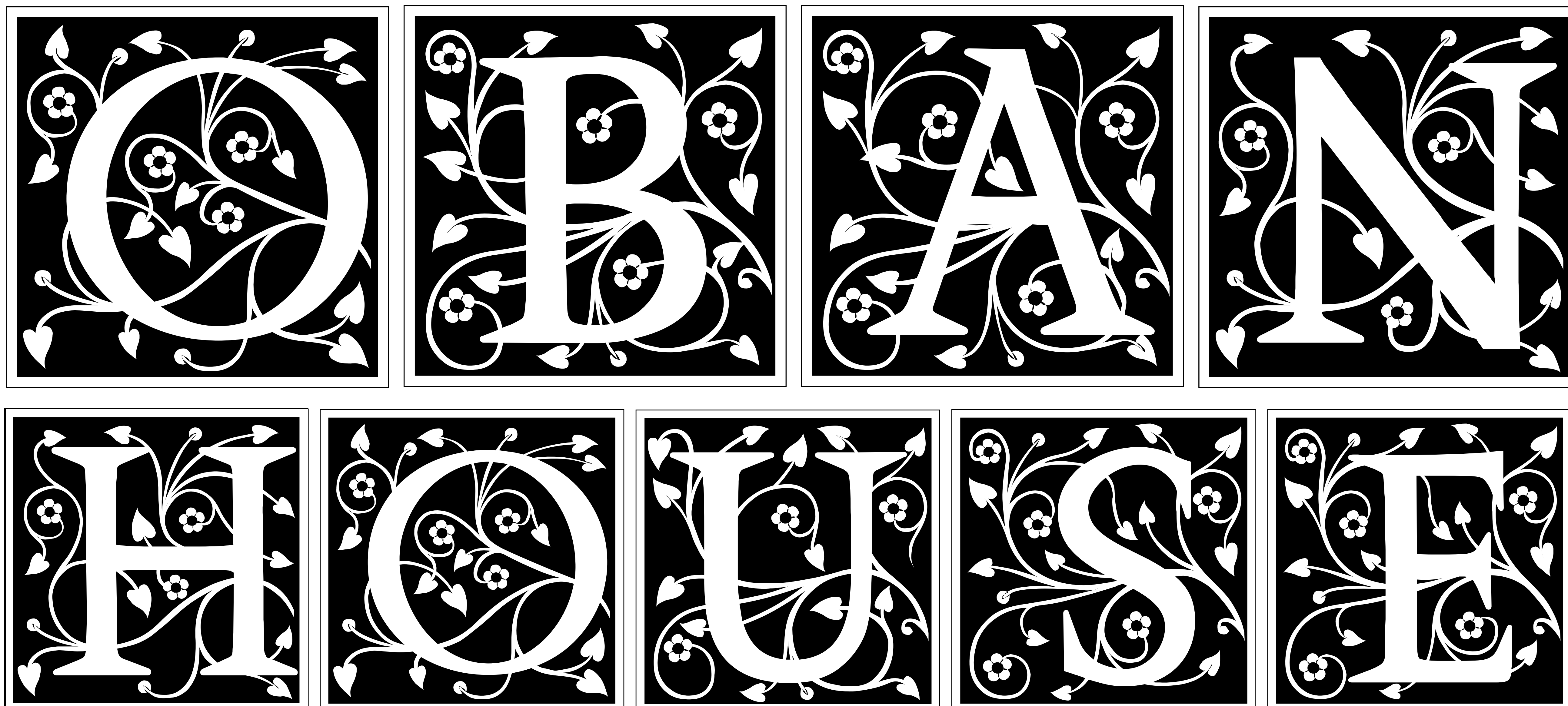




HELP SAVE HERITAGE



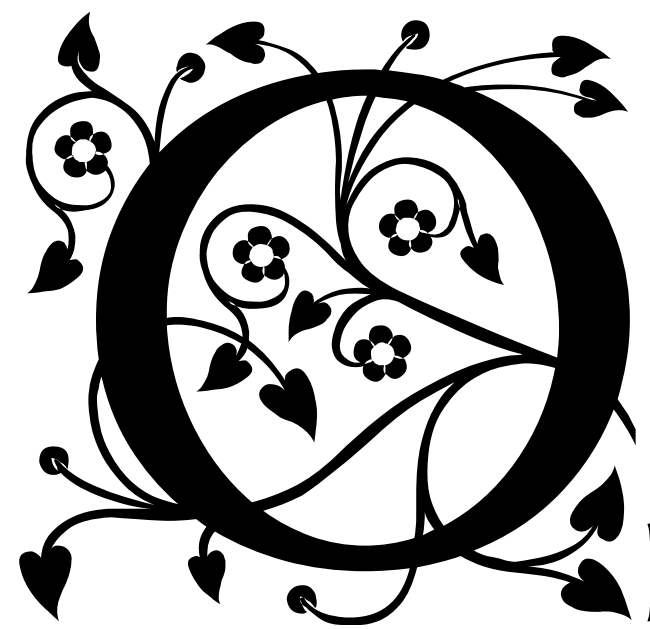
THIS BUILDING
IS CALLED
OBAN
HOUSE
& WE LOVE IT



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Save Oban House



Oban House is a heritage building (1890) in St John's Grove Conservation Area, looking out onto Beeston parish church – the heart of our town. It's also beautiful and at risk.

Planning permission is being sought to tear down Oban House and replace it with a large, modern building for Manor Surgery to rent.

While we **support** Manor Surgery's quest for new, larger premises, and **support** Oban House, 8 Chilwell Road as the location for it, we **do NOT support** tearing down Oban House, or the design of the new building initially put forward.

We know there is a better option!

Therefore, after consulting the local community, architects, builders, and experienced developers, Beeston Civic Society has begun a campaign to challenge an application seeking to demolish a heritage building in the centre of Beeston and replace it with a large, modern building.

Many support our objective to sympathetically convert and extend Oban House, feeling that it will achieve the desired outcomes and requirements of all involved: guaranteeing the owner's rental income; delivering Manor Surgery's projected service provision; improving sustainability and environmental efficiency, and retaining and enhancing the character, value, and quality of the Conservation Area and Beeston as a whole – future-proofing it for the community to enjoy and benefit.

Oban House could convert to make a unique frontage for the Surgery.

The proposed Pharmacy at entrance-level could be a stunning feature, seen by all those 'passing through' on public transport.

By bringing a much-admired heritage building back into use through renovating it and extending it at the rear, its owners would not only have a highly valuable, impressive landmark building to lease to Manor Surgery – they would also have the full support of Beeston Civic Society and the local community behind them.

Our Aims

An application has been submitted to Broxtowe Borough Council Planning Authority
(Ref: 22/00166/FUL).

TO WHAT DO WE OBJECT?

1. Demolition of Oban House.
2. The proposed building design (within a Conservation Area).

TO WHAT DO WE NOT OBJECT?

1. Manor Surgery relocation, and expansion.
2. The site being developed.

BEESTON CIVIC SOCIETY SHALL BE OBJECTING ON BEHALF OF ITS MEMBERSHIP WITH THE VIEW TO:

1. Save Oban House from demolition.
2. Bring a Heritage building back into use.
3. Conserve and enhance the Conservation Area and nearby heritage assets, while providing a landmark building for an expanded Manor Surgery.

Bringing a heritage building back into use by incorporating it into a new development with a bold, sympathetic extension to the rear of the site would be wholeheartedly supported by the Society and many of the community who have made their protestation in the same regard.

Why Save It?

The outstanding structure is one of only a few heritage buildings remaining in the centre of Beeston. It is structurally superior and more valuable in respect of materials and workman skills than almost anything that can be purchased today.

Oban House is *not* a listed building, Asset of Community Value, or on a Local Heritage List – as we *don't yet have one* (we're planning to work on this in the very near future – for this building and other heritage assets not yet designated – but our priority at the moment is saving this building). **It is in a Conservation Area though.**

St John's Grove Conservation Area (StJG); overlooks *Beeston West End Conservation Area (BWE)*, and is set opposite St John's Parish Church, a **Grade II Listed Building** – each sharing a view of the other.

Owners have submitted plans to Broxtowe Borough Council to demolish it and replace it with a building of such ugliness and unsuitability we can barely bare to share it – but you can see it in the "Appendix" on page 34.



Image: Andrew Abbott.

Designated Heritage Assets

Beeston has lost much of its history – its old buildings, layout and setting. Many heritage assets were lost even before they were recognised.

It is therefore especially important to us to fight to retain and conserve that which we still have – such as Oban House.

Once a building is gone, it is gone for good. Standards slip, and a precedent is set. We can't stand by and let this happen. In 1973 the Society was established to do just that, it is why we exist.

We believe the demolition and the proposed new building will **negatively impact the special character of two Conservation Areas** and **damage the setting of the nearby designated heritage assets, Grade II Listed church**.

Through factors such as massing, scale, and proportion; materials used; loss of landscape and boundary, the new building would create an 'urban character', **eroding further the Conservation Area** at the heart of Beeston.



**CHURCH OF ST JOHN THE BAPTIST (GRADE II)
LIST ENTRY 1263823**

HERITAGE ENGLAND LISTING DETAILS:

List date October 18, 1949

Moffatt. Enlarged 1876 by C. H. Thornton.

Organ chamber 1876.

Vestry 1897.

C15 Perpendicular style. Pecked ashlar. Gabled and lean-to slate and patterned tile roofs. Moulded plinth and sill band. Moulded eaves band with bosses and masks. Crenellated parapets. Decorated ridge. Coped gables with crosses. Windows are C15 style lancets with hood moulds. South west tower, nave, chancel, north and south aisles, north transept, vestries. Buttressed south west tower, 4 stages, has higher buttressed octagonal stair turret at south west corner. 3 string courses. First stage has to south moulded doorway with flanking shafts, Arms in spandrels and hood mould. Second stage has to south a cusped Decorated double lancet. Third stage has on each side a single lancet. Fourth stage has on each side 2 double lancet louvred openings.

All openings have hood moulds. Stair turret has a single light on each stage on alternate sides. Nave west end has 5 light lancet with panel tracery. To left, canted stair turret and door. Above, angel boss at top



Photo by Tamar Feast.

of eaves band. Clerestory, 6 bays, has on each side 3 buttresses and dwarf corner buttresses.

South side has 4 and north side 6 square headed double lancets.

East gable has small double lancet and above, angel boss. Chancel, 3 bays, has to north, to east, C15 double lancet with panel tracery. East end has a pair of diagonal buttresses and transomed 5 light lancet with panel tracery and segmental head. South side has central buttress and off-centre cusped doorway, C15, with C17 plank door. Flanked by single C19 double lancets with panel tracery and square headed reveals. Choir vestry has to north a pair of diagonal buttresses and late C14 style double lancet. Inscribed stone commemorating Victoria's Jubilee, 1898. East side, 2 bays, has central buttress and off-centre moulded doorway with hood mould and mask stops. Above, 2 C15 style double lancets with panel tracery and square headed reveals. Vestry in return angle has to north a pair of corner buttresses and a double lancet with square headed reveal. Choir vestry to east, 3 bays, has 4 centred arched door flanked by single double lancets, Tower chamber forming south porch has chamfered and rebated inner door with hanging lamp on bracket. Nave arcades, 6 bays, have clustered shafts with moulded bases and lobed capitals. Moulded arches have hood moulds and mask stops. Clerestory has sill band. Hammer beam roof on foliate corbels. West window has stained glass to John Watson, 1876. East gable has stained glass window c.1858. Chancel has double chamfered and rebated arch flanked to left by niche with four centred arched head. North side has to left, opening containing organ.

To right, easternmost window has stained glass, 1859. East end has C14 style traceried reredos, 1880 and stained glass window 1854. South side has to east cusped ogee headed piscina and matching triple sedilia, C15. Easternmost stained glass window 1860, westernmost window 1877. Roof 1876, low pitched with arch braces on corbels. North and south aisles have lean-to roofs with arch braces on corbels. North aisle west end has stained glass window 1859 and central north side window by Henry Hughes, 1873. East end has traceried arch containing C20 War Memorial traceried screen. South aisle has stained glass window at east end, 1850 and on south side, stained glass windows 1890, 1858 and 1874, 1893 and at west end, 1878. Vestry has stained glass window 1873. Fittings include reeded round font, C11, re-set on C14 style base, 1842. Poor box made from beam end with iron binding inscribed "W.A. E.B. C.W. 1684". Part of altar rail with balusters, late C17. Moulded and pierced stalls and desks, 1875. Benches mid C19. Eagle lectern, 1875. Panelled alabaster pulpit on stem, 1885. Memorials include marble tablet with apron and pediment, 1797, Classical style marble and slate tablets 1809, 1821, 1914, 1915. Marble and slate tablet by Walkers, Nottingham, 1862. 2 brasses, C19. 5 C20 memorials. Pair of hatchments, C18. Royal Arms, 1844.



Photo by Tamar Feast.



Method

HOW DO WE INTEND TO ACHIEVE THIS?

1. Collaboration with Council Planning Dept., Manor Surgery and owners to via consultation to bring about outcome all parties are happy with.
2. Offer solutions and not just objections (planning, architectural and building-related only - not income stream alternative venues etc)
3. Increase public awareness and engagement – of the building, the planning process, and gather support for the campaign. In **person on the street**, and online **on social media**.
4. Petitioning the public – we have an online petition **change.org/save-oban-house**, and a **paper version**.
5. Research of the architectural features, historical 'story' and timeline of the building to provide better protection in the future (hearts and minds).

WHAT ACTION ARE WE TAKING?

1. **Reaching out** to our membership; local Societies and groups, and the wider community to gather local knowledge, recollection, and expertise about the building and its significance to our town's heritage, architecture and setting.
2. **Established a working group** made up of Civic Society Committee and members, local people with backgrounds in heritage, architecture and the planning process, as well as people in the general public who want to help save Oban House – to collate ideas and information together.
3. **Created a campaign** – with dedicated branding: a web page, a Facebook group, a petition, social media posts, and printables promotion material to raise public awareness in a cohesive, recognisable way.
4. We've joined **Heritage Trust Network**, to access and make use of their Toolkit.
5. Attempting to nominate Oban House as **Asset of Community Value** with Broxtowe.
6. **We're contacting Societies**, Local Authorities and associations (such as yourselves!) to seek advice, support and guidance about the 'What How + When' involved in trying to save this building.
7. **Lobbying** Councillors and our local MP to get their support.



HELP US SAVE A BUILDING!

Scan the QR code to **OBJECT** or go to:
tinyurl.com/saveobanhouse

Join our campaign on Facebook:
[/groups/SaveObanHouse](https://www.facebook.com/groups/SaveObanHouse)

Sign our online petition:
change.org/save-oban-house

Donate to our charity:
beestoncivicsociety.org.uk



Context

Who Owns It?

FREEHOLDERS:

Bridgway Consultant Ltd (Pino de Rosa & Bell Trust) see Land Registry title.

Bought in 1999. Occupied it until 2009, when they moved and leased it to various local charities and non-profit organisations.

LEASEHOLDERS

(PROSPECTIVE, NEW BUILDING)

Dr Louis Mok (Manor Surgery, Beeston).

Manor will be leaseholders of the new building, along with others not yet in the picture.

Who Built It?

Built c.1890, by Francis ('Frank') Wilkinson (1847 – 1897) an eminent local mill owner, builder, business man and entrepreneur. Wilkinson built Anglo Scotian Mills (AGM) on Wollaton Road (which are now Grade II Listed), and Chilwell Road. Oban House was to be superior dwelling house for manufacturers and industrialist of the burgeoning middle class.

'Plot three' of land bought as part of St John's Grove owned by R.Lowe was sold to Wilkinson, who devised to build on it. Original plans are lost, so there is no certainty about who the architect for Oban House was. It is thought to likely be James Huckerby, a local architect living in The City, Beeston. At the time he was already working for Wilkinson, and is responsible for other buildings in the area including the rebuilt ASM in June 1892. There is a possibility that Wilkinson himself could have designed or co-designed, Oban House – as it was certainly within his skill and inclination to do so. Due to fires at his mills (the last April 1892, and the mill was not fully insured) there were some serious financial constraints on his business at the time.

After the Mill fire in 1892, the house was mortgaged in 1893. Frank Wilkinson died in 1897, and the mortgage was foreclosed. His brother, George, had now taken over the family business, and Oban House was sold to new owners.



