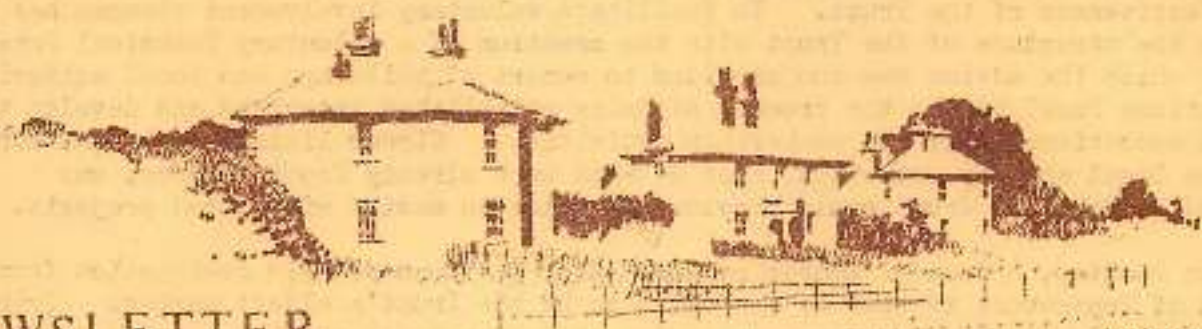


# Nottinghamshire Building Preservation Trust



## NEWSLETTER

DECEMBER 1980.

### CONTENTS

Annual General Meeting		Buildings at Risk and the	
Promotions Panel		Local Authority	15/16
Volunteers	2	Features on Farm Buildings	17/18
S.P.A.B. Barns Day Conference	3/4	Notes on Activities - Walk and	
Publications	4	Coach Tour	19/20
Some Datestones	5		
Tracing the History of Your			
House-8	6/7/8/9/10		
Heavier Lorries	11		
The Work of the Trust : the example			
of Sunnyside Cottages	12/13/14		
Public Inquiries	14		

*Merry Christmas  
and all best wishes for a  
Happy New Year*



May we take this opportunity to thank all those people who have contributed to the newsletter by sending in articles and drawings over the past year - please keep them coming in 1981.



ANNUAL GENERAL MEETING OF THE TRUST 1980 - this was held on Wednesday, 10th December in the attractive setting of the Council Chamber at Kelham Hall by courtesy of Newark District Council. Some 40 members and friends were present on the occasion.

The Chairman, Professor Barley, spoke on the need to continually monitor and review the effectiveness of the Trust. To facilitate voluntary involvement changes had been made to the structure of the Trust with the creation of a voluntary Technical Panel through which the advice was now provided to owners of buildings and local authorities. A Promotions Panel was in the process of being established to extend and develop the Trust's educational role and membership activities. Closer liaison with, and support for, the local amenity societies, most of whom were already Trust members, was proposed whereby the Trust could provide expertise to assist with local projects.

Mr. John Dudding, a founder member of the Trust, had tendered his resignation from the Council of Management in view of his claim to be the Trust's oldest member. Tribute was paid to him for his support and service over many years and the meeting expressed its best wishes to him.

After the formal business John Severn and Graham Beaumont rounded off the evening with an excellent and entertaining review of the Trust's recent work.

oOo

PROMOTIONS PANEL AND VOLUNTEERS. As a reader of the Trust's newsletter it is a fair assumption that you share the Trust's concern about our architectural heritage. As we do, you want to see this preserved and protected for future generations to enjoy. The annual subscription you pay to the Trust already supports our efforts in this respect - but would you like to assist us in other more practical ways? There is a long history of voluntary activity in the technical side of our work and now almost all our Technical Advisers are volunteers. It has been recognised for some time that there has been less opportunity for voluntary effort in other aspects of our work and to create opportunities for more positive involvement a Promotions Panel has been established. The Panel will be concerned with the Trust's educational role, in its broadest sense, and with promoting a range of varied and interesting activities for members. The coach tours and guided walks which we already undertake are very popular and could be extended, and from this base new ideas could be developed given the positive support of members. The purpose of these activities would be to put across the Trust's objectives in an entertaining and informative way to the public at large. While conservation remains primarily the concern of the 'few', it will remain a rearguard action. In the long term, the best safeguard of our buildings is by persuading a much greater cross-section of the population that the preservation of our architectural heritage really matters.

If you would like to volunteer your help or simply learn more, without commitment, contact the Trust's Secretary, Bob Middleton.

The first meeting of the Panel will be an open forum for all those who have expressed interest to come and toss a few ideas about. May we count on your support?

oOo

AND MORE VOLUNTEERS. There is one specific way in which volunteer help would be appreciated. The newsletter has become so popular that it is getting beyond the point at which it can be undertaken by one person. If you could give up four mornings or afternoons a year to assist with collating, stapling and posting, this would be much appreciated. No fee, but we do provide coffee.

oOo

Bob Middleton, Secretary.



## THE S.P.A.B. BARNs DAY CONFERENCE

Report by John Severn

A major element of the English landscape is disappearing. Barns with their sweeping roofs and impressive interiors are suffering from neglect and redundancy. Their traditional materials make them expensive to maintain and their plan and door sizes no longer accommodate today's farm machinery. Unless they can be made viable for agriculture or freed for alternative uses, few will remain. Yet these structures constitute one of the Country's major building types and include the largest group of surviving mediaeval roofs, many of which are unstudied and unknown.

Philip Ibbotson and I were fortunate enough to be able to attend the S.P.A.B. Barns Day Conference at Lains Barn, Wantage, Oxfordshire, held on September 24th. The aim of the Conference was to draw attention to the plight of many of our farm buildings, in particular barns, and to interest and influence those people concerned with farm buildings in their various ways such as government, professional and voluntary organisations, land owners, farmers and conservationists.

Old Barns are a problem and a rapidly growing one. Up and down the Country farmers are abandoning traditional buildings which they claim do not mix with mechanised methods.

The ministry of Agriculture virtually subsidises destruction by grant-aiding new farm buildings and refusing help for repair. Local authorities often resist change of use and yet barns are often beautiful, sturdy, historically illuminating and potentially useful structures.

The venue of the Conference provided an impressive example of re-use. Lains Barn, left redundant and decaying in the 1960's was acquired by the Vale and Downland Trust a few years ago and under the direction of Dr. Richard Squires, a local doctor, and his team of volunteers, the buildings have been transformed into a community and an educational centre.

The day was made most interesting by a succession of speakers each experts in their own field, and each discussing

their particular subject for about fifteen minutes followed by general discussion at the end of each session.

Dr. Peter Fowler, Secretary of the Royal Commission on Historical Monuments, discussed barns in the landscape, Cecil Hewett an authority on timber framed buildings, spoke on the construction of Mediaeval Barns and their dating and Richard Harris, Architect, Lecturer and Author explained the construction of post mediaeval barns and their visual contribution to the environment.

