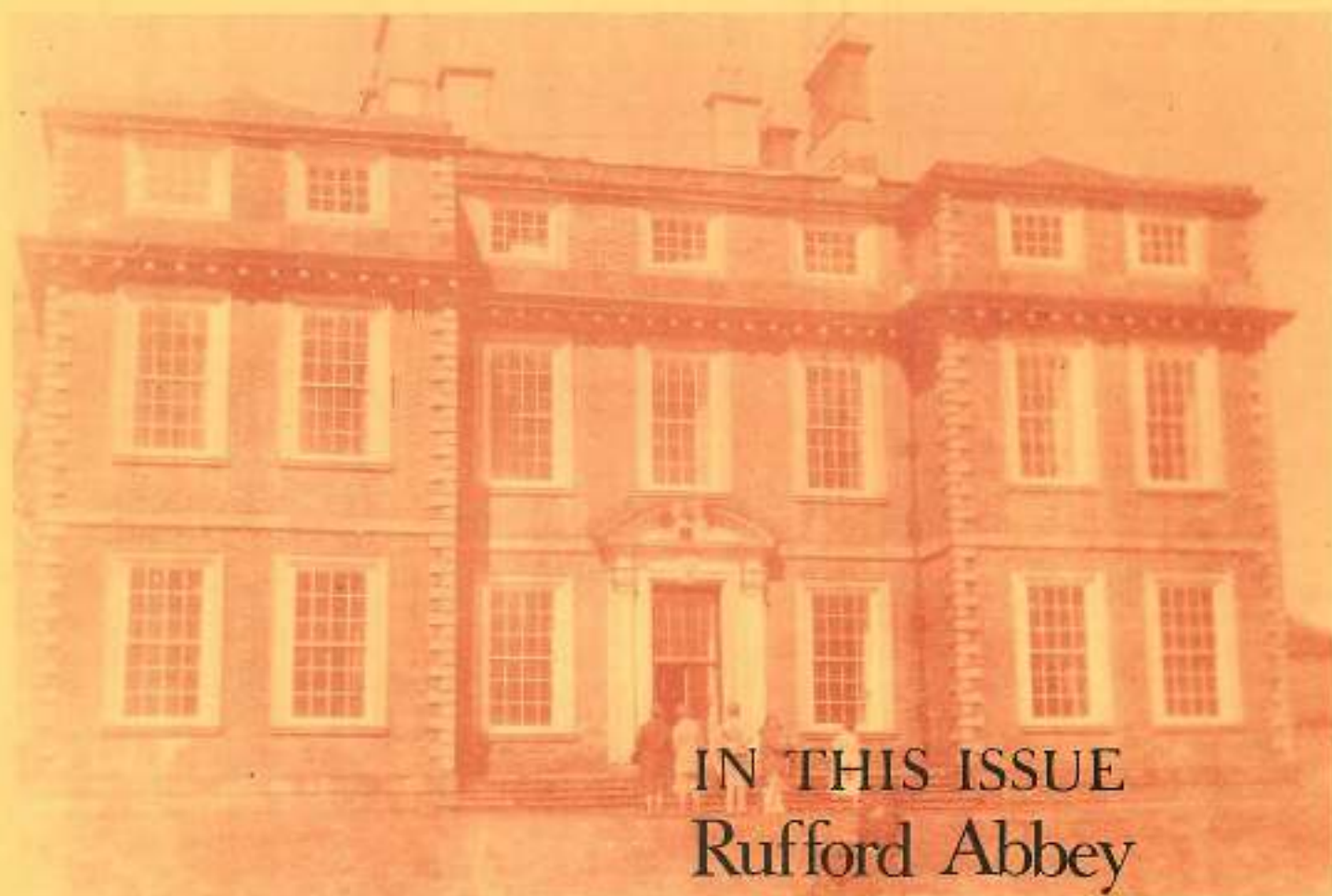


CONSERVATION IN NOTTS.

Summer 1982



WINKBURN HALL

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Saracens Head

Malthouse, Newark

NOTTINGHAMSHIRE BUILDING PRESERVATION TRUST LIMITED

The Old Bowls Pavilion,
Bridgford Road,
West Bridgford,
Nottingham NG2 6AX
Tel. (0602) 819622 (24 hour answer)



The Work of the Trust

The Trust - as a limited company with charitable status - operates within a legal framework, designed to protect buildings of historical and architectural interest and to maintain the character of towns and villages in Nottinghamshire. The Trust was formed in 1965 and has over the past years built a fine reputation for its assistance both financial and technical in helping preserve the heritage of the County. However in recent years the Trust has lost, because of Government cutbacks, the financial assistance of some of the local councils. The Trust will therefore concentrate on:

- Advising local planning authorities on applications to alter or demolish listed buildings, and on applications affecting conservation areas;
- Presenting evidence on the same issues if and when they come to public inquiry;
- The Trust is anxious to extend its work in two other directions. It is prepared to offer technical advice to owners who, without proposing to alter a building, wish to maintain its essential character and possibly to restore historic features. Such advice calls for professional knowledge and skills. Owners will therefore be expected to pay a modest charge for such advice. This advice is available not only for buildings listed or in conservation areas, but for any building of age;
- The Trust is particularly anxious to resume its policy, carried out successfully in Windles Square, Galverton of acquiring old buildings, restoring them suitably and then selling. The Trust has limited capital funds for this purpose, but hopes to be able to borrow the additional funds from the Civic Trust or from local authorities.