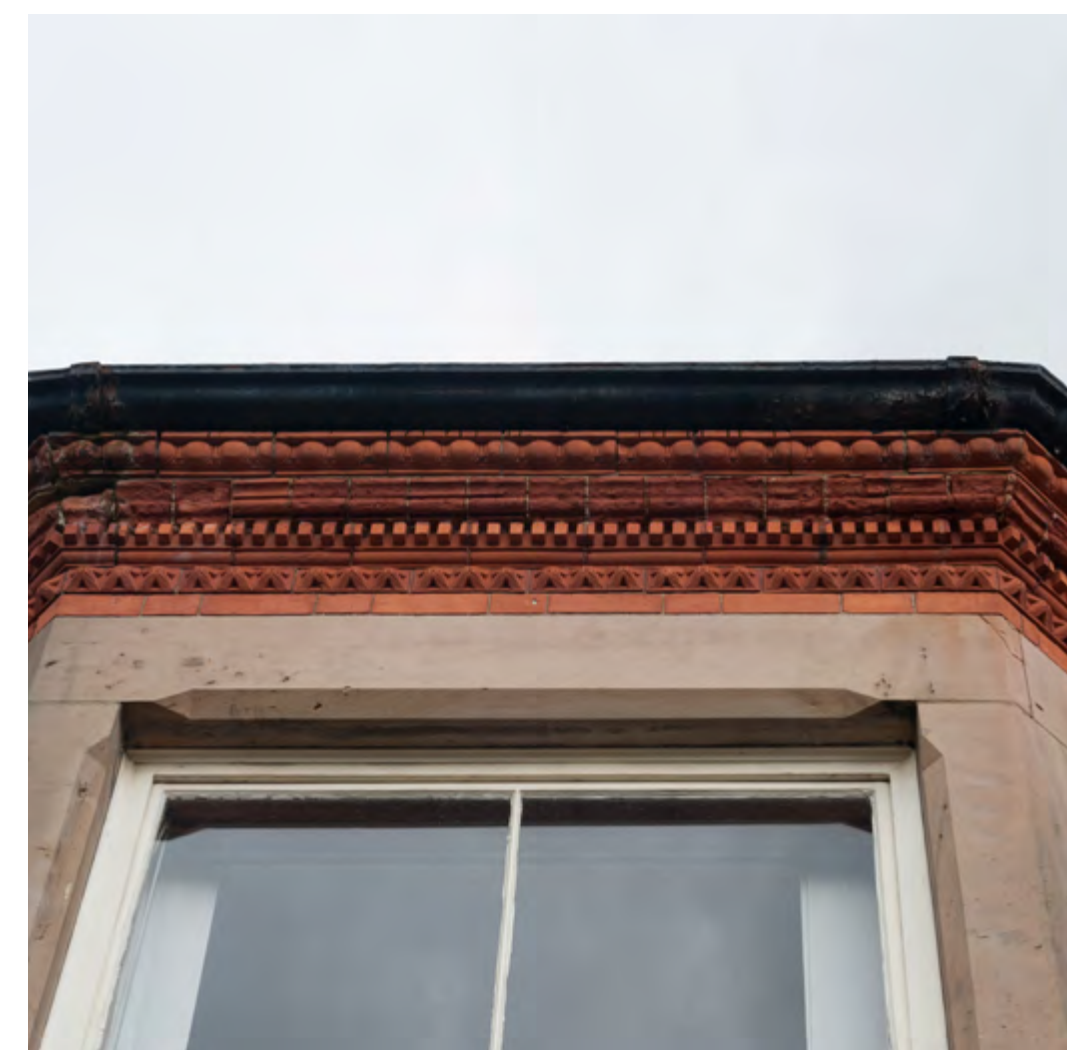
Frank Wilkinson image, taken from 'A History of Beeston Lane', by Professor Stanley Chapman, Produced by CP Walker & Son in association with Gilbert & Hall.



The Building: Exterior

Some of Oban House's exterior original features include:

- Original, smooth red brickwork.
- Dentil moulding in eaves and string courses.
- Carved stone window frames and doorways.
- Rounded windows.
- Rounded entrance door.
- Dutch gable.
- Painted timber sash windows.
- Decoratively capitalised Columns flanking the double entrance doors, and keystone arch.
- Gilded, decorative fanlight.
- Slate roof.
- Bulwell stone boundary wall.
- Pollarded mature Lime trees.
- Mature trees and established hedgerow to the rear.
- Original doors and windows to out buildings.
- Decorative iron finial on Dutch gable.
- Crown topped terracotta chimney stacks.
- Cast iron rainwater goods.



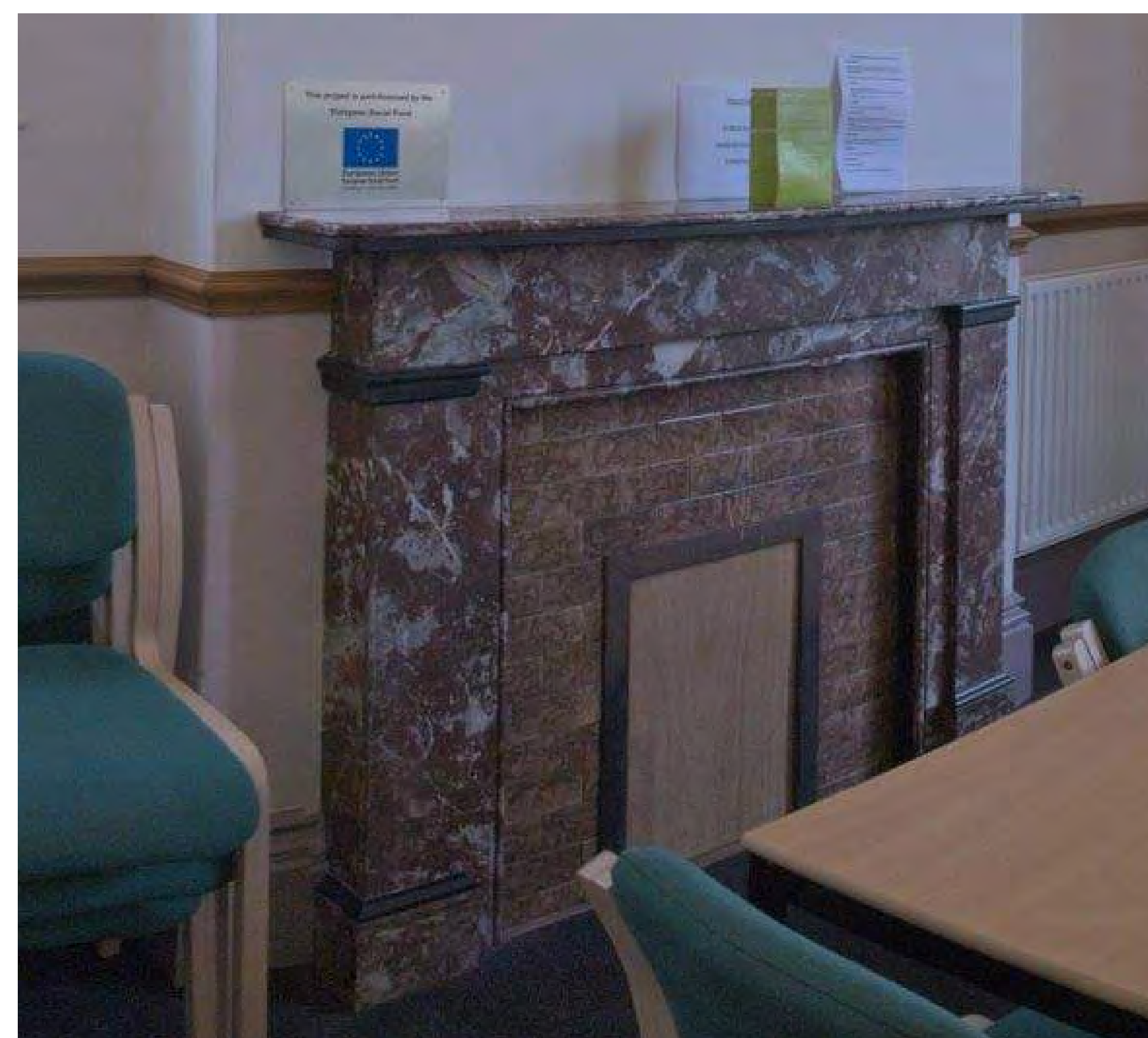
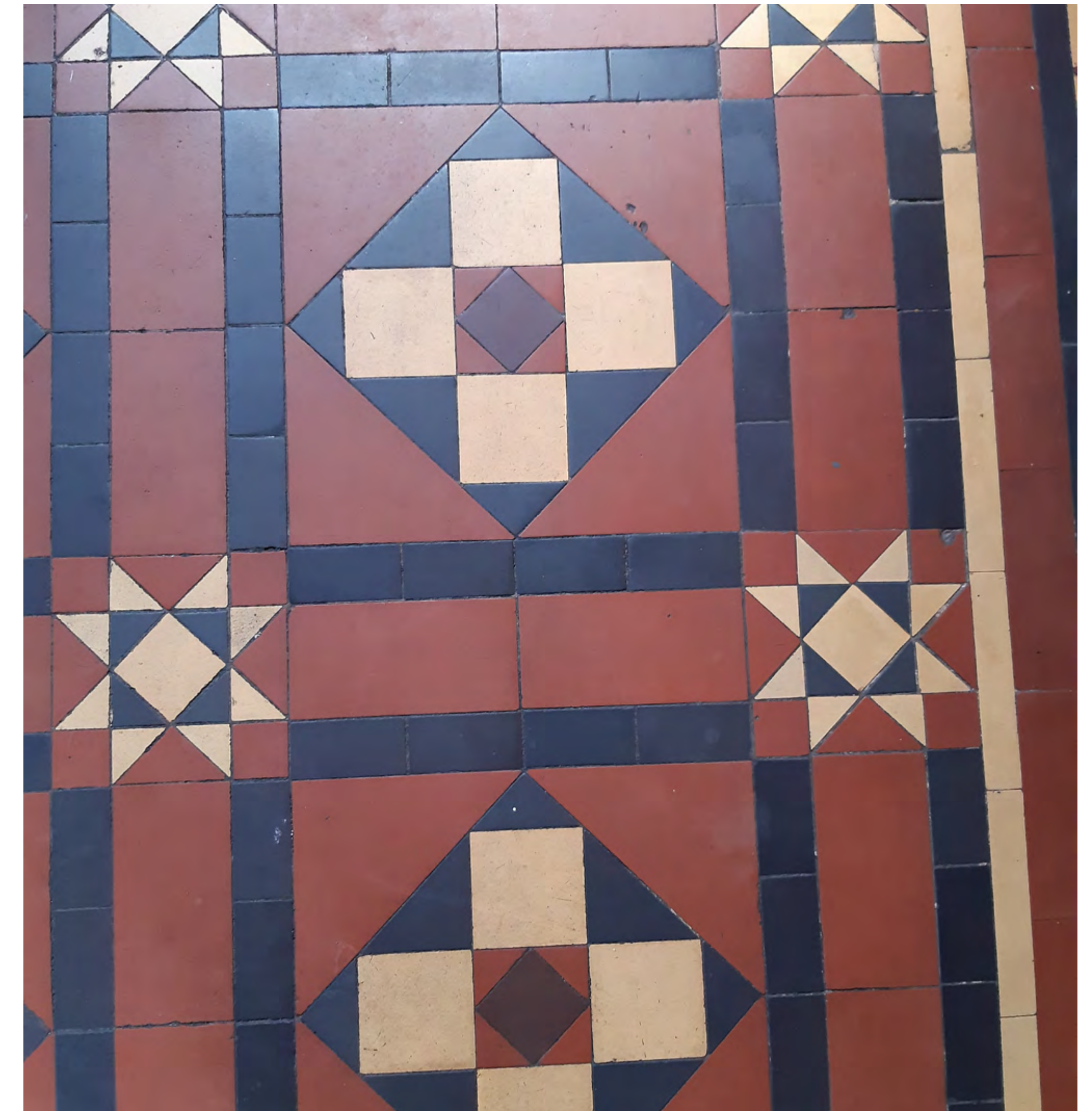
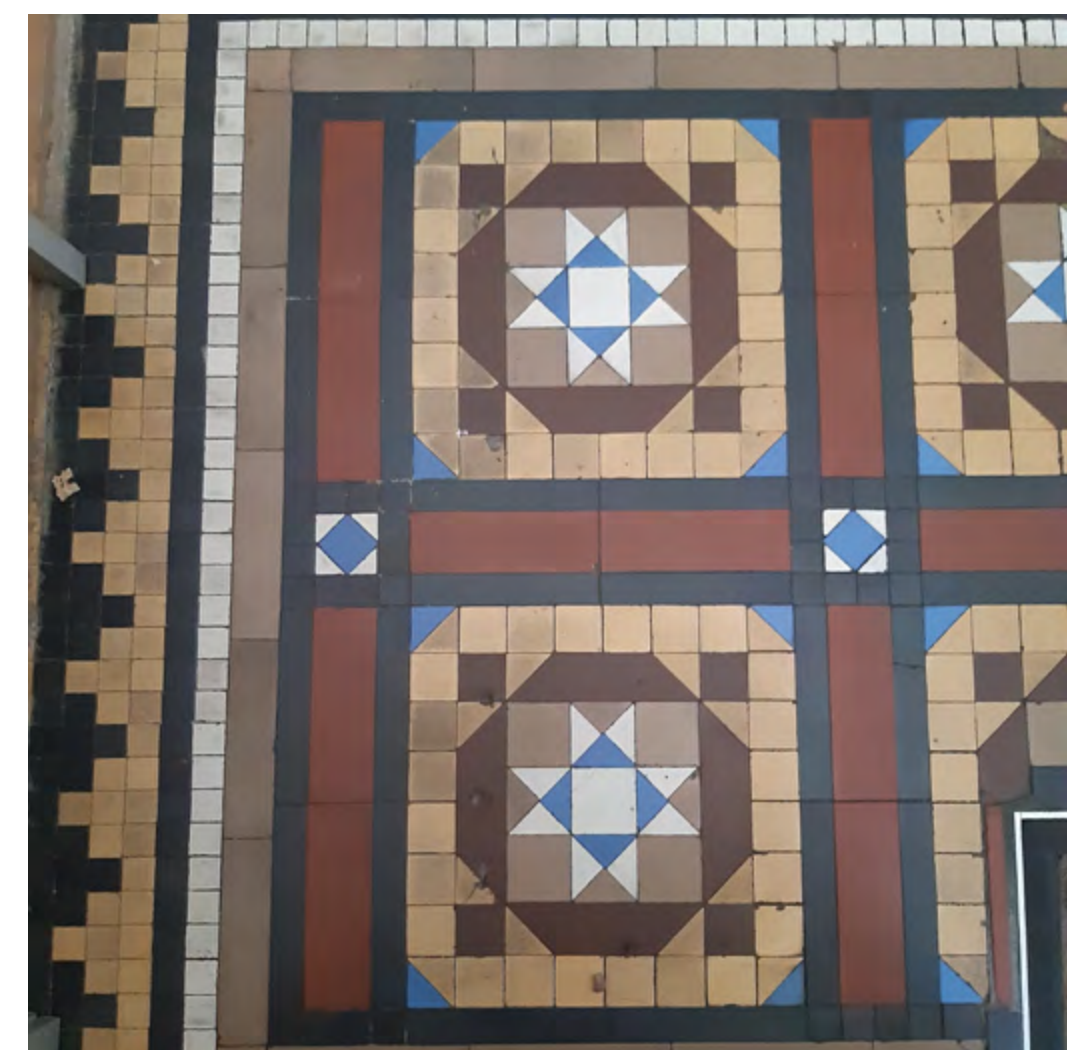
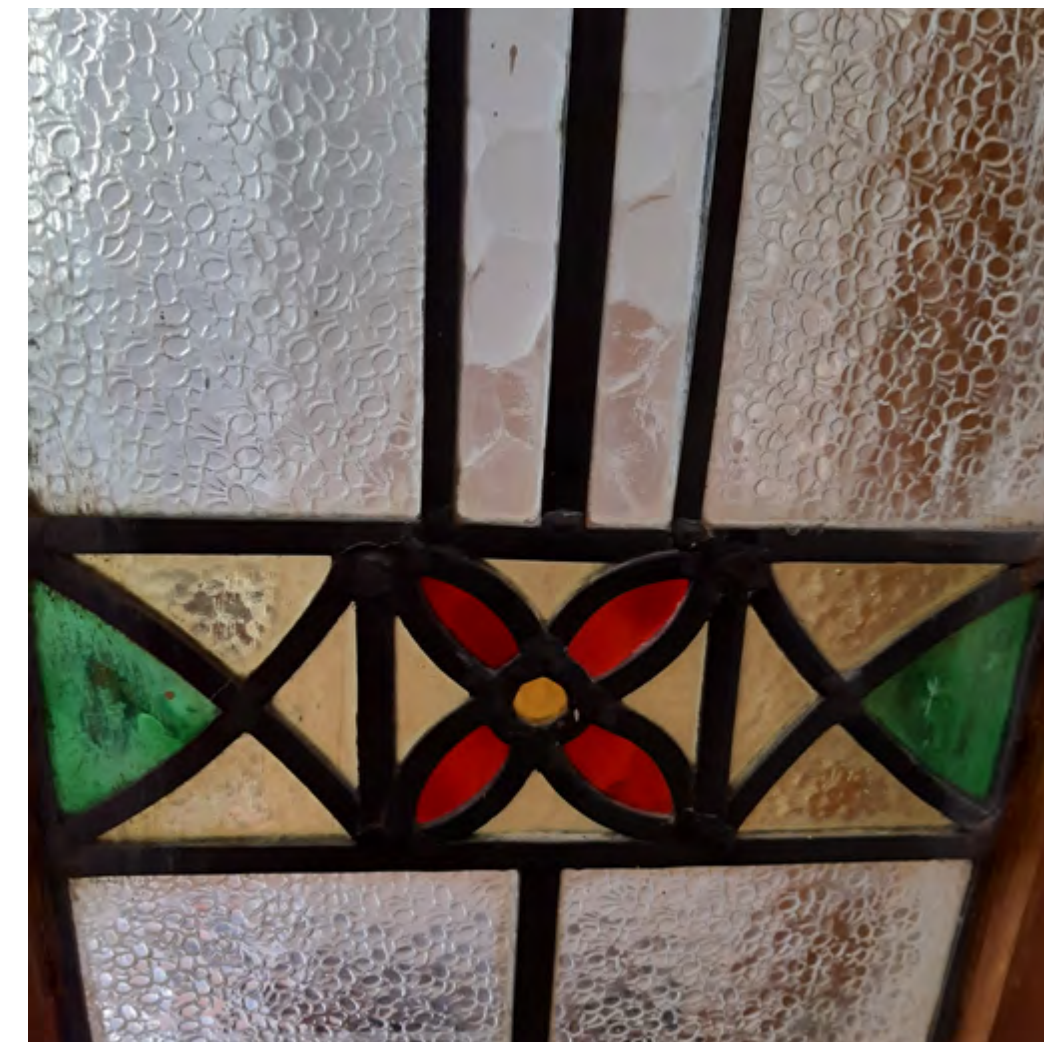
Images by Lewis Sainier, Be Seen Photography, except gable and blue sky photo: courtesy of Jeanie O'Shea.



