

Nottinghamshire Building Preservation Trust

NEWSLETTER

SEPTEMBER 1980.

AN 'ENVIRONMENTAL CONSCIENCE'?

WRITE TO YOUR M.P.

Alarm that many people may not yet be aware of the proposal by the Environment Secretary to relax planning controls over minor developments for houses and industrial buildings is expressed by the National Association of Local Councils.

The NALC, representing the parish, town and community councils in England and Wales, which has already urged widespread opposition to the proposal likely to be placed before the House of Commons as an Order shortly, is now calling on everyone with an 'environmental conscience' to write to Members of Parliament in protest.

The Association fears that the changes in ordinary streets in towns and villages could be substantial as house-owners would be able to add two living rooms, either side by side or on top of each other, and there would be no planning control over design or choice of materials.

In addition, the relaxation in control would apply to industrial buildings, of particular concern where there are mixed residential and industrial districts. The NALC foresees the ruination of many streets which are not covered by safeguards such as conservation orders.

The Chairman of the NALC, Mr. Dillwyn Miles, says:

'It is extraordinary that a government should wish to make such changes which earlier Parliaments have consistently rejected and which can only lead to the environment being marred by buildings over which no-one has any planning control'.

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FARM BUILDING SURVEY

by Phil Ibbotson

On March 7th, 1980 the Survey officially came to an end as a full-time venture. Regrettable as this is the old cliché might be adapted to suit the case - 'The Survey is dead, Long Live the Survey'. Interest, information and enquiries are still evident.

So far as we have been concerned, it has been a most interesting and enjoyable experience which has provided the opportunity to see and record many interesting buildings along with a chance to meet and talk to plenty of knowledgeable people. Though our brief did not include houses, we did come across some very interesting examples.

The range in the age of buildings has been somewhat limited being largely from the mid-18th Century to the end of the 19th Century, apart from barns which have ranged largely between the 17th and beginning of the 19th Centuries. In the North of the County we have been finding a large number of dovecotes which have the same age range as the barns. The 19th Century innovations in farming practice have been very evident through the large amount of alteration and rebuilding as well as the entirely new ranges of buildings. One important feature that becomes apparent in the 19th Century buildings is the move away from the traditional barn to the granary with barn machinery and the lack of the threshing floor and large double doors. Another notable feature is that there is a planned arrangement of buildings with those buildings related to one activity being sited together; furthermore there is the use of materials which come from suppliers other than local people. The variety of specialist buildings becomes more obvious: whereas in earlier times the dairy was part of the house by the 19th Century there was a purpose-built room or building near to the cowshed. The original equipment may have been primitive by modern standards, but the purpose of the building is readily seen.

So far as fittings are concerned it becomes clear as time progresses that mass-produced fittings were being used probably as early as the 1820's and that the call on the local blacksmith to produce hinges, latches

and other door and window furniture was declining. The carpenter was no longer using the traditional joints and the wooden pegs; these had been replaced by nuts, bolts and nails to a greater extent. There was still some re-use of materials but the growth of prosperity during the 19th Century appears to have led to a growing use of new materials, particularly moulded bricks, Staffordshire Blue bricks and slate tiles. Symmetry becomes more important in the style of building, the use of stone blocks to take door hinges and catches, Flemish brick bonding and variants of it, standard size for bricks, the disappearance of the string line and the more elaborate eave patterns are all features of the 19th Century buildings. An irregular roof-line due to haphazard additions becomes less frequent. The general impression is that there must have been the most glorious replacement programme and that a great number of the ancient structures must have been swept away. One comment that was made on numerous occasions was

'When you think that on the Continent there have been a great many wars and that England has not been invaded for almost a thousand years, it is staggering that there is such a small amount of ancient vernacular material or buildings in existence.'

So be it! What, then, have we seen?

The earliest building was the 16th Century shop at Collingham and probably the latest was Scarthing Moor Water Mill dated 1894. The former has later additions and alterations: the latter is on the site of a mill that is documented during the 1790's. Village Industries have been very well represented and include blacksmithing, wheelwright, joinery, plough making, malting, brewing, hop growing, dairy farming and fat-stock farming. There has also been evidence of the changes in transport - the wharf building alongside the Grantham Canal at Hickling and the various sets of stables for public and private usage at Langar, Hickling, East Markham and West Drayton to mention but a few.

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FARM BUILDING SURVEY

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The main complaint about the project has been that there has been so little time to see such a considerable amount of material. Nevertheless, there have been plenty of exciting moments with discoveries of unexpected features. Two readily come to mind. The first was the horse-gin that was discovered near three malt-kilns at Cropwell Butler. It was not complete but the cobbled walkway was there and it was possible to see where the drive-shaft had gone into the building. Shortly afterwards a second horse-gin was seen at South Leverton; this had the cog-wheels and pulley wheels in the building. The second discovery was that of a very fine aisled barn at North Leverton. At some time the building had been shortened by one bay at the Eastern end but the timber-work was worthy of note. After seeing

this an even better example was seen in the same village. An equally interesting set of buildings that has been noted is the dovecote which appears in a variety of shapes, sizes and combinations - from being solely a cote to having stables, cowshed, store places and even a joiner's shop underneath.

The primary hope is that the collection of information will continue on a voluntary basis at least: it would be a great pity to leave the work as it is because there is a huge amount which needs to be collected.

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+ + BUILDINGS AT RISK REGISTER + +

PROGRESS REPORT by Mike Pringle, Co-ordinator

In May 1979 a list of those buildings in Nottinghamshire known to be at risk was drawn up and circulated to members of the Trust. There were 53 entries of which 18 were listed buildings. There were a few more notifications in response, but we had at that time to evolve the necessary system to chase up these buildings and check on progress.

I took over in March of this year as the Trust's first volunteer co-ordinator of our Buildings at Risk register. I am a General Medical Practitioner who has no specific knowledge in this field; I can therefore only act as a co-ordinator and I must rely on specialist advice in many instances. It is therefore a great help that we have a Panel of Architects prepared to volunteer to aid in the assessment of buildings.

There are now 72 entries on the register and I have visited and photographed 48 of these. Once this preliminary is over, I will be discussing individual cases with members of the Trust and planning action in particular cases. This will vary from advice on restoration and available grants, to pressure on the owners, and even to the creation of interest in various buildings in the media.