The Trust has accumulated a large collection of photographs and reports, and they are important for reference. Recently the Trust has surveyed a number of farm buildings because they are often now redundant. They differ from one part of the county to another, and it is impossible to advise on, for instance, a proposal to convert a barn into a house unless its historical character is understood. Recently the Trust has extended this by arranging surveying weekends for members. At these members learn the technique of measuring buildings whilst acquiring a valuable record for the Trust of the important buildings in a particular village.

FINANCE AND ESTABLISHMENT

The Trust depends for its finance on voluntary donations. The largest source of voluntary help is supplied by local authorities. From 1983 and for the foreseeable future, owing to cutbacks in Local Government expenditure, the amount of this help will be much reduced and a greater emphasis on help from private individuals and voluntary organisations will be needed.

The Trust invites subscriptions from those who wish to associate themselves with this work; the rates are as follows:

Individual membership	- £2.00
Corporate membership	- £2.50
Life membership	- £20.00

Much of the work is done by volunteers from the Trust's new headquarters at the Old Bowls Pavilion, West Bridgford, which the Trust is restoring. If you are interested in finding out more about us please contact Janet Blekinship at the above telephone number.

Subscriptions

Our subscription level has stayed the same for many years despite a huge increase in administration costs. The annual subscription barely covers the cost of the newsletter and postage. Our income from local authority grants has been drastically reduced and so we must rely on drastically increasing our membership to survive. So, please try to enlist a new member this year - leaflets advertising our work are available from the Trust's offices - or why not take out a subscription to the newsletter for a friend who has moved away from the area.

NEWSLETTER

Additional copies of the newsletter can be provided either singly @ 25p + p+p, or in bulk:-

10 copies	£2.00 post paid
50 or more copies	£1.75 per 10 post paid

or sent to any part of the U.K. for £1.50 a year.

The Heritage of the County is in Your Hands

EDITORIAL

We print in this issue a fair cross section of the work the Trust is currently involved in and also a thought provoking article from one of our most respected members, Dr. Norman Summers.

Personally I am encouraged at the progress of the Trust in the past year. There has been an upsurge of interest from the public in conservation; there is more involvement from our steadily growing membership; the response to the coach tour was such that two coaches were needed. A detailed account is included later on. More importantly the Trust's views are now carrying more weight with local authorities who themselves are promoting numerous conservation schemes.

It is also hoped that during this financial year we may be able to give a limited number of small grants and that coupled with the start of work on Linby Lane and the restoration of Bulwell and Cromwell dovecotes means the Trust is active on a wide variety of fronts.

We must not, however, be complacent. The prime function of the Trust is the conservation of the County's heritage intact. This is more in danger now of gradual erosion than actual destruction. Everyone must be vigilant, especially members, to ensure we have early warning for our 'Buildings at Risk' register. The advice the technical panel can give to owners to carry out repair and renovation which is in character with their property and village is essential if this character is not to be eroded by cladding, rendering, 'modern' windows inappropriate extensions etc. Many of these do not require planning permission and this is where the small grants scheme has proved so valuable in the past. Therefore the decision to start again the small grants scheme is very welcome.

Finally we at the Trust will continue to spread the message in our talks and tours and of course in the newsletter, which we hope you enjoy.

Dick & Janet Blenkinship

RUFFORD ABBEY - Orangery & Bath House

On Saturday 24th April, 1982 the Technical Panel met at Rufford with members of the staff of William Saunders & Partners, the architects who have prepared a feasibility study for the restoration of the building. The same firm has been responsible for the conversion of the Stables as a craft centre etc. Trust members who visit it should notice that from the brickwork of the building it is evidently of 17th century date, re-roofed in the Victorian period. The building has been treated very sympathetically in converting it to a new use, and the County Council should be congratulated

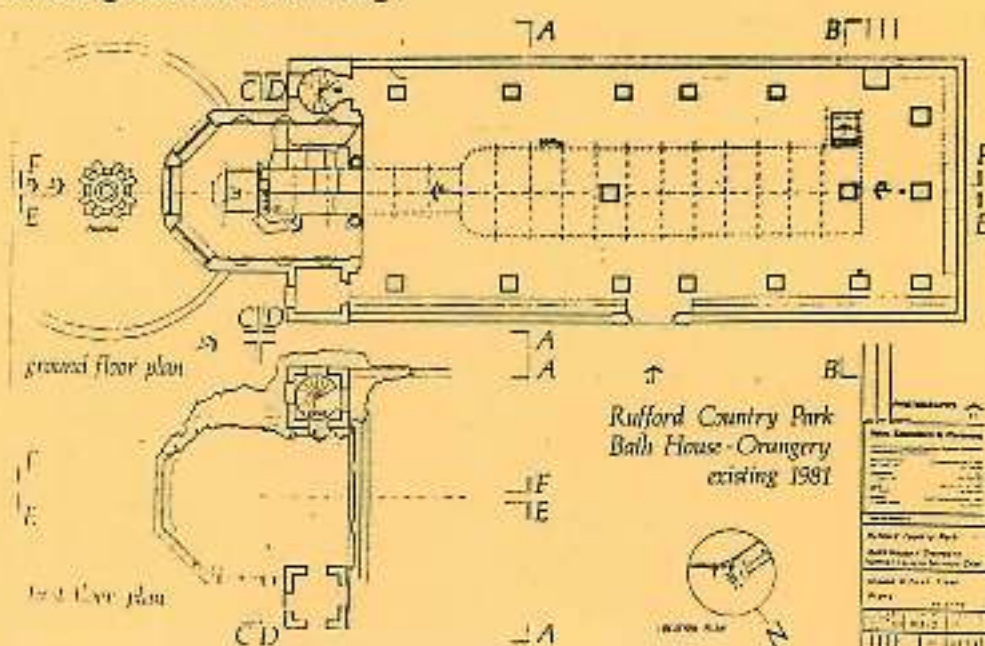
The Technical Panel was most impressed by the research and thought which has gone into the report on the Bath House prepared for the County Council (Leisure Services). There are several questions of principle as well as technical problems, which the County Council will have to decide before restoration starts in 1983.

