



HELP SAVE HERITAGE

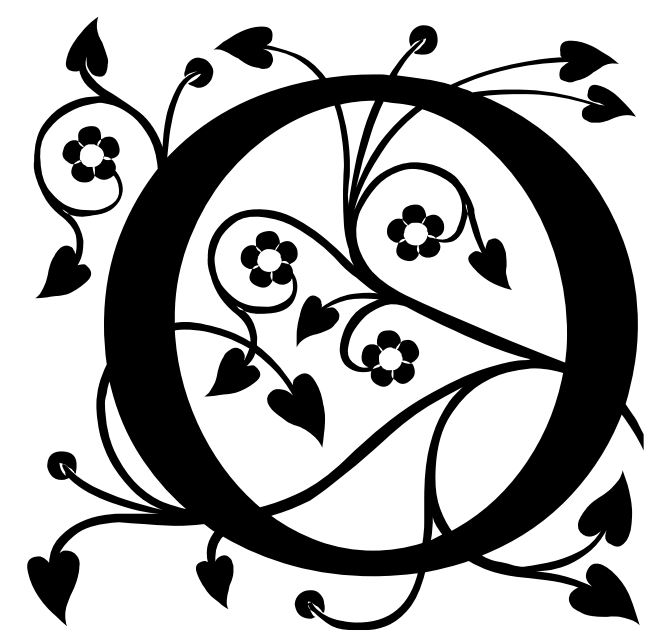
OBAN

HOUSE

THIS BUILDING
IS CALLED
OBAN
HOUSE
& WE LOVE IT



Save Oban House



Oban House is a heritage building 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.

We need help! We are a brand new Civic Society committee, and while in the past we had an Executive with extensive knowledge and expertise in matters of heritage and planning, we're still finding our way.

Our Aims

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

WHAT DO WE OBJECT TO?

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

WHAT DO WE NOT OBJECT TO?

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.



Map: Broxowe Heritage Map. broxowe.maps.arcgis.com

**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 streams, 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, amenity, 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 genral public who want to help save Oban House – to collate ideas and information together.
3. **Created a campaign** – with dedicated branding: a webpage, 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 nominatiing 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.



SIGN OUR PETITION!

change.org/save-oban-house

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

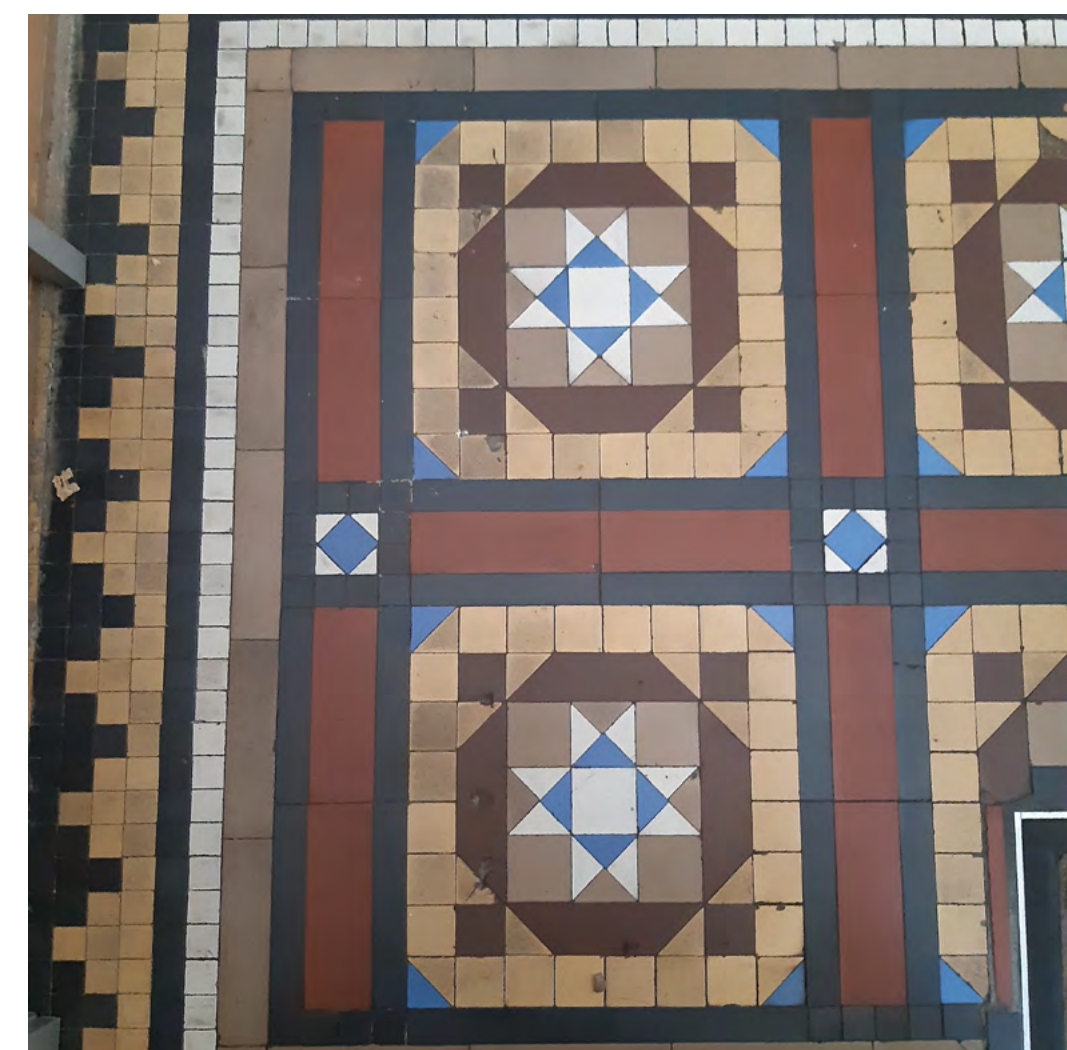
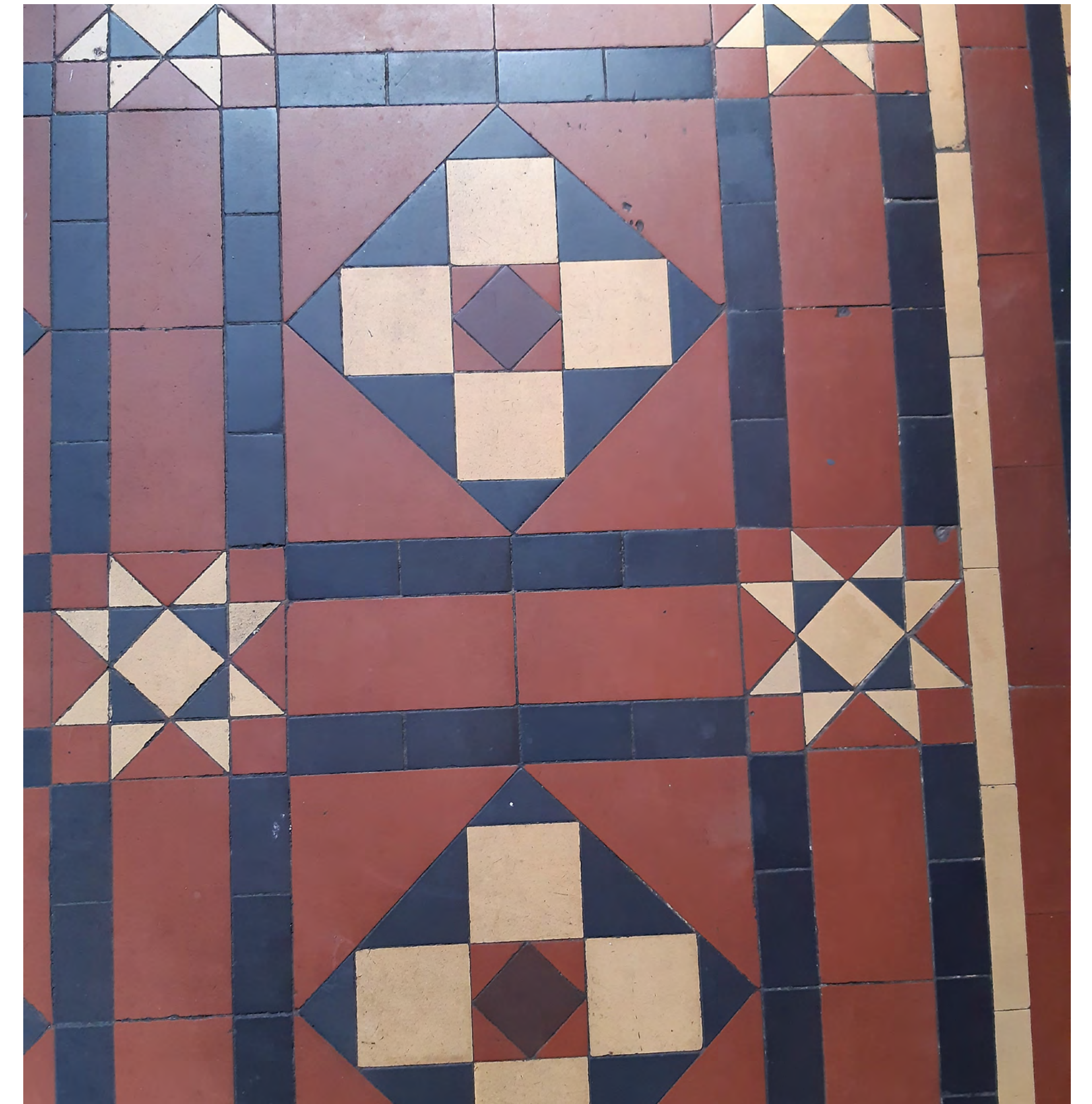
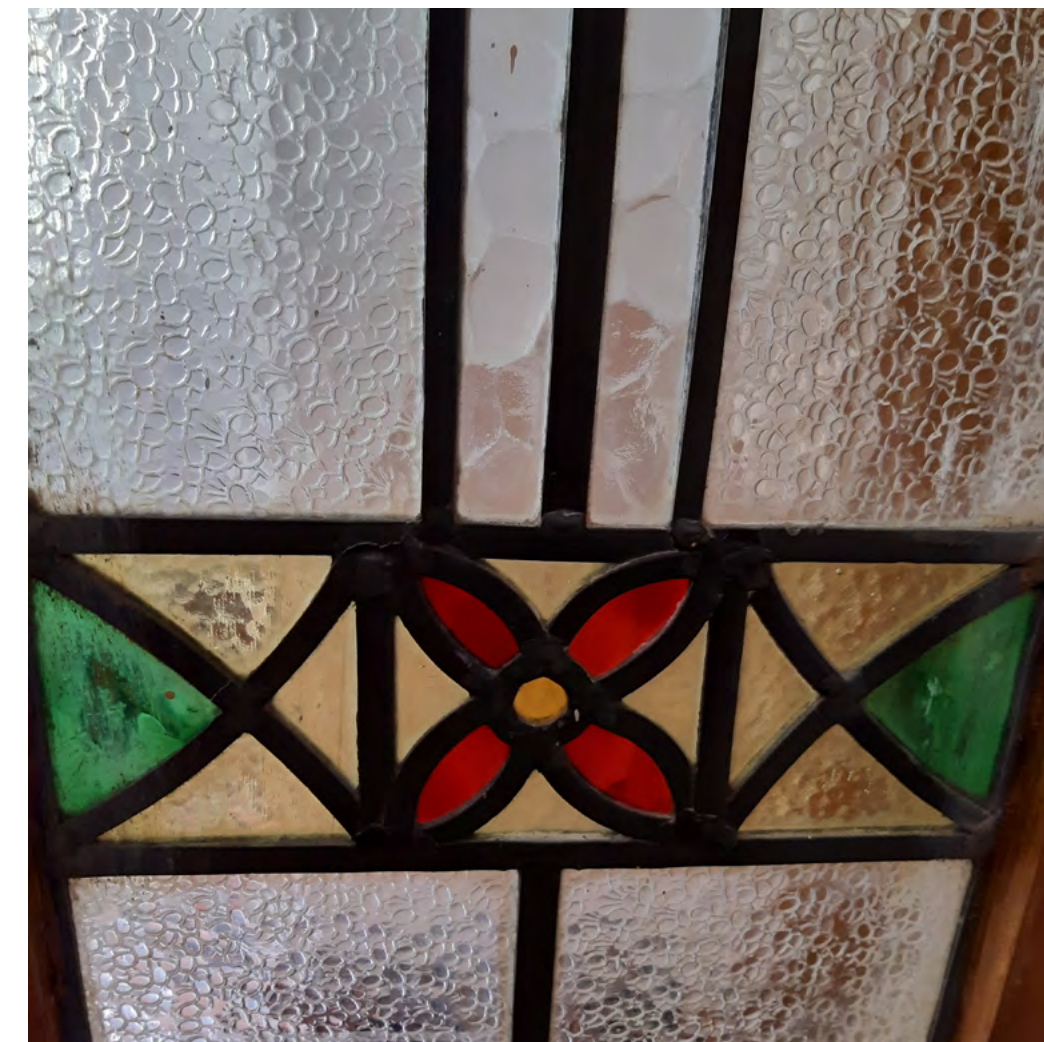
Exterior



Images by Jeanie O'Shea. / ????????????