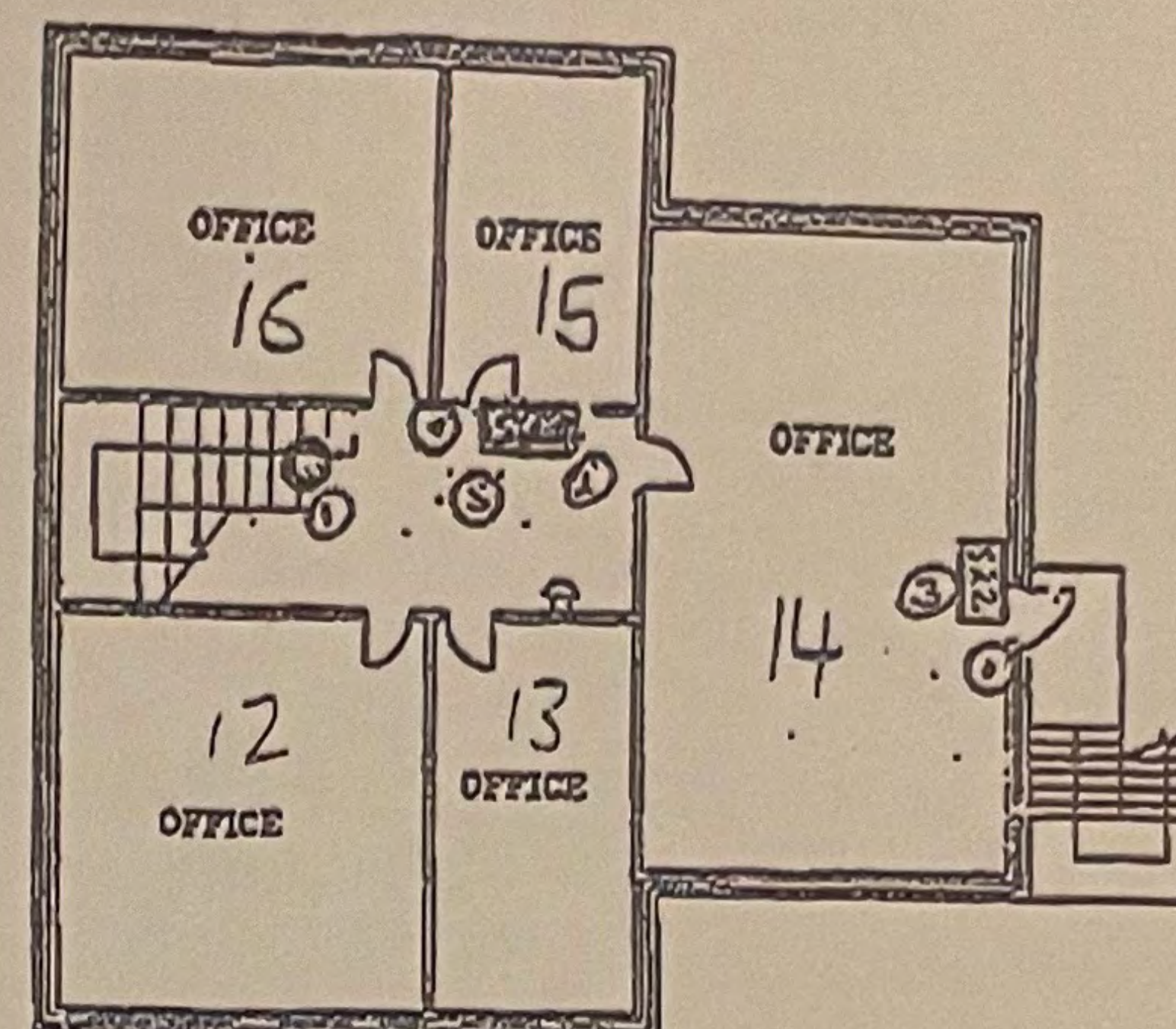
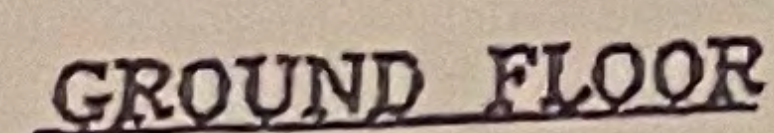
The Building: Interior

Some of Oban House's interior original features include:

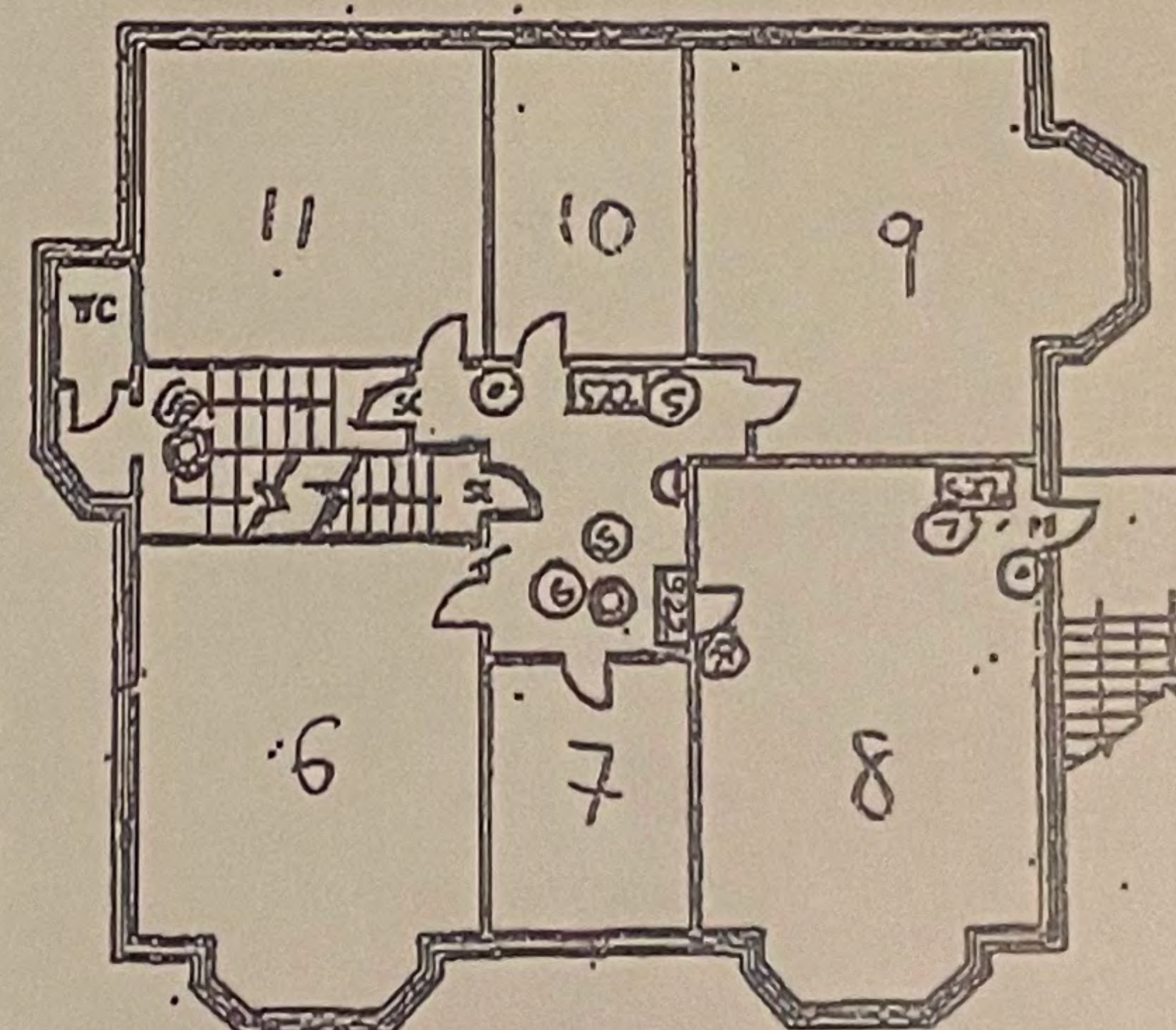
- Minton tiled entrance floors.
- Marble fireplaces.
- Leaded lights in internal windows, and doors.
- Original plaster ceiling roses and mouldings.
- Dentil cornices.
- Carved stone archways and corbels.
- Painted timber sash windows.
- Cellars.



Courtesy Jill Oakland, Beeston and District Local History Society, and James Towler.



SECOND FLOOR



FIRST FLOOR

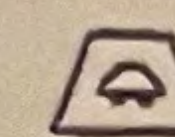
REF. DBZ 55-15 DATE 3-1-02 INTS LB



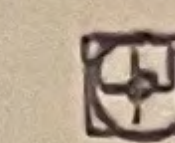
Fire extinguisher
water type



Five extinguishers
carbon dioxide gas



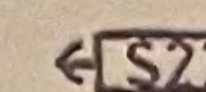
First alarm device
warning device



Food alarm device
Fire alarm call panel
Alarm

SC

Fire precautions
only - clothing



卷之四

pe

Fire precautions
particular care
necessary



Five precautions
for reaching construction

S20 Geo. Hart Sici (Hofmann)

① НОС-ПАНТОН БУДЕШЬ
БЕШЬ ИЛИ.

[N.] Affid To Take A Care of
Fire Notice

50 Snow Detection Microscopic
No fire Alarm System

NOTTINGHAMSHIRE
FIRE & RESCUE

CERTIFICATE No.

FILE No. 775545

DRAWN BY	WB	DATE	16/12/01
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BRIDGEWAY CONSULTING LTD
OBAN HOUSE
D CHILWELL RD CHILWELL
NOTTS NG9 1EJ

Community Value

Since it was built by one of Beeston's most famous and revered polymaths, Frank Wilkinson, as a superior dwelling house for the increasing professional classes of Beeston, Oban House has housed those who have worked to serve the community.

Reuben Reader between 1894 – 1913, local mechanical engineer, Freemason, businessman, and father. Reuben stood for election, and donated funds to charitable organisations and local projects to better infrastructure and housing. He had a large family, and employed many servants over his years in Oban House, as attested by advertisements for staff throughout his stay at the house.

Robert Paling between 1913 – 1924, a Lace maker, Commanding Officer in the Volunteer Regiment during WW1, and family man – Paling and his wife Rebecca did a lot of work for the local community, including organising Beeston's famous May Festival in 1913, a big event in Beeston during Victorian and Edwardian times. They even hosted an event at Oban House afterwards, with more than 100 guests, to thank them for their help with the Festival (see "20 September 1913" on page 26).

Dr Winifred Alice Melland Thompson 1926 –1967, Dr Thompson was Beeston's first female GP. For some years she remained Beeston's only female GP. She lived and worked at Oban House, as it was her home and her Surgery. Dr Thompson would have witnessed a lot of change in Beeston during her time in Oban House. Not least WW2, and the introduction of the National Health Service. Many people in Beeston today have memories of Dr Thompson, who was known to 'lock up shop' to run to deliver a baby, or leave your prescription under the plant pot in the garden, and well known for her love of 'Scotty' dogs. She features extensively in the newspapers of the time in stories about dramatic events or cases – violent crimes, accidents or deaths because she supported the other twelve practices in the area – especially during wartime.

She moved from Oban House when she sold it to the Council. But she didn't move far - to Bramcote. It was a great shock to the community when she died as a result of being hit by a car while crossing the road. She was 94. In her will, Dr Thompson left provision for the care of her beloved Scotty dogs, and a generous bequeath to her maid with whom she'd remained close to for many years.

It is our belief that Oban House should have a Blue Plaque to Dr Thompson, as she more than qualifies.

When Dr Thompson sold Oban House to **Beeston and Stapleford Urban District Council** in 1967, it became the area headquarters for Social Services. Adverts in local press appeal for Foster homes for children in care, and Oban House is cited.

How many children in care during the '70s will have Oban House and its distinctive entrance and interior etched in their memories – hopefully at the start of happier times for them, with care and loving homes?

Bridgeway Consulting Ltd 1999 – present

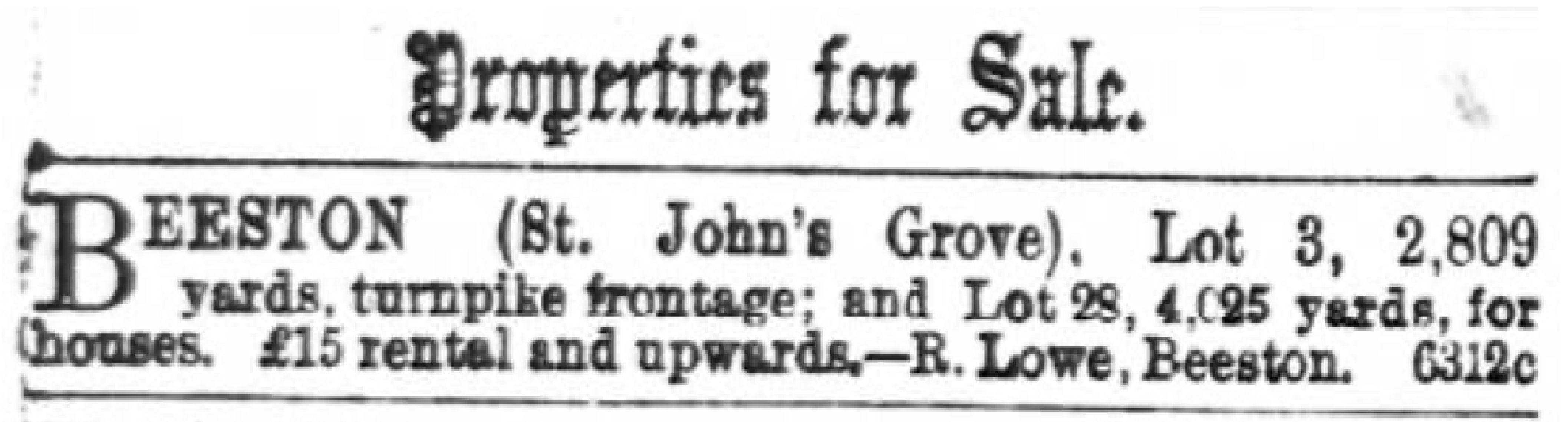
Bridgeway bought Oban House in 1999, when it had been in the Conservation Area since its conception in 1993.