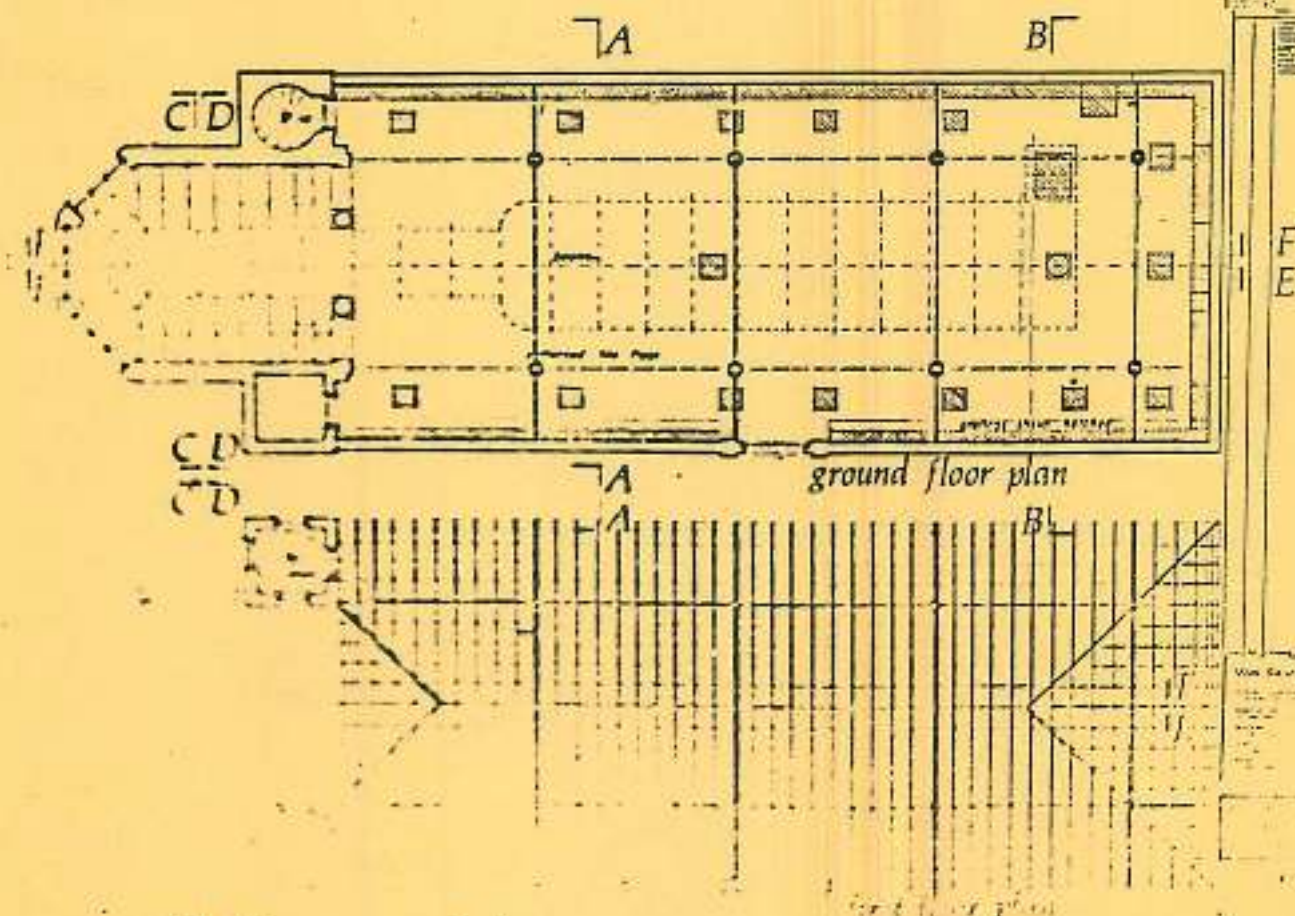
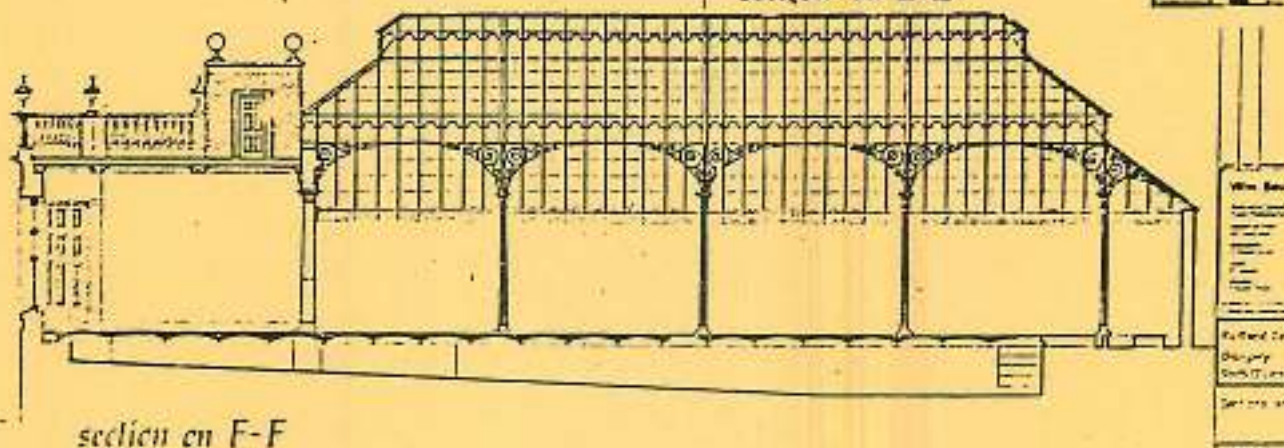
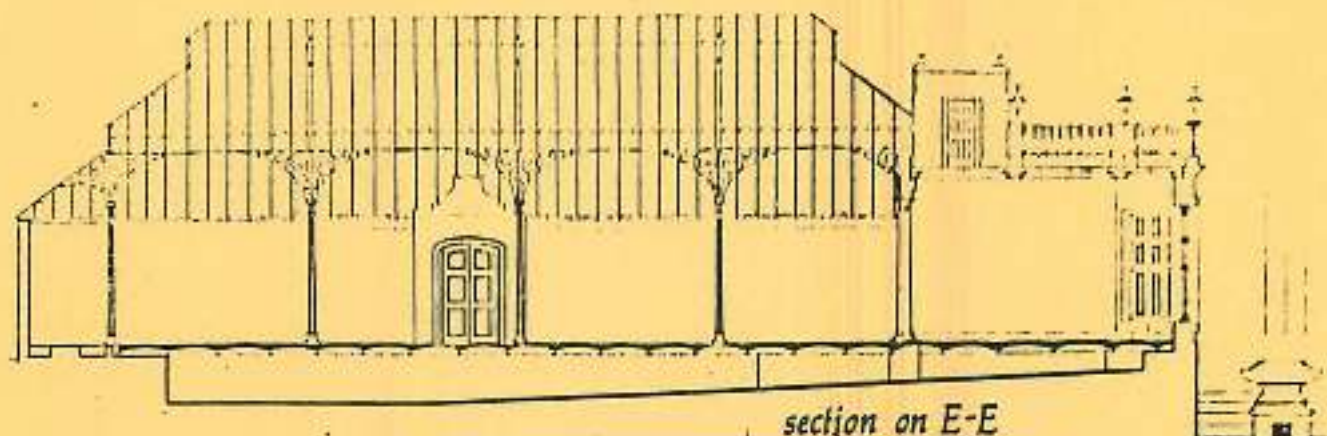
The Bath House was built in 1729 as an open air plunge bath (cold!) and is probably the oldest surviving example. It was converted into an orangery in 1889 and photographs exist of its splendid roof of cast iron which seems to have been destroyed in the inter-war years. At the same time of course, a heating system was put in. The surrounding wall was rebuilt, the entrance doorway moved and a fountain placed in the middle of the pool to the east.