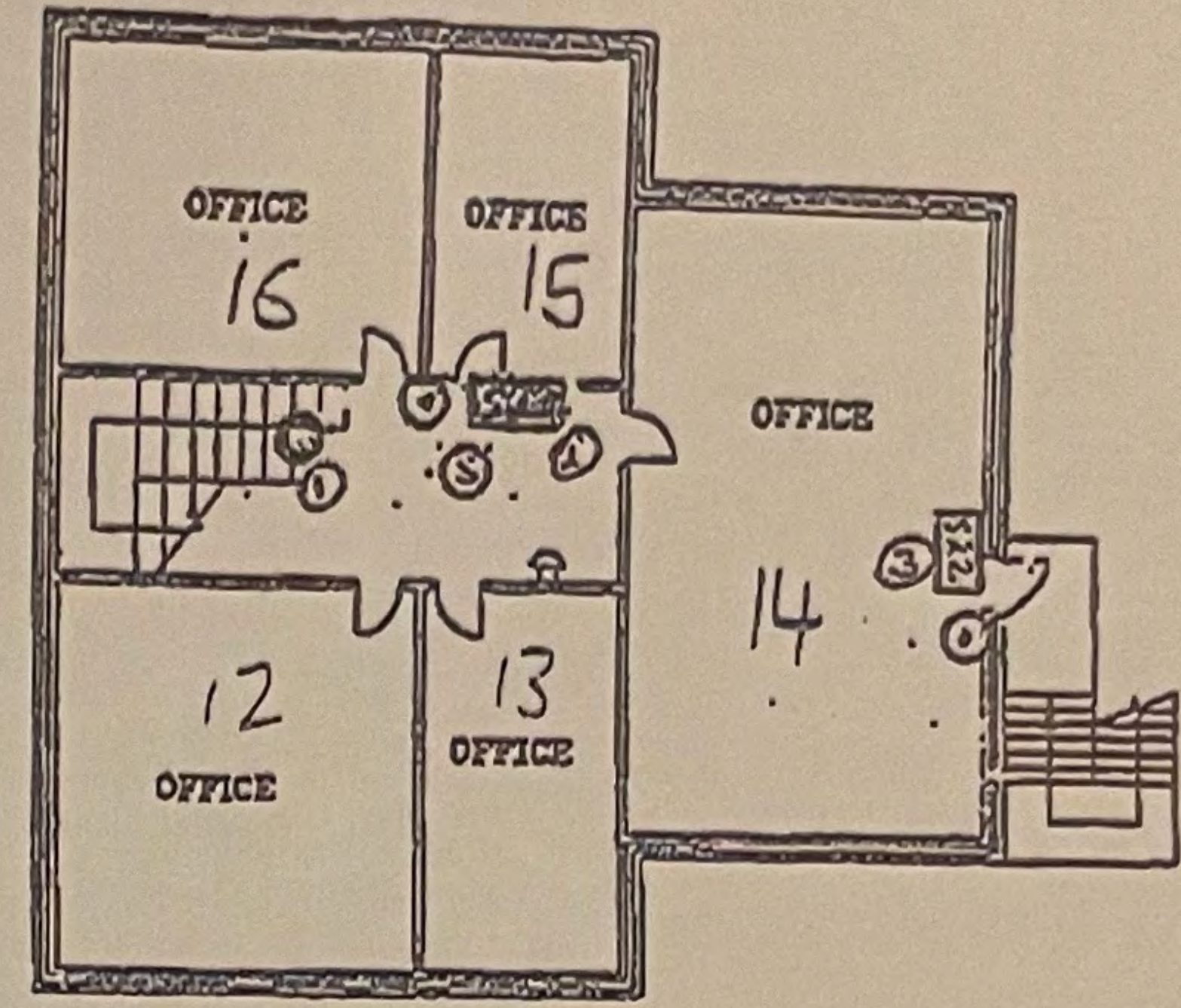


Interior

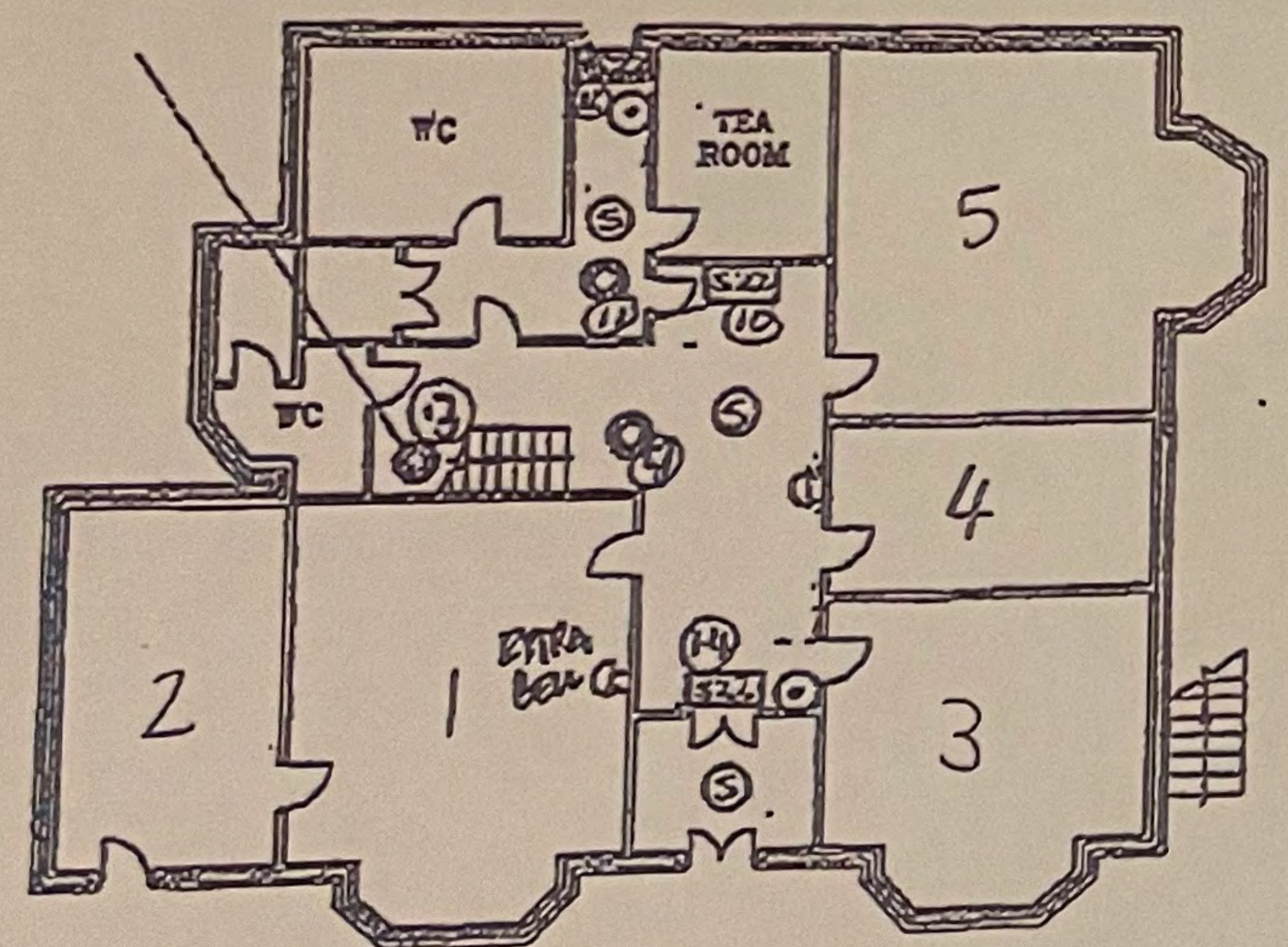


Images by Jeanie O'Shea. / ????????????

NOTTINGHAMSHIRE
 FIRE AND RESCUE SERVICE
 FIRE PREVENTION DEPARTMENT
 REMARKS:- 1971 Fire Prevention Act
 Proposed Steps to be Taken.
 REF. DBZ/5545 DATE 3.1.02 INTS JLB