After coffee, Mrs. Jennifer Jenkins, Chairman of the Historic Buildings Council, opening a session on conservation, spoke of the work of the H.B.C. and of government's attitude to the retention of historic structures. Roy Worskett, Architect and Head of the Conservation Crafts Council, spoke of the need for flexible attitudes by Local Authorities in exercising planning and building regulation controls.

An excellent lunch was followed by a session Chaired by Her Grace the Duchess of Devonshire who gave a very interesting talk on the proposals for "stone tents" and the difficulties of bureaucratic officialdom when attempts were made to put these into use. The intention was to adapt remote and otherwise useless barns in Derbyshire as overnight halts for walkers on the Penine Way. Just simple shelters was all that was required, but the Local Authority insisted upon full upgrading to human habitation standards. When it then insisted on illuminated exit signs in buildings where there was no electricity for miles around, the whole scheme seemed to be sinking amidst a sea of rules and regulations never intended to be applied to circumstances such as these. The only way around the red tape was to apply the rules relating to temporary structures such as tents, and so the stone tents of Derbyshire were born, putting to good use buildings which otherwise would now have become derelict and creating an eyesore not an enhancement of the countryside.



The Ministry of Agriculture was criticised at the Conference for its lack of policy towards old farm buildings, for it seems that in their eyes conservation should only be dealt with by the DoE and should not be considered hand in hand with modern farming. Grants are only given towards new farm buildings, not repairs to old ones, not even if the repaired building can be brought back into agricultural use. An Essex farmer explained that while few of the more picturesque farm buildings lend themselves to specialised modern needs they can often still provide useful secondary storage and shelter. It may be therefore that the Ministry of Agriculture should now be carefully looking at methods of conserving the farmstead, for in these depressed times we should throw away nothing that can be of use. As in previous times of depression, the climate of make do and mend retained for us much of our building heritage, so now we may make a case out for retention, on the grounds of secondary use within the farming community.

Because nobody knows how many vulnerable barns there are in the Country, the S.P.A.B. announced that it is starting an inventory to find out the magnitude of the

problem. A meeting is to be held at the S.P.A.B. offices to decide exactly what form the inventory should take, and it is hoped that in due course local support will be forthcoming to help compile the inventory when details are made known.

A most enjoyable day terminated at about 5.30 p.m. leaving all participants in no doubt that something must be done and must be done without delay. Perhaps the first thing the government could do to help is to reduce VAT for repairs particularly to buildings of historic or architectural importance. The imposition of 15% VAT for repairs in the construction industry does little to encourage us to repair our building heritage, and whilst farmers may claim this back through their business accounts many individuals or organisations who acquire old farm buildings have this additional burden thrust upon them.

Both Philip and I came away with the resolve that we must help the S.P.A.B. in some way and perhaps our own buildings at risk exercise could be extended to separate our farm buildings at risk. You may hear from us again on this point in a future newsletter.

#### PUBLICATIONS

##### THE PERIOD HOME

For those who own and enjoy listed Buildings (bi-monthly £1.00)

I happened to see this magazine, purely by chance, on a local bookstall, and I bought Vol.1 No.1 thinking that it might be another pot boiling glossy aimed at the affluent society of those supposedly interested in "olde worlde" charm.

How wrong I was. This is a magazine aimed at those whose interest in our heritage is genuine and a magazine of carefully selected articles and reports dealing with all aspects of historical property both the polite and the vernacular.

Vol.1 No.1 is now sold out and the next two issues already published include articles that suggest an extremely high standard of journalism and a quality of information which will, I think, put the publication in the reference class. Indeed the information contained in most articles is

presented in such a way that novice or expert can appreciate the work and the authors of most of the articles, being well known in their respective fields, have written in a most informative, yet not a patronising, manner to encourage the layman to take an interest in the subject.

Whether one is interested, in Listed Building Procedures, timber framed structures, Clarence House, Oast Houses or cottages of mud, The Period Home will fulfill a need.

Whether or not it lasts will depend upon the support it gets from the public. I can assure you it will get my support and I sincerely hope it will get yours as well.

J.A. Severn.



L  
T  
1707

# SOME DATESTONES

recorded by  
Graham Beaumont

I 760

House at Clifton  
enlarged by Thomas  
and Jane Lambert.

Date and initials in  
projecting bricks.  
'I' represents 'J'

ERECTED  
Anne Domini 1819  
John Parker Esq. } Bailiffs  
John Houle Gent. }

Date picked out in  
dark (flared) headers  
Gable end of farm  
building at Lilac Farm  
Main Street, Laxton

Slowwicks almshouses, Retford  
A stone plaque on the rear wall

W.H 1820

A dated brick at No 3  
Marks Lane, Gotham  
Look out for these, they  
are difficult to spot!

1798

An elegant datestone  
on a cottage at Cromwell

W  
F.S  
1775

"Aggie Farmhouse"  
at Moorhouse near  
Laxton.  
Who was WFS ?

G  
16 T S 86

Carved oak mantel beam  
Manor House, Willoughby  
Now demolished.

H.R.C.  
1880

Stone plaque on the gable end of  
a farm building at Cropwell Bishop

1834

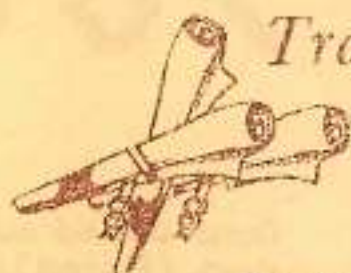
Date in blue bricks on the  
gable end of a farm building  
at Shelford.

Next time you  
see a datestone  
why not draw  
or photograph it?

AL  
1703

Old Bar Farm, Laxton.  
Date and initials in flared  
headers. Who was A.L.?





## *Tracing the History of Your House*

The eighth contribution to a series by Adrian Henstock, the County Archivist, describing basic documentary sources for tracing the history of smaller houses in Nottinghamshire built before c.1900.

+ + + + + + + + + + +

This article continues the second part of the series describing the history of selected case-studies of local buildings. By contrast to the example in the last issue drawn from a country village, this issue's example is situated in the heart of Nottingham, an ancient mediaeval borough, and is also an example of a building with a specialised function, i.e. a public house. Again it illustrates some of the problems and pitfalls of tracing the recorded history of such a building.

### 2. THE FLYING HORSE HOTEL, THE POULTRY, NOTTINGHAM

#### (a) Architectural History

The basic problem to be encountered is the question of deciding what is meant by the 'Flying Horse'. From its original nucleus facing The Poultry the inn gradually expanded during the 19th and 20th centuries to take over a number of adjoining properties. It now extends along the entire east side of Peck Lane, and has direct rear access from St. Peter's Gate and Bank Place. For present purposes, however, it is necessary to concentrate primarily on the buildings which constituted the original inn and the early additions up to the mid-19th century.

