# CONSERVATION IN NOTTS.

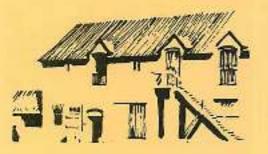
Summer 1983



Linby Lane

Annual Coach Tour

Old White Hart



## 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 francwork, designed to protect buildings of historical and architectural interest and to maintain the character of towns and villages in Nottinghamshire. The Trust was forced 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 cutbecks, the financial assistance of some of the local councils. The Trust will therefore concentrate on:

- (a) Advising local planning authorities on applications to alter or denotish listed buildings, and on applications affecting conservation areas;
- (b) Presenting evidence on the same issues if and when they come to public inquiry;
- (c) 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 nodest charge for such advice. This advice is available not only for buildings listed or in conservation areas, but for any building of age;
- (d) The Trust is particularly anxious to resume its policy, carried out successfully in Windles Square, Calverton of sequiring old buildings, restoring then 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 accurulated a large collection of photographs and reports, and they are important for reference. Recently the Trust has surveyed a number of farm buildings because the 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 barm 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 1980 and for the foreseeable future, owing to cutacks in local Government expenditure, the arount 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 Blenkinship 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 tarely covers the cost of the newsletter and postage. Our income from local authority grants has been drastically reduced and so we must rely on dramatically 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.

### HEWSLETTER

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

10 copies 50 or more copies £2.00 post paid £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

Registered Charity No. 254094
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# LINBY LANE

The saga of Linby Lane, Papplewick started sometime ago, long before my file, which commences with the report I made at the beginning of 1978.

At this time, the farmhouse was lived in, the barn was slowly falling to pieces and the rest of the outbuildings had already virtually disintegrated with the little help occasioned by the removal of the pantiles. That really started the whole project going.

I represented the Trust at a Parish meeting with the Planning Officers from Gedling Borough Council, and it was decided that some positive action should be taken to save these buildings from demolition.

The property stands at a crossroads at the south end of the village. The traffic is heavy, partly local, but many vehicles making west for the motorway, and, of course, the National Coal Board lorries running backwards and forwards to their pits. In the evening however, traffic ceases, and apart from the clientele of the local hostelry, Papplewick becomes a village again and the vernacular architecture stands there. proudly, to be seen.

The group of buildings with which we were concerned comprised a house and farm buildings around a yard. The oldest part of the house is the rear wing which faced into the yard and this was probably built in the 17th. Century. A new front range facing up the street was built early in the 19th. Century and this was a form of improvement often seen.

The rest of the North/South range is probably also 17th. Century with some alterations and these comprise stabling with hay lofts over. Across the yard is a former barn without a roof and so impossible to date. There is a range of single storey buildings along the road frontage and this was built after the open fronted cartshed, of two bays, with a granary over. This is a brick building probably 18th. Century in date.





Linby Lane House 1981



Linby Lane 1983

Beyond the barn, further West, there is another former barn and its walls now stand about 6 feet in height.

All the buildings except the cart hovel and granary are of stone. The house was rendered and the front roughcast.

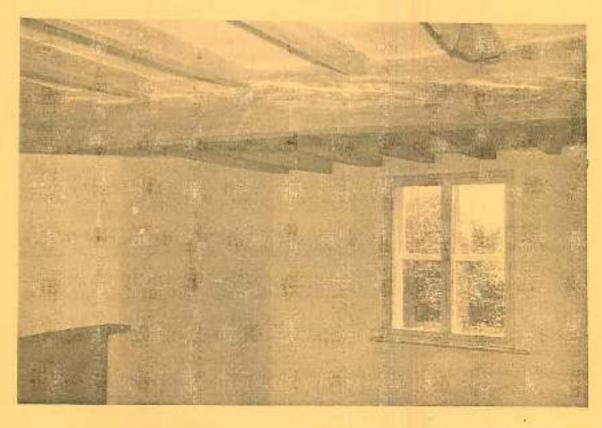
Since the restoration work has been carried out, we have been able to establish that the original building was a long north south range and this can be confirmed by the change in stonework at the gable end. One of our senior members of the Trust, Mr. Turton, who lives at Linby, remembers the building when it had a Butcher's shop extending out as a lean-to over what is now the crossroads. This can be confirmed by the bricked up doorway found in the gable end facing the pub.