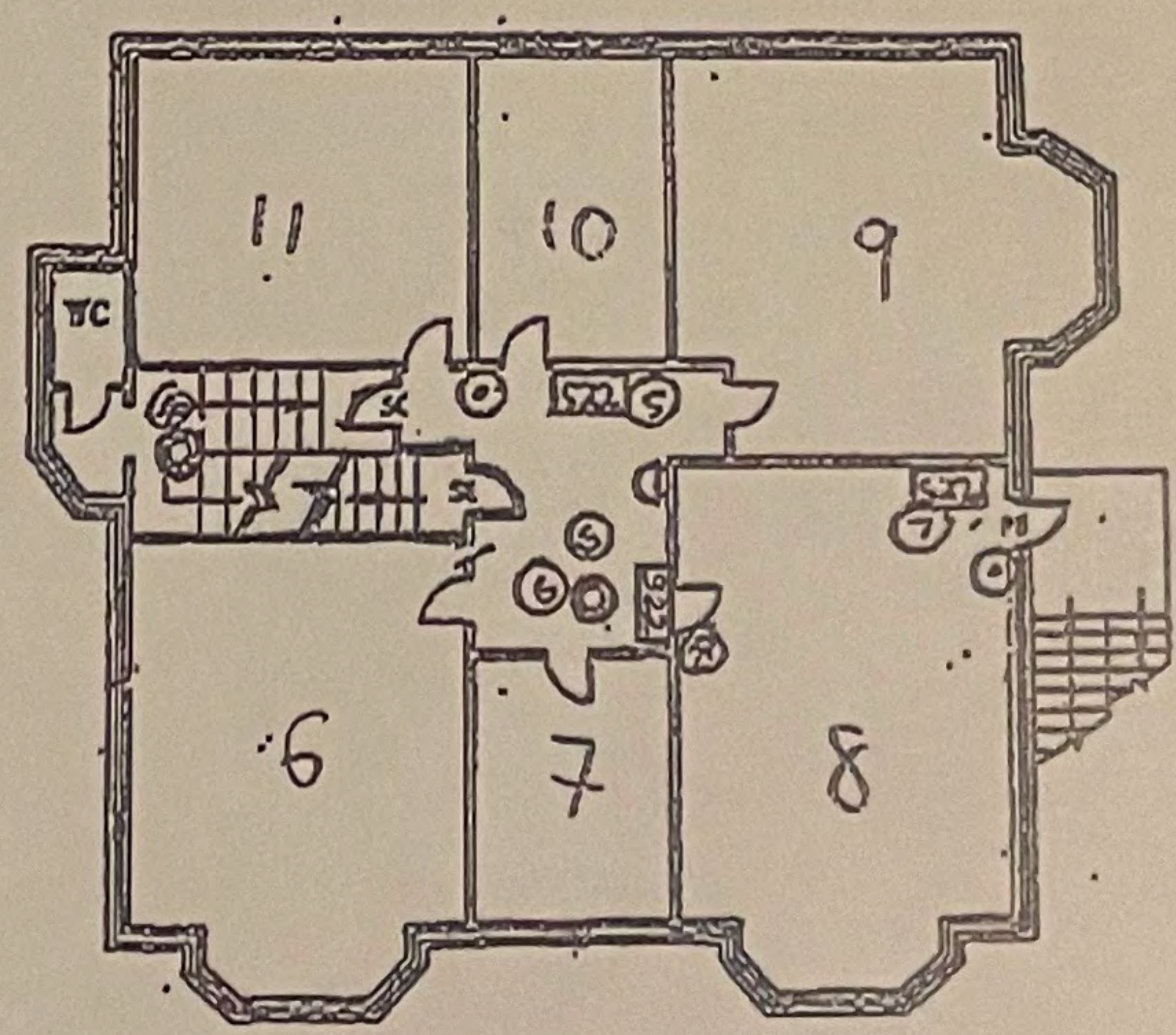


SECOND FLOOR



GROUND FLOOR

Handwritten signature/initials



FIRST FLOOR

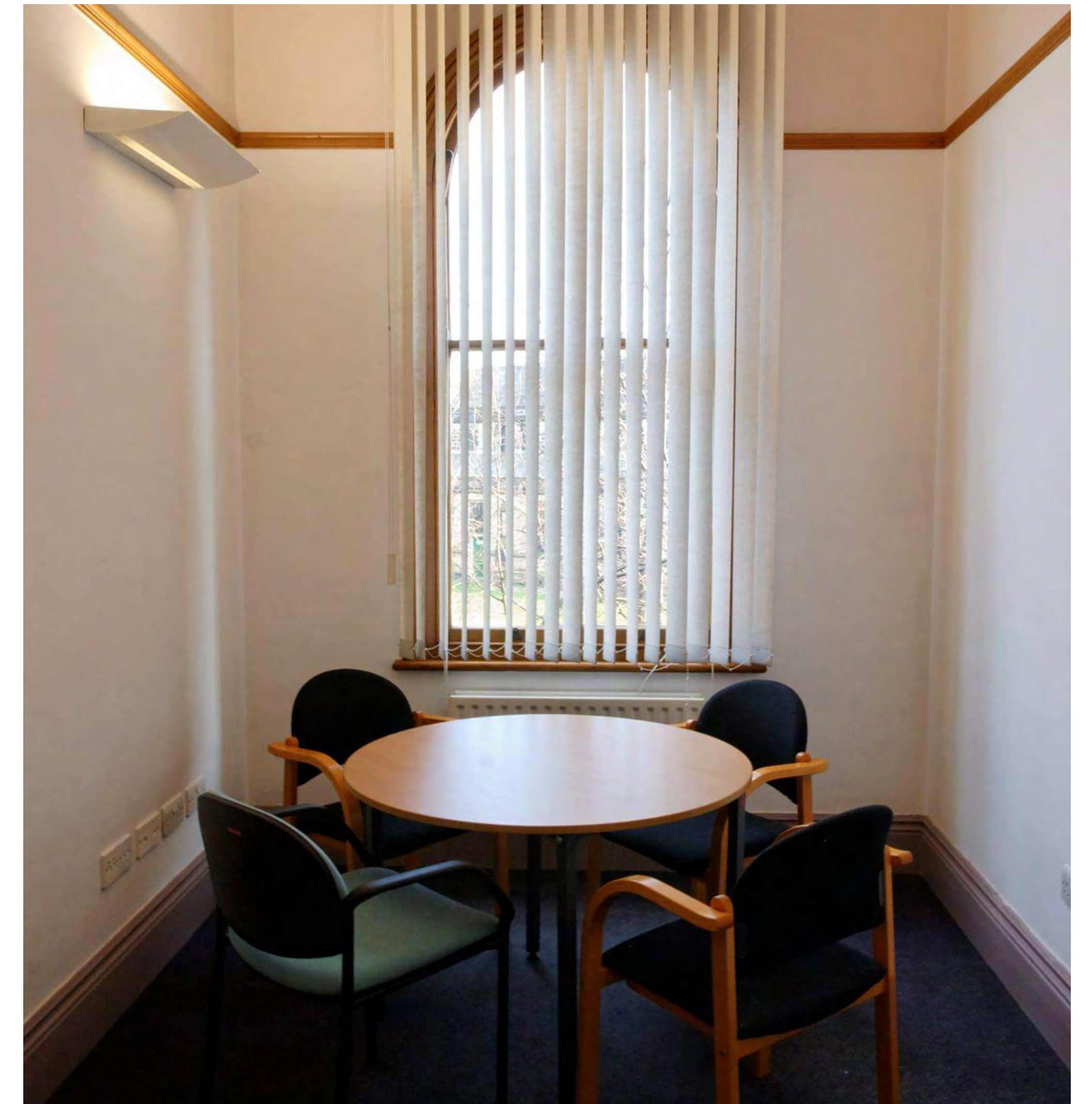
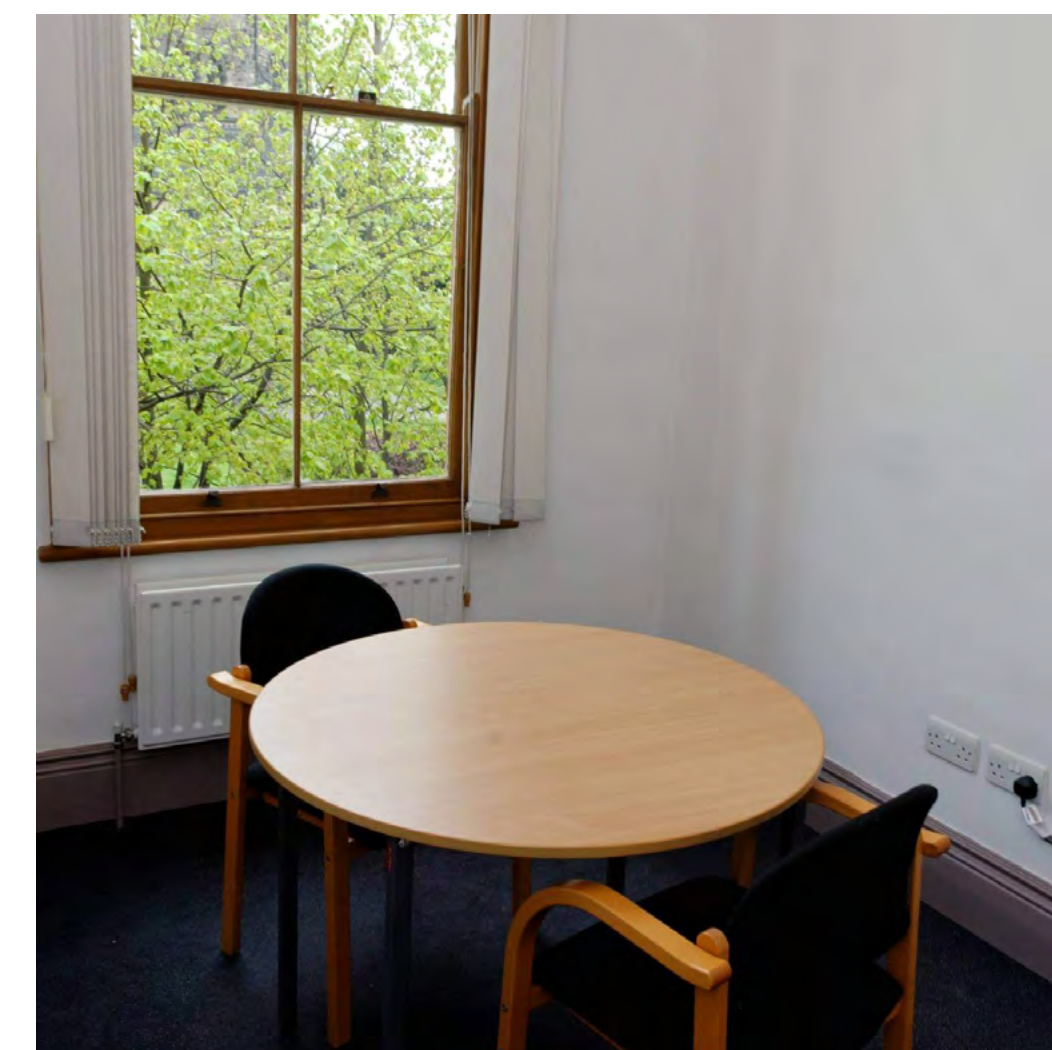
- Fire extinguisher water type
- Fire extinguisher carbon dioxide gas
- Fixed alarm device warning device bell
- Fixed alarm device fire alarm call point manual
- SC Fire precautions self-closing
- Fire safety sign fire exit
- PB Fire precautions push-bar door transparency
- Fire precautions fire resisting construction
- Fire door (Procom)
- Non-maintainable firework warning
- Notice to take a copy of fire notice
- Smoke detector installed N/O fire alarm system

NOTTINGHAMSHIRE
 FIRE & RESCUE

CERTIFICATE No. _____
 FILE No. 77/5545
 DRAWN BY WB | DATE 11/12/01

BRIDGEWAY CONSULTING LTD
 OBAN HOUSE
 8 CHILWELL RD CHILWELL
 NOTTS NG9 1EJ

Offices



Community Value

WHAT IS OBAN HOUSE'S VALUE TO BEESTON'S COMMUNITY?

body

HOW IS IT CONNECTED TO BEESTON'S COMMUNITY HERITAGE?

body

Heritage

Occupants & Records

Properties for Sale.

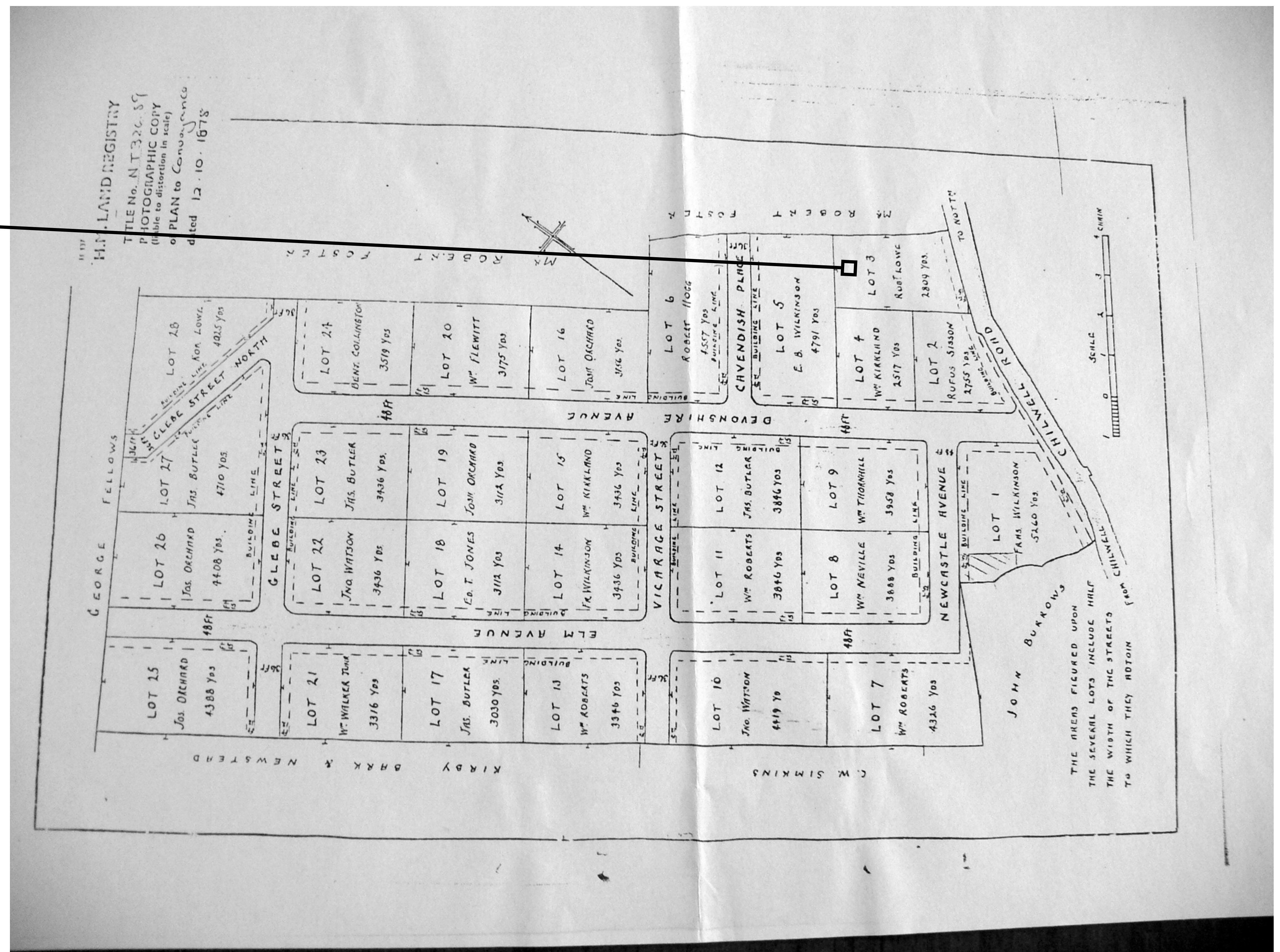
BEESTON (St. John's Grove). Lot 3, 2,809 yards, turnpike frontage; and Lot 28, 4,025 yards, for houses. £15 rental and upwards.—R. Lowe, Beeston. 6312c

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

Land Registry record for 1878 showing the St John's Grove lots.