The original 'Flying Horse' comprised the three gables at the east end of the present building, the third of which projects forward into the street with its upper floors supported on three pillars. To the west of the projecting gable are two further gables up to the corner of Peck Lane, and at the extreme east end of the old complex is a tall brick square building again supported on pillars, partly masking the now-covered open yard leading down the side of the old building.

The appearance of the whole of the frontage of the present building conveys an impression of 'Tudor' architecture, with the five gables, the jettied upper storeys of the projecting gable, the 'Tudor' brick chimneys, the carved barge-boarding of the gables, the leaded-lights to the windows and the panels of ornamental plasterwork decorating the frontage. In fact what is seen today is largely a re-creation of the 1930's of what it was assumed a Tudor-inn would have looked like. In c.1936 the structure was extensively altered, modernised and deliberately 'oldenised' by Trust Houses who then owned the property. The group's architect, D.G. Millett, was chiefly familiar with timber-framed property in East Anglia, and he re-created the facade in East Anglian style, adding the mock-Tudor chimneys and other features. The decorative plasterwork or 'pargeting' was in fact directly copied from the 'Rose and Crown' at Saffron Walden in Essex. However, despite the numerous changes, the nucleus of the old building still retains the basic timber-frame and shape of a genuine Tudor or Stuart



building. Architectural estimates of the date vary between c.1600 and c.1675 but it is perhaps more likely to be nearer the earlier date. The two gables at the west end were in origin separate 17th century buildings with low gables. The end one at the corner of Peck Lane was masked by a later 'Georgian' frontage, but the presence of the gable behind was given away by the fact that of the three 'windows' on the top storey only the centre one was genuine, the others being fakes added for the sake of symmetry. This frontage was removed and the gable altered to its present form in c.1936. The next gable to the west was originally much lower, but heightened in the late 19th or early 20th century. The brick extension at the far end was added in the 18th and 19th centuries.

The frontage of the Flying Horse bears the legend 'Ye Flying Horse. Est. in Year 1483', but this piece of spurious antiquarianism was added in c.1936 and there seems to be no authority for such a date whatsoever, which is a cautionary tale for anyone faced with a similar situation.

(b) Documentary History

Much of the architectural history described above can only be elucidated through the use of old photographs and prints. Because of the 'Flying Horse's' prominent position in the town centre it fortunately features on a number of Victorian and Edwardian photographs now in the hands of the Nottingham Local Studies Library and the Notts. Historical Film Unit. As these date from before the extensive alterations of the 1930's they are an invaluable source, and also record changes back to c.1880. Before that the inn features on one or two old engravings of the Market Square, for example of 1806 and c.1740. The earliest of these - a view of the old Exchange or Council House is 1726 - confirms that the basic shape of the original part of the 'Flying Horse' was the same then as now.

The site of the 'Flying Horse' is marked on the good series of Nottingham town maps back as far as the earliest one of 1609, but only certain of them are sufficiently detailed to depict the plan of individual buildings. The most useful of these are the 1886 10ft. to 1 mile Ordnance Survey, Staveley and Wood's map of 1831, and Stretton's manuscript plan of 1800. The alterations of c.1936 are well documented on the plans submitted to the Corporation for Building Regulation approval, now deposited in the Nottinghamshire Record Office.

Like the Bleasby property, the deeds held by the owners are not a great deal of help, again dating back only to the purchase of the property by Trust Houses in 1920. However they do show that the inn was purchased from the Trustees of the Plumtre Hospital, a charitable foundation which still exists to provide almshouses for elderly widows. Again, as with Bleasby, the next obvious source to consult is the printed volume of the Report of the Charity Commissioners for Nottinghamshire (1815-1829) which contains details of all local charitable endowments and their history. The report on the Plumtre Hospital was drawn up in c.1827, and gives a schedule of the charity's property and income at that date. Out of a total rental of £684, the 'Flying Horse' was the most valuable property, let at £100 a year. But the Report stated that many of the charity's buildings 'are in a dilapidated state and particularly the Flying Horse Inn ... is scarcely habitable'. It was intended to be rebuilt but this was refused by the Court of Chancery, which was investigating the Charity's affairs, as the cost was too high. The Report also provides details of the history of the Hospital, which was founded between 1392 and 1415 on a site in Fisher Gate by John de Plumtre one of a family of wealthy Nottingham wool merchants. The 'Flying Horse' site, together with adjacent property, formed part of the original



## TRACING THE HISTORY OF YOUR HOUSE-8

continued ...

of the properties, revealing that the two smaller ones at the corner of Peck Lane had a combined frontage of  $41\frac{1}{2}$  feet, and that the larger property - the site of the 'original' Flying Horse - had a frontage of  $64\frac{1}{2}$  feet. These measurements tally exactly with the measurements of the building today, confirming the evidence of the photographs that the original building comprised the projecting gable and the two gables to the east.

Extensive repairs were obviously carried out after the expiry of the lease in 1756, as the estate accounts reveal expenditure of £65 on the property. This enabled the rent to be raised from the £2 p.a., at which it had stood since 1659, to £23 p.a. on being let to a new tenant, Thomas Moor. After then the accounts show further sporadic building work, for example in 1763: 'Paid John Dodd for burning a Plaister kiln, shooting the Floors and other work at Tenant Moors, £7. 17s', and in 1782: 'Paid Will. Stornes, bricklayer, a bill for work at ye Flying Horse, taking down and rebuilding a stack of chimneys, £7'. An affidavit also refers to the 'rebuilding' of the east end in 1785, previous to which 'the whole of the said messuage...was principally built with stud and lime', suggesting that the lath-and-plaster infilling of the timber frame was replaced by brick, but obviously the principal timbers remained intact as the external shape did not change.

One of the advantages of tracing the history of inns and public houses is that they have names, which can be an invaluable aid to identifying them from records, but even this has its drawbacks as will be demonstrated here. In the early estate records of the building which is now the Flying Horse there is no indication of its use - it may have been an inn but the fact that it is not stated cannot be taken as positive evidence that it was not. It is tempting to think that the extensive alterations of 1757 followed by the large increase in rent represent conversion to a public house, especially as the earliest surviving Alehouse-keepers recognisances preserved in the City archives for 1758 refer to 'Thomas Moor at the Flying Horse Inn in Cuckstool Row'. However the dangers of making assumptions based on circumstantial evidence are demonstrated by the fact that the will of a previous tenant Sarah Gale (nee Ellis) in 1742 which is in the Nottinghamshire Record Office leaves the remainder of the lease of the Flying Horse (so-named) to her daughter. This is in fact the earliest-known reference to the building on this site being an inn or known by the sign of the Flying Horse.