Much discussion took place, many reports were written, many meetings were held and many people attended to put their points of view, all with the object of finding some way to save these buildings. A feasibility study was prepared and it was found that it would be financially possible to save these buildings if they could be acquired at the right cost, and that if the house and the attached stables were converted to residential use.

Discussions took place with the owners and it was decided that if the Trust could obtain a satisfactory planning permission for the conversion of the barn buildings fronting Moor Road and new development could take place on the remaining land, then it would be possible for the Trust to purchase these buildings at a modest figure and carry out a suitable conversion scheme.

Applications were made and subsequently, listed building consent (in the meantime these buildings had been listed) and planning permission were granted for the conversion of the buildings we now see renovated, with the possibility of three new dwellings on the remainder of the site.

The Trust then purchased the old buildings and a contract was negotiated with Mr. Coleman of Messrs. R.J. Coleman and Sons to carry out the work.





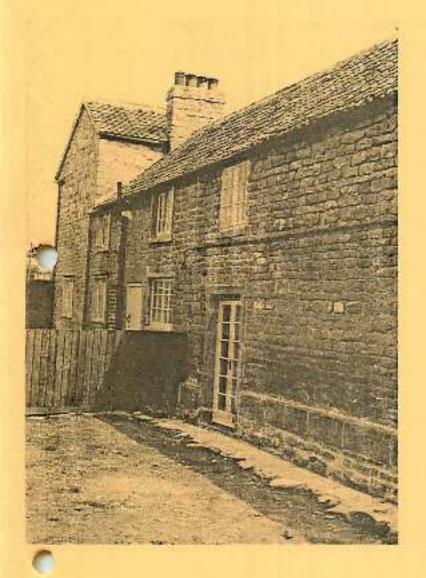
Part of the site in 1981

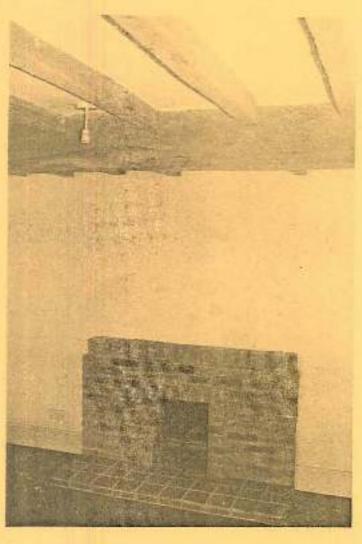
The original starting date was 1st. April, 1982, the contract having to be completed by March 31st. this year. It was unfortunate that the legal matters took longer than anticipated and Mr. Coleman was unable to gain access to the site to start work proper until 1st. June, but nevertheless, he was able to hand over the building to the Council of Management on 31st. March as agreed. I think those members of the Trust who were able to make a visit on 31st. March to attend the handing over will agree that Mr. Coleman and his team have done an extremely good job, and this is borne out by the fact that both properties were sold without advertisement, and contracts are now being exchanged.

As far as the financial side of the project is concerned, this appears to have worked out most successfully. The final account for the conversion of the buildings worked out some £400 less than the feasibility study estimate given, and on the advice of Mr. Stephen Anelay of Messrs. Turner, Fletcher and Essex, the sale of the properties realised the valuations which were recommended.

This first project by the Trust in recent times, has, it would appear, been satisfactorily completed and the intention of upgrading these properties to a satisfactory standard to allow their sale at a modest price has been realised. We have two prospective owners who have sympathy with buildings of this type, who have realised what the Trust has tried to do, and have every intention of carrying on the good work of improving the standards of these properties without spoiling their character or appearance.

We have learnt much whilst doing this work and we have received considerable help and support from the various bodies which have been concerned throughout the project.





It would be wrong not to mention the tremendous amount of work which was carried out initially by Dr. Bob Middleton, our former Secretary, to whom we owe many thanks and the Trust's acknowledgments are also due to the Civic Trust Architectural Heritage Fund, the Gedling Borough Council (and this applies to all the departments who have been involved and have been most co-operative) and last, but not least, to the workmen who dug out the rubble, who hacked off the rendering, who took down the roof, who laid the drains, who built the floors for without their enthusiasm, the job would not have been done so effectively.