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 <u>North</u>		The undermentioned Houses are situate within the Boundaries of the												Page 32	
Civil Parish of <u>Beeston</u>		Municipal Borough of <u>Beeston</u>	Municipal Ward of <u>Beeston</u>	Urban Sanitary District of <u>Beeston</u>	Town or Village or Hamlet of <u>Beeston</u>	Rural Sanitary District of <u>Beeston</u>	Parliamentary Borough or Division of <u>Beeston</u>	Electoral District of <u>Beeston</u>							
Col. 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
No. of Schedule	ROAD, STREET, &c., and No. or NAME of HOUSE	HOUSES Inhabited (U.S.) or Building (R.)	Number of rooms occupied if less than five	NAME and Surname of each Person	RELATION to Head of Family	CON-DITION as to Marriage	AGE last Birthday of	PROFESSION or OCCUPATION	Employer	Employed	Where BORN	(1) Deaf-and-Dumb (2) Blind (3) Lunatic, Imbecile or Idiot			
210	cont'd			Nellie Bartledge	Serv.	S.		Dom. Serv.			Northants				
211	Chilwell Rd.	1		Emma Jelly	Head	S.		Dom. Serv.			Northants				
				Mary do	Sis	S.		do			do				
				Rosa Smith	Serv.	S.		Dom. Serv.			Northants				
212	do	1		Hilary Pegg	Head	S.		General Practice Med. Dir.		x	Northants				
				Susan L. White	Serv.	Wid.		Housekeeper			Northants				
				Mary L. do	do			do			Northants				
213	do	1		Alfred H. Parley	Head	M.		Retired Clerk			Northants				
				Rebecca do	Wife	M.		do			Northants				
				Frances Adie	Serv.	S.		Dom. Serv.			Northants				
				Rebecca L. Morris	Niece	S.		Dom. Serv.			Northants				
214	The Grange	1		Edw. Smith	Head	M.		Lace manufact.		x	Northants				
				Annie A. do	Wife	M.		do			do				
				Constance M. do	Daughter	S.		Scholar			do				
				Beatrice do	do			do			do				
				Hybil do	do			do			do				
				Annie Beard	Serv.	S.		Dom. Serv.			Northants				
				Bathie Matthews	do	S.		do			Northants				
				Bliss Smith	do	S.		do			Northants				
				John Wm. Ruston	do	M.		do		x	Northants				
				Mary A. do	do	M.		do			do				
215	Chilwell Rd.	1		Estab. B. Chapman	Head	Wid.		Dom. Serv.			Northants				
				Ellen Tompkins	Sis	S.		do			do				
				Mary A. Smith	Serv.	S.		Dom. Serv.			do				
216	do	1		Mary Baggeley	Head	Wid.		Dom. Serv.			do				
				John do	Son	S.		Lace maker		x	do				
				Rich. do	do	S.		do		x	do				
217	do	1		Thos. Jones	Head	M.		Jeweller		x	do				
				Rebecca do	Wife	M.		do			do				
218	do	1		Arthur Stevenson	Head	M.		Lace maker		x	do				
				Rebecca do	Wife	M.		do			do				
Total of Houses and of Tenements with less than Five Rooms ...		8	11	Total of Males and Females...		9	12								

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

PUBLIC RECORD OFFICE

Reference:- **RG12/2671**

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Occupants & Records

1901 CENSUS "8 CHILWELL ROAD".

Leonard & Mary A. Hudston. Lacemaker.

Administrative County		The undermentioned Houses are situated within the boundaries of the													Page 21
Civil Parish		Ecclesiastical Parish		County Borough Municipal Borough or Urban District		Ward of Municipal Borough or of Urban District		Rural District		Parliamentary Borough or Division		Town or Village or Hamlet			
of Beeston		of St John the Baptist		of Beeston		of		of		of Rushcliffe Wtd. of Beeston		of Beeston		65	
No. of Schedule	ROAD, STREET &c, and No. or NAME of HOUSE	Inhabited	Uninhabited	Number of Rooms (if less than Five)	Name and Surname of each Person	RELATION to Head of Family	Condition	Age last Birthday	PROFESSION OR OCCUPATION	Employer, Worker, or Own account	If Working at Home	WHERE BORN	(1) Deaf and Dumb (2) Blind (3) Lame (4) Imbecile, feeble-minded		
138	34 Chilwell Rd 1				William Bates	head	m	25	sewers lace draughtman worker			Notts Beeston			
					Alice M. do	wife	m	23				do Nottingham			
					Gladys do	daur	-	-				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	lender in lace factory	worker		do do			
140	10 do 1				James Martin	head	m	77	sewers lace maker			do do			
					William Clifford	son in law	m	54	York butcher	own account or home		do Nottingham			
					Mary A. Clifford	daur	m	53				do Beeston			
					Louise do	grand daur	s	25	litter - window	worker		York: Sheffield			
					Minnie do	grand daur	s	25				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 & Storekeeper	worker		Derby: Whitwell			
					Sarah E. do	wife	m	47				Notts: Beeston			
					Joseph A. Balmer	servant	s	15	Joiner (Carpenter)	worker		do do			
143	24 do 1 (Police Station)				Thomas Bishop	head	m	41	Police Inspector			Somerset: Frome			
					Emmie do	wife	m	38				Lincn: Saxilby			
					John J. do	son	s	15				Nottingham: Chilwell			
144	Elm Avenue 1				Mary A. Jones	head	wid	66	Living on own means			Herts: Puckeridge			
					Frances M. Christie	niece	s	26	Companion			Surrey: Brixton			
					L. L. Brown	serv.	s	16	general serv. (domestic)			Derby: Bodnor			
145	do 1				Frank Haseldene	head	m	44	Lace manufacturer	employee		Notts: Nottingham			
					Mary A. do	wife	m	42				Breckn: Obaupit			
					John J. 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 Tenements 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.

Reuben Reader 1894 – 1913

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 .

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		The undermentioned Houses are situate within the boundaries of the															Page 29
Civil Parish		Ecclesiastical Parish		County Borough, Municipal Borough or Urban District		Ward of Municipal Borough or of Urban District		Rural District		Parliamentary Borough or Division		Town or Village or Hamlet					
of <i>Buxton</i>		of <i>St Andrew's Baptist</i>		of <i>Buxton</i>		of <i>Hill</i>		of <i>Hill</i>		of <i>Rushcliffe</i>		of <i>Village</i>					
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	Inhabited	Uninhabited	In Group	Not in Group	Building	Name and Surname of each Person	RELATION to Head of Family	Condition of 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) Idiotic, feeble-minded		
184	<i>Continued</i>						<i>R. Lydia L. Dodd</i>	<i>Boarder</i>	<i>Single</i>	<i>22</i>	<i>Keel office</i>			<i>Georgetown</i>			
185	<i>"Rowd Hill House"</i>	<i>1</i>					<i>Sarah Ann Maddison</i>	<i>Servant</i>	<i>Single</i>	<i>21</i>	<i>Servant (Domestic)</i>			<i>Georgetown</i>			
							<i>Harriet M. Foster</i>	<i>Head</i>	<i>Single</i>	<i>49</i>	<i>Living on own means</i>			<i>Buxton</i>			
							<i>Mary E. Dawson</i>	<i>Servant</i>	<i>Single</i>	<i>22</i>	<i>Laundress & General Domestic</i>			<i>Georgetown</i>			
186		<i>1</i>					<i>Anne Love</i>	<i>Head</i>	<i>Single</i>	<i>59</i>	<i>Trapper</i>	<i>Own account</i>		<i>Buxton</i>			
							<i>Parat do</i>	<i>Head</i>	<i>Single</i>	<i>54</i>	<i>do</i>			<i>do</i>			
187	<i>"Oban House"</i>	<i>1</i>					<i>Reuben Reader</i>	<i>Head</i>	<i>Married</i>	<i>70</i>	<i>Engineer & Machinist</i>	<i>Employer</i>		<i>Nottingham</i>			
							<i>Annie do</i>	<i>Wife</i>	<i>Single</i>	<i>46</i>				<i>do</i>			
							<i>Maud do</i>	<i>Daughter</i>	<i>Single</i>	<i>20</i>				<i>do</i>			
							<i>Ada do</i>	<i>do</i>	<i>Single</i>	<i>17</i>				<i>do</i>			
							<i>Arthur do</i>	<i>Son</i>	<i>Single</i>	<i>15</i>				<i>do</i>			
							<i>Lizzie Brown</i>	<i>Servant</i>	<i>Single</i>	<i>25</i>	<i>General Domestic</i>			<i>Bingham</i>			
188	<i>12 Chilwell Rd</i>	<i>1</i>					<i>Edith M. Fowler</i>	<i>do</i>	<i>Single</i>	<i>21</i>	<i>do</i>			<i>Edinburgh</i>			
							<i>Mary Clarke</i>	<i>Head</i>	<i>Married</i>	<i>45</i>	<i>Practical Sewing Machine</i>			<i>Manchester</i>			
189	<i>Chilwell Rd</i>	<i>1</i>					<i>Mark E. Cant</i>	<i>Servant</i>	<i>Single</i>	<i>24</i>	<i>General Serv Domestic</i>			<i>Dunelm</i>			
							<i>Fredrick Pason</i>	<i>Head</i>	<i>Married</i>	<i>53</i>	<i>Cycle works manager</i>	<i>Worker</i>		<i>Rushcliffe</i>			
							<i>Rebecca do</i>	<i>Wife</i>	<i>Single</i>	<i>52</i>				<i>Leeds</i>			
							<i>Ethel do</i>	<i>Daughter</i>	<i>Single</i>	<i>27</i>				<i>Nottingham</i>			
							<i>Martha do</i>	<i>do</i>	<i>Single</i>	<i>16</i>				<i>do</i>			
							<i>Maud do</i>	<i>do</i>	<i>Single</i>	<i>10</i>				<i>Buxton</i>			
190	<i>1 Cavendish Place</i>	<i>1</i>					<i>Henry P. Lewis</i>	<i>Head</i>	<i>Married</i>	<i>34</i>	<i>Manager Lace industry</i>	<i>do</i>		<i>Buxton</i>			
							<i>Ada do</i>	<i>Wife</i>	<i>Single</i>	<i>35</i>				<i>Derby</i>			
							<i>Edith E do</i>	<i>Daughter</i>	<i>Single</i>	<i>7</i>				<i>Buxton</i>			
							<i>Harold W do</i>	<i>Son</i>	<i>Single</i>	<i>6</i>				<i>do</i>			
							<i>Leonard P do</i>	<i>do</i>	<i>Single</i>	<i>4</i>				<i>do</i>			
							<i>Edith Alice Fowler</i>	<i>Servant</i>	<i>Single</i>	<i>24</i>	<i>General Servant Domestic</i>	<i>Worker</i>		<i>Trower</i>			
191	<i>3 " "</i>	<i>1</i>					<i>William Townley</i>	<i>Head</i>	<i>Married</i>	<i>33</i>	<i>Timber's Genl Traveller</i>	<i>do</i>		<i>Durham</i>			
							<i>Hester do</i>	<i>Wife</i>	<i>Single</i>	<i>30</i>				<i>Manchester</i>			
							<i>Esther do</i>	<i>Daughter</i>	<i>Single</i>	<i>1</i>				<i>Buxton</i>			
							<i>Martha Bingham</i>	<i>Servant</i>	<i>Single</i>	<i>18</i>	<i>General Servant Domestic</i>			<i>South Norwiche</i>			
7	Total of Schedules of Houses and of Tenements 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.

Reuben Reader

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 Fothergill, who served an apprenticeship at 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 1894 – 1913

Occupants & Records

1911 CENSUS

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

CENSUS OF ENGLAND AND WALES, 1911.

Before writing on this Schedule please read the Examples and the Instructions given on the other side of the paper, as well as the headings of the Columns. The entries should be written in Ink.

The contents of the Schedule will be treated as confidential. Strict care will be taken that no information is disclosed with regard to individual persons. The returns are not to be used for proof of age, as in connection with Old Age Pensions, or for any other purpose than the preparation of Statistical Tables.

Number of Schedules 295
(To be filled up by the Enumerator after collection.)