So the basic questions are about repair and the principles of restoration. The Technical Panel has recommended that repairs should be kept to a minimum: for instance that brickwork somewhat weathered should be left or repointed rather than renewed. The pavilion with its stone columns and flanking towers will certainly need considerable repairs: the top of one tower, rebuilt in a most unsuitable brick (by whom?) will certainly have to be rebuilt. Balustrading and decorative urns and balls on wall tops (known from the original drawings) should be put back. The long narrow bath is intact and the filling can be removed, but what then? Fill it with water and either people or litter will get into it. There are also difficult problems of public access: only one tower has a narrow spiral staircase in it.

Trust members will look forward to hearing what decisions are made about such problems; The main thing is to rejoice that the County Council has decided to rescue this unique Nottinghamshire building.

M. W. Barley





Rafford Country Park: Orangery 1883

Plans reproduced by kind permission of Wm Saunders & Pkrs.

Dovecotes

The Trust is pleased to print the following comments from Miss E. M. Grice referring to the repair of Bulwell dovecote.

BULWELL DOVECOTE

by E. M. Grice

This time last year Bulwell dovecote was an insignificant little ruin in a shabby area, dwarfed by its neighbouring modern buildings. Most passers-by would have done just that - passed it by. But a few may have been struck by one odd feature, revealed by its roofless state: the gables appeared to be honeycombed with holes. For Bulwell was, in a sense, saved by being a ruin: but for the rows of nesting places visible between bare rafters sticking up into the sky, the identity of the building might still be hidden. Its restoration is a tremendous stroke of luck - followed by immense hard work.

Nottinghamshire is peculiarly well-endowed with dovecotes - not from one or two periods and styles but spanning more ages and architectural types than almost any other County, from the round, thatched and mediaeval to the small, brick, late-eighteenth century. Bulwell is not its greatest glory, but it was worth saving for several reasons.

