to South Muskham***

South Muskham forms a truncation of the view whilst travelling East past the Minster, along Church Street; this series of views would only be affected by development in front of the house or a development of such scale, either behind, beyond or to either side, to which the eye would be drawn away.