Buildings that we are taking special note of at this stage are:

Lancote House, Radcliffe-on-Trent, which is due for demolition
Church Farm Buildings at Edwinstowe
Alexandra Lodge on the Bestwood Lodge Estate
Dovecote at Manor Farm, Barton-in-Fabis, and
Hardtofts - House and Barn, Gringley-on-the-Hill.

I hope to publish, through this newsletter, another full list of all the buildings which are known to be at risk, and it will be easier for members to check at that time for gaps. However, if anybody knows of a building which is greatly at risk now wishes to check that it is on the register, I will be pleased to hear from them.

ANNESLEY, ALL SAINTS OLD CHURCH -
Latest position ...

The Church Commissioners have recently reviewed the future of Annesley Old Church in the light of the further comments and suggestions made to them by a number of parties. These included an offer by the Friends of Friendless Churches to take over the ruin, provided that it was first put into good order by the Redundant Churches Fund.

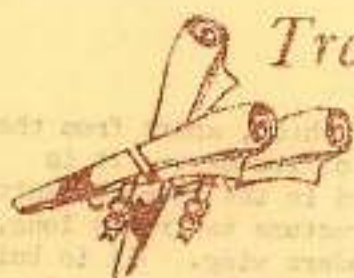
The Commissioners carefully considered the Friends' offer but both they and the diocesan authorities felt that expenditure on the building by the Fund would be a misuse of its limited resources in view of the earlier advice of the Advisory Board for Redundant Churches (which the Commissioners had already accepted) that the building had deteriorated to such an extent that it was not worthy of preservation by the Fund. The Friends were asked whether they would be willing to take over the ruin unconditionally, i.e. without it first being put into good order, but in view of their other commitments they did not feel able to do this.

In the absence of any other proposal of substance for the use or preservation of the building, the Commissioners decided with regret that the draft redundancy scheme providing for demolition of the ruin should proceed in its original form, notwithstanding the representations made against it. As the building has been scheduled as an ancient monument, the Commissioners reported fully on the case to the Secretary of State for the Environment and notified him of their intention to demolish and they have now heard that, the 3 months' notice of works under Section 6(2) of the Ancient Monument Act 1931 having expired, it is in order for them to proceed.

The Commissioners intend to give an opportunity for archaeological recording, controlled demolition and excavation of the site to be carried out, and discussions with the Department of the Environment about this are proceeding.

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COVENANTS to Charities can now be made for a minimum of 4 years instead of 7 and, therefore, if you do not already covenant your subscription to the Trust, please do now consider again (if you pay income tax) entering into a covenant for at least 4 years. For further details please contact the Secretary at Link House, 110 Mansfield Road, Nottingham, NG1 3HL.



Tracing the History of Your House

The seventh 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.

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The last issue contained the end of the main part of this series in which the basic documentary sources have been described. As was stated at the beginning, not all classes of records will relate to every building, and even where they do the relevant documents may not exist. On the other hand there are also various other classes of record which could be of assistance which have not been mentioned in this series. Anyone interested in pursuing further sources of documentation is recommended to consult the parish indexes in the Nottinghamshire Record Office and the published works on the subject mentioned at the beginning of the series.

In the final articles in this series it is proposed to illustrate the process of tracing the documentary history of houses by local case-studies of buildings of different types and ages throughout the county, showing briefly what is known about their history and the sources from which the information was derived. The examples have by necessity to be drawn either from instances personally known to the author or from cases published in some form, many in the county historical journal, the Transactions of the Thoroton Society. They are therefore by no means logically-selected examples, either by type, date, or geographical area, but it is hoped that they will form a roughly-representative sample of different types of building. They will include urban town houses, a small country mansion, country cottages, a water-mill, public house, and a former rectory and a school. In the following articles, where references are made to sources described previously in the series the reference numbers will be given in brackets, for example (C.3) will refer to 'Topographical Views : Photographs' contained in the third article in this series.

In general it is worth pointing out that when investigating the documentary history of a building it is always advisable to work backwards in time, from the known to the unknown. The most fundamental problem to be faced is that of simply identifying a property in the historical records. Unless taken carefully stage-by-stage, it is very easy to make wrong assumptions based on flimsy or circumstantial evidence which can lead to hours of research studying the wrong building!

The first example, the history of the Old House, Bleasby, will be described in some detail as it is a particularly good instance of the marriage of documentary and architectural evidence - unfortunately it cannot be taken as typical as (a) buildings of this type and age are unusual in Nottinghamshire, and (b) the surviving documentary evidence is exceptional in many respects. However it serves well to illustrate the process of investigating the history of a building and the uses that certain classes of historical documents can be put to.

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1. THE OLD HOUSE, BLEASBY

(a) Architectural History

The present house has a relatively plain exterior which, apart from the differing window levels, gives little indication of its age. It is 'L'-shaped but it is known that one wing was added in the present century. The oldest part of the house is a rectangular structure two rooms long, with a small service extension connecting it to the modern wing. It is built of local skerry stone but one gable has been rebuilt in brick. The old building is divided by a central partition into two sections, each with two storeys and an attic, but the upper floor levels do not correspond. Expert investigation has revealed that the building dates from as early as c.1500, and that the two floors at the southern end are also of this period. However the northern part of the house had originally comprised one single high hall, open to the roof rafters in the mediaeval manner, and with a large firehood. This had been subdivided firstly in c.1600 by the insertion of a new floor and ceiling over the hall, and again in the late 17th century by the addition of a second floor above that to create an attic room. The dating was arrived at by a study of the architectural detailing of the roof, fireplace and ceiling beams. An unusual feature is the branding of the initials 'I.H.' on one of the hall beams at some date unknown.

(b) Documentary History

The most obvious sources for the history of the house, the title deeds, are unfortunately of little value as they only date back to 1920. They do, however, indicate that prior to that date the house, together with other property in Bleasby, was owned by Retford Corporation as part of the endowment of Retford Grammar School.

Turning to the map evidence, the house is shown on all the old maps of Bleasby as far back as the two earliest - the parish enclosure award map of 1777 (see B.4 in previous series) and a private estate map (B.5) compiled for Sir Richard Sutton in 1784, both in the Nottinghamshire Record Office. Whilst of course both maps are too late to elucidate the earlier history of the house they do provide a vital geographical 'fix' as a basis from which to work as well as important clues to identifying the property from other sources, for example the enclosure map and accompanying award show the position of the newly-enclosed land adjacent to the house allotted to Retford Corporation in lieu of the old open-field strips.