There are still further complications. Also amongst the City archives is an order by the Mayor to the town's Chamberlains to pay 10s to Mr. Braose of the Flying Horse for the constables' dinner in 1740. However there is no mention of such a man amongst the tenants named in the estate records, Sarah Gale being tenant at the time. He could have been an undertenant but he may have kept a totally separate inn of the same name! There are in fact documentary references to at least two other buildings being known as the Flying Horse at different periods, all within a short distance of each other. These are contained in two separate sets of property deeds deposited in the Record Office.

One set of deeds includes a conveyance of the building now called the Talbot Inn in Long Row (Yates Wine Lodge) in 1712 which shows that this was then known as the Flying Horse, although it appears to have attained its present title by 1740. The other deeds relate to a now-demolished property on Timber Hill - now South Parade - about a hundred yards away from the present Flying Horse, which show that it too bore that name between 1618 and 1671 at least, but may have ceased to function as an inn soon afterwards.



TRACING THE HISTORY OF YOUR HOUSE-8  
continued ...

endowments, and was the site of the family's original house before they moved to a later residence near St. Mary's Church and later still to Kent (where they are still living to this day).

Fortunately the estate rentals of the Hospital were deposited some years ago by the Trustees in the former City archives department and have since been transferred to the Nottinghamshire Record Office. They cover the period from 1587 to the 19th century, but are continuous only from about 1650. By dint of painstaking research the names of all the tenants of the 'Flying Horse' property - 15 between 1659 and 1850 - can be extracted, but it is not an easy task as the property is not named as such, and it is necessary to work backwards in time. The earliest named tenant was Alderman Peter Clarke, who rented one messuage and two cottages, two in Cuckstool Row (The Poultry) and one adjoining in Peck Lane, for 37s in 1587. The Clarkes



FLYING HORSE c.1870  
from a painting by Warren Broadbwaite of Leeds,  
in the Flying Horse Hotel

Drawing by Graham Beaumont

were still tenants in 1613, but by 1659 it was leased to the Ellis family, in whose hands it remained for nearly a hundred years. The leases were not for terms of years but during the lives of three specified people, i.e. one of 1704 expired on the death of Sarah Parkinson (nee Ellis) in 1756. Amongst the later leases that of 1873 contains a valuable plan of the property.

Apart from rentals there are other estate records in the collection including a vital report of 1734 on the state of the buildings on the site, describing them as 'very old' and recommending rebuilding in order to improve the rental. The report also provides measurements of the frontages



TRACING THE HISTORY OF YOUR HOUSE-8  
continued ...

There are two possible solutions to this paradox, both equally probable. One is that the inn-sign was transferred from South Parade to Long Row and then to The Poultry during the period between 1671 and 1742. This could have happened when an innkeeper moved, taking his sign with him, or else one inn may have closed down and another innkeeper changed his sign to cash in on the goodwill of the former establishment. The alternative explanation is that there were two inns of the same name existing at the same period, as is definitely known to have happened in other instances in 18th and 19th century Nottingham.

Having discovered something of the structural history of the building and details of its function and tenants it is possible to flush out the story with details of the social events which took place there, mostly by reference to 18th and 19th century newspapers, (held by the Nottm. Local Studies Library and indexed from 1800 to 1825) and diaries, mostly in the Record Office. For example, troops were quartered at the Flying Horse in 1779 and again in 1813, in 1780 it was a staging point for London coaches and in 1786 a protest meeting against a retail tax was held there attended by 200 shopkeepers. In 1806 it became the principal headquarters of the Tories in the town, but by 1866 was being used as the Liberal headquarters. In 1805 the yeomanry dined at the Flying Horse to celebrate Nelson's naval victories, and in 1813 after the victories in the Peninsular War against Napoleon the local newspaper reported that "it would be unpardonable in us to omit to mention the public dinner at the Flying Horse Inn, where most of the leading characters in the town were present, and where the amor patriae shone forth with a fervour the most enlightening and animating". In the middle of the 19th century the landlord, William Malpass, was one of the leading backers of 'Bendigo' Thompson, the famous local prizefighter.

In conclusion it can be seen that the history of the Flying Horse is derived from a variety of documentary sources. The framework can be established around the list of tenants derived from the Hospital estate records and the 1734 report providing measurements of the frontage is especially valuable. As a pub it can be traced through its name, but as has been shown, this can produce as much confusion as enlightenment at times.

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All the above information is taken from historical research and notes recorded by the author at the occasion of the public inquiry into the unsuccessful application to demolish the Flying Horse in 1967-1968.

ooOoo

In the next issue : Further local case studies.



The pressure for heavier lorries is reaching its climax. Now - with the publication of the British Government's Armitage report - is your last chance to influence the decision.

The maximum British lorry weight is 32.5 tonnes. The European Parliament is considering 40 tonnes. The European Commission is pressing for 44 tonnes. These increases are interim measures for lorries travelling between Common Market countries. Acceptance means that Britain will raise its maximum weight and there could be still heavier lorries in future.

#### THE FACTS

O The 32 tonner is already too big and too heavy for our streets and minor country roads. The quality of life is at risk. The noise heavy lorries make is intolerable to many people. The vibration they cause damages buildings; their very size is frightening and they have a legal right of access to all roads, however unsuitable.

O 170,000 of Britain's 207,000 miles of road are agreed by the Department of Transport to be unsuitable for general use by heavy lorries. The Department says it is impractical to exclude heavy lorries from our minor roads and streets, particularly for access. It favours heavier lorries.

O Our roads are already breaking up, even specially constructed motorways.

O The cost of reinforcing bridges alone in Britain to cope with heavy lorries will be about £1350 million. Neither the EEC nor the European Parliament has calculated the total costs of these proposals.

O Heavier lorries introduced in the USA in 1974 are now considered 'an expensive burden we can no longer support' by the US Government.

O Lorry transport is being considered in isolation. We say there should be a comprehensive approach to transport including support for a better use of rail and waterways.

oOo

Write to your MP at the House of Commons, London SW1 and to your MEP at the European Parliament, Plateau du Kirchberg, Boite postale 1601 Luxembourg.

DO IT NOW

oOo

Supplies of the leaflet depicted below, also posters, are available from Transport 2000, 40 James Street, London, W1M 5HS. Tel: 01-486 8523.



## Do you want heavier lorries?

- The British maximum lorry weight is 32.5 tonnes
- The European Parliament is considering 40 tonnes
- The European Commission is pressing for 44 tonnes

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*Now is the time to say NO*

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Write to your Member of Parliament  
and to your  
Member of the European Parliament

Civic Trust  
Conservation Society

Council for the Protection of Rural England  
CALM  
Transport 2000



The following article is published for the information of members who may not be aware of the considerable achievements of the Trust to date:

## *The Work of the Trust: the example of Sunnyside Cottages, Southwell*

By Norman Summers

The Trust was formed in 1967, with the object of encouraging the preservation and restoration of traditional buildings in Nottinghamshire. Since then, a range of activities has been undertaken:-

1. Advice is offered to owners and occupiers on the historic and architectural interest of buildings which contribute to the quality of towns and villages in the County; on the technical problems of restoration; and on sources of financial assistance available.
2. Reports are regularly made by technical advisers on projects in designated Conservation Areas and on listed buildings of historic and architectural interest, when requested by planning authorities who submit these applications, as they receive them, to the Trust for comment. Co-operation with local authorities is also maintained by making representations on buildings of interest which are known to be at risk. This work has often extended to the presentation of evidence in appropriate planning inquiries.
3. Grants have been made to assist a large number of projects, particularly to encourage traditional building techniques for proper restoration which may be more costly than modern alternatives.
4. Finally, when all persuasion and encouragement failed and a building was seriously threatened, the Trust purchased property to restore and re-sell, with the intention that any profit on the transaction should be used to build up a revolving fund for future projects.