- a) it is one of only four dovecotes within the city boundary.
- b) it has a most unusual nest-box construction
- c) it will fulfil an educational purpose
- d) it did not present too ambitious a programme and its successful repair should encourage the preservation of even finer examples in the county.

When John Severn first floated the idea of a Year of the Dovecote in March, 1981 he said 'With proper supervision, a willing workforce of five people and some modest financial assistance with the cost of materials, most of our remaining dovecotes could be put back into an acceptable order within a matter of weeks.' Even John - his list of pigeon-house discoveries in Nottinghamshire growing almost weekly - may now see this as a trifle optimistic. But his basic theory holds good: derelict dovecotes do respond to relatively small amounts of money, provided it is matched by large amounts of enthusiasm. Bulwell has had both. (It has had its share of bad luck, too, but even serious vandalism did not stall progress for long.)

Other splendid examples in the county now beg their share of funds and attention. A rolling programme of dovecote restoration in Nottinghamshire would be unique - in keeping with its outstanding heritage of these fascinating buildings. Nottinghamshire Building Preservation Trust has made Bulwell a fine foundation stone for future undertakings. A trust of deeds as well as words!

Miss Grice is a Journalist with the Sunday Times and in April of this year was honoured in the British Press Awards for 1981 by sharing, with three of her colleagues, the title of Reporter of the Year.

She first saw Bulwell dovecote in 1981 and her continued encouragement and keen interest in its progress has helped to make the project a success. She has paid many visits to look at our dovecotes and we thank her most sincerely for her support and good wishes.

John Severn

CROMWELL DOVECOTE

In the "Year of the Dovecote" we also successfully achieved the retention and repair of the free standing brick dovecote at Cromwell.

It is the only free standing purpose built dovecote we know of the the County with mud and stud nesting boxes. Most other examples of this type of nesting box construction are in composite buildings attached to other of the farmstead.

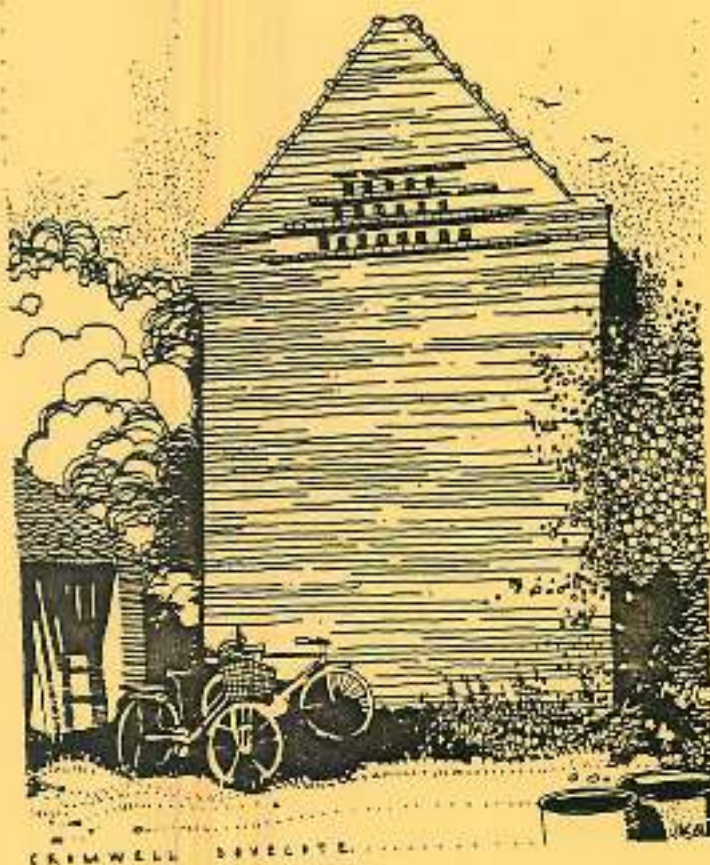
The Trust was very pleased to be involved in this project with the owner Mr. T.J. H. Fotttit and Mr. C. R. Ferens of Smith Wolley his Agents, for it is a prime example of how the cooperation of all concerned can achieve what to many seemed an impossible task.

Our thanks also go to Mr. Coleman and his enthusiastic team of builders for their bravery in tackling the job, and to Mr. and Mrs Fairhurst the tenants who have supported us throughout and have agreed to keep an eye on the building for us.

Details of access and the Trust's involvement in its upkeep will be published in the next Newsletter.

Last but not least our thanks to all those members who gave their donations, for without their help we could not have undertaken the project.

J. A. Severn



THE WORK OF THE TRUST - A PERSONAL VIEW

Dr. N. Summers

In the issue of the Newsletter for March 1978 I wrote 'The Trust - Where do we do next?' Now, four years later, I believe this is the time to make a careful reappraisal of the situation to clarify future policies. The Editorial in the current Spring issue of the re-vamped Newsletter lists the activities on which we should concentrate in future (liaison and cooperation with planning authorities, the advisory service, and direct involvement in schemes of preservation and restoration). No one could disagree with these - they were amongst the fundamental objectives for which the Trust was formed - but they do not go far enough.