Investigation of the Bleasby parish records (now also in the Record Office), reveals the existence of two valuable early 19th century volumes in addition to the registers and other documents, both compiled by a villager called John Holmes. One is an incomplete survey of the parish in 1811, probably drawn up for rating purposes (D.1.) which contains the unexpected fact that Holmes himself was the probable tenant of the Old House, as his holding of some 31 acres included the same land allotted to the Old House under the enclosure award as well as some named 'closes' of ancient enclosure.

The other volume, dated 1824, is entitled a 'History of the Village of Bleasby' and was compiled by Holmes. It includes amongst other things a description of the buildings in the village and he described his own house as 'an ancient brick and stone house covered with tiles, belonging to the Corporation of Retford and occupied by John Holmes. This house is reputed to have been some religious place of worship; the chiefest part of the walls are built of stone and laid in clay about a yard thick'. In a note for the year 1817 he records that he 'caused his house to be stone-dashed, and a stone plinth made at the bottom of the front side'. These facts confirm the identification with the Old House fairly conclusively.

The Old House, Bleasby.

A reconstruction of the house as it was in the 16th century. The entrance leads into the cross passage with single-storey service rooms on the left. The open hall is lit by a tall window, and the two-storied end of parlour with chamber above is on the right.

by Norman Summers.

The description does not match any other existing house in the village, the stone plinth can still be seen, and rendering is known to have been removed from the walls in 1947. In addition the initials 'I.H.' branded on the beam agree in style with Holmes' initials as written in his two manuscript volumes ('J' was often written as an 'I').

Although in cases like this one where the deeds are so uninformative because the property once formed part of a larger estate, there can be a bonus as records of large family or corporate estates often survive in reasonable quantities (G. 1-2). As the Bleasby estate was part of the endowment of Retford Grammar School, it is sensible firstly to consult the printed volume of the Report of the Charity Commissioners for Nottinghamshire (1815-1829) (K.1.) which contains details of all the endowments of charities and schools in the county. This confirms that at the date of the report (c.1815) the Bleasby estate was divided into four holdings of which the largest - a farmhouse and 31 acres of land, was let to John Holmes for £45 a year. The report also states that the property formed part of the original Grammar School endowment under King Edward VI's charter of 1552, when it also comprised four holdings. There seems little reason to doubt that, with minor adjustments caused by the enclosure of 1777 and other factors, the holdings had remained substantially the same over the intervening three centuries. The largest holding in Edward VI's time was occupied by Christopher Bynke or Binch at a rent of £1. 9s. 4d per year, and the Binch family appear in the parish registers from their commencement in 1573 until 1609, but were decimated when seven members died in a serious outbreak of plague in Bleasby in 1604. It seems most likely that they were the tenants of the Old House.

The Charity Commissioners' report also states that the Grammar School's Bleasby estate had in fact previously formed part of the endowment of a chantry founded in Annesley church in 1363 to support a priest to pray for the souls of the Annesley family. Like all chantries this property was confiscated by the Crown in the 1540's during the Reformation upheavals. The foundation documents of 1363 which are quoted in Dr. Thoroton's Antiquities of Nottinghamshire of 1677, refer to three 'messuages' (houses) and four 'bovates' of land at Bleasby. These three holdings are also specified in the 'Valor Ecclesiasticus', a national valuation of church property compiled in 1535 (and published in the early 19th century), the largest of which was described as a messuage and three bovates let out at

TRACING THE HISTORY OF YOUR HOUSE-7

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19s. a year. It can therefore be reasonably assumed from both architectural and documentary evidence that the Old House was built (or more likely rebuilt) in c.1500 by the Annesley Chantry Priest for one of his tenants in Bleasby. This fact of Church ownership might in fact be the origin of the tradition mentioned by John Holmes in the 1820's of the ecclesiastical function of the building.

To fill in more of the detail of the history of the house since the 16th century it is necessary to consult any surviving estate records such as valuations or leases (G. 1-2) compiled by Retford Corporation down to 1920. Unfortunately most of the early corporation records are now lost, and what survives are deposited in the Nottinghamshire Record Office but is as yet unlisted. However, by pure chance, the Record Office had been able in 1952 to acquire a collection of documents from an antiquarian bookseller which included 12 leases of Retford Corporation property in Bleasby between 1597 and 1711 which had strayed out of the Corporation's possession since being produced at a Chancery suit in 1823. Four of these leases - dated 1611, 1636, 1649 and 1656 - relate to the largest holding which was described as a messuage with a cottage and specified land partly enclosed and partly in the open fields. It is interesting to note that, apart from in 1611, the rental - £1. 9s. 4d - was the same as Christopher Binch paid in the 1550's. A reduction in 1611 was due to the fact that the cottage was let separately - this cottage is shown on the 1777 enclosure map but was subsequently demolished. Some of the names of the fields and 'closes' are identifiable with the names on John Holmes' survey of 1811.

The first lease of 1611 was to George Foxe, a yeoman from Worksop, who took over the holding which was formerly let to William Binch. As noticed above, William Binch was one of the 104 inhabitants of Bleasby who perished in the visitation of the plague in 1604. It seems highly likely that the village population was so reduced by the epidemic that there were no local takers for the holding, hence Foxe's appearance from Worksop. George Foxe's death is recorded in the parish registers in 1631 and the lease was renewed to his widow Olive in 1636 and 1649.

At this point an important new source of information can be introduced. Having established the names of the occupiers of the house at various periods it is possible to build up details of their family history from such sources as the parish registers mentioned above, or from probate records (E. 1-2). A search of the probate indexes in the Nottinghamshire Record Office shows that the wills survive of both George Foxe in 1631 and of his widow Olive in 1649. These provide useful information about the family and its property, but of especial interest is the inventory of goods and chattels attached to George Foxe's will. Not only does this itemise all his possessions in detail, enabling a visual picture to be built up of the furnishings of each room but it actually names five rooms - the Hall, Parlour, Chamber, Buttery and Kitchen. The Buttery and Kitchen were obviously in the small service extension on the north of the main building, where the other three rooms would be situated. The open Hall would be at the north end and the parlour with chamber above to the south. Here there is a slight conflict with the architectural evidence, which suggests that the first floor had been inserted over the hall in c.1600 whereas the inventory shows that it must have been after 1631, but this discrepancy is not serious. What now seems likely is that the extra room was created by George Foxe's widow in the 1630's or 1640's to help house her growing family of six daughters.