The income of the Trust, necessary for essential administration and maintenance

of grants has been mainly from the County and District (originally Rural District and Borough) Councils, and is reviewed annually. Capital expenditure for projects of direct restoration has been financed mostly by short term loans from local authorities.

Changes in the organisation of local government, and the deteriorating financial climate have unfortunately blunted some of the achievements of the Trust and forced some retraction of the scope of its work. Technical advice is still given freely by the Advisers to the Trust, although they are often under great pressure of work, offering their services mostly on a voluntary basis.

Co-operation with local authorities is still maintained where possible, but this is more difficult now that much of the work of planning control is in the hands of the numerous District Councils, rather than centralised at County Hall as it was before the local government reorganisation of 1974. Recent cuts in public expenditure have reduced the Trust's income to barely enough for essential administration, and grant aiding of projects by the Trust has had to be suspended, we hope only temporarily. The accumulation of a revolving fund to carry out restoration work directly, has not materialised because of increasing financial restrictions in recent years; assurances that this work would be continued by the local authorities with the co-operation of the Trust have not been fulfilled.

In spite of this, the Trust can still point to worthwhile successes even if the process is now more tortuous. The Sunnyside Cottages at Southwell are a good example. These formed a terrace of five cottages in Westhorpe, where the Oxtan Road enters Southwell, they were built in



THE WORK OF THE TRUST : the example of  
Sunnyside Cottages, Southwell  
continued ...

Sunnyside,  
Westhorpe,  
Southwell.



brick, two stories high, with attics lit by dormer windows in the pantiled roof, all typical of the Nottinghamshire tradition. Together with other cottages on both sides of the road at this point they were an attractive group marking Westhorpe as a distinctive hamlet within the parish of Southwell. The terrace originally was a frontage of eight cottages, the northernmost three having been demolished in 1958 to make room for the widening of the Oxtan Road. A study of the plan, however, showed that each cottage had been formed from two back-to-back tenements, facing respectively east and west, which had been merged into one by the removal of one staircase and the forming of a new opening through the party wall. The sixteen tenements were a type of early 19th century development common to urban areas which were then expanding rapidly in the Industrial Revolution. Rural examples such as this one, were less common, and even then were associated with industrial rather than agricultural expansion. The housing at Maythorne Mill was originally of this type, but nothing is known at present about the reasons for building Sunnyside in this way. It is hoped to investigate this part of Southwell more thoroughly, as it is clearly of considerable historic as well as architectural interest.

In 1971 the Trust purchased the Grey House, Carlton-on-Trent, which was otherwise in imminent danger of demolition. Urgent repairs were undertaken to make the structure safe and steps were being taken to find a purchaser who would complete restoration of the house. The framework knitters cottages at Windles Square, Calverton, were also being purchased for restoration by the Trust, and negotiations were in hand to acquire the group of cottages at Rempstone which

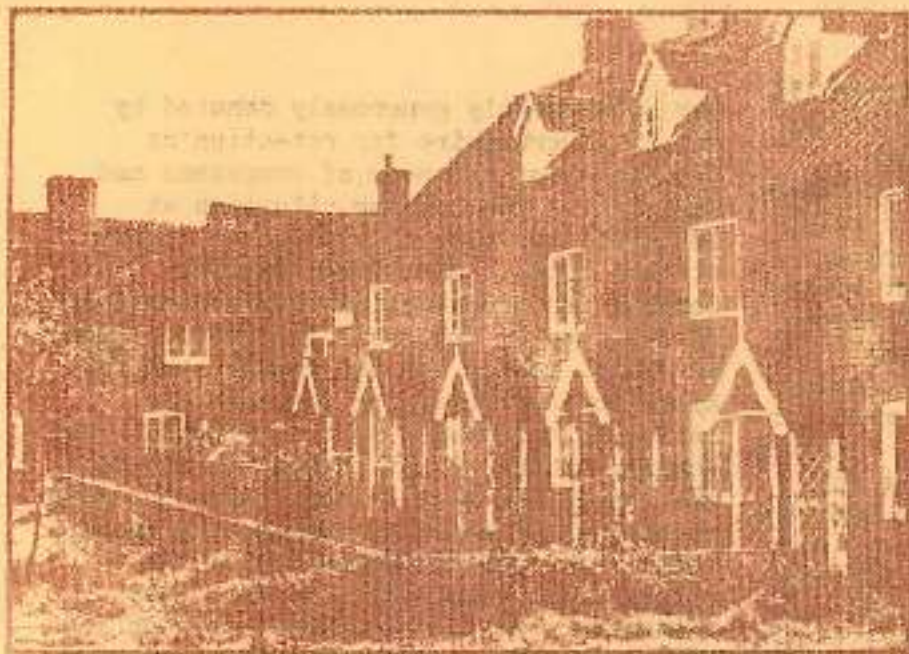
was subsequently generously donated by Mr. P.N. Derbyshire for retention as dwellings for the poor of Rempstone and District. The housing situation at Southwell was also causing great concern at that time. The Rural District Council was proposing extensive demolition of cottages in Southwell for re-development as flats, mostly for old people, and the historic environment of the town was seriously threatened in the process. An outline survey of the properties led to the conclusion that in many cases the same accommodation could be achieved by careful restoration and modernisation of the cottages, at less cost, and with less disturbance to the occupants, many of whom had lived there undisturbed for most of their lives. Vigorous representations were made and eventually, in 1973, Sunnyside, which by then was neglected and becoming derelict, was acquired by the Trust to use as a pilot scheme to persuade the R.D.C. of the strength of the case for restoration. By that time building work at Windles Square and Rempstone had proceeded so far that the Trust could expect, with some confidence in the future, a sound return on capital outlay.

The Trust was still largely dependent on support from local authorities; many changes were pressed on it during the reorganisation of 1974. Windles Square and Rempstone were hurriedly passed to the respective Borough Councils for little more than the outstanding debts on the work, and Sunnyside passed to the County Council with the assurance that the work would be carried out as part of the official housing programme but with the full co-operation of the Trust. There were many delays, however, and eventually the restoration of Sunnyside was undertaken by the Nottingham Community Housing Association on a scheme approved in 1978.