In their letter to Beeston and District Local History Society (BaDLHS), their Director speaks of the sympathetic renovations they completed, *"we will continue our policy of not changing the structure or appearance of the building."* (page 32)

They even mention Oban House, with a photograph, on their website bridgeway-consulting.co.uk/about-us

When they moved to new premises, Bridgeway leased the office rooms to local non-profits, charities and NGOs such as: BaDLHS, Voluntary Action Broxtowe, Broxtowe Labour, Beeston Shopmobility, Barnado's, and others.

Heritage: Occupants & Records



St John's Grove, Lot 3 for sale in the *Nottinghamshire Guardian* (above), 13 June 1879

Beeston Land Society purchased this land from the church (on Church Field, Chapman map 1778) and laid out this street plan.

It was so named 'St John's Grove' after the Duke of Newcastle who had appointed Rev. T. Oldrini to the church (St John the Baptist Parish Church) (see appendix for Land Registry title, including covenants on the land and prospective buildings).

Occupants & Records

WRIGHTS DIRECTORY & NEWSPAPERS

Adverts for servants place R. Reader at Oban House.
Earliest advert for servants at Oban House placed by Reader in 1894 .

1899 WRIGHT'S DIRECTORY

Arthur Stevenson is still listed at "8 Chilwell Road".

1891 CENSUS (RIGHT)

"8 CHILWELL ROAD"

Arthur Stevenson (24) – Lacemaker
Rebecca Stevenson (32?) (wife)

Frank Wilkinson and his wife, Elizabeth (nee Stevenson)
did not marry until she had their third child.

Is Arthur Elizabeth’s family?

There are other records of Stephenson in the area who
were also lace makers – it appears to be a well known
name in lace.

Administrative County of North

The undermentioned Houses are situate within the Boundaries of the

Page 82

Civil Parish	Municipal Borough	Municipal Ward	Urban Sanitary District	Town or Village or Hamlet	Rural Sanitary District	Parliamentary Borough or Division	Electoral District
of <u>Beeston</u>	of <u>Beeston</u>	of <u>Beeston</u>	of <u>Beeston</u>	of <u>Beeston</u>	of <u>Beeston</u>	of <u>Beeston</u>	of <u>Beeston</u>

No. of Schedule	ROAD, STREET, &c., and No. or NAME of HOUSE	HOUSES	NAME and Surname of each Person	RELATION to Head of Family	CON-DITION as to Marriage	AGE last Birthday of	PROFESSION or OCCUPATION	Employed	Employed	Employed	WHERE BORN	(1) Deaf-and-Dumb (2) Blind (3) Lunatic, Imbecile or idiot
210	cont'd		Nellie Bartledge	Serv.	S.	20	Dom. Serv.				North's Woodcliffe	
211	Chilwell Rd.	1	Emma Jelly	Ad.	S.	20	Dom. Serv.				North's Woodcliffe	
			Mary do.	Serv.	S.	20	Dom. Serv.				North's Woodcliffe	
			Rosa Smith	Serv.	S.	20	Dom. Serv.				North's Woodcliffe	
212	do.	1	Hillier Regg	Ad.	S.	20	General Practice Ind. Eng.				North's Woodcliffe	
			James L. White	Serv.	Mid.	20	Housekeeper				North's Woodcliffe	
			Mary L. do.	do.	Mid.	20	Housekeeper				North's Woodcliffe	
213	do.	1	Alfred H. Bailey	Ad.	M.	20	Retired Clerk				North's Woodcliffe	
			Rebecca do.	Wife	M.	20	Retired Clerk				North's Woodcliffe	
			Frances Adie	Serv.	S.	20	Dom. Serv.				North's Woodcliffe	
			Rebecca L. Morris	Wife	S.	20	Dom. Serv.				North's Woodcliffe	
214	The Grange	1	Edw. Smith	Ad.	M.	20	Lace manufact.				North's Woodcliffe	
			Annie A. do.	Wife	M.	20	Lace manufact.				North's Woodcliffe	
			Constance M. do.	Daughter	M.	20	Scholar				North's Woodcliffe	
			Beatrice do.	do	M.	20	do				North's Woodcliffe	
			Lybil do.	do	M.	20	do				North's Woodcliffe	
			Annie Beard	Serv.	S.	20	Dom. Serv.				North's Woodcliffe	
			Bathie Matthews	do	S.	20	do				North's Woodcliffe	
			Bliss Smith	do	S.	20	do				North's Woodcliffe	
			John Wm. Burton	do	M.	20	do				North's Woodcliffe	
			Mary A. do.	do	M.	20	do				North's Woodcliffe	
215	Chilwell Rd.	1	Arthur E. Chapman	Ad.	Mid.	20	Liv. on own means				North's Woodcliffe	
			Ellen Thompson	Serv.	S.	20	Dom. Serv.				North's Woodcliffe	
			Mary A. Smith	Serv.	S.	20	Dom. Serv.				North's Woodcliffe	
216	do.	1	Mary Baggeley	Ad.	Mid.	20	Lace maker				North's Woodcliffe	
			John E. do.	Son	S.	20	do				North's Woodcliffe	
			Rich. do.	do	S.	20	do				North's Woodcliffe	
217	do.	1	Thos. Jones	Ad.	M.	20	Lace maker				North's Woodcliffe	
			Rebecca do.	Wife	M.	20	Lace maker				North's Woodcliffe	
218	do.	1	Arthur Stevenson	Ad.	M.	20	Lace maker				North's Woodcliffe	
			Rebecca do.	Wife	M.	20	Lace maker				North's Woodcliffe	
Total of Houses and of Tenements with less than Five Rooms ...		8	Total of Males and Females...		9	2						

NOTE.—Draw the pen through such of the words of the headings as are inappropriate.

Reference:-

PUBLIC RECORD OFFICE

RG12/2671

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Occupants & Records

1901 CENSUS "8 CHILWELL ROAD".
Leonard & Mary A. Hudston. Lacemaker.

Administrative County <u>Notts</u>										The undermentioned Houses are situate within the boundaries of the										Page 21
Civil Parish of <u>Beeston</u>		Ecclesiastical Parish of <u>St John the Baptist</u>		County Borough, Municipal Borough, or Urban District of <u>Beeston</u>		Ward of Municipal Borough or of Urban District of <u>Beeston</u>		Rural District of <u>Beeston</u>		Parliamentary Borough or Division of <u>Rushcliffe Notts</u>		Town or Village or Hamlet of <u>Beeston</u>								
Coln 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17				
No. of Schedule	ROAD, STREET, &c, and No. or NAME of HOUSE	In- habited	HOUSES		Building	Name and Surname of each Person	RELATION to Head of Family	Condition as to Marriage	Age last Birthday of	PROFESSION OR OCCUPATION		Employer, Worker, or Own account	If Working at Home	WHERE BORN	(1) Deaf and Dumb (2) Blind (3) Lunatic (4) Imbecile, feeble- minded					
			Uninhabited	Number of Rooms (if more than five)						Male	Female									
138	34 Chilwell Rd	1				William Bates	head	m	25		Severs lace draughtman worker			Notts Beeston						
						Alice M. do	wife	m	23					do Nottingham						
						Gladys do	daur	-	1					do Beeston						
139	32 do	1				William Smith	head	m	46		Lace maker (cotton)	employee		do do						
						Elizabeth do	wife	m	46					do do						
						Edward do	son	s	21		Lace maker (cotton)	worker		do do						
						Arthur do	son	s	21		Lace draughtman (learning)	worker		do do						
						John W. do	son	s	16		Blender in lace factory	worker		do do						
140	10 do	1				James Martin	head	m	77		Lace maker			do do						
						William Clifford	son	m	54		Cook butcher	own account at home		do Nottingham						
						Mary A. Clifford	daur	m	53					do Beeston						
						Louise do	grand daur	s	25		Lace maker	worker		York: Sheffield						
						Minnie do	grand daur	s	23					do do						
						Ethel M. do	grand daur	s	13					Notts: Beeston						
141	8 do	1				Leonard Hudston	head	m	32		Lace maker	worker		do do						
						Mary A. do	wife	m	29					do Nottingham						
142	6 do	1				Arthur Tinker	head	m	38		Time & Stone (builder)	worker		Derby: Whitwell						
						Sarah E. do	wife	m	47					Notts: Beeston						
						Joseph A. Palmer	son	s	15		Lace maker (cotton)	worker		do do						
143	24 do	1				Thomas Bishop	head	m	41		Police Inspector			Somerset: Frome						
	(Police Station)					Emmie do	wife	m	38					Lincoln: Saxilby						
						John T. do	son	s	15					Nottingham: Chilwell						
144	Elm Avenue	1				Mary A. Jones	head	wid	66		Living on own means			Herts: Puckeridge						
						Francis M. Christie	niece	s	26		Companion			Surrey: Brixton						
						Louisa Brown	serv.	s	16		General servant (domestic)			Derby: Bodnor						
145	do	1				Frank Haseldine	head	m	44		Lace manufacturer	employee		Notts: Nottingham						
						Mary A. do	wife	m	42					Bretton: Osnaburgh						
						John T. do	son	-	14					Notts: Nottingham						
						Agnes M. do	daur	-	12					do do						
						Mary E. Clarke	serv.	s	33		Cook - domestic			do Selston						
8	Total of Schedules of Houses and of Ten- ments with less than Five Rooms	8	-	-	-	Total of Males and of Females...				14	16									

NOTE - Draw your pen through such words of the headings as are inapplicable.

PUBLIC RECORD OFFICE REFERENCE :- RG 13/3153

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SCALE
1 2 3 4 5 6

Heritage: Reuben Reader

Reuben Reader & Family 1894 – 1913

WRIGHTS DIRECTORY & NEWSPAPERS

Adverts for servants place R. Reader at Oban House.
Earliest advert for servants at Oban House placed by Reader in 1894 .

1901 CENSUS

"Oban House"

Reuben Reader, Annie (wife), Maud and Ada
(daughters), Arthur (son), Lizzie Brown (servant), Ethel
M. Fowler (servant).

1905 WRIGHT'S DIRECTORY

"Reuben Reader, engineer, Oban House, Cromwell
Road."

(Joseph Middleton Perrin, sec to the Anglo-Scotian
mills, Victoria vils, Cromwell Street.)

Elsewhere in Wright's 1905, Reuben Reader is listed
as a "director of E Reader & Sons Ltd, engineers,
millwrights, lace machine builders, Phoenix Works, 11
Cremorne Street."

Administrative County <u>Nottinghamshire</u>																												
Civil Parish of <u>Boston</u>			Ecclesiastical Parish of <u>St Andrew's</u>			County Borough, Municipal Borough, or Urban District of <u>Boston</u>			Ward of Municipal Borough or of Urban District of <u>Wid</u>			Rural District of <u>Wid</u>			Parliamentary Borough or Division of <u>Rushcliffe</u>													
The undermentioned Houses are situate within the boundaries of the																												
Page 29																												
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17												
No. of Schedule	ROAD, STREET, &c., and No. or NAME of HOUSE	In Schedule	Uninhabited	In Schedule	Not in Schedule	Number of Inhabitants	Name and Surname of each Person	RELATION to Head of Family	Condition as to Marriage	Age last Birthday of	PROFESSION OR OCCUPATION	Employer, Worker, or Own account	If Working at Home	WHERE BORN	(1) Deaf and Dumb (2) Blind (3) Lunatic (4) Imbecile, feeble- minded													
184	(Continued)						L. L. Dodd	Boarder	Single	22	Post office assistant			Leamington														
185	"Oban House" 1						Samuel M. Madhock	Servant	22	21	Servant (Domestic)			Leamington														
186							Hannah M. Foster	Head	22	49	Living on own means			Boston														
187	"Oban House" 1						Mary E. Dawson	Servant	22	22	Laundress & General Domestic			May Green Works														
							Anne Lowe	Head	22	59	Trapper	On account		Boston														
							Parat do	Proser	22	54	do			do														
							Reuben Reader	Head	Male	70	Engineer & Mechanic	Employer		Nottingham														
							Annie do	Wife	22	46	do			do														
							Maud do	Daughter	Single	20	do			do														
							Ada do	do	22	17	do			do														
							Arthur do	Son	22	15	do			do														
							Lizzie Brown	Servant	22	25	Servant domestic			Bingham														
							SPM M. Fowler	do	22	21	do			do														
188	12 Chilwell Rd	1					Mary Clarke	Head	Male	45	Principal of own means			Manchester														
189	Chilwell Rd	1					Mark E. Cant	Servant	Single	24	General Servant domestic			Doncaster														
							Frederick Eason	Head	Male	53	Cycle works manager	Worker		Rugby														
							Rebecca do	Wife	22	52	do			Leamington														
							Ethel do	Daughter	Single	27	do			do														
							Martha do	do	22	16	do			do														
							Maud do	do	22	10	do			do														
190	1 Cavendish Place	1					Henry P. Lewis	Head	Male	34	Manager lace industry	do		St. Paul's														
							Ada do	Wife	22	35	do			Derby														
							Edith C. do	Daughter	Single	7	do			do														
							Harold W. do	Son	22	6	do			do														
							Leonard P. do	do	22	4	do			do														
							Edith Alice Fowler	Servant	22	24	General Servant domestic	Worker		Tramway														
191	3 "	1					William Townley	Head	Male	33	Tramway's Genl. Traveller	do		Doncaster														
							Heather do	Wife	22	30	do			Manchester														
							Emily do	Daughter	Single	1	do			Boston														
							Martha Bingham	Servant	22	18	General Servant domestic			South Norwiche														
7	Total of Schedules of Houses and of Ten- ements with less than Five Rooms	7					Total of Males and of Females...				7	28																

NOTE—Draw your pen through such words of the headings as are inapplicable.

PUBLIC RECORD OFFICE

REFERENCE :-

RG 13/3153

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1 2 3 4 5 6

Reuben Reader was a member of the Institution of Mechanical Engineers (IME). His company, **Reader & Sons** of Phoenix Engine Works, Cremorne Street, Nottingham were makers of high speed stationary steam engines and electrical generating sets. Often installed on vessels such as *Salthouse*, a photo of which is on display at National Maritime Museum, Liverpool.

Reubne was an associated with the great and the good in Industry at the time, including Samuel Fothergill Watson, who served an apprenticeship at E. Reader & Sons between 1891-1893. In 1898 he became managing director to E. Reader & Sons, and was holding this position at the time of his death on 16 January 1915, at the age of forty.

Reader & Sons

1917 Incorporated as subsidiary of Sturtevant Engineering Co.[1]

1950s SE7 Compound experimental steam engine for the university. Exhibit at **Nottingham Industrial Museum**.

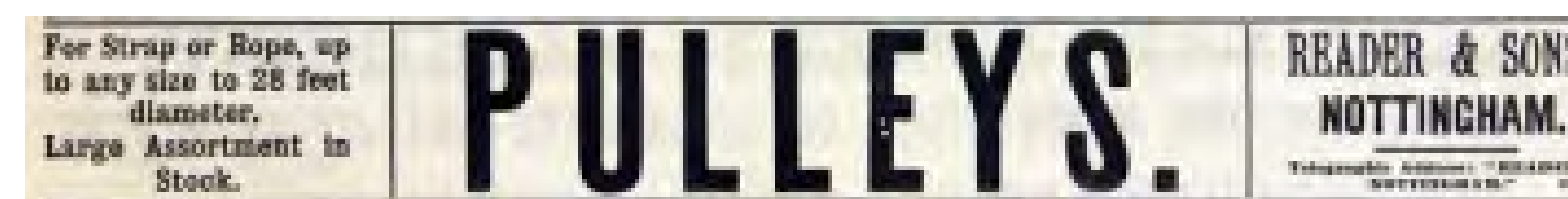
With thanks to Grace's Guide To British Industrial History for this historical information.
Source: 1. The Times March 4, 1946



Reader steam engine driving GEC generator at **Coleham Pumping Station** (Courtesy gracesguide.co.uk).



Reader steam engine connected to Reavell pump, on static display at **Poldark Mine Museum** (Courtesy gracesguide.co.uk).



Above: January 1888 (courtesy gracesguide.co.uk) Below left: Photograph of *Salthouse*, Alexandra Towing Company, 1935 (MCR/90/118 courtesy liverpoolmuseums.org.uk).




1922. (Courtesy gracesguide.co.uk)

Reuben Reader, Ann Reader (wife), Ada Reader
(daughter) Martha Elizabeth Chettle (servant).

© Crown Copyright Images reproduced by courtesy of The National Archives, London, England.