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In conclusion it must be emphasised again that it is exceptional for a small house to be as well documented as this. It is particularly rare to be able to identify a surviving secular building with pre-Reformation church property, and also to be able to identify it with an existing probate inventory. As has been demonstrated, the greatest problem is that of identifying the property from the documents. There is no way of telling, for example, that the 1631 inventory relates to the Old House without the detailed research into other records first. The chief factors in achieving successful identification are that (a) the 18th century enclosure map and award provide a vital geographical 'fix' for the property from which other research can spring, (b) the house belonged for long periods to just two institutions which have left some records, and (c) the Bleasby estate owned by these institutions remained intact and virtually unchanged from the 14th to the 20th centuries.

The information above is based almost entirely on an article by Eric Mercer and Norman Summers which appeared in the Transactions of the Thoroton Society, Vol.71, 1967, but much of the research into the documentary history of the house was carried out by the owner, David Durant.

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In the next issue : Some further local case studies.

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PUBLICATIONS

THE GOOD LOOKING HOUSE

Beverley Pyke

Home-lovers' magazines, the educational system and mass-produced joinery manufacturers - what have they got in common? You need only take a glance at any Victorian or Edwardian street to know the answer. Between them these three can take most of the blame for the way in which over the last 10 or 15 years so many decent-looking properties have been hideously disfigured by ugly new windows and doors, stick-on stone, idiot carriage-lamps and plastic shutters.

Apart from the fact that a lot of these 'improvements' are quite unnecessary, and a waste of money, time and valuable raw materials, there is the irony that owners who believe (or are led to believe) that they will enhance the value of their investment are actually detracting from it. Already while in one street the mutilation goes on the new owners of houses in another are painstakingly getting rid of such meretricious accretions and reinstating their homes' original character.

It is high time for some plain speaking - and sensible advice on how to care for ordinary Victorian and Edwardian houses. Beverley Pyke has provided both in this welcome new book - easy on the eye and on the pocket but by no means lightweight. Simply written without any abstruse architectural jargon it explains how to ensure that the good-looking house stays goodlooking - a credit to the neighbourhood as well as to the owners. A generous allocation of illustrations, well chosen and well reproduced, complements the text. One hopes that with his evident sympathy for the subject Mr. Pike will follow this book up with a more detailed study of the design and detailing of 19th and early 20th century speculative housing. Joinery, construction and finish, after all, are often of a standard well beyond our reach in similar development today, and the countless subtleties need highlighting.

Available from Redcliffe Press Ltd.,
14 Dowry Square, Bristol, BS8 4SH, priced
£2.25.

Conservation in Nottingham

By R. Staniship

Nottingham is exceptional amongst England's major industrial cities in that while it may give a superficial impression of being the creation of the C19th, the intelligent observer will notice that there are extensive survivals of a handsome and important pre-industrial County town. The form of the town, deriving from a topography which is at times dramatic and rarely dull, and from a complex street pattern, the outcome of the fusion of the once distinct Anglo-Danish and French boroughs, creates great aesthetic opportunities which the buildings can and do successfully exploit.

The great physical expansion of the town in the second half of the C19th created a townscape of red brick terraces and sombre factories vividly evoked by Sillitoe. Although much has now been swept away, important examples of Victorian planning such as Waterloo Promenade, Corporation Oaks and Lenton Boulevard remain and are now in conservation areas, as are elegant terraces of the Wellington Circus and Clarendon Street areas, and the villas of the remarkable mid-Victorian Park Estate and the later Mapperley Park.

The growth of the Victorian city engulfed the industrial satellites of Sneinton, Lenton, Radford, Basford and Bulwell. However, in Lenton and Sneinton the townscape retains a cohesion which presents considerable opportunities for conservation. The C20th City includes attractive village cores such as Clifton, Wilford, Wollaton and Strelley.

Following the late Victorian expansion and the extensive rebuilding of the central area, inner Nottingham remained largely unchanged until the 1950's when a further

period of redevelopment began, culminating in the opening of two major covered shopping centres, Victoria and Broadmarsh, in 1972. At about this time however, even before the 1973 oil crisis, the Council rejected the vision of massive restructuring of the City when the 'Primary Highway Plan' was abandoned. Conscious of what had been lost, and of the value and potential of what remains, the City has adopted a conservation orientated approach to planning. This does not, however, imply that there is a sterile resistance of change, but rather a more considered and imaginative approach to the existing fabric of the City. Both formal and informal 'public participation' indicates that there is widespread popular support for this approach.

The greater part of the central area is included within the Lace Market, Old Market Square, Castle, Wellington Circus and Canning Circus Conservation Areas, and in all there are 17 Conservation Areas in the City. The statutory list was last revised in 1972 and is by no means definitive, and the City has compiled its own supplementary 'Local Interest List' of buildings. Considerable care is taken to preserve their character and where important buildings are threatened the Council has served Building Preservation Notices, for example Lambert's Factory on Talbot Street where the grand facade and clock tower are now listed.

Whilst legislation provides the framework for Conservation policy it needs a positive opportunistic approach by the Planning authority to implement it. The key elements are of course, finance and sensitivity. The bulk of the investment needed for the conservation of old buildings must come from the private sector, but the availability of grant assistance not only encourages such investment, but allows

scope for considerable influence in the way things are done. It was for this reason that the Conservation Areas Action