THE WORK OF THE TRUST : the example of  
Sunnyside Cottages, Southwell  
continued ...

The five cottages were modernised into four small houses. Nos. 24, 26 and 28 Westhorpe, at the rear of Sunnyside and part of the group, made two more. This was achieved with very little alteration externally and the group retains its character with a renewed life for many years to come.



Sunnyside Cottages, Westhorpe, Southwell  
photographed February 1973

The conclusion to be made from this exercise, in relation to other activities of the Trust, is

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## PUBLIC INQUIRIES

### HARDTOFTS, GRINGLEY-ON-THE-HILL

The Trust successfully opposed an application for listed building consent for this building. In deciding in favour of the Trust the Secretary of State agreed that demolition may be acceptable if a new building of sufficiently high design standard were constructed as a replacement. A subsequent planning application to this effect was submitted and granted by Bassetlaw District Council. It remains to be seen what effect this decision will have on this attractive part of Gringley.

this:-

Here is a group of buildings, part of the continuing Nottinghamshire tradition which, but for the efforts of the Trust over a long period, would have been demolished for re-development of very doubtful quality. Direct restoration would have given more personal satisfaction with less delay, but it requires capital on a scale which is not only difficult to accumulate today, but limits action to one or two projects at a time. Informed comment, persuasion and encouragement, providing the technical expertise to inspire confidence, can often achieve the same results and spread the influence of the Trust over a wider field. This, coupled with limited grant aid and at times direct restoration, has saved a large number of worthwhile buildings in the last twelve years. The latter activities are now severely curtailed or suspended, and although it is to be hoped that it is only a temporary setback, still no effort should ever be spared in the work of preserving and restoring the best of our heritage, by every means at our disposal.

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### NORTHGATE BREWERY, NEWARK

An application for listed building consent was submitted by John Smiths Tadcaster Brewery Ltd. The Trust opposed the application for demolition at the Public Inquiry and was delighted when it was announced that listed building consent had been refused.



# Buildings at Risk and the Local Authority

"Local Authorities stand in the vanguard of those protecting historic buildings, and the Secretary of State hopes they will make diligent use of all the powers available to them"  
DoE circular 23/77

## 1. LIST OF STATUTORY PROVISIONS RELATING TO LISTED BUILDINGS AND CONSERVATION AREAS

- (i) Both the DoE (through the HBC) and the local authorities can (but are not obliged to) make grants towards the repair of historic buildings, and the local authorities can make loans also.
- (ii) Local authorities are obliged to advertise proposals for historic buildings and conservation areas to obtain public opinion.
- (iii) The DoE can protect buildings by listing them and can schedule ancient monuments; the local authorities can temporarily protect buildings by serving Building Preservation Notices.
- (iv) The DoE and local authorities control works to listed buildings which alter, extend or demolish them, and demolition control extends to all buildings in conservation areas, with enforcement powers to back the control.
- (v) Local authorities have powers to protect trees in conservation areas which extend the Tree Preservation Order power.
- (vi) Local authorities have powers (but are not obliged to use them) to carry out temporary first aid repairs (urgent works of repair) to unused neglected listed buildings and buildings in conservation areas, and can recharge the cost of the works to owners.
- (vii) The DoE and local authorities can (but are not obliged to) require full and complete repairs to neglected listed buildings.
- (viii) The DoE and local authorities can acquire listed buildings to repair them for their own use or to dispose of them, either by agreement with owners or by compulsory acquisition following non-compliance with a full repairs notice. In the latter case they can acquire buildings at a reduced price reflecting their neglect.
- (ix) The local authorities may be required to pay compensation to building owners in relation to some of these provisions.
- (x) Local authorities can, and may be directed by the Secretary of State for the Environment to designate Conservation Areas, prepare enhancement schemes for them, and set up Advisory Committees to help look after them.

## 2. RELATED PROVISIONS

- (i) In preparing local plans, local authorities can bear in mind the future of listed buildings and the enhancement of conservation areas, and could avoid the need for demolition and decay altogether by producing sensitive and practical schemes for regeneration. This will usually require the relaxing of nominal standards - for example use zoning, density and daylighting.
- (ii) Development Control in conservation areas offers no extra automatic provisions except demolition control (iv above), but local authorities can (but are not obliged to) request full details for planning applications of outline schemes, and can seek to remove some areas of permitted development through Article A directions (for example changing windows, roofing materials, rendering).



BUILDINGS AT RISK AND THE LOCAL AUTHORITY  
continued ...

- (iii) Local authorities can control some advertisements and are able to make areas of special control.
- (iv) The Secretary of State for the Environment is able to relax the Building Regulations through the local authorities where requirements conflict with conservation aims.
- (v) Local authorities can make Home Improvement Grants, and make loans and mortgages under the Housing Acts.