1911.



SCHEDULE.

Prepared pursuant to the Census (Great Britain) Act, 1910.

This space to be filled up by the Enumerator.

Number of Registration District	429
Number of Registration Sub-District	3
Number of Enumeration District	2

Name of Head of Family or Separate Occupier.	}	Mrs Reader
--	---	------------

Postal Address	Oban House Chilwell Road
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[illegible]

Occupants & Records

BEESTON GAZETTE AND ECHO

17 MAY 1913

Notice of sale of Oban House.

Reuben Reader moved to West Bridgford.

BY ORDER OF THE MORTGAGEES

BEESTON, NOTTS.

TO be SOLD by AUCTION, by Messrs. McCraith and McNish, at their Sale Rooms, St. Peter's gate, Nottingham, on **WEDNESDAY, 21st of MAY, 1913** at Four o'clock in the Afternoon precisely, subject to conditions of sale as shall then be declared.

All that charming and well-equipped **FREEHOLD RESIDENCE**, known as "Oban House," Beeston, Notts., substantially built of brick, with stone facings, and approached from the main road, Beeston.

It is pleasantly situated, and has a southern aspect, together with stabling, coachhouse or garage, lawn tennis court, and ornamental garden.

The total area is 2,809 square yards or thereabouts, and is now in the occupation of the owner. Vacant possession will be given on completion.

The house has a commanding appearance, and is within a few minutes of Beeston Station (M.R.)

The accommodation is as follows:—Ground floor: Lobby entrance, spacious Music-room, hall, dining, drawing, and breakfast room, lavatory, kitchen, scullery, pantry.

First floor: Four principal bedrooms, bath room, dressing-room, and w.c.

On the top floor: Three bedrooms and boxroom.

The outbuildings are substantially built, and comprise:—Coalhouse, storehouse, wash house, w.c., coachhouse, two-stall stable, and loft over.

There is also a large brick-paved yard.

The gardens are tastefully laid out with a tennis court, flower beds, and ornamental rockeries, and are well stocked with trees and shrubs.

Further particulars and cards to view may be obtained from the Auctioneers, 14, Foss lane, St. Peter's gate, Nottingham, and from Messrs. MAPLES & McCRAITH, Solicitors, Low pavement, Nottingham.

Heritage: Robert & Rebecca Paling

Beeston Property Sales.

OBAN HOUSE PURCHASED BY MR. ROBERT PALING.

Property owners in Beeston will be interested in the following details of sales held during the week:—

Messrs. Foster and White put up in four lots the freehold properties belonging to the estate of the late Mr. John Blatherwick at the Chequers' Inn, Chilwell, on Tuesday. Three freehold dwelling-houses at 31, 33, and 35 Bramcote road, Beeston, gross rental £40 6s., were bought by Mr. Joseph Woodhouse, cattle dealer and farmer, of Chilwell for £500—the only bid. It is suggested that had Mr. Woodhouse started at a lower figure a higher amount might have eventually been realised. The same gentleman also bought two salesshops and dwelling

BEESTON GAZETTE AND ECHO

24 MAY 1913

Record of sale to Robert Paling for £975

houses, with stabling at Nos. 2 and 4, High road, annual rental £54 10s., for £890. The five salesshops 86, 88, 90, 92, and 94, Chilwell road, gross rental £90 16s., were withdrawn at £890, and the two cottages in Imperial road, gross rental £22 2s., were withdrawn at £280.—Mr. Parker Woodward was the solicitor representing the trustees.

Messrs. McCraith and McNish put up for auction at their Nottingham Salerooms, St. Peter's Gate, on Wednesday, the freehold residence known as Oban House, which stands back from the High road. The total area is 2,809 square yards, or thereabouts, and the house and grounds were bought by Mr. Robert Paling for £975. The solicitors for the vendor were Messrs. Maples and McCraith.

Beeston May Festival

ENJOYABLE GATHERING AT MR. R. PALING'S NEW RESIDENCE.

The "at home" held by Mr. and Mrs. Robert Paling at their recently-acquired residence, Oban House, Chilwell road, Beeston, proved a most enjoyable affair. The occasion was to show Mr. and Mrs. Paling's appreciation of the endeavours of all those who in any way contributed to the successful Beeston May Festival. There were about one hundred guests, including Mr. and Mrs. Ebbelwhite, Mr. and Mrs.

BEESTON GAZETTE AND ECHO

20 SEPTEMBER 1913

Record of "at home" at Oban House, by Mr & Mrs Paling.

BEESTON GAZETTE AND ECHO

7 SEPTEMBER 1918

One of many classifieds for volunteers for Notts. Volunteer Regiment Band, to apply at Oban House.

(Capt. Robert Paling, Officer in Command)

Notts. VOLUNTEER REGIMENT.
C Company :: 3rd Battalion.
Headquarters ♦ The Mill, Station Road, Beeston.
Volunteers Wanted.
YOUTHS about 17 years of age as **BUGLERS**
or **DRUMMERS** for the Battalion Band.
Apply to **CAPT. PALING**, Oban House, Beeston,
Officer in Command.

Courtesy of British Newspaper Archive.

BEESTON GAZETTE AND ECHO

14 JUNE 1924

Suggests Oban House was up for sale again in 1924.

OBAN HOUSE.

It was thought a short time back that the Beeston Council ought to buy Oban House, Chilwell Road, for use as Public Offices, but the proposal was turned down by the members at a special meeting owing to the uncertainty of the conditions of sale, etc.

Courtesy of Richard Harvey.

Heritage: Dr WAM Thompson

Dr Winifred Alice Melland Thompson 1926 – 1967

BEESTON ECHO

**BEESTON AND DISTRICT LOCAL HISTORY SOCIETY
MAGAZINE**

SPRING 2002, NO 10

over the page

BEESTON ECHO

**BEESTON AND DISTRICT LOCAL HISTORY SOCIETY
MAGAZINE**

SUMMER 2002, NO 11

Robert Paling another lace manufacturer bought the property in 1913 for the sum of £975, and was the first person to make it his home for a lengthy time, not selling until 1926. It is believed his wife was interested in spiritualism.

The house was then sold in 1926 to Dr. Winifred Thompson M.B. B.S. a physician and surgeon for £1,500, she remained here until 1967 when the house was sold to Beeston & Stapleford Urban District Council for £12,00, becoming the social services department until its sale in 1999.

(This story will continue in the next edition. Ed.)

Dr Winifred Thompson bought the house in 1926.

She was the first female GP in the area.

At some point, Dr Thompson's mother, Alice, moved in to live with her – probably after the death of her father.

Oban House

Continued.

Dr W. A.M. Thompson owner of the house from 1926 – 1967.

Winifred Alice Melland Thompson was born in April 1898, the daughter of John R M Thompson of Kniveton House, Derby Road, Ilkeston. They were a family who were proud of their Derbyshire roots, naming their house after the village near Ashbourne where Winifred's grandparents, the Mellands and the Thompsons had farmed. A photograph of the Ilkeston house hung in Oban House during the time of Dr Thompson. She attended St. Elphins School, Darley Dale, Derbyshire and studied medicine at the Royal Free Hospital School of Medicine for Women in London. She graduated M.B. B.S. at the University of London in 1922 and for two years held resident posts at the Royal Free Hospital as Casualty Officer, and then in charge of the obstretical and gynaecological units. From London Dr Thompson went to Northampton General Hospital for two and a half years, and then "put her plate" on Oban House in October 1926. Medicine was a fairly new profession for a woman in the 1920's and even in the 1950's Dr Thompson was for many years the only female amongst twelve doctors serving the Beeston area.

At this time much local attention was being given to the care of mothers and babies in the new Dovecote Lane Clinic and the University of Nottingham, (then University College Nottingham) had moved out to its Highfields Campus on the fringe of the village. Dr Thompson was the obvious choice to attend to the female students and she had a special connection with the nearest hall of residence Florence Boot Hall.

Friends and family enjoyed the hospitality at the house and its gardens and tennis court and there is a charming story of Dr. Thompson's attitude to wartime petrol restrictions. Apparently she was accustomed to taking her mother out into the countryside for an airing, undaunted, the car was reversed from the garage and driven ceremonially to the lawn where a picnic was unpacked and set out. After a pleasant afternoon the car was reloaded and the pair, together with their inseparable Scottie dogs, drove back into the garage. After more than 40 years service Dr. Thompson retired and moved to Bramcote Drive, Beeston, and it was a terrible shock to everyone when she was killed (aged 92) in a car accident when crossing the road in November 1990 to post her letters.



Dr Thompson and her beloved Scottie, outside her house in Bramcote Drive

This article was compiled from notes by Valerie Henstock, information from Dr. Noeline Mc Coach, and articles from the Beeston Gazette & Echo 1964.

Oban House was sold in 1967 to Beeston & Stapleford District Council for £12,000 and became a department for Social Services until 1999. The house was then purchased by Bridgeway Consulting Ltd, who evolved as a part of the British Rail Privatisation process.

They operate as Railway Consulting Engineers, covering all aspects of rail management, surveying & gauging, site & project management, technical and professional services etc, many of its senior engineers having years of experience in the rail industry.

Although this is a very modern and dynamic company, since purchasing the building sympathetic refurbishment of the outside has been carried out, and an ongoing programme of work is taking place inside to bring the original features back into prominence inside this well known local house.

Social Services



Statutory

Nottinghamshire County Council: *Administrative headquarters* County Hall, West Bridgford. **823823.** Emergency out of hours **622226.**

AREA OFFICES

Ashfield: *Area director* M. Eaden, County Council Offices, Sutton Centre, High Pavement, Sutton-in-Ashfield. **91 550020.** Sub-office: 6 Urban Road, Kirkby-in-Ashfield. **91 754646.** Health Centre, Curtis Street, Hucknall. **640123.**

Bassetlaw: *Area director* T. Osborne, Town Hall, Potter Street, Worksop. **0909 475531.** Sub-office: The Health Centre, Retford. **Retford 702681.**

Broxtowe: Oban House, 8 Chilwell Road, Beeston. *Area director* F. Lowes. **228231.**

Gedling: County Offices, Carlton Square, Carlton. **614009.** Also covers Arnold area. *Area director* P. Mullins.

Mansfield: *Area director* E. A. Hughes, County Council Offices, St John Street, Mansfield. **91 22551.**

Newark: *Area director* J. Gwatkin, County Offices, 20 Baldertongate, Newark. **95 71711.** Sub-office: Forest Road, Ollerton. **91 861340.**

Nottingham North West Area: 14 Strelley Road, Braxton. **296221.** *Area*

lishments, adult training centres and other welfare services.

Children's welfare

Access Centre: Non-custodial parents meeting with their children. *Secretary* Mrs F. M. Lower, 14 Twyford Gardens, Clifton Grove, Nottingham. **214556.**

Autistic Children (Nottingham and District Society): *Secretary* Mrs J. Hibbitt, 50 Orston Drive, Wollaton Park. **283142.**

Bluebird Trust (Multiple Handicapped): *Secretary* Mrs P. Cater, 16 Windsor Crescent, Woodthorpe. **266718**

BREAK (Holidays for the Mentally, Physically and Multi-Handicapped Children): *Secretary* Henry C. Sams, Bankwood Farm Cottage, Oxton Hill, Southwell. **Nottingham 6521070.**

Catholic Children's Society: *Secretary* Father Fisher, 7 Colwick Road, West Bridgford. **814343.**

Child In Need: *Secretary* K. Jervis, 15 Hollies Drive, Edwalton. **231154.**

Dr Barnardo's Children's Homes: *Area organiser* Miss Joanna Parlby, Trotters Cottage, The Green, Collingham, Newark NG23 7LQ. **0636 893135.**

Dyslexia Advisory Service (East Midlands): 191 Wollaton Street, Nottingham NG1 5GE (2nd floor). **410590.**



Playgroup: *Secretary* Mrs S. Lovell, 80 Rivergreen Crescent, Bramcote. **285608.** **Haywood Road Playschool:** Mrs M. Whitt, 85 Kent Road, Mapperley, Nottingham.

Hucknall Child Minding Group: *Secretary* Mrs V Hart, 20 Bolingey Way, Hucknall.

Inham Park: The Pavilion, Pearson Avenue, Chilwell. *Supervisor* Mrs H. Collier, 21 Holkham Avenue, Nottingham. **253768.**

Killisick Mother and Toddler Club: Killisick Community, Arnold. *Organiser* Mrs P. Cox, 'Lorna Doone', Killisick Road, Arnold. **207696.**

Kimberley Pre-school Playgroup: Jonathan Wolf, 45 Newdigate Street, Kimberley. **383389.**

Mansfield Road Baptist Toddlers Group: *Secretary* Mrs Ann Davies, 35 Beech Avenue, Mapperley, Nottingham. **200185.**

Millfield Pre-school Playgroup: *Supervisor* Mrs J. Tinker, 69 Main Street, Papplewick. **634263.** *Secretary* Mrs L. Wall, 190 Papplewick Lane, Hucknall.

Mums and Tots Group: Queens Walk Community Centre. *Secretary* Mrs Angela Smith, Queens Walk Community Centre, The Meadows, Nottingham. **864183.**

Nottingham New Church Mums and Toddlers Group: *Secretary* E. S. Cua,

Opportunity Group: For mothers with pre-school mentally handicapped babies/children. *Leader* Val Stanley, 20 Park Road, Chil-

Bingham Toddler Club: *Secretary* Mrs Gail Bruch, 6 Priors Close, Bingham. **Bingham 37787.** **Bottesford Pre-school**

Today: Bridgeway

Bridgeway Consulting Ltd 1999 – present

"As the company expanded, in 1999 we moved to Oban House in Beeston. Originally occupying two of the three floors, company growth once again meant that we would need to expand into the top floor.

We remained in Oban House until 2008 where the future expansion of the company required even bigger premises."

bridgeway-consulting.co.uk/about-us

Bridgeway leased office space, and floors of Oban House to local non-profit organisations and community services. Some of the leaseholders and venue hires have included:

Voluntary Action Broxtowe

Beeston and District Local History Society

Barnardo's

Beeston Shopmobility

Broxtowe Labour

Heritage Open Days

Beeston Civic Society

Friday Vintage Tea Room

Parenting Takes a Village

Greening Beeston

Bridgeway Consulting Ltd

Oban House

Thank you for your interest shown in our company and in Oban House. We have not yet finished work on the house. The roof is to be repaired and more internal works are required to give us a proper reception area and to improve facilities. However, we will continue to maintain our policy of not changing the structure or appearance of the building. We occupy the ground and first floors. We also intend to move our training section away since this is, at present the main cause of parking problems.

The Company was formed in 1995 by three former British Rail Engineers, as we believed that we were better able to provide a service to the newly privatized rail industry by forming our own company than by being transferred to one of the large contractors. Of the work that we carry out 95% is for the rail industry with a small amount on diving work for local authorities and British waterways. We now employ some 40 full time staff and about 200 temporary and part time staff. We have received our "Investors in people" award this year.

Brian Maddison

Appendix

Proposed New Building

Planning application 22/00166/FUL

Viewable at: tinyurl.com/saveobanhouse

Applicant: Dr Louis Mok
Site Address: Oban House
8 Chilwell Road
Beeston
Nottinghamshire NG9 1EJ

Proposal: Demolition of the existing property known as Oban House and the erection of a Medical Centre incorporating a pharmacy and associated car parking, highway and landscaping works.

Agent Details

Name: Mr Paul Stone
Address: 9 Yardley Close
Swanwick DE55 1EP

Application Progress

Officer Dealing: Mrs S Heron
Date Received: 22/02/2022
Date Validated: 23/02/2022



Press Release

AT LAST!

The long-awaited relocation of The Manor Surgery, currently located on Middle Street in Beeston town centre, has moved a step nearer following the submission of detailed plans to Broxtowe Borough Council which, if approved, will see the Practice relocate to a site close by on Chilwell Road.

The existing GP Surgery has continually delivered excellent services but has outgrown the property following the population growth in and around Beeston, the closure of other surgery facilities in the town and the continuing move from the NHS to provide more clinical services within GP surgery premises.

The new building will be constructed on a site opposite Beeston Parish Church, adjacent to the town centre shopping and leisure facilities and next to the main public transport hub a few metres from the main bus and train stops.

DETAILS & QUOTES

The existing Manor Surgery building provides around 445 sq m of floor space – the new surgery will provide 970 sq m which will be purpose built to the most up to date standards for surgery accommodation, capable of delivering a wide range of clinical services to the population of Beeston. The surgery has been future

proofed to allow for the projected growth in patient numbers – currently the surgery has a patient list size of 13,000, which is expected to grow to around 18,000 patients by 2025.