One could always say that there is room for improvement, and this is as it should be. Our next job should be the best one we have done, and, hopefully, the next one is not too far away.

J.A. Severn



### COACH TOUR 1983

This year we are planning a tour of five very interesting and very different buildings, grouped in a much smaller area than that covered in last years trip.

Linby Lane, Papplewick. The Trust's own recently completed 'revolving find' restoration project; see article elsewhere in this issue.

### Hall Farmhouse, Linby

Recently Mr. & Mrs Hardstaff kindly allowed a Trust measuring team to invade their very handsome and problematic building. The house is late mediaeval in origin, and is very attractively sited with trees, lawn and garden.

### Papplewick Hall

Once again we are very priviledged to be invited to see a lovely house not usually open to the public. The Hall is a grade I listed building of modest size and restrained decoration with finely detailed interiors of Adam influenced design. A walk through the grounds will bring us to the church of St James built in 1795 by same Frederick Montague who built the Hall.

### Manor Farm, Woodborough

This building is not statutorily listed but the red brick and plain tile farm buildings grouped round a large farmyard form a prominent feature in the street scene of the conservation area. The Trust has recently offered a small grant towards the cost of repairs to the gable, coping stones and weather vane. The buildings are dated 'W.T. 1831 and 'R.H. 1878'

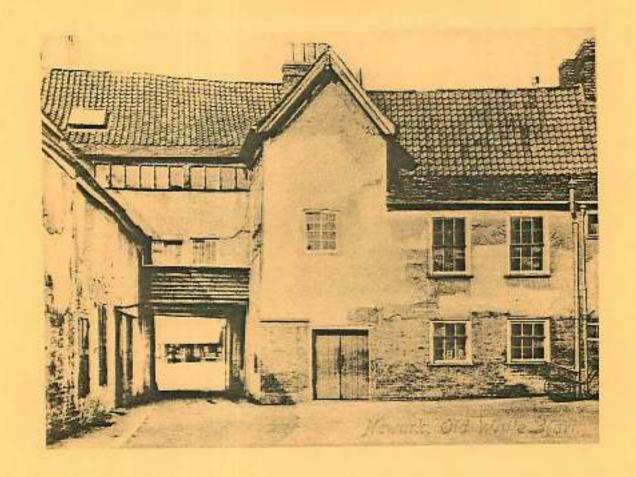
### Sneinton Windmill

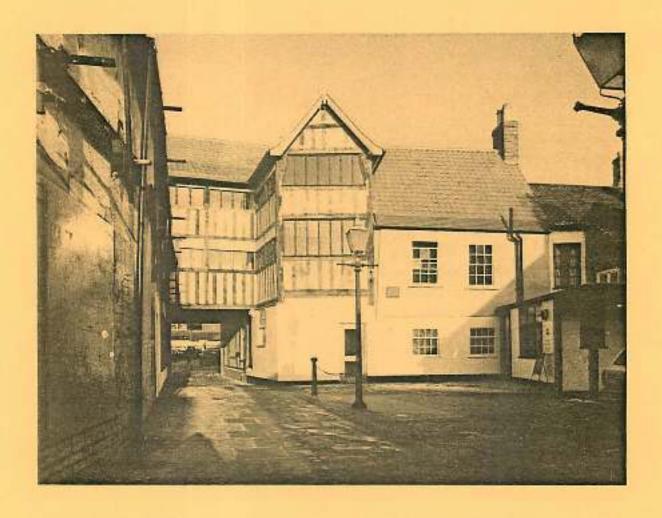
The Trust first became involved when Dr. Summers reported on the mill some ten years ago. This is a truly marvellous and ambitious scheme to restore the mill back to working order. The mill will be of particular interest to schools.

The Trip will cost £2.50 per head and this will include entrance to Papplewick Hall. Please fill in and return the enclosed reply slip as soon as possible. As in previous years please bring a picnic luch with you. We have permission to picnic on the lawns at Papplewick Hall. There will only be a limited number of seats (90) so please return the enclosed reply slip at the latest by 25th August.