3. THOSE PROVISIONS IN PRACTICE

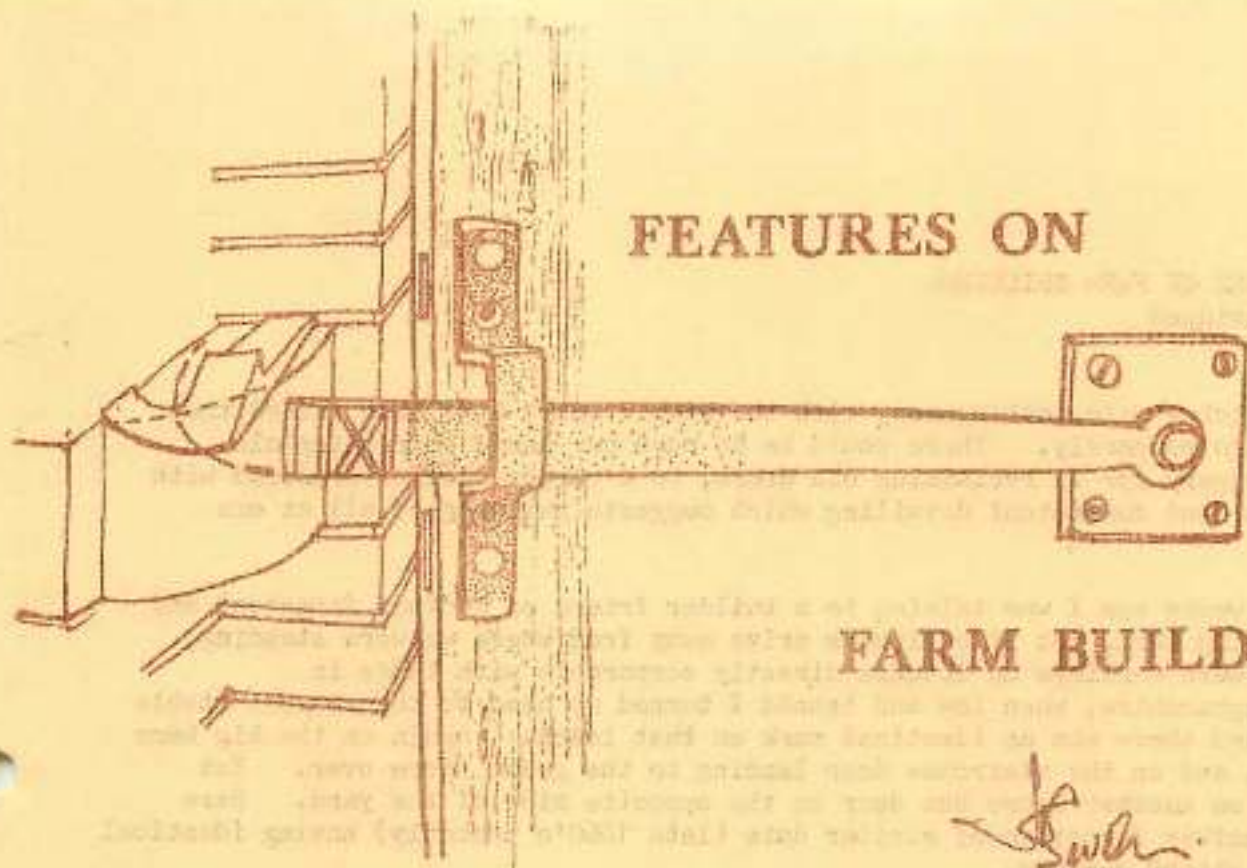
Most significantly only some of the above provisions are mandatory, whilst the more controversial provisions are discretionary, particularly those enabling a local authority to intervene to prevent a building falling into decay. How involved an authority becomes depends partly on local political emphasis - on how caring the public and elected members are for their local heritage, and how they rank this alongside other aims for their area and their notions of freedom for the individual. It also depends on the quantity and quality of staff an authority is prepared to employ to safeguard the heritage, or the degree to which external advice is useful and accepted by the authority. The quality of the public conservation service varies enormously throughout the country, and in counties like Nottinghamshire where the County Council does not take a leading conservation role, it varies considerably from one district to the next. Most District Councils employ no specialist staff for conservation and adequate advice is available in some of the more important historic towns and a few counties, such as Derbyshire. District Councils tend not to be consistent in applying conservation aims at the expense of other interests, particularly where advice comes from the County or other external body, and they only rarely indulge in Building Preservation Notices, and even less in Repairs Notices and Acquisitions. Many District Councils are notorious for not showing a lead to others by adequately caring for the wide range of historic buildings in their ownership.

The Secretary of State has backup powers in several areas such as to serve its own repairs notices and acquire buildings, or to direct a local authority to designate a conservation area, but as far as I know, these powers have never been used. Furthermore, in confirming Article 4 directions, his requirements are so onerous to make it virtually impractical for a local authority to apply for a blanket direction covering a conservation area, for example. On the other hand, where a local authority actually uses its initiative in applying discretionary powers to get buildings repaired, the Secretary of State is usually prepared to back the authority to the hilt. This is clearly a political rather than a qualitative attitude.

When powers are used they have varying degrees of effectiveness. Building Preservation Notices, Urgent Works of Repair, and Conservation Area designations are simple and speedy to effect. However, full repairs notices, compulsory acquisitions and - as discussed above - wider Article 4 directions are cumbersome and can be countered by delay tactics by the owner, thus prolonging - possibly for years - a deteriorating building's agony.

R.A. Harrison, Conservation Officer, Newark District Council.





## FEATURES ON

## FARM BUILDINGS

*John*

Recently, in an article in one of the National Technical Press monthlies on conservation the following comment was made by Michael Bayley an Architect from Maidenhead:

"South Bucks and East Bucks people also seem to have been keen on 'keeping the witches out' as many old latches and even some old hinges have the diagonal cross worked on to them that no witch can pass or move. I wonder how far this superstition extends. Perhaps it is national."

I can assure Mr. Bayley that at least some Nottinghamshire people shared the same superstitions, as their Buckinghamshire counterparts and held these beliefs well into the nineteenth century. It is a fact, though, that unless Mr. Bayley had asked this question, I should have continued in ignorance of the meaning of these signs. Well over a year ago I was asked by the Trust to look at a group of farm buildings in Edwalton owned by Rushcliffe Borough Council and in looking over the structures I noticed that many latches had, what appeared to me, to be a rather crude marking usually in a position where the latch dropped into the sneck. This was puzzling because whilst the latches were probably obtained from the local blacksmith, (or in Edwalton in the 1860's from an ironmonger in Nottingham) the insignia was not of the same quality as the manufactured article. Why should this be, I asked myself, and not being very bright I wondered, "was this some form of crude trademark"? Was it means of a farmer marking his property or was it some farm hand messing about whilst having nothing better to do? The other puzzling thing was that all the markings were the same on each latch that had been so treated.

I was puzzled and thought about it for a while, but soon other matters required my attention and this useless piece of discovery was filed away in my subconscious... until I saw this article, and it dawned on me that what I had seen was high Victorian superstition, which some hard working and conscientious farmworker sincerely believed in, so much so that he felt it his duty to so anoint the latch of the cowhouse door to safeguard his employer's cattle - or was it the farmer himself. But we are not talking about the middle ages and miles from civilisation, we are talking about a village five miles at the most from the city centre and in the 1860's. Just over a hundred years ago, when the Midland Railway Trains were a common sight in the area and the industrial revolution had been gaining momentum for nigh on seventy years.



## FEATURES ON FARM BUILDINGS

continued

The latches were contemporary with the stable doors and these fitted their openings purposely. There would be no need nor sense in reusing old ironmongery nor in reclaiming old doors, in a purpose built farmstead with careful and consistent detailing which suggests building of all at one time.

A few weeks ago I was talking to a builder friend on another farmstead and remarking that, not five minutes drive away from where we were standing, there were markings on latches directly comparable with those in Buckinghamshire, when low and behold I turned my head to the nearest stable door and there was an identical mark on that latch. Again on the big barn doors, and on the staircase door leading to the grain store over. Yet again on another loose box door on the opposite side of the yard. Here was another farmstead of similar date (late 1860's probably) having identical "anti witch" devices.

"So what", you may ask, and I will reply "so nothing", but it is rather interesting to find a similar feature within spitting distance of the next farm - to coin a phrase - and yet a hundred miles away the same feature is being written about by someone who has been involved in conservation for years and who obviously is as interested in the spread of this particular superstition as we should be.

Why not start a collection of farm features locally and encourage the study of the details of the buildings which very quickly disappear and are never replaced in repair or conversion. When I say collection I do not mean this literally. Apart from the fact that this is stealing, to remove evidence from the site spoils the investigation for others and destroys the possibility of piecing the historical facts together.