The restored Theatre Royal

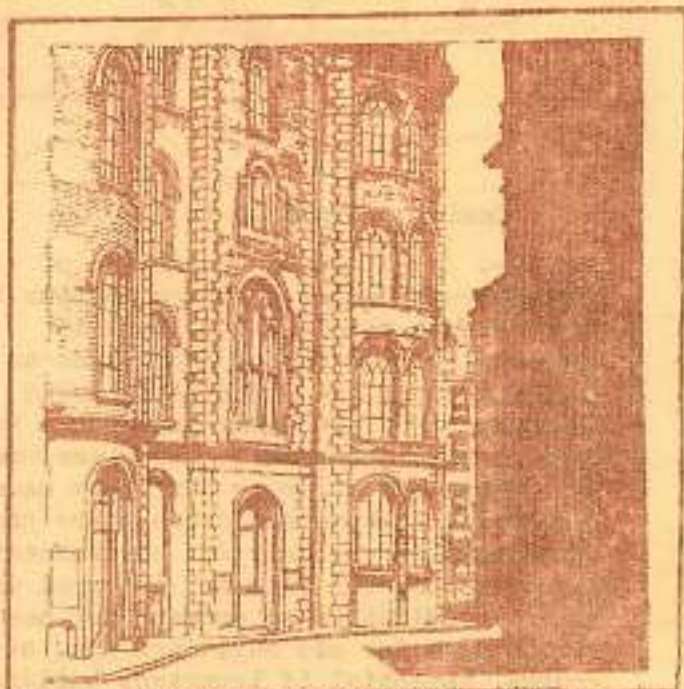
Fund was established. For the past 5 years the allocation has been around £17,000, per annum which although a relatively small amount, can be used to great effect. The usual practice is to offer grants to cover the additional cost involved in restoration work which respects the character of the building of architectural or historic interest. The Action Fund means that quality materials can be used in restorations, and that original items such as elaborate windows can be remade and important architectural features like chimney stacks retained. A very wide variety of schemes have been supported from providing the first grants in the Lace Market, landscaping derelict sites, to the restoration of the village pump at Wollaton, excavation and public access of caves and maintenance work to listed buildings.

Many such conservation schemes, whilst forestalling adverse change, do not make a great public impact. However the restoration of Bridlesmith Gate, presents a very obvious example of the opposite. This narrow street of C18th and C19th buildings had deteriorated from its original importance to a position where demolition of the major part seemed almost inevitable. However, with valuable assistance of the Civic Trust and grants from the Action Fund the street has been restored and has re-established itself as

a busy specialist shopping area.

The most comprehensive conservation project in Nottingham is the revitalisation of the Lace Market. This was the site of the first settlement of 'Snottingham', but the area was transformed with the building of extravagant warehouses and factories for the Lace industry from the mid-C19th onwards. The Lace Market represents arguably the finest concentration of Victorian industrial architecture in England, but by the early 1970's the decline of the Lace industry and blight of projected new roads had reduced the area to a sorry state. In 1974, however, the City adopted a positive policy for improvement, and set about to restore confidence in the area. Blight was removed and a fund for environmental improvement established, which has enhanced many neglected corners of the Lace Market. A 'Town Scheme' has been operating since 1976. Grants totalling approximately £100,000 have been given for the renovation of 30 properties included in the scheme, whilst total investment has been more than double this figure. Buildings outside the scheme are eligible for 'Section 10' grants from the Historic Building Council as the Lace Market (and Nottingham Park) have been declared 'outstanding' Conservation Areas. The Historic Building Council makes a 'priority allocation' to Nottingham of £90,000, grants normally being offered on a 25% basis.

In addition to such specific conservation monies, the City has been able to use finance provided through the 'Inner City' programme. In the Lace Market 14-18,



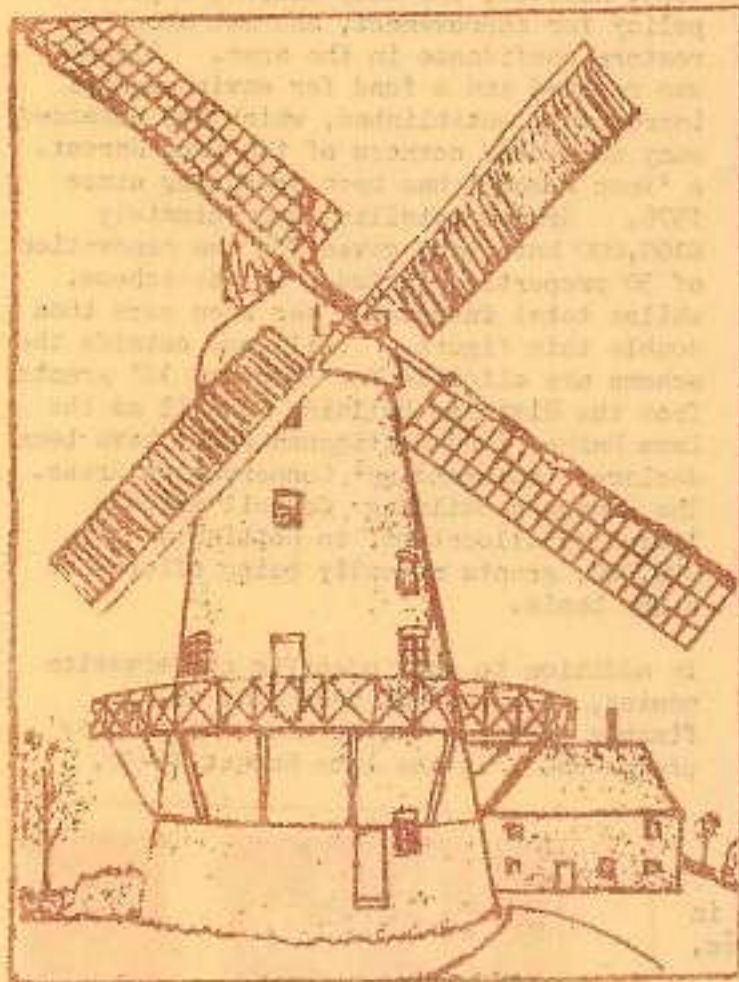
Lace Warehouses in Broadway, part of the Lace Market Conservation Area

CONSERVATION IN NOTTINGHAM

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St. Mary's Gate and 32 Heathcoat Street have been renovated with 'inner city' finance to provide new uses for the old buildings.

'Operation Clean-Up' has also made a major impact, enabling the cleaning of buildings and landscaping of Theatre Square and the cleaning of Fothergill's exuberant Queens Chambers, Long Row and the restoration of 69-77 Derby Road, amongst many other



Sneinton Windmill in 1870

schemes. The current programme of environmental works includes various face-lift schemes which will do much to encourage renovation of areas such as Carlton Street and Goose Gate. The enhancement of the Nottingham Canal is also part of this programme. The Lace Market and Gamble Street areas have been made Industrial Improvement Areas where grants are available not only for environmental improvements, but also for internal works to adapt buildings to present day needs. viable uses for old buildings are, of course, essential if important buildings are to be retained, and it is encouraging

to see that the number of vacant buildings in the Lace Market has dropped substantially, despite the present recession.