NAME AND SURNAME	RELATIONSHIP to Head of Family.	AGE (last Birthday) and SEX.	PARTICULARS as to MARRIAGE.				PROFESSION or OCCUPATION of Persons aged ten years and upwards.				BIRTHPLACE of every person.	NATIONALITY of every Person born in a Foreign Country.	INFIRMITY.
			For Infants under one year state the age in months as "under one month," "one month," etc.	Write "Single," "Married," "Widowed," or "Widow," opposite the names of all persons aged 15 years and upwards.	Completed years the present Marriage has lasted, if less than one year write "under one year."	Children born alive to present Marriage. (If no children born alive write "None" in Column 7.)	Personal Occupation.	Industry or Service with which worker is connected.	Whether Employer, Worker, or Working on Own Account.	Whether Working at Home.			
1. Reuben Reader	Head	80		Married 38	4			Engineer Manufacturing		Employer	Nottingham	English	
2. Ann Reader	Wife	56		Married 38	4						Nottingham	English	
3. Ada Reader	Daughter	27		Single							Nottingham	English	
4. Martha Elizabeth Chettle	Servant	17		Single				General Servant Domestic			Barton North	English	

(To be filled up by the Enumerator.)

I certify that—		Total.	
(1) All the ages on this Schedule are entered in the proper six columns.	Males	Females	Persons.
(2) I have counted the males and females in Columns 3 and 4 separately, and have compared their sum with the total number of persons.	1	3	4
(3) After making the necessary enquiries I have completed all entries on the Schedule which appeared to be defective, and have corrected such as appeared to be erroneous.			

Initials of Enumerator: RD.

(To be filled up by, or on behalf of, the Head of Family or other person in occupation, or in charge, of this dwelling.)


Write below the Number of Rooms in this Dwelling (Kitchens, Parlours, or Apartments). Count the kitchen as a room but do not count scullery, landing, lobby, closet, bathroom, nor warehouse, office, shop.

I declare that this Schedule is correctly filled up to the best of my knowledge and belief.

Signature: Reuben Reader
Postal Address: Oban House, Chilwell Road, Boston, North

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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: Mr Reader

Postal Address: Oban House, Chilwell Road

11

General Table

No. of House	Address	Name of Occupier	Population												
			Males	Females	Total	Under 5	5 to 14	15 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 and over		
101	Commercial Street	Mr. Spence	1	1	2										
102		Mr. Spence	1	1	2										
103		Mr. Spence	1	1	2										
104		Mr. Spence	1	1	2										
105		Mr. Spence	1	1	2										
106		Mr. Spence	1	1	2										
107		Mr. Spence	1	1	2										
108		Mr. Spence	1	1	2										
109		Mr. Spence	1	1	2										
110		Mr. Spence	1	1	2										
111		Mr. Spence	1	1	2										
112		Mr. Spence	1	1	2										
113		Mr. Spence	1	1	2										
114		Mr. Spence	1	1	2										
115		Mr. Spence	1	1	2										
116		Mr. Spence	1	1	2										
117		Mr. Spence	1	1	2										
118		Mr. Spence	1	1	2										
119		Mr. Spence	1	1	2										
120		Mr. Spence	1	1	2										
121		Mr. Spence	1	1	2										
122		Mr. Spence	1	1	2										
123		Mr. Spence	1	1	2										
124		Mr. Spence	1	1	2										
125		Mr. Spence	1	1	2										
126		Mr. Spence	1	1	2										
127		Mr. Spence	1	1	2										
128		Mr. Spence	1	1	2										
129		Mr. Spence	1	1	2										
130		Mr. Spence	1	1	2										
131		Mr. Spence	1	1	2										
132		Mr. Spence	1	1	2										
133		Mr. Spence	1	1	2										
134		Mr. Spence	1	1	2										
135		Mr. Spence	1	1	2										
136		Mr. Spence	1	1	2										
137		Mr. Spence	1	1	2										
138		Mr. Spence	1	1	2										
139		Mr. Spence	1	1	2										
140		Mr. Spence	1	1	2										
141		Mr. Spence	1	1	2										
142		Mr. Spence	1	1	2										
143		Mr. Spence	1	1	2										
144		Mr. Spence	1	1	2										
145		Mr. Spence	1	1	2										
146		Mr. Spence	1	1	2										
147		Mr. Spence	1	1	2										
148		Mr. Spence	1	1	2										
149		Mr. Spence	1	1	2										
150		Mr. Spence	1	1	2										

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Reuben Reader 1894 – 1913

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.

Robert Paling 1913 – 1924

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 saleshops and dwelling

houses, with stabling at Nos. 2 and 4, High road, annual rental £54 10s., for £890. The five saleshops 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

24 MAY 1913

Record of sale to Robert Paling for £975

BEESTON GAZETTE AND ECHO

20 SEPTEMBER 1913

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

Robert Paling 1913 – 1924

BEESTON GAZETTE AND ECHO

7 SEPTEMBER 1918

One of many classifieds for volunteers for Notts. Volunteer Regiment, 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.

Robert Paling 1913 – 1924

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.

Dr Winifred Alice Melland Thompson 1926 – 1967

Occupants & Records

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

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.

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 Alice Melland Thompson 1926 – 1967

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, Broxtowe. **296221.** *Area*

Director: 14 Strelley Road, Broxtowe. **296221.** *Area*

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.**

Family Support Association:



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

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-

Bridgeway Consulting Ltd 1999 – now

FROM THEIR WEBSITE

“Oban House

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 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

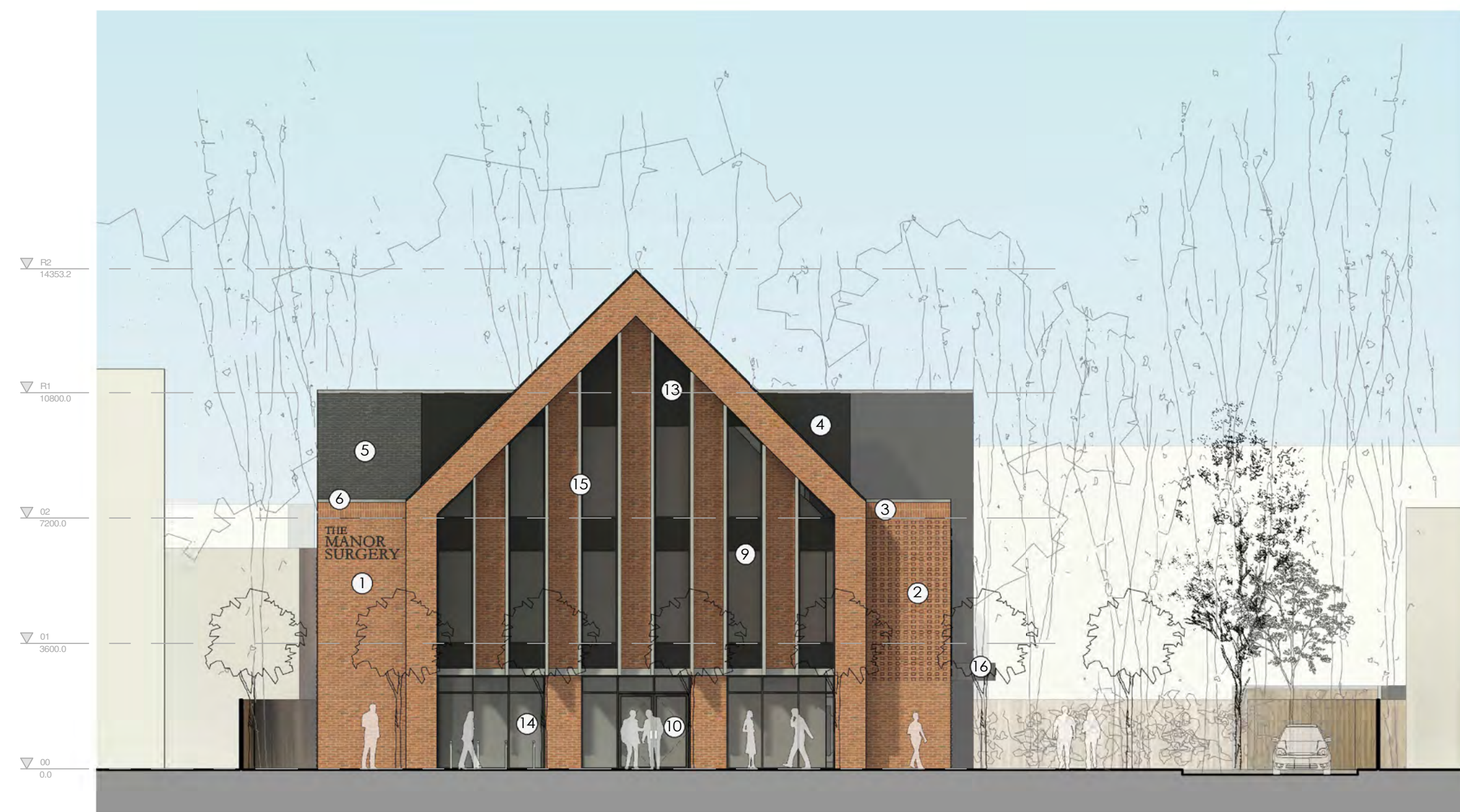
The Practice therefore engaged a property developer to work with us in finding a suitable site and this resulted in the approved proposal being submitted to then Nottingham West CCG in late 2018. This was to build on the now residential Myfords place location. This unfortunately fell through as a location 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 Clipping
- 7 PPC Aluminium (Louves) Dark Grey
- 8 PPC Aluminium (Window Frames) Dark Grey
- 9 PPC Aluminium (Curtain Wall Frames) Dark Grey
- 10 PPC Aluminium (Glazed Door Frames) Dark Grey
- 11 Steel (Solid Doors) Dark Grey
- 12 PPC Aluminium (Louvered Doors) Dark Grey
- 13 PPC Aluminium (Spondrel Panel) Dark Grey
- 14 External Glazing
- 15 Vertical PPC 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
PO1	24/01/2022	Proposed north east elevation updated to include sliding door at clinic entrance.	MP

THE MANOR SURGERY

ORIGINATOR	REF
cpmg CPMG Architects Ltd People, Purpose, Place	
Nottingham 13 St Peter's Gate, Nottingham, NG2 2JF Tel: 0115 958 8100	
Leeds 20/25 Kirkstall Road, Leeds, LS20 8TE Tel: 0113 275 1234	
Birmingham The Lewis Building, Bull Street, Birmingham, B4 6BQ Tel: 0121 635 1234	

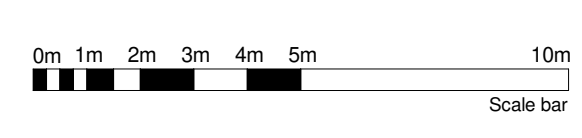
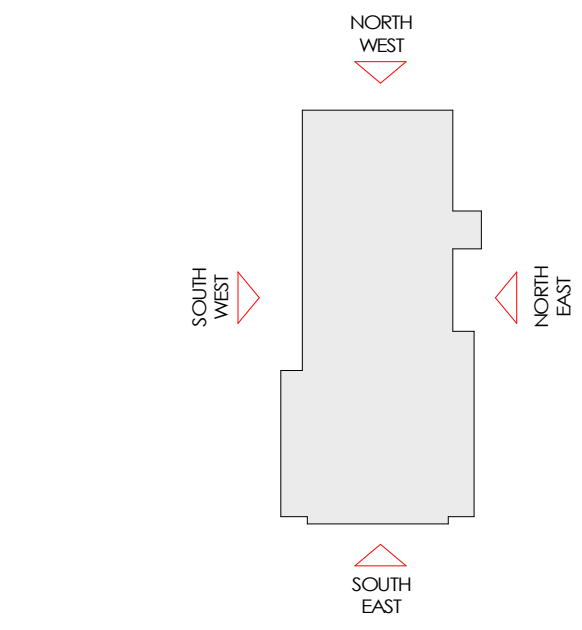
PROJECT: The Manor Surgery
Beeston