Paper, pencil and camera are all that is required to record the following:-

1. Name of farm
2. National Grid reference
3. Address
4. Date of buildings if possible
5. On which buildings the latches are found
6. Drawing or photograph or both
7. Name of surveyor and the date recorded.

If the "anti witch" device is identical then just mention the fact as 'identical to original' example and leave it at that.

Obviously one can take these features a stage further and research the backgrounds and reasons for these superstitions.

John Severn is interested in hearing of examples of these devices in this county and other areas so if you see any on your travels please let him know, either c/o the Trust at Link House, 110 Mansfield Road, or direct at 10 Hamilton Road, Sherwood Rise, Nottingham.



## NOTES ON ACTIVITIES :

### CUCKNEY WALK - October 4

On a fine day, 45 members and friends were met in the car park of Cuckney Village Hall by Phil Ibbotson who was to lead a walk of Cuckney. Whilst in the car park we noted the Moat which forms the boundary of the present churchyard and originally enclosed the Church and the major part of the churchyard.

To the west of the Church is the Castle Mound, which just pre-dates the building of the Church, c.1150 A.D., and originally had a wooden fort on top.

We then visited the Church, reputed to be one of the largest village churches in Nottinghamshire. It is on the site of a church probably built in Saxon times - one is spoken of in the Domesday Book. Along with many other interesting features our attention was drawn to 3 Saxon coffin lids, now used as window ledges, in the side aisle, and a piece of Saxon cross on the inside of the inner wall near the Tower. In the graveyard are a large number of unmarked graves, some thought to be those of the children from the mills.

We lunched at the Greendale Oak, and were advised that an inn of this name had existed on this site since before 1790.

Opposite the inn is 'The Hulvers', a fine Georgian house - the older part, at the rear, probably dates from the 17th century. This was formerly the home of Earl Bathurst's agent.

In addition to viewing a number of old properties, including Ten Row (now 9 houses) provided for workers at Gorton's ribbon mill, we also looked at farm buildings, Upper Mill, which is now the village school, and Gorton's Mill, now the village shop.

Our grateful thanks are due to Phil Ibbotson for all the time and effort he put into making our day so enjoyable.

### COACH TOUR - October 12

51 Trust members and friends visited Derbyshire - blessed with a warm, sunny, day - to view the following schemes undertaken or in process of being carried out by the Derbyshire Historic Buildings Trust:

**GOLDEN VALLEY**-this is a canalside hamlet of brick and stone cottages, beautifully restored to 19 occupied dwellings. Tony Short, an Architect and active member of the Derbys. Trust, showed photographs and gave a brief introduction to the project before leading a walk round the scheme. We were invited by 2 of the owners into their homes, which were found to be very roomy and light. We took advantage of a stroll alongside the Cromford Canal before boarding the coach.

**THE ABBEY**, Darley Abbey - we were welcomed here by Vivienne and Mike Wood, the owners, who had beautifully restored this mediaeval building (now a Pub) and had been awarded 3rd prize in the RICS/The Times Conservation Awards. After

a most enjoyable buffet in the Ancient Hall, Mike Wood presented a slide show illustrating the restoration, which had taken approximately 3 years to complete, and this was also enjoyed by his 'regulars'. As far as possible former features of the Abbey have been authentically reproduced; the door is copied from one at Haddon Hall, with the nails and hinges having been handmade, and reproductions of tiles seen at the British Museum have been used in the cloakrooms. A stone stairway now leads down to the Undercroft Bar, which is very popular, with its open fireplace. Our attention was also drawn to the original deep well situated just outside the main entrance door.

We were now joined by Derek Latham, the Derbyshire Trust's Architectural Adviser, and on the way to Derby we stopped to look at **TOLL BAR COTTAGE** on Kedleston Road which was under sentence of demolition until the Trust stepped in to save it. It is one of the few remaining Derbyshire toll houses and has been restored with



skill and sympathy. It is now a practical home and picturesque Victorian reminder of the country's old toll roads.

**RAILWAY TERRACES** - at Derby Railway Station we were joined by members of the Derbyshire Trust to see their latest project, but first we were shown interesting features of the Station and Midland Hotel, built by The North Midland Railway Company. The Company employed the architect Francis Thompson to design all their buildings and his designs for the stations are numbered amongst the finest examples of early railway architecture.

The triangular group of railway cottages, with integral shops and commercial inn, are a unique example of early domestic railway architecture, built in 1841-42.

In 1978 Derby City Council applied for consent to demolish the Brunswick Inn and Derby Civic Society discovered that this was tied in with a scheme to also demolish the adjacent houses to make way for a road. A preliminary look at the houses and vacant inn had shown them to be in a run down state, extremely grimy, but basically sound. At that point virtually all the houses were occupied. The 1852 Board of Ordnance Map of Derby on which the houses are clearly marked, shows that Calvert Street was at that time called North Street and that the 3 streets surrounding the triangle of houses - North Street, Midland Place, Railway Terrace - spelt out their true origin, the North Midland Railway Company. With this lead, and other circumstantial evidence, the Derby Civic Society started its campaign for the recognition of the social and historical importance of the cottages and station area, the need for their rehabilitation, and the creation of a Conservation Area. Wider support was also given by such national bodies as The Victorian Society, Society for the Protection of Ancient Buildings and Save but it is possible that the project would have foundered but for the timely intervention of the Derbyshire Trust. The Civic Society persuaded the City Council to seriously consider their proposals, and produced a preliminary architectural appraisal, drawings and a rehabilitation cost exercise from which

the Trust was able to make a firm offer to purchase. In July 1979 the City Council resolved to accept the proposals and to sell the houses to the Trust.

With financial support from the Architectural Heritage Fund and the County Council in the form of substantial loans, work is now in hand and it is hoped that 3 showhouses will be ready for Easter 1981, and the project completed by the Autumn.

After rehabilitation the 17 different house types within the triangle vary from small 2 bedroomed cottages to spacious 4 bedroomed houses, the largest having 3 reception rooms, cloakroom and utility room. The majority are either 3 bedroomed houses with separate lounge, dining room and kitchen or 2 bedroomed cottages with living room and dining/kitchen. All will be fully modernised, with greatly improved internal environments including central heating, increased natural lighting and sound basements. The cottages will have gardens, and parking space, and there will be a quiet sitting area in the centre of the triangle.

It is also hoped to reproduce the original atmosphere of the Brunswick when this is restored, with, perhaps, sawdust on the floors and maybe spittoons, and members of the Trust are generously giving of their time by investigating as many public houses of that period as possible in their dedicated search for authenticity!

**SCHOOLHOUSE, Twyford** - we concluded our tour with a visit to this 19th century building. That it was saved is in no small measure due to the Trust's Vice-Chairman who spotted it, in a derelict state, whilst out driving and set the wheels in motion for its restoration. It is now a charming dwelling.

oOo

We were greatly impressed with all that we had seen and are indebted to the members of the Derbyshire Trust who contributed to making our day such a memorable one.