In addition, the new design provides space for a new Pharmacy unit and 265 sq m of additional clinical accommodation which will provide complimentary services alongside the main surgery function, creating new employment opportunities in the centre of the town.

Dr Louis Mok, GP Partner at Manor Surgery said:

“The Partners and staff at Manor Surgery are really excited to see the plans submitted for the new surgery on Chilwell Road. The location is ideal, prominent, easy to find and accessible by public transport. We have been keen to ensure the new building is designed to the best possible standards. The property will benefit from Air Source Heat Pumps and a range of other energy saving facilities which will future proof the property for years to come and reduce our carbon footprint. This development will allow us to provide the best possible clinical care to the ever-growing patients in Beeston within top quality surgical premises.”

Lynne Sharp, Associate Director of Estates at NHS Nottingham and Nottinghamshire CCG, said:

“We are pleased that plans for the new premises for Manor Surgery are progressing and that the practice will be able to deliver patient care in a modern and fit

for purpose building for many years to come.”

If the plans are approved, it is proposed to start construction in mid 2022 with completion of the new much needed community clinical facility delivered by early Summer 2023.

THE MANOR JOURNEY

The current site on Middle Street was opened in 1982 and was built for a list size of 7,500 people. The site has had two extensions added in the late 90's and early 2000's adding a pharmacy, note storage area and offices, with internal remodelling converting old office space into two clinical rooms.

The reason for moving became apparent in 2016 when the then new Practice Business Manager did an appraisal of local plans and the requirements coming from NHS England via the five year plan. At that time we had a list size of 10,300 people, but the local plans indicated additional housing being proposed in the Beeston/Chilwell area amounting to almost 2000 new homes. Some of these are on the doorstep of the existing site, with the old fire station, Myford place, Bartons and the Plessey site all within walking distance.

The Practice boundary extends from the Beeston side of Woodside Road, with the A52 forming the Northern edge and the River Trent the Southern, the western boundary wriggles through Chilwell, starting from the A52 following the B6003 and then Swiney way till it meets the A6005 crossing to Barton lane till that ends

at the River. This meant the proposed sites around the Boots, Chetwynd barracks and Bardills would also have a large impact on the Practice list size.

...THE SEARCH

The Practice therefore engaged a property developer to work with us in finding a suitable site and this resulted in the approved proposal being submitted to then Nottingham West CCG in late 2018. This was to build on the now residential Myfords place location. This unfortunately fell through as a location as the site was more financially viable as housing.

In 2018 the closure of The West Surgery had the biggest impact on the Practice list size, within days the list grew from 10,300 to 11,700, but to make things harder our neighbouring practice in Chilwell applied to close its list to new patients, as they could not cope with the additional demand. Thus, over the three months it was closed an additional 300 patients registered at The Manor, bringing the total list to almost 13,000 by the end of 2018. This meant the surgery had to take on an additional GP, Advanced Nurse Practitioner and increase the hours of our Nursing and Admin teams to meet the increased demand. To meet the expected growth of about 6000 new residents in the Beeston Chilwell area the local GP practices need at least three additional GPs, three nurses and backroom staff. The present GP practices do not have the space for this growth.

Searching for a new location within ½ a mile of the present site has proven very difficult as land in Beeston is at a premium due to the excellent transport links and shopping. Sites considered were Plessey near the train station, both sides of Meadow Road (all became residential). The fire station site (no parking). The College site now earmarked for residential. An old warehouse on Holly lane, but the owner decided to stay in situ as unable to find a site for his business. The Methodist church on Queens road, but they sold to another religious organisation.

...THE LOCATION

Luckily the opportunity has arisen to move to the site of what presently is Oban House, at the Beeston end of Chilwell road, as the owner is keen to develop a long term investment in the local area for the benefit of the local population and has the same vision as the Surgery of developing a site than can provide for the growing population and bring secondary care services out into the local community from their present locations in major hospitals. The location is within eyesight of the present surgery, is nearer the transport hub and is far more visible to the local population.



1 South East Elevation
1 : 100



2 North West Elevation
1 : 100



3 North East Elevation
1 : 100



4 South West Elevation
1 : 100

GA ELEVATION KEY	
1	Red Brick - Stretcher bond
2	Projecting Brick Detailing
3	Red Brick - 2nd Solder Course
4	Dark Zinc Cladding
5	Dark Grey / Black Brick - Stretcher bond
6	Stone Parapet Capping
7	PFC Aluminium (Louvers)
8	PFC Aluminium (Window Frames)
9	PFC Aluminium (Curtain Wall Frames)
10	PFC Aluminium (Glazed Door Frames)
11	Steel (Solid Doors)
12	PFC Aluminium (Louvered Doors)
13	PFC Aluminium (Spandrel Panel)
14	External Glazing
15	Vertical PFC Aluminium fins
16	Entrance Canopy
17	Rosemary Clay Tiled Roof
18	Timber Cladding (bin store)
19	GRP Substation

NOTES:
Information to be read in conjunction with all other GA drawings.
Dimensions are in millimeters unless otherwise stated.
Do not scale drawing.

REV	DATE	DESCRIPTION	BY
MP	24/01/2022	Proposed north east elevation updated to include sliding door at clinic entrance	MP

CLIENT	
--------	--

THE MANOR SURGERY

ORIGINATOR	REF:
cpmg CPMG Architects Ltd People Purpose Place Nottingham 13 St. Peter's Gate, Nottingham, NG3 2JF 0502 London 20/25 Kirby Street, London, EC4N 8TE 404 9600 Birmingham The Lewis Building, Bull Street, Birmingham, B4 6BQ	Tel: 0115 958 Tel: 02027 Tel: 021

PROJECT
The Manor Surgery
Beeston

DRAWING TITLE

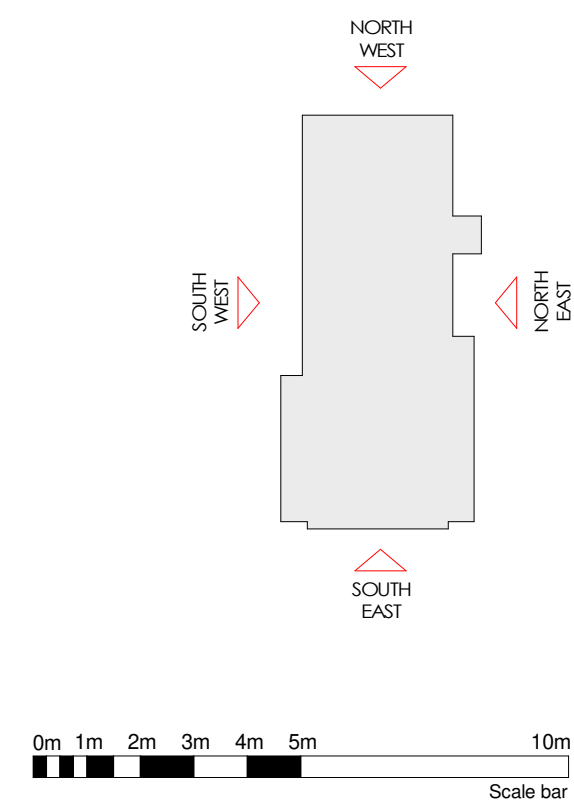
GAs
Proposed GA Elevations

DRAWING STATUS

PLANNING

DRAWN BY	DATE	CHECKED BY	SCALE	MEDIA
MP	2021-11-16	AP	As indicated	AO
PROJECT - ORIGINATOR - TYPE - ROLE - NUMBER				REVISION
9007-CPMG-01-ZZ-DR-A-0007				P01

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Rosemary clay tiled roof

- Enhances area and references traditional materials
- High quality and aesthetically pleasing



Dormers

- Modern reference of traditional architecture
- Extension of roof form



Red & black brick

- Robust & grounding
- Responds to context and is timeless



PPC aluminium vertical fins

- Contemporary reference of traditional ornamentation



Composite curtain walling



Dark zinc cladding

- Streamlines building and aesthetic
- Attractive contrast against brick



Stone parapet capping

- Durable and visually attractive




Protruding brick patterns

- Additional visual interest

REV	DATE	DESCRIPTION	BY
CLIENT			

THE MANOR SURGERY

ORIGINATOR	RE
 CPMG Architects Ltd <i>People. Purpose. Place.</i>	
Nottingham 13 St. Peter's Gate, Nottingham, NG1 2JF London 31/35 Kirby Street, London, EC1N 8TE Birmingham The Lewis Building, Bull Street, Birmingham, B4 6EQ	Tel: 0115 958 950 Tel: 0207 492 180 Tel: 0121 481 209
enquiries@cpmg-architects.com	www.cpmg-architects.com

PROJECT

The Manor Surgery
Beeston

DRAWING TITLE

External Envelope
External Building Materials Palette

DRAWING STATUS

PLANNING

DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
MP	2021-12-02	AP		A2
PROJECT - ORIGINATOR - TYPE - ROLE - NUMBER				REVISION
9007-CPMG-01-ZZ-DR-A-0010				

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ISO 9001: 2015 Quality Management ISO 14001: 2015 Environmental Management
PAS 1192-2: 2013 Building Information Modelling



VIEW 1 – STREET APPROACH FROM BEESTON CENTRE



VIEW 2 – STREET APPROACH FROM THE SOUTH



VIEW 3 – FRONT ELEVATION



VIEW 4 – PHARMACY ENTRANCE

REV	DATE	DESCRIPTION	BY
-----	------	-------------	----

CLIENT

THE MANOR SURGERY

ORIGINATOR	REF:
------------	------

cpmg	CPMG Architects Ltd <i>People. Purpose. Place.</i>
Nottingham London Birmingham	13 St. Peter's Gate, Nottingham, NG1 2JF 3156 Rye Street, London, EC1N 8TE The Lewis Building, Bull Street, Birmingham, B4 6EQ
enquiries@cpmg-architects.com	Tel: 0115 959 9500 Tel: 0207 456 1805 Tel: 0121 481 2092 www.cpmg-architects.com

PROJECT

The Manor Surgery
Beeston

DRAWING TITLE

Visualisations
External Views (Sheet 1)

DRAWING STATUS

PLANNING

DRAWN BY	DATE	CHKD BY	SCALE	MEDIA
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MP 2021-12-02 AP

PROJECT - ORIGINATOR - TYPE - ROLE - NUMBER	REVISION
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ISO 9001: 2015 Quality Management ISO 14001: 2015 Environmental Management
PAS 1182: 2013 Building Information Modelling



VIEW 5 – MANOR SURGERY ENTRANCE



VIEW 6 – APPROACH FROM THE CAR PARK



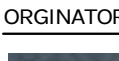
AERIAL 1 – FACING NORTH



AERIAL 2 – FACING SOUTH

P01	24/01/2022	Proposed north east elevation updated to include sliding door at clinic entrance.	MP
REV	DATE	DESCRIPTION	BY
CLIENT			

THE MANOR SURGERY

ORIGINATOR		REF:
	CPMG Architects Ltd <i>People. Purpose. Place</i>	
Nottingham 9500	13 St. Peter's Gate, Nottingham, NG1 2JF	Tel: 0115 958
London 482 1805	31/35 Kirby Street, London, EC1N 8TE	Tel: 0207
Birmingham	The Lewis Building, Bull Street, Birmingham, B4 6EQ	Tel: 0121

PROJECT
The Manor Surgery
Beeston

DRAWING TITLE

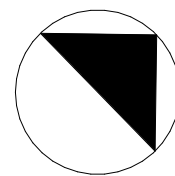
Visualisations
External Views (Sheet 2)

DRAWING STATUS

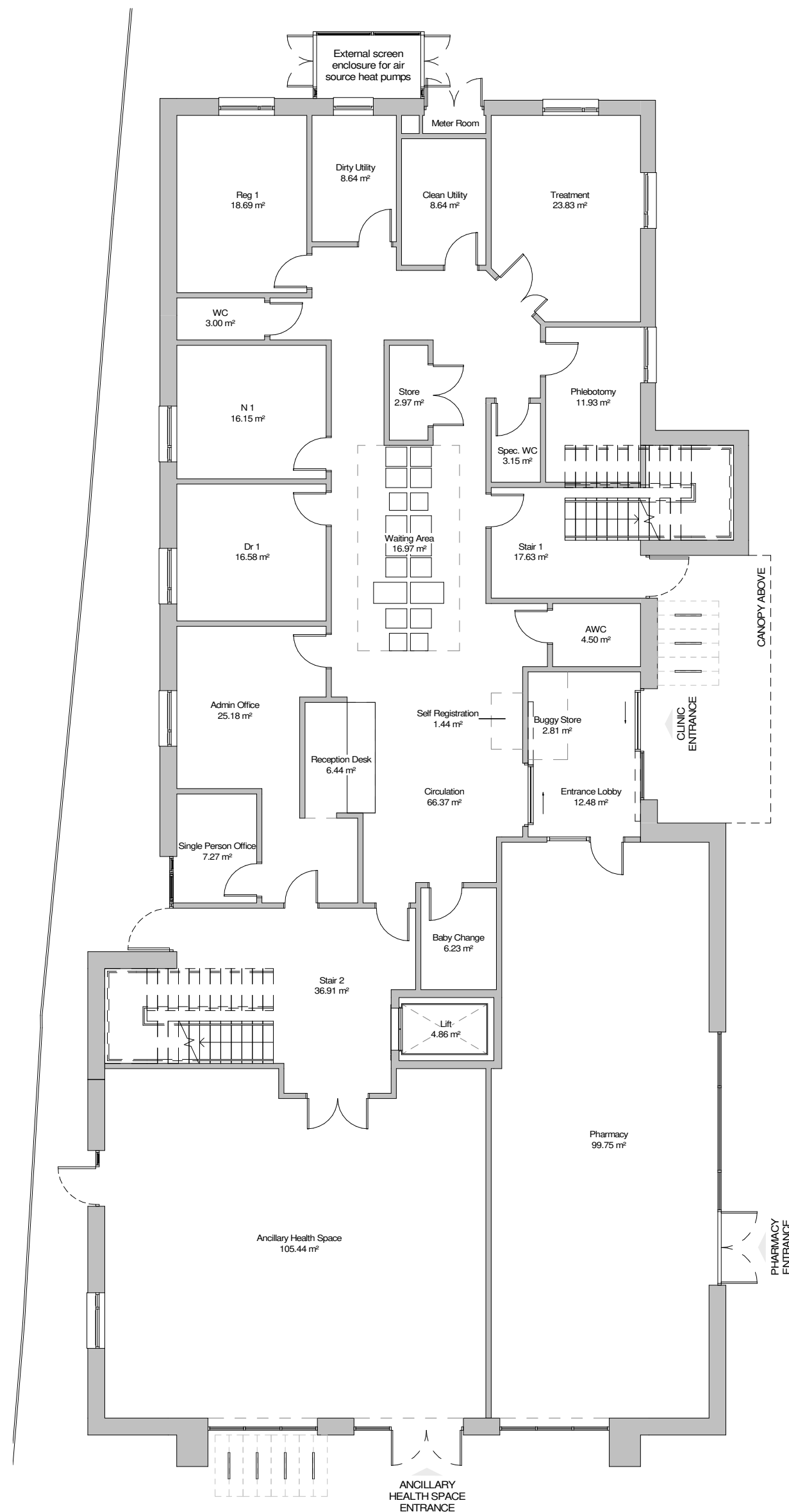
PLANNING

DRAWN BY	DATE	CHKD BY	SCALE	MEDIA
MP	2021-12-02	AP		A1
PROJECT - ORIGINATOR - TYPE - ROLE - NUMBER				REVISION
9007-CPMG-01-ZZ-DR-A-0012				P01