### CHANGE OF ADMINISTRATION ASSISTANT

Will all Members please note that Mrs. Janet Blenkinship has moved from the area and reluctantly had to give up the work done for the Trust. Mrs Marta Phillips is taking her place and will be pleased to hear from any Member who needs information. Office hours will as before during the morning only.





### THE SOUTH WING, THE OLD WHITE HART, NEWARK.

In the previous edition of CONSERVATION IN NOTES, the restoration of the front range of the Old White Hart was described. The South Wing of the building, running along the public house yard, has yet to be restored, although it is hoped that work will start in the near future.

The South Wing consists of two separate phases, the first five bays nearest the market place being the oldest, showing fragments dating back to circa 1350. The remaining slightly larger portion to the south consists of a rather motley collection of timbers, incorporating much re-used oak, and probably dates from the 17th, and 18th, centuries.

The archaeological dig extended over the majority of the South Wing, although inserted cellars destroyed much of the evidence to the north. It was hoped that the dig would give an indication of the southern boundary of the original medieval building, however, apart from some very slight traces of foundation walls of the 16th. Century, nothing was found. What was interesting was that the 14th. century timber framed building was carried on massive underlying stone walls, probably of the 12th. and 13th. centuries, and possibly indicating mud buildings. Large areas of red clay were found throughout the whole of a lower floor, and the clay was also present in the adjoining yard.

As originally constructed, the building would have been constructed as an open hall, with a storeyed range to the south, there being a further two storey bay to the north of the building containing a stone garderobe or latrine serving the upper floor.

Of the timber framing very little indeed remains at ground floor level, having been replaced piecemeal over the centuries by brickwork. At first floor level there is slightly more extensive timber remaining, giving sufficient clues to enable the original structure to be drawn with some certainty. The open hall would have had two very large curved braces running up to meet the central tie beam, this beam carrying a crown post, which in turn carries a collar purlin over. It is fairly certain that the centre beam was removed at some time in the 19th. century, as a re-used beam from the adjoining stair turret is of identical date from dendro-chronology samples, and has all the correct mortises for the braces and crown post.

At the upper floor level, the main posts and certain of the outer curved braces to the walling remain, the inner braces and the jowls having been removed by the Victorians to create more floor space for the department store. Likewise, all the tie beams to the roof but one were removed, the roof thrust supposedly being taken by some angled ties suspended from the collars. The collar purlin itself has disappeared, save for one section around four feet in length, with one curved brace and one crown post only remaining.

With such a large amount of timber having been removed, there has been a rather drastic deterioration in the structural stability of the building. In order to prevent any further movement and deterioration, the building is at present supported and restrained by a fairly extensive temporary internal scaffolding system.

In preparing any schemes for the restoration of the building one is immediately faced with a dilemma; the existing timbers are in such a decayed and fragmentry state that one either has to replace them almost completely, including re-creating all the missing braces, ties and other features, or one can attempt to insert additional supports to enable the existing original timbers to be retained. The latter course was chosen as being the most honest in this case, the intention being that the first four bays, i.e. the Old Great Hall area, will be carried from a light inserted steel structure, this being expressed as an unashamably modern addition. The brickwork walls to the entire area of the ground floor would be restrained to a new reinforced concrete skin cast against them. At first floor level this technique is proposed to retain any existing timbers to the later bays to the south of the wing.

The proposals for the future use of the building can be seen on the photographs shown. Over the area of the ground floor the internal levels will be reduced, with steps down giving access to an internal shopping arcade of some half dozen or so shops. Staircases will give access to a first floor balcony, with further small lock up shopping units, with the first floor area over the Old Great Hall forming a space for either exhibition purposes, or possibly a coffee lounge. entrance to the arcade from the public house yard would be under a projecting canopy, which would also double up as a raised stage. It is hoped that such things as medieval plays or folk singing could be performed during the summer season.

There have been some delays to the implementation of this scheme, as it is not clear whether the small shop units infringe on the Newark town council's monopoly of markets in the Newark area. Conce this point has been satisfactorily resolved, it is hoped that the scheme will be fairly quickly implemented.