The most damaging effect on the work of the Trust, of the financial restraints in recent years, has culminated in the need to suspend grant aid to individual building owners for schemes of restoration. These grants were never large, but they generated enthusiasm, and were extremely useful in making our work and aims known to a wide range of the public; they were also concentrated on the smaller traditional buildings which give character to our towns and villages and which are normally outside the scope of national bodies. Every year we could point to a growing list of houses and other buildings which had been restored to an indefinite and useful life (and not as museum pieces) thanks to our efforts. Only in such successful schemes resulting from direct involvement or indirect action on our part can we claim that the real objectives of a local Preservation Trust are being achieved. Instead of this, a Farm Buildings Survey was carried out with money made available by the Manpower Services Commission, and volunteer teams have been organised to record a number of houses. I know one must not underestimate the value of this work to our knowledge of the County, but it is only a fringe benefit to the mainstream of Trust work, and cannot be essential to it. If, however, the money and energy had been expended on only one scheme for the practical rescue and reuse of a worthwhile and threatened building, the achievement would have been tangible and to the point.

The change of direction from practical work towards academic and theoretical building studies is increasingly apparent in recent issues of the Newsletter; papers on dovecotes, windmill, farm buildings etc; together with ten sessions on tracing the history of your house, are surely more appropriate to the activities of a historical or archaeological society?. The publication is attractive in its new styling, but beginning to lack conviction; real action by the Trust in conservation is hardly given a mention in the text.

The coach tour is becoming another lost opportunity. The original intention was to acquaint members with the practical achievements of the Trust. For several years, alternately to the north and south of the County, the itinerary allowed members to visit buildings newly restored through our efforts, many of which were derelict only twelve months before. It was a popular day excursion, and one to take some pride in. It hasn't been possible for a long time; there isn't the material for it. The topics for the tour, however, should be exclusively on conservation, and not historical studies.

Now, I understand, the County Council is restoring our grant in 1982/83 to a figure which, although it takes no account of inflation, should provide a useful working fund. The past success of our work in grants for restoration, and in schemes of direct involvement has been proved; the technical advisory service and liaison with planning authorities augmented this. By all means let us encourage other and more appropriate societies and associations to undertake historical research and recording but, continuing the strictest control of administrative costs, let us concentrate our own energies and all available finance directly on the care and conservation of our architectural heritage which is our prime function. It is time to return to first principles.

High Street for the High Jump?

Mansfield Woodhouse contains the best C17-C19 stone buildings in the County surviving as a collection. But even as a Conservation Area it is being dismantled over the years because there is insufficient will to save it.

Plans are afoot to develop an area between High Street and Welbeck Road as a large supermarket and car park. Mansfield District Council is promoting the development: the Cooperative and Morrisons are competing to carry it out. Will this development enhance and breathe new life into the Conservation Area to save its historic buildings, or will it accelerate its demise?

It could go either way, judging by local examples. Newark and Chesterfield carefully extend the old into the new, saving the old; whilst Mansfield and Worksop show how new building can destroy the old even beyond the development boundaries. And Chesterfield was saved only at the last minute by public outrage against impending destruction.

The development site threatens some 90 yards of High Street from Church Street to the Cooperatives present shop, itself an earlier disaster. It threatens late mediaeval buildings and yards, trees and a fine Victorian house at the rear. Who is to guarantee that the new development will be carefully grafted onto this and will be used as an opportunity to save instead of destroying these old buildings? Not Mansfield District Council on its present form, for it is accepting planning applications without any detailed proposals. Nor can it be left to the Cooperative or Morrisons. Unless those who care mobilise to insist on proper conservation, I fear they may live to regret that they didn't.

Bob Harrison

THE GUILD OF BRICKLAYERS ARE HOLDING

GOLDEN JUBILEE CELEBRATIONS

at

NOTTINGHAM UNIVERSITY

on

15, 16, 17 July

Further details from Philip Tempest, 29 Ridgeway, Southwell, Notts.

Telephone: Southwell 812664

THE ANNUAL COACH TOUR

A large group of Trust members and friends visited the four "Ws" on May 1st. Two buses were used, one starting from Nottingham and the other from Newark, an arrangement which spread the load a little for our long-suffering hosts.

At Winthorpe visitors witnessed dramatic changes for the better; the mid-Victorian Mansard roof that was bestowed upon this late-Georgian house has been removed. Mr. and Mrs Milnes have undertaken interior restoration work in a most forthright manner, renewing and renovating many features. All this is worthy of a full record being made.

After having seen it deserted and desolate for so long, the sight of Winkburn Hall was for many members a joy to behold. Externally the work being undertaken is not so obvious but Mr. and Mrs Craven-Smith-Milnes and family are showing great skill and perseverance in restoring the original interior features of this late-17th century house. They seem to be equal to anything whether it be erecting scaffolding on the staircase, putting in new windows or renewing delicately patterned plaster friezes. The setting of the house is noteworthy too for the unrivalled views from the rear over a vast area of unspoilt parkland. We were very grateful to our hosts here for the welcome provision of hot coffee, for it had turned out to be quite a chilly day.

Members took their own picnic lunch and this was taken at Flintham Hall by courtesy of Mr. Miles Hildyard. Most of the party accepted the invitation to use the library while others enjoyed the shelter of the sunny courtyard. There were a few minutes in which to admire the work of that notable Nottingham architect T. C. Hine. Most remarkable is the conservatory with its barrel-vault glass roof built in 1853, just two years after Paxton's Great Exhibition building, to the centre portion of which it bears some affinities.