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 PO1





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



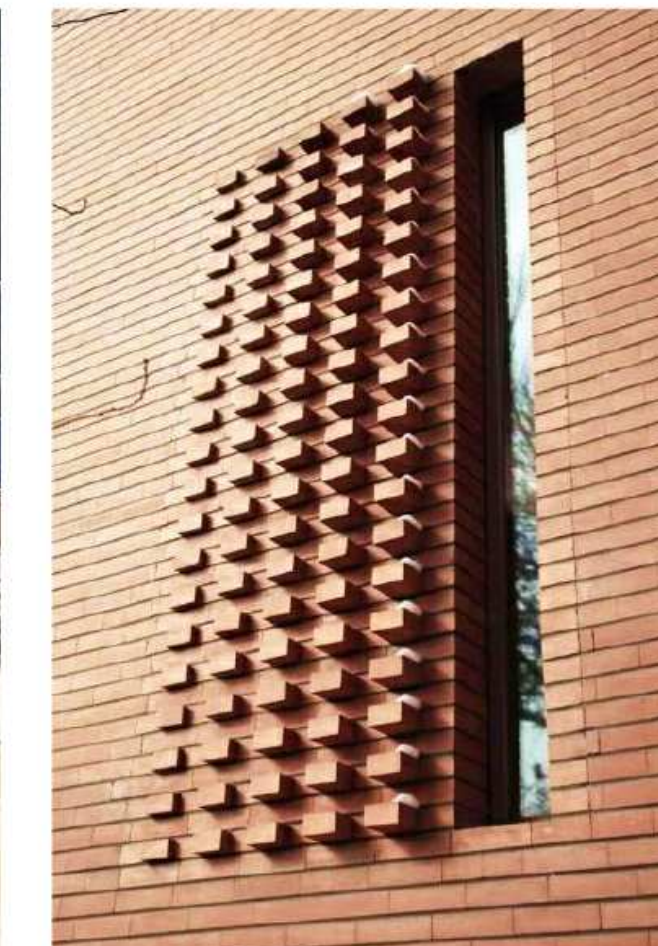
Dark zinc cladding

- 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	

cpmg *People. Purpose. Place.*
 Nottingham 13 St. Peter's Gate, Nottingham, NG1 2JF Tel: 0115 958 950
 London 31/35 Kirby Street, London, EC1N 8TE Tel: 0207 492 180
 Birmingham The Lewis Building, Bull Street, Birmingham, B4 6EQ 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	CHKD 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



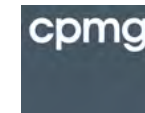
VIEW 3 – FRONT ELEVATION



VIEW 4 – PHARMACY ENTRANCE

REV	DATE	DESCRIPTION	BY
CLIENT			

THE MANOR SURGERY

ORIGINATOR	REF:
	CPMG Architects Ltd <i>People Purpose Place</i>

Nottingham 13 St. Peter's Gate, Nottingham, NG1 2JF Tel: 0115 958 8500
 London 31-35 Petty Street, London, EC1N 8TE Tel: 0207 456 1905
 Birmingham The Leazes Building, Bull Street, Birmingham, B4 6ED Tel: 0121 481 2092
 enquiries@cpmgarchitects.com www.cpmgarchitects.com

PROJECT
The Manor Surgery Beeston

DRAWING TITLE
Visualisations External Views (Sheet 1)

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-0011	

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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

POI	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	CPMG Architects Ltd People. Purpose. Place	REF:
Nottingham	13 St. Peter's Gate, Nottingham, NG1 2JF	Tel: 0115 958 9500
London	31/35 Kirby Street, London, EC1N 8TE	Tel: 0207 492 1905
Birmingham	The Lewis Building, Bull Street, Birmingham, B4 6EQ	Tel: 0121

PROJECT
The Manor Surgery
Beeston

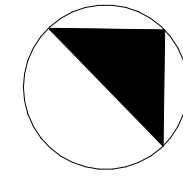
DRAWING TITLE
Visualisations
External Views (Sheet 2)

DRAWING STATUS

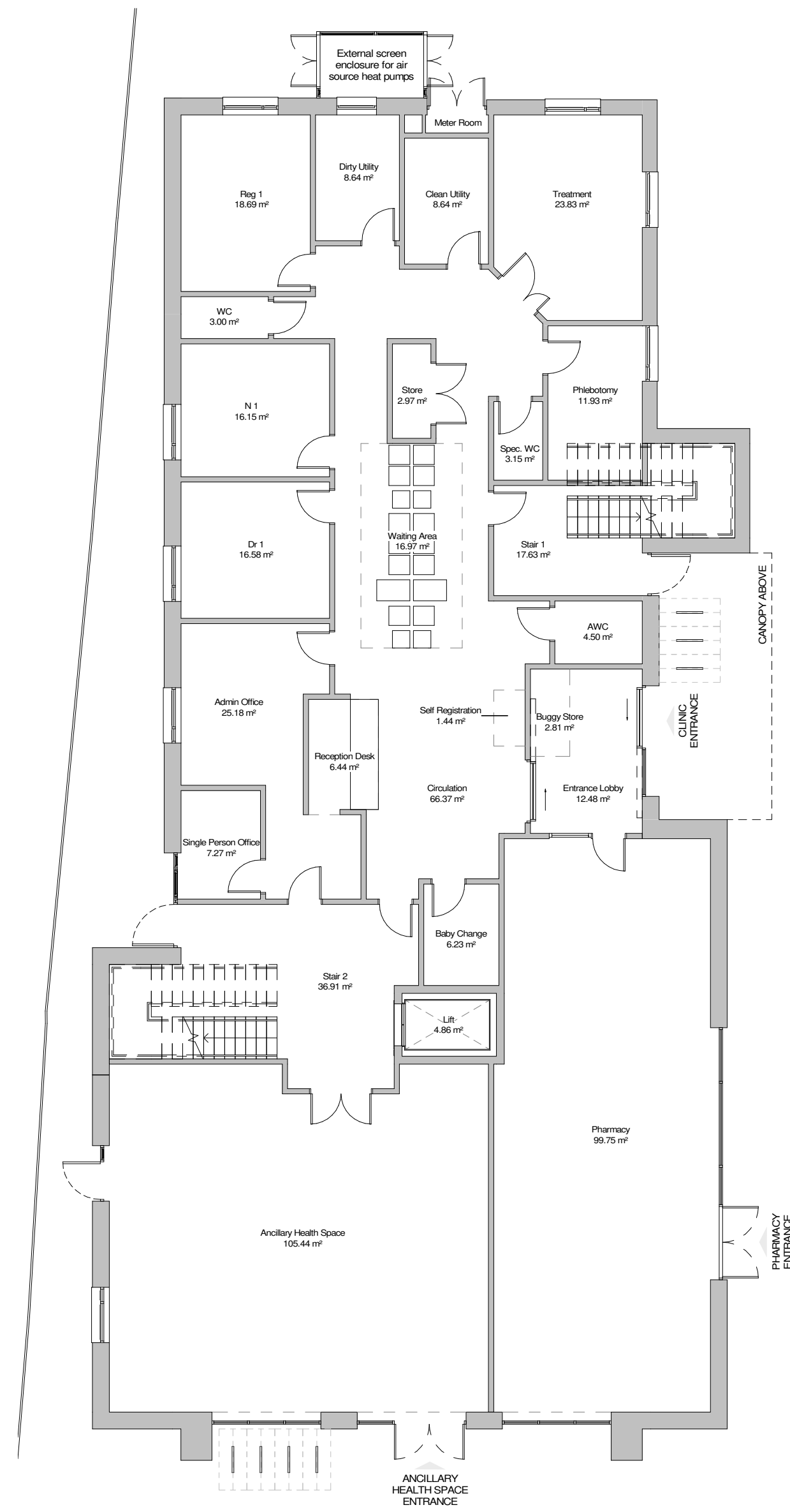
PLANNING

DRAWN BY	DATE	CHKD BY	SCALE	MEDIA
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PROJECT - ORIGINATOR - TYPE - ROLE - NUMBER				REVISION
9007-CPMG-01-ZZ-DR-A-0012				PO1

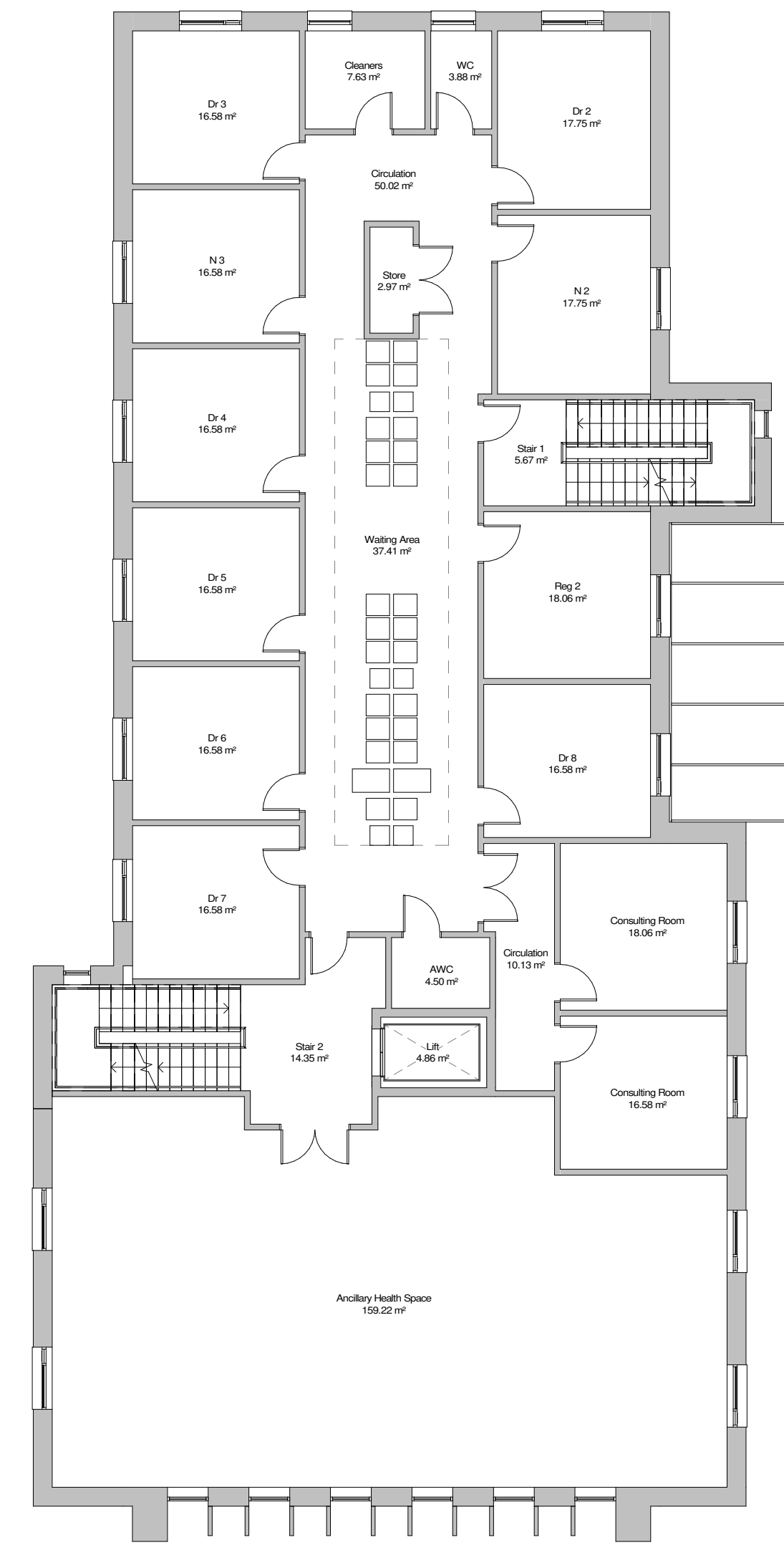
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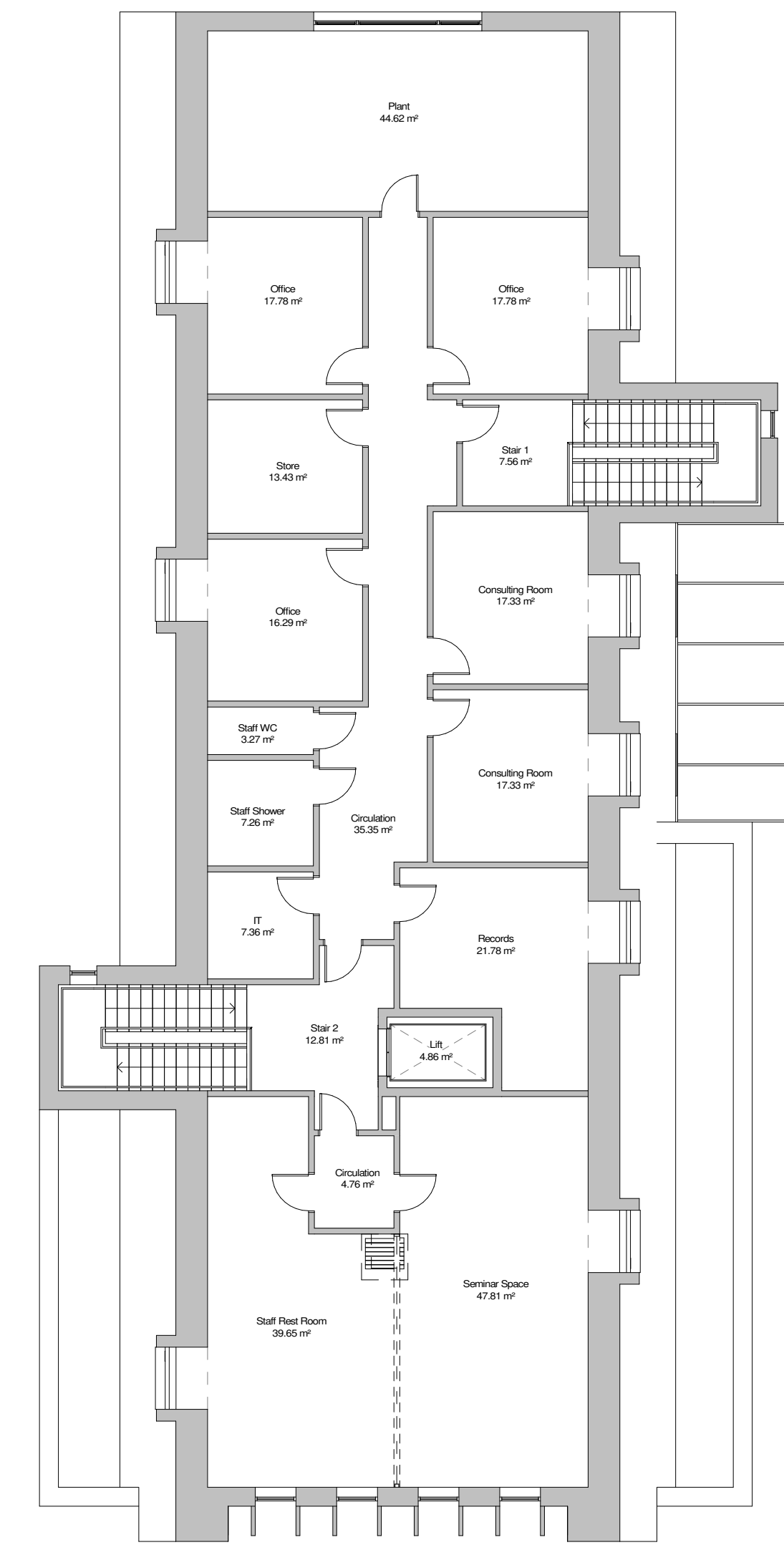
NOTES
 Information to be read in conjunction with all other GA drawings.
 Dimensions are in millimeters unless otherwise stated.
 Do not scale drawing.