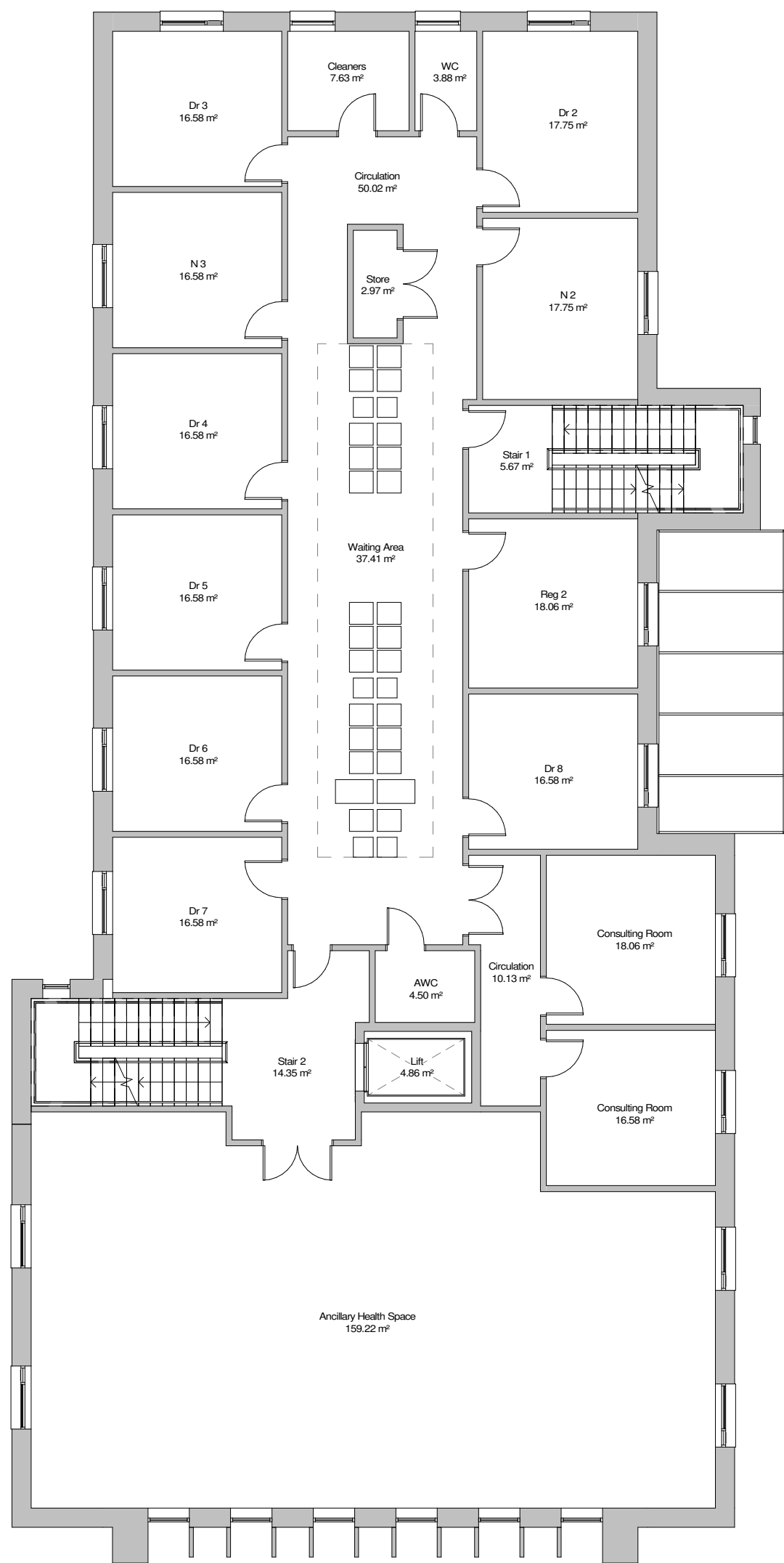
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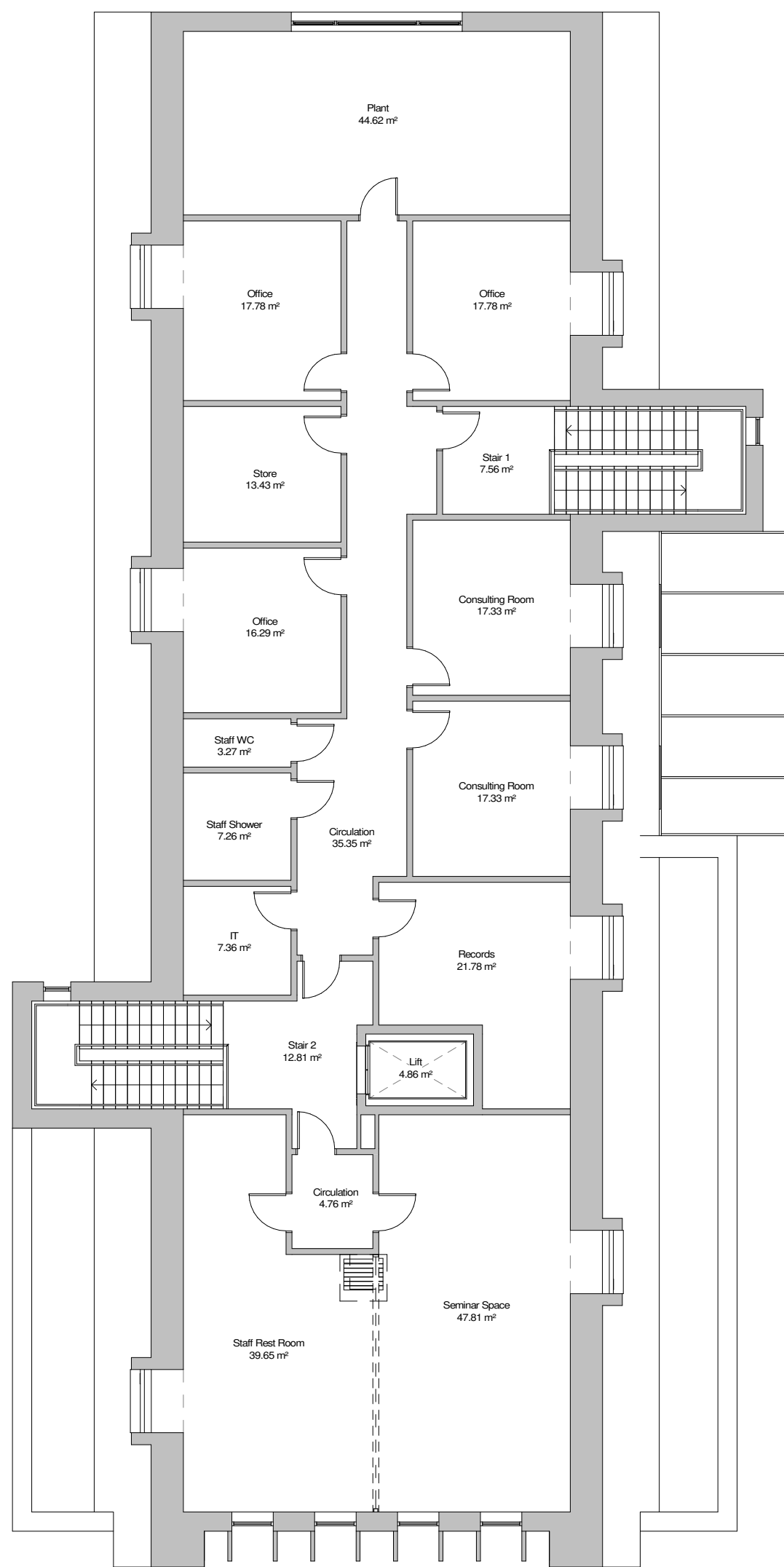
NOTES
Information to be read in conjunction with all other GA drawings.
Dimensions are in millimeters unless otherwise stated.
Do not scale drawing.



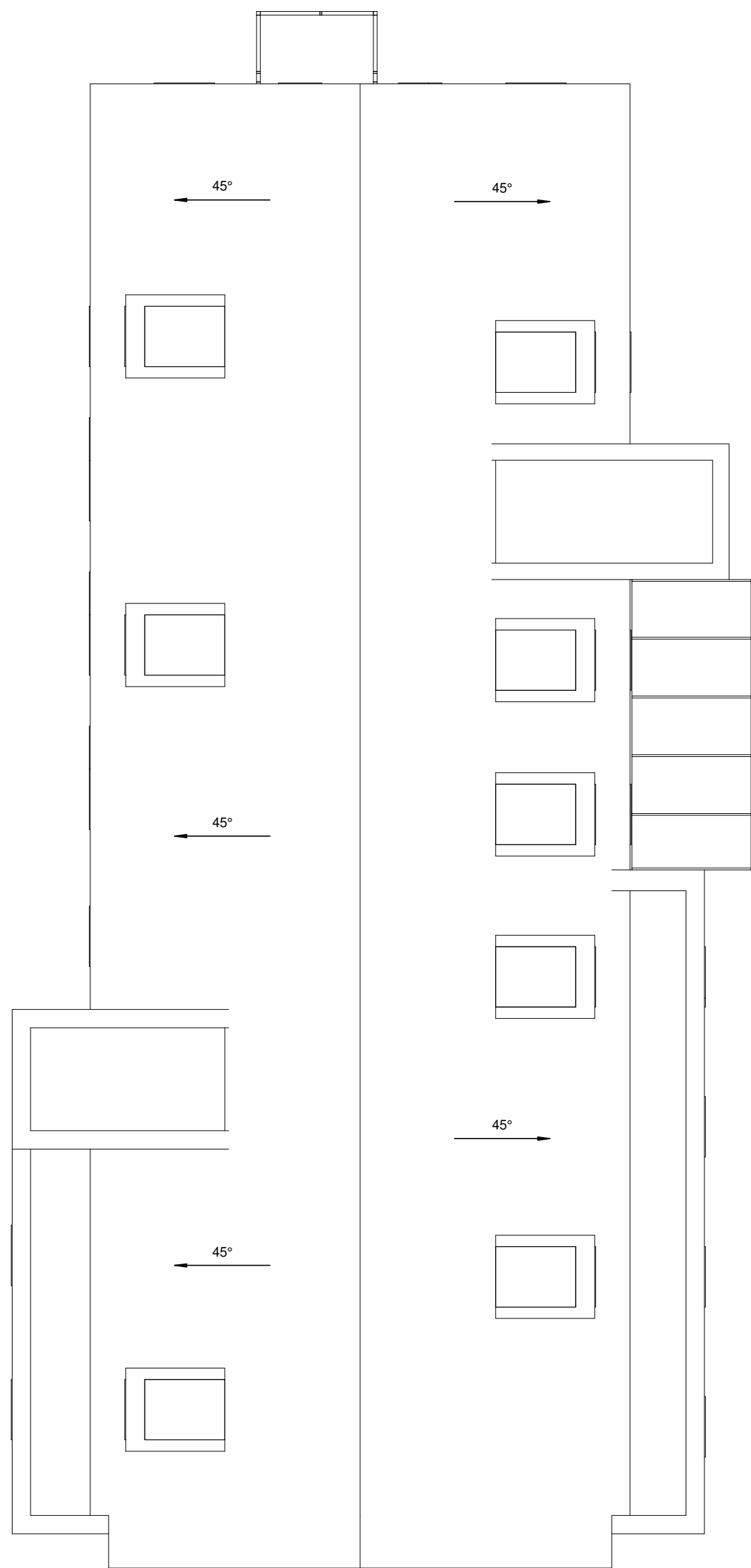
1 Ground Floor Plan
1 : 100



2 First Floor Plan
1 : 100



3 Second Floor Plan
1 : 100



4 Roof Plan
1 : 100

POI 24/01/2022 Plans amended to incorporate client requests to internal layout. MP
REV DATE DESCRIPTION BY
CLIENT

THE MANOR SURGERY

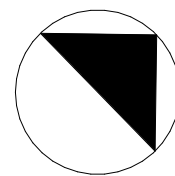
ORIGINATOR: CPMG Architects Ltd
People Purpose Risk
Nottingham 13 St. Peter's Gate, Nottingham, NG2 2JF Tel: 0115 94 0000
London 30/25 Kirby Street, London, EC4A 3BE Tel: 0207 488 8800
Birmingham The Lewis Building, Bull Street, Birmingham, B4 6EQ Tel: 0121 609 0000
PROJECT: The Manor Surgery
Beeston

DRAWING TITLE: Proposed GA Plans
DRAWING STATUS: PLANNING

DESIGN BY	DATE	CHECKED BY	SCALE	REVISION
MP	2021-11-16	AP	As indicated	AO
PROJECT - ORIGINATOR - TYPE - ROLE - NUMBER				REVISION
9007-CPMG-01-ZZ-DR-A-0005				POI

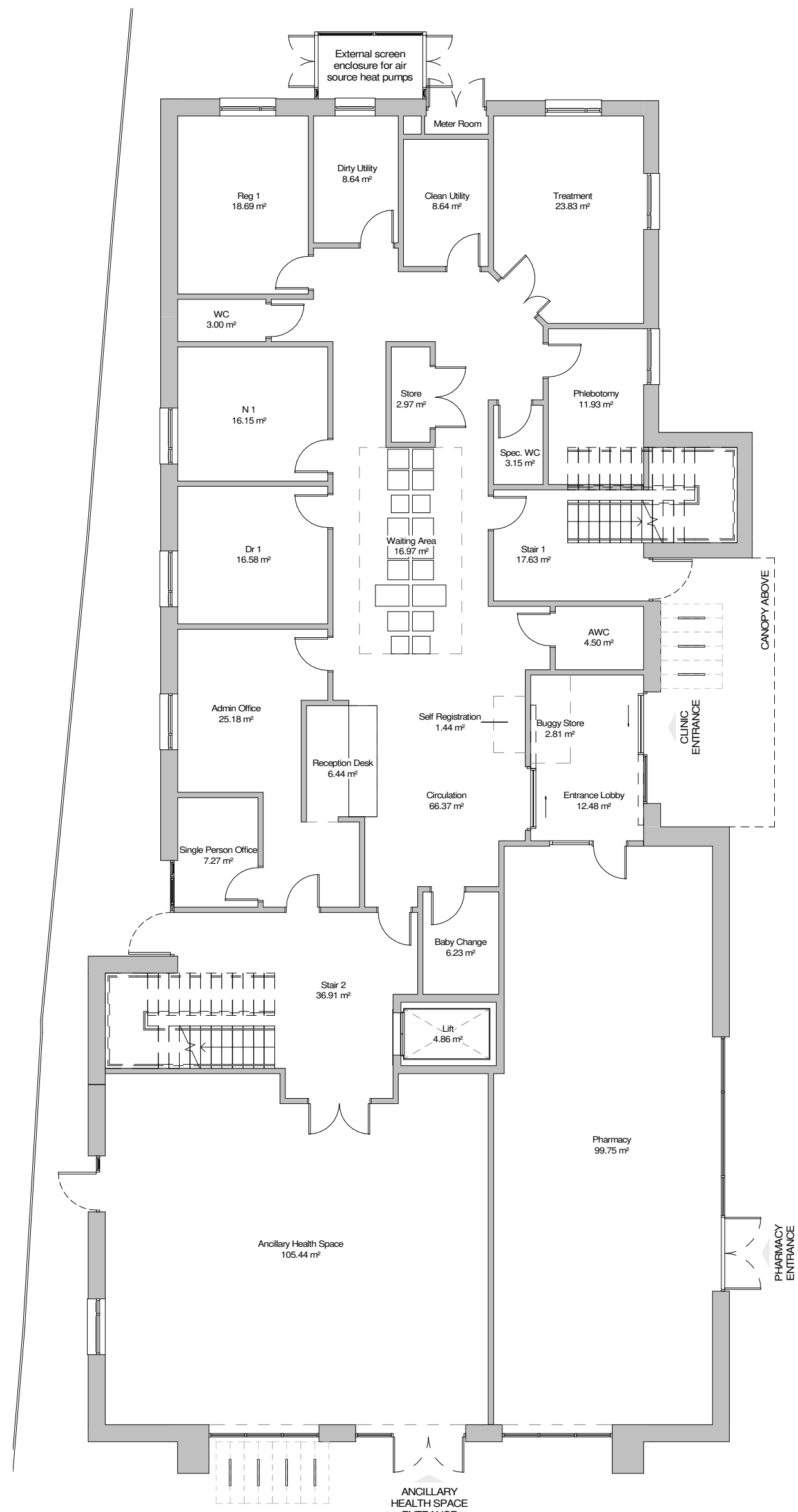
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0m 1m 2m 3m 4m 5m 10m
Scale bar