We then set off for Wiverton where we found in the deserted house a curious blend of the late 15th century gatehouse of the former Chaworth mansion, (which failed to survive the Civil War), incorporated into a stuccoed and castellated building of the early 19th century. The gateway, with its vaulted ceiling, has been converted into the dining-room. The village and church of Wiverton have long disappeared, but earth mounds of this and of the Civil War may be seen nearby. To the south is an uninterrupted panorama to the Vale of Belvoir.

The contrast came at Willoughby. How on earth this bogus "replacement" of the former late-17th century brick mansion ever got past the Planners we shall never know. Not by any stretch of the imagination can the present building be regarded as a replica of the one so wantonly destroyed. Not content with that desecration the developers built garages where the full view of the noteworthy church is well-nigh obscured. A noble village prospect has been obliterated for what appears to be mere material gain. Needless to say members spent their time in the church, viewing the Willoughby tombs, the fine 15th century roof, mediaeval tiles and other features.

During the day many other features of interest were pointed out. At Newark we passed the prominent Queen Anne house that has in turn been a garage and a furniture shop; it is hoped to see the eventual restoration of the frontage. Opposite is the Ossington Coffee Tavern of 1882, once an assortment of offices and now being restored as a restaurant. The Queen's Sconce, an outstanding Civil War earthwork was noted on the way into the town and on our way to Winkburn we passed Kelham Hall, George Gilbert Scott's masterpiece having passed through phases as a residence, a theological college and now a suite of council offices and looking for all the world like a small edition of St. Pancras station in a rural setting by the Trent.

An interesting day, superbly organised and conducted. Our sincere thanks to all concerned.

V. R. Webster.



WIVERTON HALL 1982

COMBINED NBPT/CPRE TOUR OF NEWARK

12th AUGUST 1982 MEET IN CASTLE GROUNDS at 6.00 p.m.

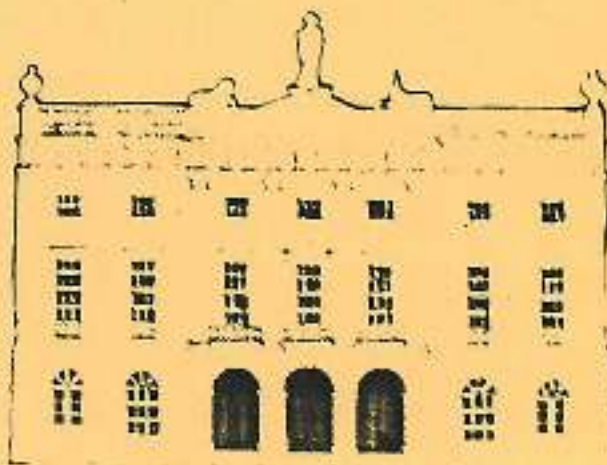
(some may wish to picnic beforehand)

Come and see Newark saved! The fine historic town is now rescued after 10 year's struggle against the odds. Come and see the Old White Hart in its true colours, the Castle no longer under seige, a Market Place fit for a prince, a new shopping centre grafted on painlessly, and a community revival in Millgate. And lots more besides.

The District Council's Conservation Officer, Bob Harrison will be your guide. A full evening's entertainment is promised.



ST. MARY'S PARISH
CHURCH.