The City has attempted to deal with the problems of conservation on a fairly broad front and it has not been limited to a few showpiece projects although it has such award winning schemes as the Brewhouse Yard restoration and Garners Hill, Canning Terrace and Theatre Royal refurbishment to its credit. The delicate early C19th cast iron Camelia House at Wollaton Hall is being restored and an appeal has been launched to assist this project.

Careful attention has also been given to such areas as Sneinton and Lenton where conservation has been central to the preparation of their respective District Plans. In Sneinton the City is restoring Green's Mill, the only surviving windmill in Nottingham recently bought by the George Green Memorial Trust, using money from several sources including lottery proceeds and S.T.E.P. labour. It is hoped that enough money can be raised through the present appeal to enable a museum to the famous mathematician to be established. The mill crowns a hill which will become a park.

A grant has also been given for work to the tower of Sneinton Parish Church, which with the Mill dominates the skyline.

In Lenton plans have been approved for enhancing the remains of Lenton Priory and eventually it is hoped that the remains will be excavated and properly laid out.

One of the most important aspects of the work of the planning authority is to provide advice and guidance on conservation matters and a wide range of literature has been produced (listed below), in addition to which specialist design advice is available.

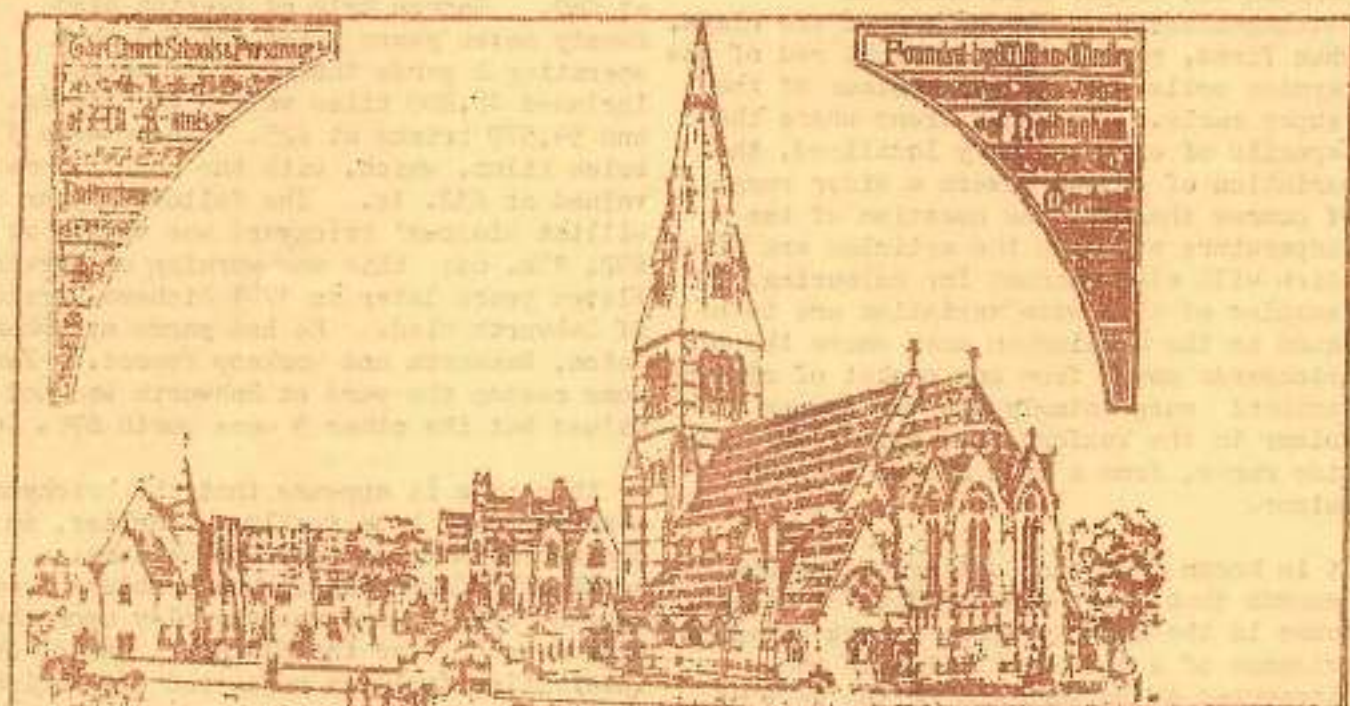
The Planning Department must also have as one of its main objectives the leading of public attitudes to conservation. To encourage people's perception and awareness of the environment the City Council, jointly with the Heritage Education Group, sponsored the Heritage Nottingham Competition, judged in April 1980. The standard of entries was impressively high and most showed great imagination and regard for the heritage of the City.

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CONSERVATION IN NOTTINGHAM
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It is hoped that all winning schemes can eventually be implemented and some, such as a Lace Centre for the Severns building, the excavation of the last of the cave dwellings of Sneinton Hermitage and the restoration of All Saints are already underway.

Any group interested in any of the publications or in seeing the Lace Market Audio Visual should contact the Deputy City Planning Officer at The Guildhall, North Church Street, Nottingham, NG1 4DB.



All Saints Church and Parochial Buildings

PUBLICATIONS AVAILABLE

Conservation Areas in Nottingham (new edition in preparation)

Advisory Handbook - Leaflets:

Listed Buildings
Local Interest List
Treasures of Nottingham
Applications in Conservation Areas
Grant Assistance
Trees in Conservation Areas

Tree Care (3 leaflets)
Mapperley Park
The Park
Wilford Village
The Lace Market
The Lace Market Town Scheme

The Park Report (.75p)

A Conservation Policy for the Lace Market (£1.00 summary leaflet free)

The Future of the Lace Market

Lace Market Trail (.10p)

Georgian Trail (.10p)

Lenton Trail (.10p)

Nottingham and Beeston Canal Trail (in preparation).

Brickmakers in North Nottinghamshire: 18th Century

By Phil Ibbotson

The raw materials for bricks, tiles and pottery are to be found in plenty on the permian and keuper marl areas of Nottinghamshire. The colour of the clays, when fired, ranges from a bright red of the permian soils, to the buff colour of the keuper marls. In other areas where the deposits of clay are very localised, the variation of colour covers a wider range. Of course there is the question of the temperature at which the articles are fired which will also account for colouring. Examples of this wide variation are to be found in the Collingham area where the old brickyards moved from one pocket of clay to another: surprisingly the variations of colour in the Tuxford area covers a fairly wide range, from a dull red to a cream colour.