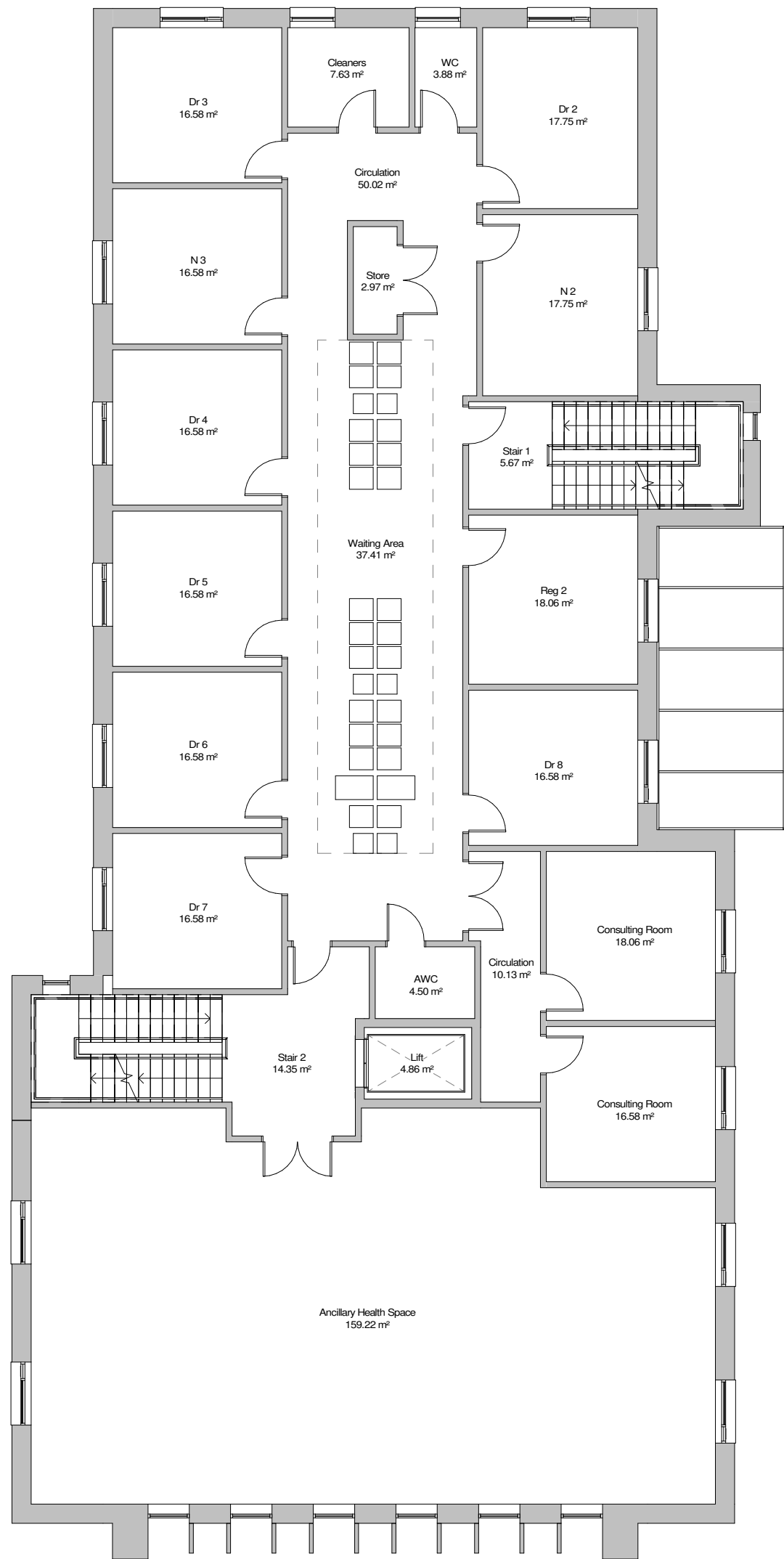


NOTES

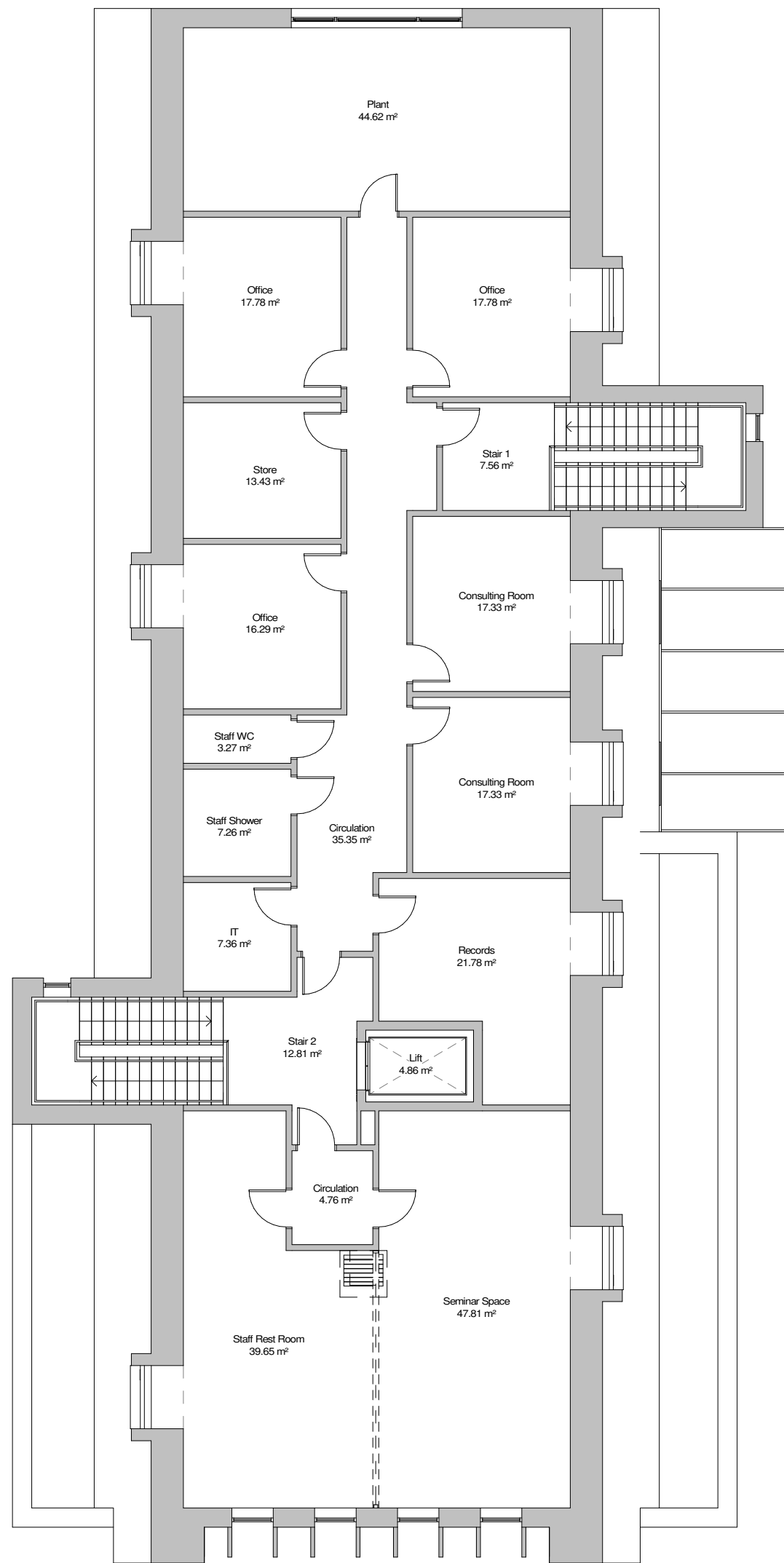
Information to be read in conjunction with all other GA drawings.
Dimensions are in millimeters unless otherwise stated.
Do not scale drawing.



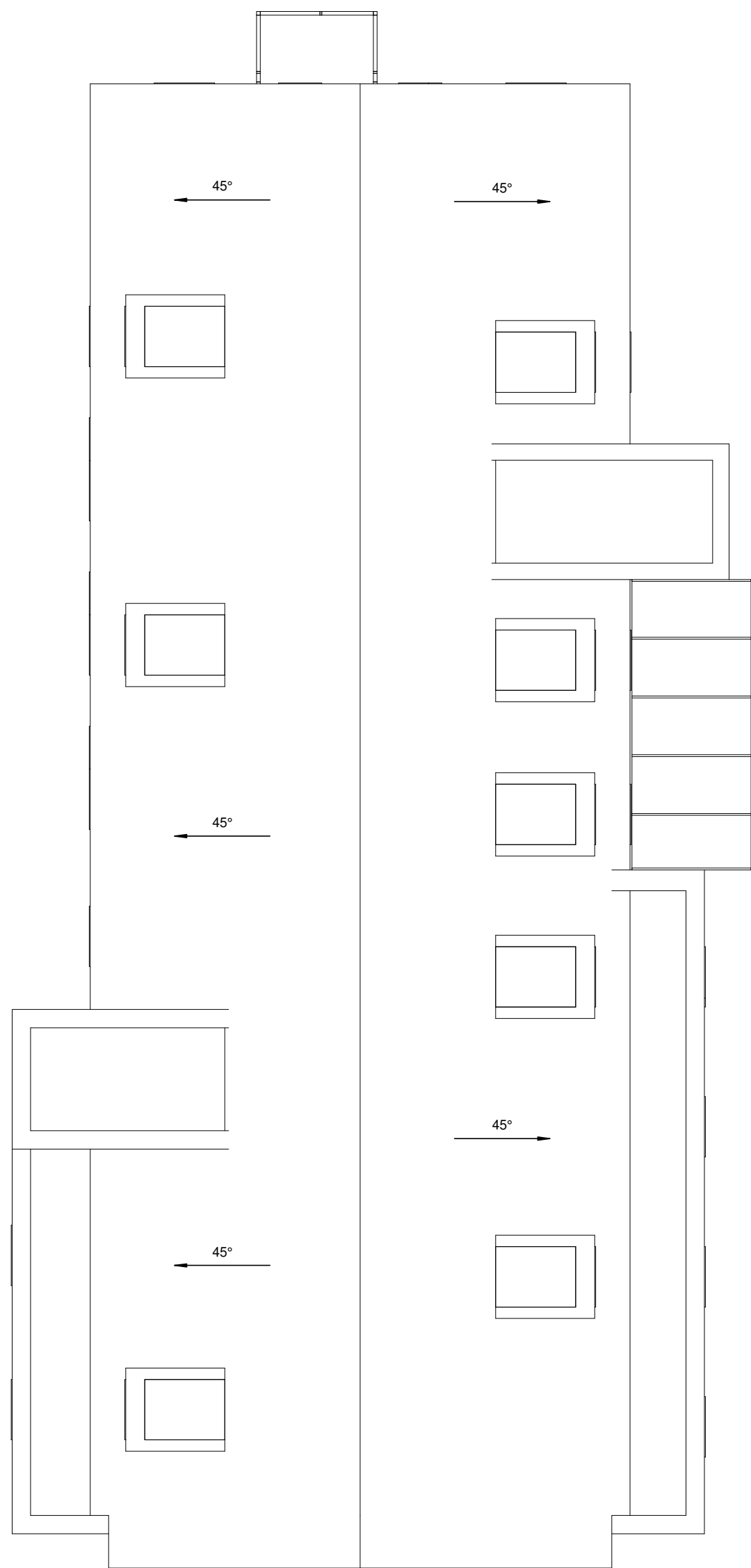
1 Ground Floor Plan
1 : 100



2 First Floor Plan
1 : 100



3 Second Floor Plan
1 : 100



4 Roof Plan
1 : 100

POI	24/01/2022	Plans amended to incorporate client requests to internal layout.	MP
REV	DATE	DESCRIPTION	BY
CLIENT			

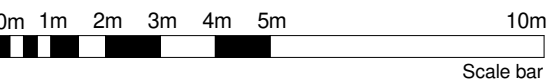
THE MANOR SURGERY

ORIGINATOR	CPMG Architects Ltd	People Purpose Risk
Nottingham	13 St. Peter's Gate, Nottingham, NG2 2JF	Tel: 0115 94 0000
London	20/25 Kirby Street, London, EC4A 3BE	Tel: 0207 488 8800
Birmingham	The Lewis Building, Bull Street, Birmingham, B4 6EQ	Tel: 0121 633 1000
PROJECT	The Manor Surgery	Beeston

DRAWING TITLE	Proposed GA Plans
DRAWING STATUS	PLANNING

DRAWN BY	DATE	CHKD BY	SCALE	RECD
MP	2021-11-16	AP	As indicated	AO
PROJECT - ORIGINATOR - TYPE - ROLE - NUMBER	9007-CPMG-01-ZZ-DR-A-0005			
REVIS	POI			

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Land Registry Title for Oban House

Title Number : NT337567

This title is dealt with by HM Land Registry, Nottingham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 29 NOV 2021 at 20:50:59 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: NT337567
Address of Property	: Oban House, 8 Chilwell Road, Beeston, Nottingham (NG9 1EJ)
Price Stated	: Not Available
Registered Owner(s)	: PINO DE ROSA and CAROLYN ANN DE ROSA of 39 Vernon Avenue, Wilford Village, Nottingham NG11 7AE and 15 Victoria Street, *Nottingham* NG1 2JZ A J BELL TRUSTEES LIMITED (Co. Regn. No. 3213118) of Trafford House, Chester Road, Manchester M32 0RS as Trustees of the Bridgeway Pension Fund.
Lender(s)	: None

Title number NT337567

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 29 NOV 2021 at 20:50:59. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

NOTTINGHAMSHIRE : BROXTOWE

- 1

(27.04.1999) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Oban House, 8 Chilwell Road, Beeston, Nottingham (NG9 1EJ).
- 2

(24.01.2011) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1

(17.03.2006) PROPRIETOR: PINO DE ROSA and CAROLYN ANN DE ROSA of 39 Vernon Avenue, Wilford Village, Nottingham NG11 7AE and 15 Victoria Street, *Nottingham* NG1 2JZ and A J BELL TRUSTEES LIMITED (Co. Regn. No. 3213118) of Trafford House, Chester Road, Manchester M32 0RS as Trustees of the Bridgeway Pension Fund.
- 2

(27.04.1999) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land is to be registered unless a certificate signed by the solicitor of the company has been furnished that such disposition has been made in accordance with the provisions of a Trust Deed dated 26 October 1998 of the Bridgeway Pension Fund and all existing and future deeds amending or extending the same.
- 3

(17.03.2006) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4

(17.03.2006) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1

(27.04.1999) A Conveyance of the land in this title and other land dated 9 August 1877 made between (1) Thomas John Oldrini (2) The Ecclesiastical Commissioners for England (3) The Most Noble William Cavendish Duke of Devonshire K.G. and (4) James Butler and others contains the following covenants:-

JOINT and several covenant by said James Butler Joseph Orchard and William Roberts with the said Thomas John Oldrini his successors and assigns and by way of separate covenant with said Ecclesiastical Commissioners and their successors that they said James Butler Joseph

Title number NT337567

C: Charges Register continued

- Orchard and William Roberts their heirs or assigns would not permit or suffer any steam engine or furnace to be erected upon the said pieces of land thereby granted and conveyed or any part thereof and would not suffer or permit any building or buildings to be erected or used on said pieces of land or any part thereof as or for a factory public house beer house dissenting chapel or public Elementary School and that no brickmaking or excavation of Gravel for sale shall be carried on upon the same premises.
- 2

(27.04.1999) A Conveyance of the land in this title and other land dated 12 October 1878 made between (1) James Butler and others (2) James Butler (3) Benjamin Collington (4) William Flewitt (5) Robert Hogg (6) Edward Turner Jones (7) William Kirkland (8) Robert Lowe (9) William Neville (10) Joseph Orchard (11) William Roberts (12) Rufus Sisson (13) William Thornhill (14) John Watson (15) William Walker (16) Francis Wilkinson (17) Elizabeth Brett Wilkinson (18) James Butler and others and (19) Frederic Wadsworth contains restrictive covenants.

NOTE: Copy filed.
- 3

(24.01.2011) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	24.01.2011	Oban House	30.11.2010 from and including 30/11/2010 to and including 29/10/2020	NT470108

End of register

Acknowledgements

With special thanks to:

Heritage England, Broxtowe Borough Council, Beeston and District Local History Society, Inspire Beeston, David Hallam and beeston-notts.co.uk, Gracesguide.co.uk, Richard Harvey, Andrew Abbott, Graham Heal, Stewart Craven, Jeanie Barton, Marysia Zipser, Karen Stainer, Gareth Davies, Jill Oakden, Steve Rowlinson, Voluntary Action Broxtowe, David Boden, Lewis Stainer, Chryse Tinsley, Lucy Brouwer, Julia T, James Towler, Nottingham Womens' History, Nottingham Industrial Museum, The Architectural Heritage Fund, Heritage Trust Network, Steve Rowlinson, Institute of Mechanical Engineers, and the Beeston community on social media.

CONTACT US

BEESTON AND DISTRICT CIVIC SOCIETY

beestoncivicsociety@gmail.com

Facebook: @beestoncivicsociety

Twitter: @beestoncivicsoc

Instagram: @beestoncivicsociety

beestoncivicsociety.org.uk

SAVE OBAN HOUSE CAMPAIGN

saveobanhouse@gmail.com

facebook.com/groups/saveobanhouse

#SaveObanHouseNG9

#SaveObanHouseNG9

beestoncivicsociety.org.uk/saveobanhouse