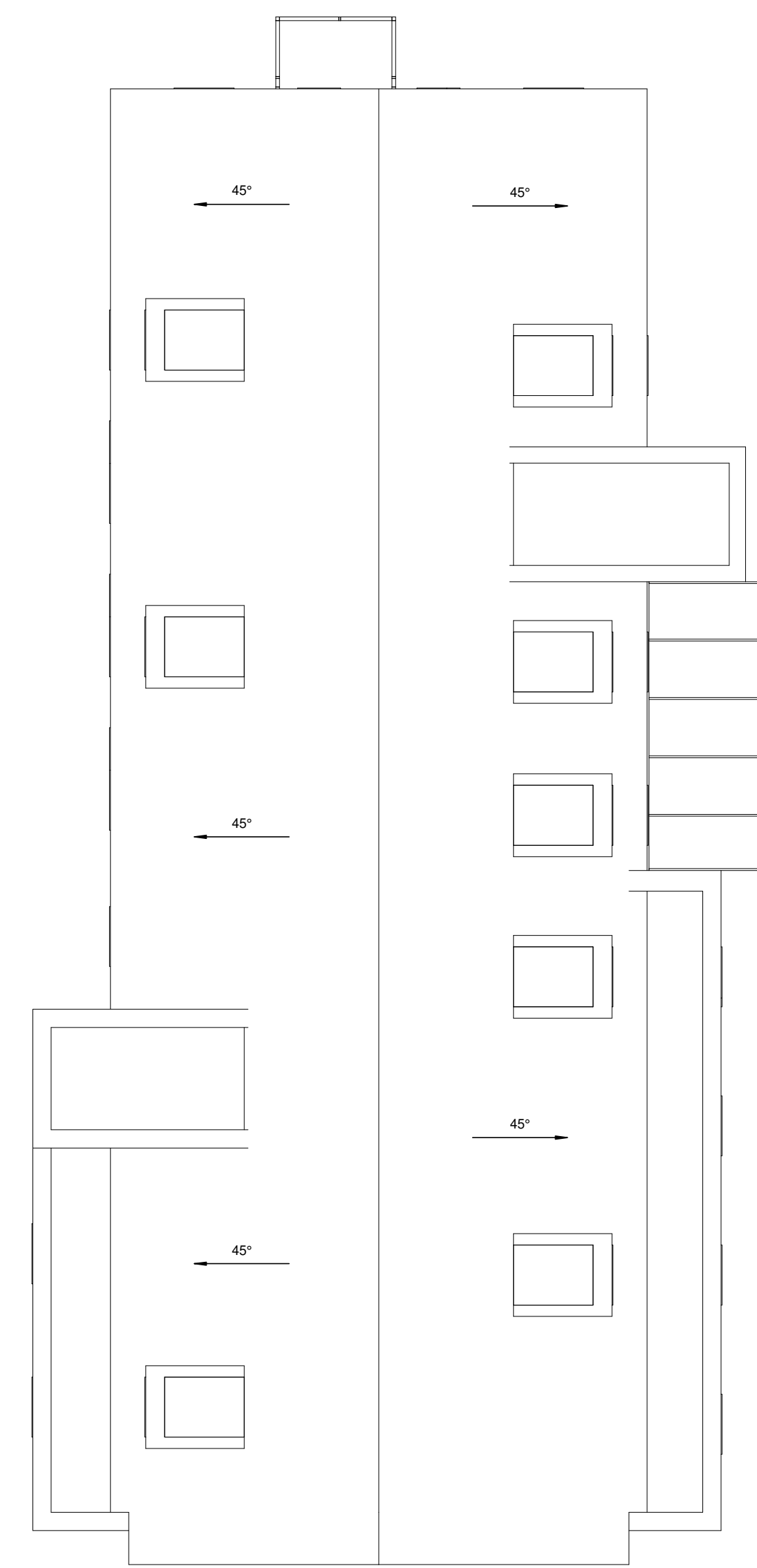
1 Ground Floor Plan
1 : 100



2 First Floor Plan
1 : 100



3 Second Floor Plan
1 : 100



4 Roof Plan
1 : 100

NOI: 24/10/2022 Plans amended to incorporate client requests to internal layout. MP
 DATE: 2022-11-16
 CLIENT: CPMG Architects Ltd

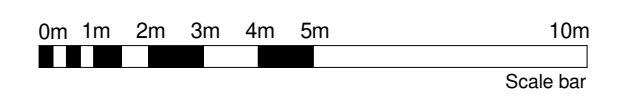
THE MANOR SURGERY

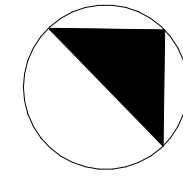
ORIGINATOR: CPMG Architects Ltd
 13 St. Peter's Gate, Nottingham, NG2 2PF
 London: 30/25 Kirby Street, London, EC3N 8TE
 Birmingham: The Lanes Building, Bull Street, Birmingham, B4 6EG

The Manor Surgery
 Beeston

DRAWING TITLE: Proposed GA Plans
 DRAWING STATUS: PLANNING

NO	DATE	CHKD BY	SCALE	REVISION
MP	2021-11-16	AP	As indicated	AO
PROJECT - ORIGINATOR - TYPE - ROLE - NUMBER				
9007-CPMG-01-ZZ-DR-A-0005				POI