It is known from the Nottingham Borough Records that there was a mediaeval tile-house in the Hockley area. Most recently evidence of a mediaeval tilekiln was discovered at Rufford and to the west of the site of Welbeck Abbey there is a piece of woodland called Tilekiln: when Gilbert, Earl of Shrewsbury bought the property in the 1590's he was able to have bricks and tiles made there and it was still in operation in 1716. During the 17th Century there were brickyards at Sneinton (1628), Claborough (1638), Blidworth (1675) and Upton (1683) that are known from records. After 1700, with the greater volume of documentary material, it is known that there were at least 31 yards in operation. These are referred to either by Wills and Inventories, or are mentioned in estate accounts. As late as 1834, Sanderson's Map based on the area twenty miles round Mansfield marks the sites of sixty yards in thirty four Nottinghamshire parishes; of these twenty three are north of a line from Mansfield to Newark and they are mainly on the eastern side of the County.

Of the Wills and Inventories relating to the northern part of the County, the earliest relates to Edward Harrison of

Laxton who died in 1702. He had yards at East Markham and Tuxford that were valued at £60. George Ogle of Everton died twenty seven years later and had been operating 2 yards there. His stock included 18,200 tiles valued at £11. 6s. and 54,570 bricks at £25. There were 3 brick kilns, which, with the hovels were valued at £32. 1s. The following year William Widdows' brickyard was valued at £92. 17s. 6d; this was working at Worksop. Eleven years later in 1741 Richard Harrison of Babworth died. He had yards at Askham, Eaton, Babworth and Worksop Forest. For some reason the yard at Babworth was not valued but the other 3 were worth £70. 5s.

By this time it appears that the brickyards were operated by a family. Earlier, in the second half of the 17th Century, Nottingham Town Council had problems from vagrant brickmakers who dug clay upon the wastes in or near the Plains. One of the interesting families connected with brick-making was the Flower father and son who worked yards at Wellow and, from 1733, Laxton. The sources of information are the Account Books for the Duke of Kingston's estate at Thoresby, Edwinstowe and Laxton. Thomas Flower, Snr., provided bricks for repairs and rebuilding at Palethorpe and Kneesall during the 1720's. When he died in 1733 the Wellow yard was valued at £120 and this was carried on by his son, Thomas. In the Inventory there is no mention of Laxton yard but from the Estate accounts it would seem that the son was working there. From a survey of the Notts. brick industry made a century later it is said to have been the practice for the brickmaker to rent land for his sites. In the case of the Laxton yard the son was paying rent to the Duke of Kingston at the rate of 1,000 bricks per 20,000 produced. A rent list for Laxton mentions that the brick kiln was in the Flat Close and a map of the South Field shows the clay pits on the northern edge of the field across the stream from the road to Moorhouse. Both sites were to the South-east of the village.

BRICKYARDS IN NORTH NOTTINGHAMSHIRE :
18th CENTURY continued from page 14

In the V.C.H. it is said that it was the practice for the brickmakers to work in the maltings during the winter months. This could have been the case in Laxton as the village maltings was situated almost next door to the kiln.

From the rent paid by Thomas Flower, the younger, it is possible to see what bricks were produced over a 22 year period. On average it appears to have been 3,500 which gives a production of 70,000 bricks. At this time these cost 11/- per thousand. During the period from 1733 to 1755 there was a great amount of rebuilding and repair on the various parts of the Estate and Flower provided the bricks. After 1846

a brickyard was established at Weston and at Dunham, presumably to serve the Eastern part of the Duke's Estate. In 1755 Thomas Flower died and the Laxton yard was carried on by Thomas and Joseph Powell until 1768 when the Account Books finish with the death of the Duke. From this time the Estate is managed by Trustees whose accounts are not so detailed.

Similar Estate accounts for the Dukes of Portland and Newcastle record information for brickyards at Welbeck, Gamston, East Markham, Tuxford and Martin. Recently a 19th Century Account Book for the Rufford Estate was found which gives detailed accounts between 1830 and 1845.

CRAFT SKILLS REGISTER a stage nearer

The establishment of a Register of Craft Skills in the building industry came a stage nearer in June when conservation officers from 37 English and Welsh counties met in London under the auspices of the Crafts Council. The meeting, chaired by Historic Buildings Council chairman Jennifer Jenkins, heard Roy Worskett, representing the Crafts Council, and Gordon Michell of the Civic Trust describe efforts made so far.

The idea sprang from two Civic Trust reports published in 1976 and 1979, the latter being the report of a study by Nicholas Woodward-Smith and financed by the Carpenters' Company, the DoE, the Ironmongers' Company as well as the Worshipful Companies of Masons and of Plumbers.

Most of the counties represented keep informal lists of contractors able to tackle conservation work and of firms with specialist craftsmen like thatchers, stone tilers, lead workers and so on. The present plan will transfer these entries onto standard index cards similar to those used in the Craft Council's existing register of non-building craftsmen. Each county will then send duplicates to its neighbours and to the Crafts Council which will assemble a national, cross-indexed register. The Crafts Council is to supply the blank index cards, so councillors need not fear that this will be the straw that breaks their budgetary backs. Where a county council cannot keep the local register, Roy Worskett considers that districts, civic societies or building preservation trusts may be able to fill the gap.

The setting up of such a Register could be of great importance and it is to the credit of both the Civic Trust and the Crafts Council that it is now becoming a reality. Throughout the conservation world there is a need for skilled specialist craftsmen and materials to help provide the standards of work the upkeep of our heritage demands. Perhaps we are edging towards the time when HBC grants will be offered conditional upon the use of proper materials as well as the employment of registered craft skills competent to undertake the work.

With acknowledgment to the Civic Trust

The Nottingham Society of Artists

By Fred Glover, President

The Nottingham Society of Artists was founded in 1880 and despite two World Wars, the depressions and difficulties of the 20's and 30's survived and prospered. Today the members are the proud owners of their own substantial freehold property (St. Luke's House, Friar Lane, Nottingham) in the centre of the city. The property consists of a very spacious Studio, with Complete Top Glass Lighting, a fine Art Gallery (both have fully equipped kitchens, cloakrooms and toilets), the ground floor is leased to a very well-known finance company and the rental received from this letting plays a very useful part towards the society's commitments.