NEWARK TOWN HALL

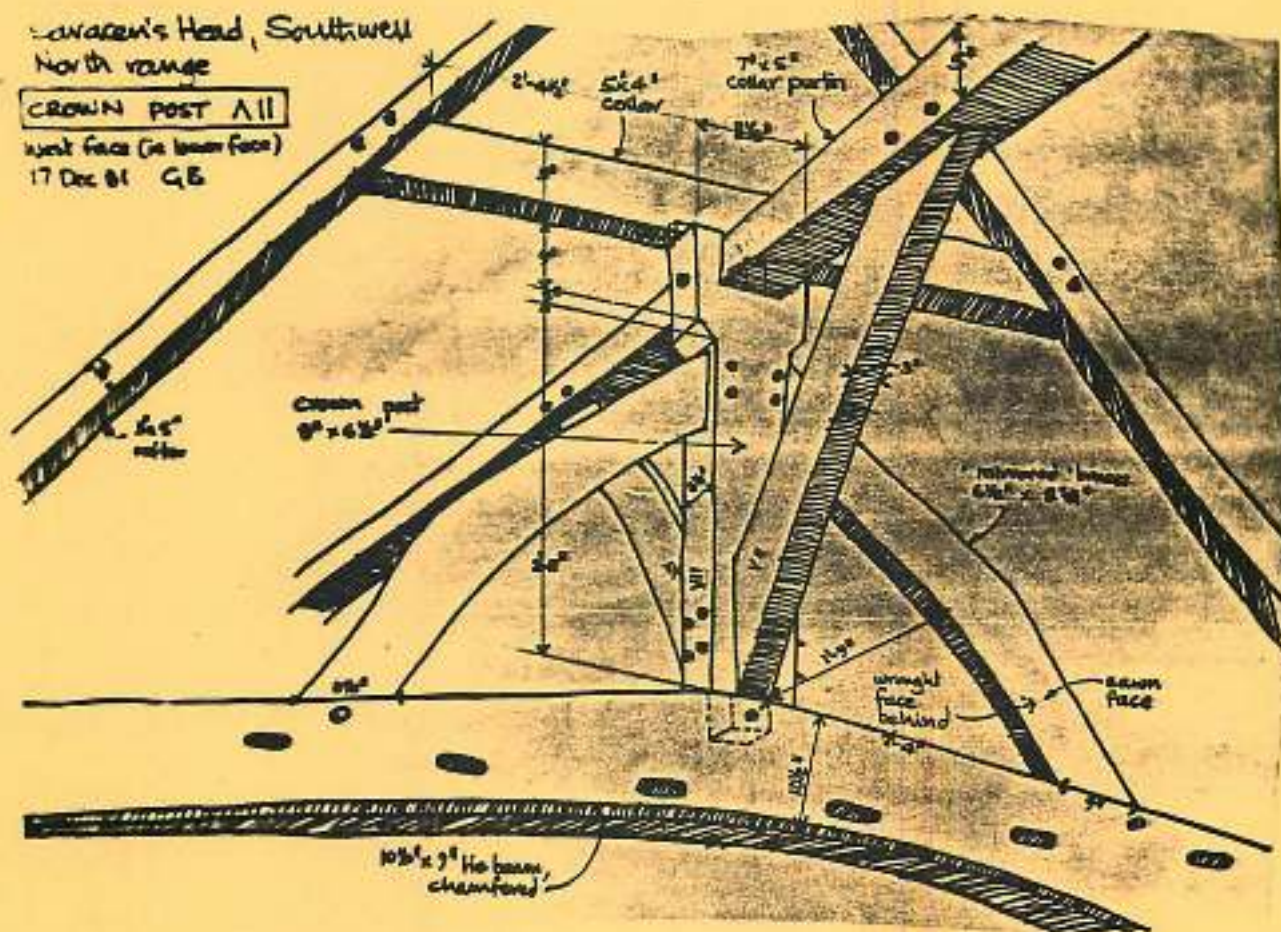
The Saracens Head, Southwell

Do you remember how bitterley cold the weather was just before Christmas? If so you might sympathise with the survey group who spent two memorable days surveying the north wing at the Saracen's Head, Southwell. Already the recent renovations of the facade of this inn have revealed the timber-framed building and the brewery now intend to modify the north wing, presently used as garages, workshop, wine and beer cellars, into living accommodation.

Probably built C.1500 the north wing contains an impressive roof of eleven crown-posts, and is one of only three or four in the county. Most of the members are clearly numbered with carpenters' marks and it was the sequence of these which indicated that the building was L-shaped with two bays facing on to the main street. Presumably this building has always been associated with the inn; one suggestion put forward for its use was that it provided stabling for horses on the ground floor and dormitory accommodation, perhaps for less wealthy visitors or servants, in the upper floor.

Despite the arctic conditions, the survey group managed to record the main elevations and structural details and Eric Starling, once again, took a superb series of photographs.

J. Samuels.



THE MALTHOUSE, GEORGE STREET, NEWARK

In the late 19th and early part of the 20th centuries, Newark was probably the most important town for the malting industry in Nottinghamshire. There were probably between thirty or forty malthouses ranging in size from small one man maltings, often attached to an inn, to the large commercial maltings, sometimes owned by a brewery. The smaller maltings were often tucked away up small side streets, the large ones usually had optimum rail and water transport facilities. In between the small one man maltings and the very big commercial ones were medium-sized malthouses and the one on George Street may be said to be in this category. It is not as big as Peach's or Baird's nor as small as those on Mill Gate.

It is an attractive building, probably built during the last quarter of the 19th century. It is a long building as malthouses generally are, of brick with a slate roof. It has three floors, the bottom one being semi-basement, again a common feature of maltings. The cisterns for steeping the grain, usually barley, to begin germination are also on the bottom floor in the centre of the building. The floors on which the grain was spread out to grow are floored with ordinary quarry tiles. The final stage of the malting was kilning. Two kilns now survive, one at one end of the long axis of the malting and one at right angles. Both of these kilns were coal-fired and both have traditional kiln tile floors. These tiles had a lot of small holes in them to let the hot air through. Originally there would appear to have been another kiln at the opposite end to the kiln at the end of the long axis. The kiln cowl would appear to have been different from that at the opposite end. Internally this kiln area appears to have been last used as a storage and grain cleaning area with a grain cleaning machine still unaltered and in position. Besides the typical kiln cowls, the malting also has the small louvred windows, for regulating the air temperature of the growing floors, which are so common in this type of malting.

The history and development of the building is still being investigated. It is probable the malting is late 19th century, but who its owners were at that time is not known. Later on it seems likely it was owned by Gilstrap and Earp who formed the basis of Associated British Maltsters. When the malting ceased operation is also not known. Its most recent owners were Curry's the electrical firm. They used the building as a warehouse and besides keeping it in generally good repair they have altered the building very little internally: a walk-way having been made through the cisterns and an elevator between the floors. The recession, however, has meant that the warehousing the malthouse provided was surplus to Curry's requirements also road access was not easy. So, it rather than other warehouses was sold. As a result it is under threat, perhaps of demolition, certainly of alteration. It is now in a residential area. There were two malthouses opposite, now largely demolished and the land has been used for building houses.

It would be a pity if this malting does go or is radically altered. Its typical louvred windows and kiln cowls provide interest and variety in what is rapidly becoming an area of sameness. Besides being visually attractive, it is virtually the only good surviving example of a medium sized malting in Newark and the County. It is very much to be hoped that it is not lost. The owner, Mr. D. Lambert, has recently kindly given permission for a measured survey to be done.

Amber Patrick