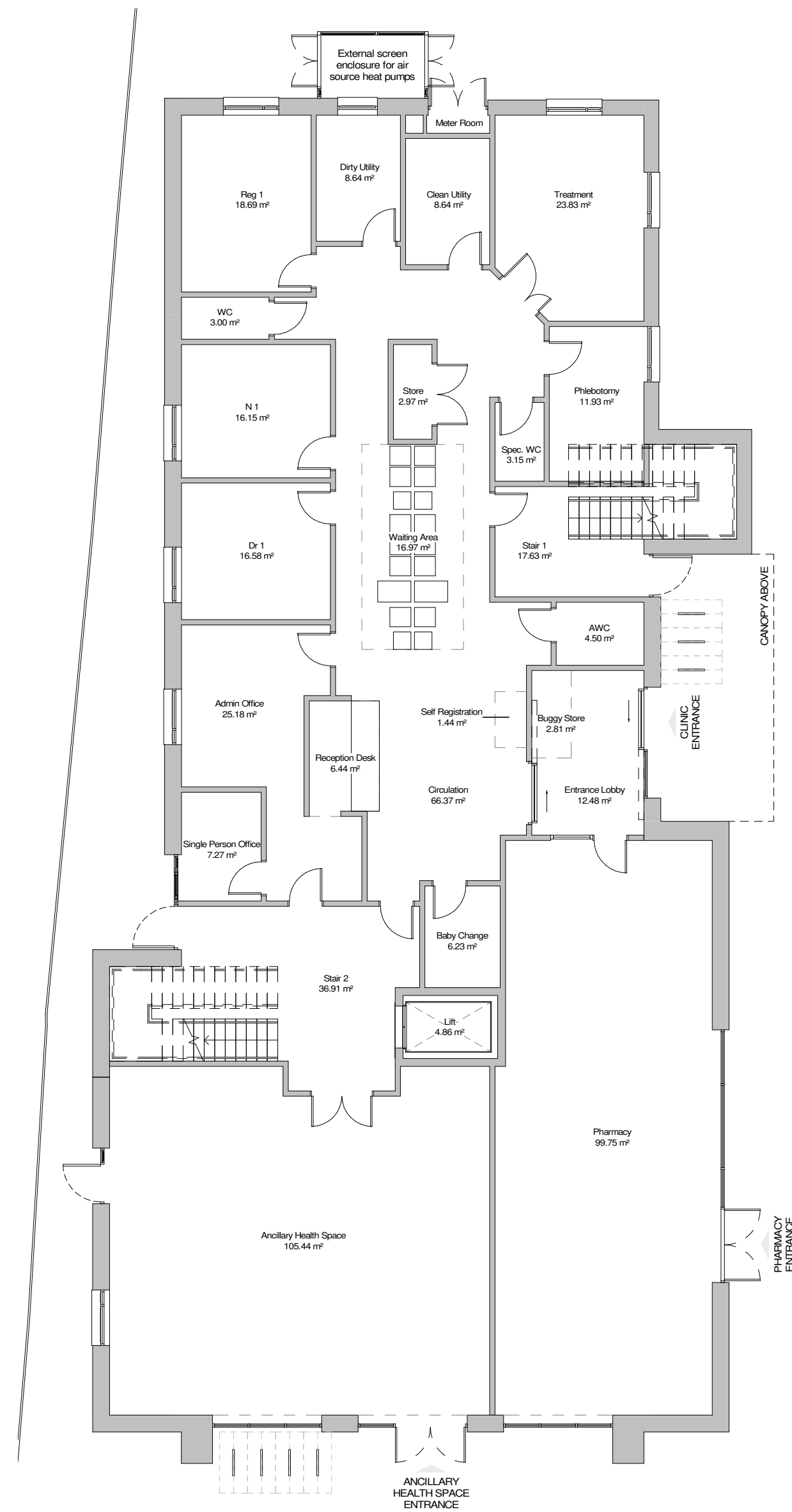


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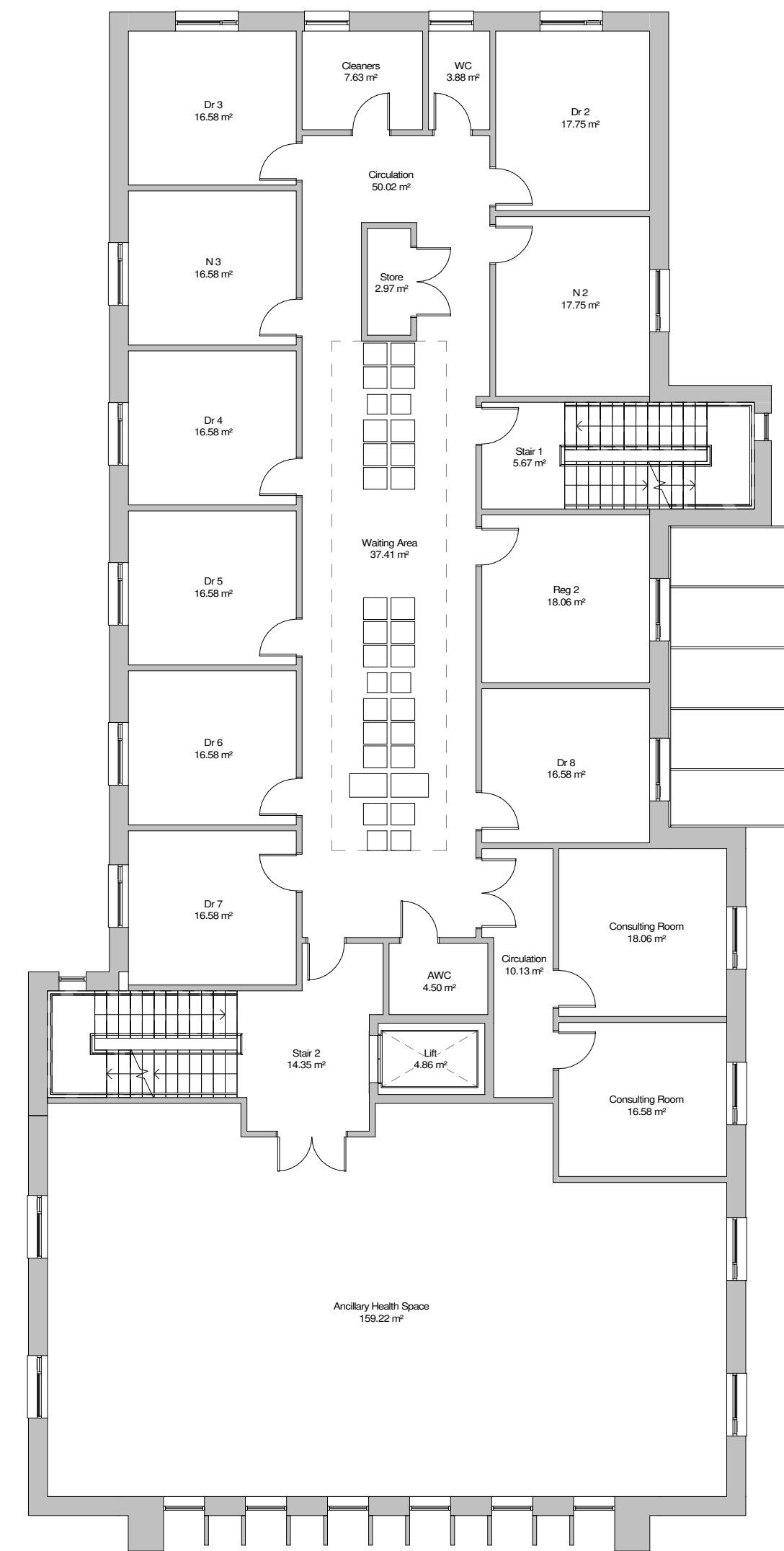
Information to be read in conjunction with all other GA drawings.

Dimensions are in millimeters unless otherwise stated.

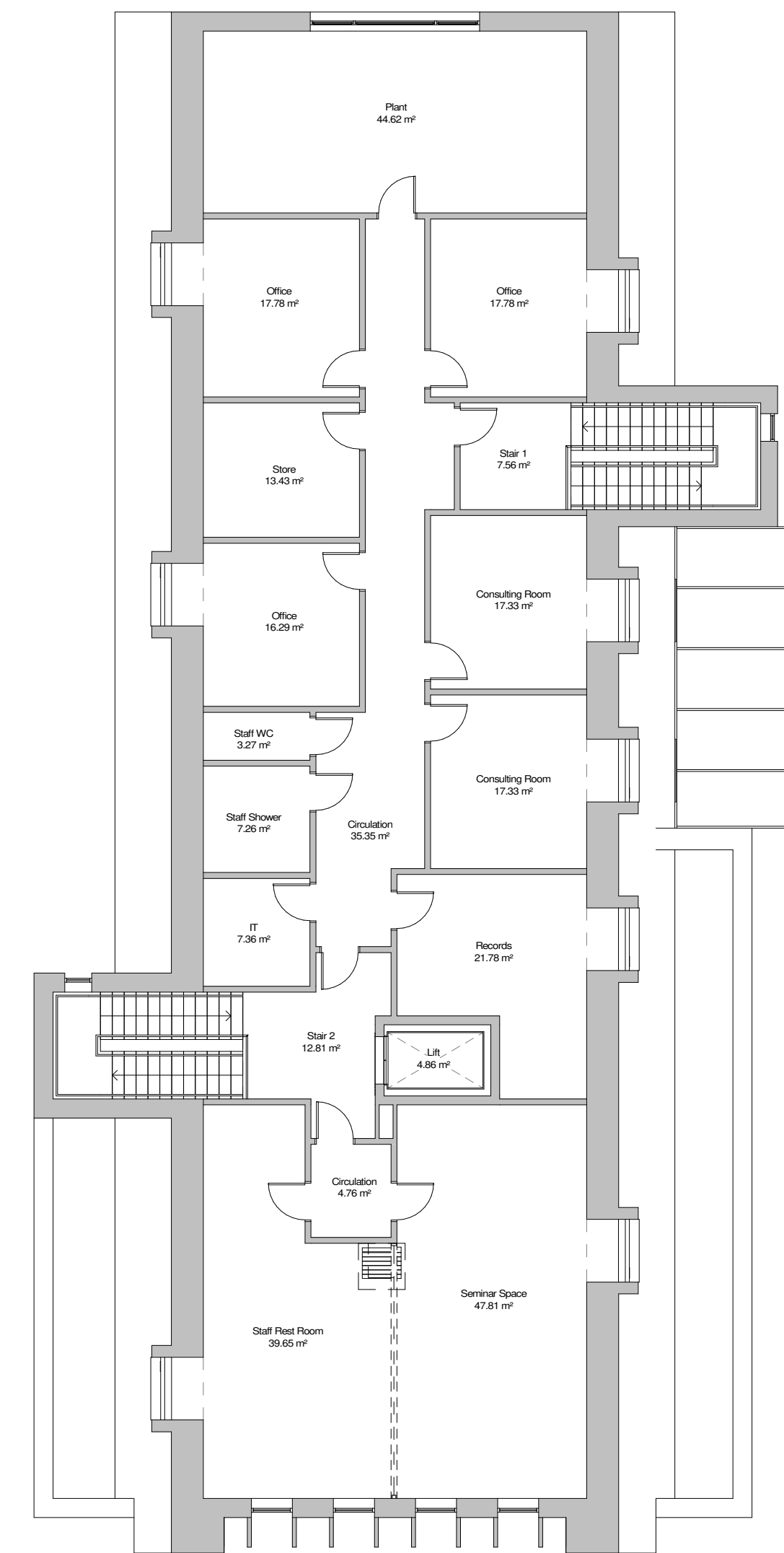
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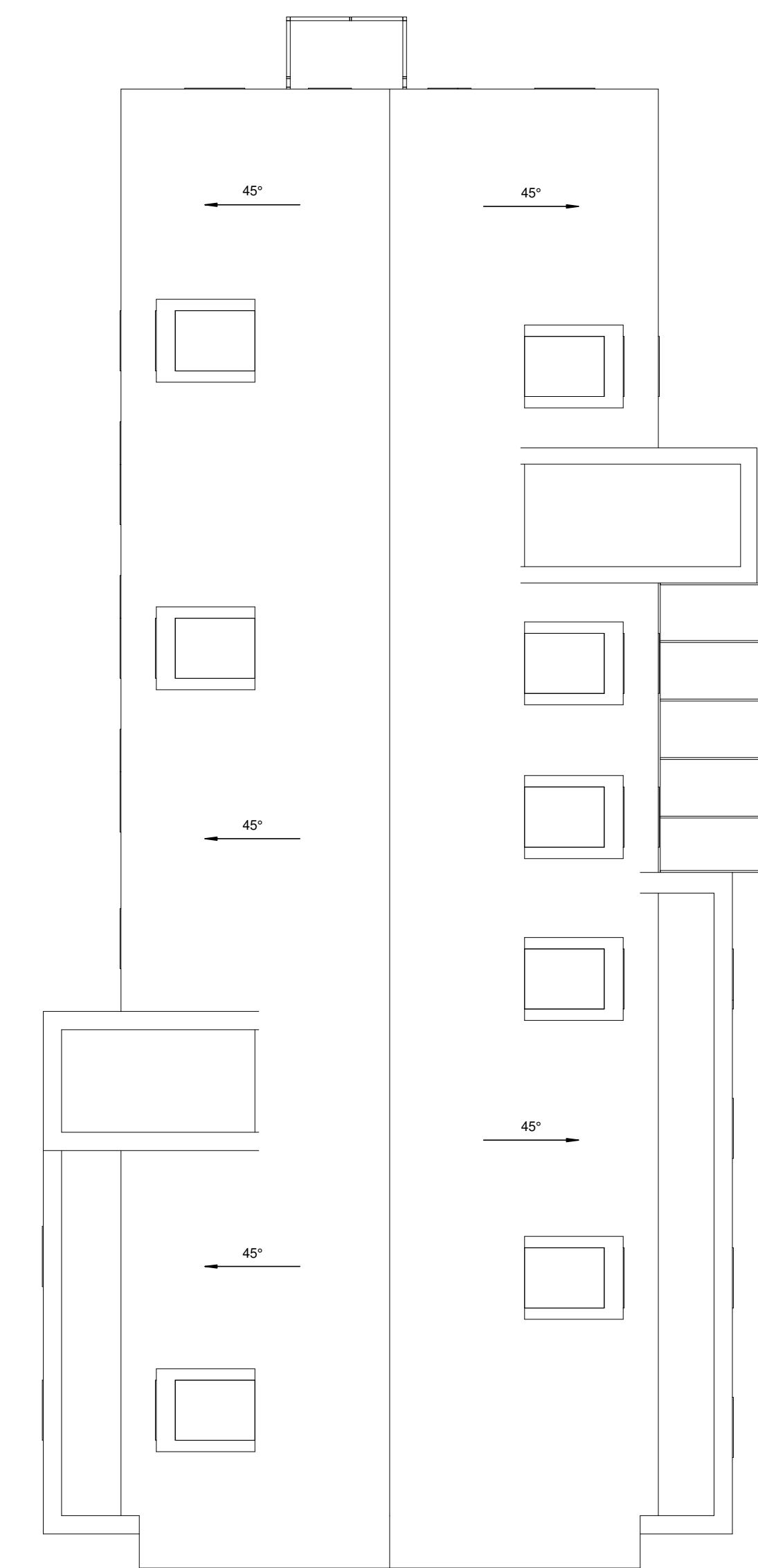
1 Ground Floor Plan
1 : 100



2 First Floor Plan
1 : 100



3 Second Floor Plan
1 : 100



4 Roof Plan
1 : 100

NOI	24/10/2022	Plans amended to incorporate client requests to internal layout.	MP
DATE		DESCRIPTION	BY
CLIENT			

THE MANOR SURGERY

ORIGINATOR	CPMG Architects Ltd
13 St. Peter's Gate, Nottingham, NG2 2JF	Tel: 0115 95 0000
30/35 Kirby Street, London, EC3N 8TE	Tel: 0207 488 8800
The Lanes Building, Bull Street, Birmingham, B4 6EG	Tel: 0121 233 3333

The Manor Surgery
Beeston

DRAWING TITLE

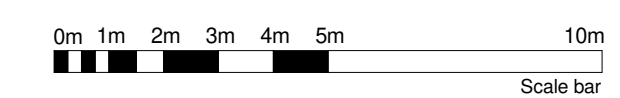
GAs
Proposed GA Plans

DRAWING STATUS

PLANNING

DRAWN 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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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, Karen Stainer, Gareth Davies, Jill Oakden, Voluntary Action Broxtowe, David Boden, Lewis Stainer, Chryse Tinsley, Lucy Brouwer, Julia T, Barbara Phillips, James Towler, and the Beeston community on social media.

CONTACT US

BEESTON AND DISTRICT CIVIC SOCIETY

beestoncivicsociety@gmail.com

Facebook: @beestoncivicsociety

Twitter: @beestoncivicsoc

Instagram: @beestoncivicsociety

SAVE OBAN HOUSE CAMPAIGN

saveobanhouse@gmail.com

facebook.com/groups/saveobanhouse

#SaveObanHouseNG9

#SaveObanHouseNG9