There have been many internationally famous artists among the membership for example, Laura Knight, R.A., her husband Harold Knight, R.A., Sir Arnesby Brown, R.A., Edward Seago, R.A., Trewet Williams, R.A., Tom Browne and many others.

The membership of the society is divided into four groups -

Full members (limit 50) : Associate members : Students : Subscribers
(non Painters).

Entry into the society is by submission to the Council of three original works (any medium) no copies excepted, acceptance by majority vote.

Full membership is by invitation only, and $\frac{2}{3}$ majority vote at a special meeting of full members. The membership at present is approximately 270.

The society has always been very conscious of civic affairs and has contributed much to the cultural life of the city. It has always been very aware of any planning decisions taken by the local authority and has not hesitated to voice its concern over any threat to areas and buildings of local historical and industrial interest. At one stage in its history it wrote to the then Town Clerk and sent a list of areas and buildings which it considered should be preserved in the best interests of the city. Sadly many of these have now disappeared. As recently as 1979 two members of the society attended and gave evidence at a Public Inquiry regarding the proposed demolition of a cottage property at Cropwell Bishop.

The winter season starts in October and continues 'till late April. There are also many activities carried on during the summer months. Classes are held every evening except Saturday and Wednesday, although every other Wednesday speakers and demonstrators from far and wide are paid to attend. Classes are also held on Thursday mornings, Friday afternoons and Sunday mornings. Portrait and figure models are provided for some of the classes. The fees which were advanced this year are still very reasonable considering the great variety of activities offered, and are as follows: Painting members, all classes £7.00 per annum :
Subscribing members £3.00.

continued on page 17.

THE NOTTINGHAM SOCIETY OF ARTISTS
continued from page 16

This year, 1980, the society celebrated its centenary. H.R.H. The Duke of Gloucester came especially to open our Centenary Exhibition at the Nottingham Castle Galleries and to visit the premises in Friar Lane. The Lord Mayor and his committee provided the society with a fine reception at the Castle, also allowing the society to have use of the Castle Galleries for one month for its exhibition. Also, a grand reception was provided at the Council House for all members of the society and friends.

All the society's business is conducted by its council, which meets once a month throughout the year.

Being a non-profit making concern all monies coming into the society; fees, subscriptions, rental, etc. are used for the benefit of the membership.

Public Exhibitions are held twice a year, in Spring and Autumn, these are publicised in the local Press and public buildings, and everyone is welcome.

A book, entitled For the Joy of Art, and written by Marjorie MacMillan a member of the society, can be obtained from the society, priced £3.00.

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NOTTS. AMENITY SOCIETIES
by Bob Middleton

The Civic Trust, in its July/August News, printed a county by county guide to the activities of amenity societies. Notts., like all East Midland counties, with the exception of Lincs., was found to have a very low membership to population ratio, so that in this respect we did not compare favourably with other counties. However, Notts. came out very well in 2 respects. The interest shown by our societies in Structure and Local Plans, was much higher than in most other counties and, apart from individual contributions, this doubtless reflects the work undertaken by the Nottm. and Notts. Federation of Amenity Societies who took a close interest in the Structure Plan at all its stages.

The second area in which we were near the top of the league table was in that of income and capital per member. In other words, our societies receive relatively more money than most. These figures were

no doubt high due to the relatively large income of the NBPT which used to give, perhaps, £15,000 per year in grants to conservation projects in the county. Now that the Trust has had the vast majority of the income it received from the County Council withdrawn, it is very likely that we will slip somewhat down the league table.

It was also reported that our societies did not tend to become involved in practical work to the same extent as in many counties and only 25% of them were actually involved in practical restoration schemes.

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CUCKNEY WALK - SATURDAY, OCTOBER 4)

) Details enclosed

DERBYSHIRE COACH TOUR - SUNDAY, OCTOBER 12)

Re: Coach Tour - there are still seats available - please complete and return the enclosed slip, together with the appropriate remittance by 22nd September.

*** LUNCH - the proprietors of the ABBEY have very kindly offered to provide a cold plate/choice of meat @ £1.50 per head if we receive sufficient demand, or alternatively would have available cobs/baps priced at 30p ea. However, with our trip being on a Sunday they will need to have a rough idea, in order to cater, of our requirements. Could I please ask you, therefore, to indicate your requirements on the attached slip and return as soon as possible.

*** MEMBERS WHO HAVE ALREADY BOOKED are asked to telephone Nottm. 53681 if they require lunch/cobs.

BENNERLEY VIADUCT, AINSWORTH

A public Local Inquiry into an Application for listed building consent to demolish the above is to take place on Tuesday, 30th September, 1980 at 10.00 a.m. in The Town Hall, Beeston, Nottingham. Mr. John Severn will be attending and will present Evidence on behalf of the Trust

HISTORIC BUILDINGS

"Local authorities should encourage positive schemes for the conversion and rehabilitation of farm buildings which are no longer of agricultural importance", says the Historic Buildings Council.

In rural areas the growth in population has led to the destruction of the historic layout of many villages through ribbon development and out-of-scale new estates, says the Council. Isolated farm buildings were falling increasingly into a state of dilapidation and steps should be taken to list those of architectural importance.

By the end of last year more than 261,000 buildings had been listed in England as being of special architectural or historic interest. A total of 7,226 were added during the previous year, 35 in Grade 1. A further 255 conservation areas were created bringing the English total to 4,606. The number deemed outstanding for the purpose of grant aid is now 515.

Local Govt. News (July)

NEW LIFE FOR BARNS
The Essex Countryside - Historic
Barns. A Planning Appraisal.

'The barn represents the most impressive and important agricultural building that England has ever produced. In effect, it fulfils a fundamental role in the architectural heritage of the English landscape, both in terms of its intrinsic value and its contribution to the rural scene as the dominant building in the traditional farmstead'. To help to safeguard this 'fundamental role', the planning Department of Essex County Council produced a splendid booklet tracing briefly the history of the construction of its county's barns, and making valuable suggestions for the retention and imaginative re-use of these splendid structures. Conversion to museums, community use, restaurants, farm shops, recreation, residential and light industrial use are considered and examples of successful conversions given.

Available from Essex County Council, County Hall, Chelmsford, Essex. £2.00 (40p postage).

KEYWORTH BARN is now being used for storage by the Keyworth Dramatic Society.

