

Restoration in Action

Special 40th Anniversary Edition

The newsletter of the Nottinghamshire Building Preservation Trust Ltd. Tel: 0115 981 9622 www.nbpt.co.uk
Restoring and preserving buildings of architectural merit throughout Nottinghamshire

Spring 2007



10 Asher Lane, Ruddington before restoration

40th ANNIVERSARY

SUCCESS AT ASHER LANE!

After 2½ years of ownership, and 4 months of hard work restoring the exterior, the Trust is very pleased to announce the completion of the work at our small 19th century frame knitters' workshop at Asher Lane, Ruddington.

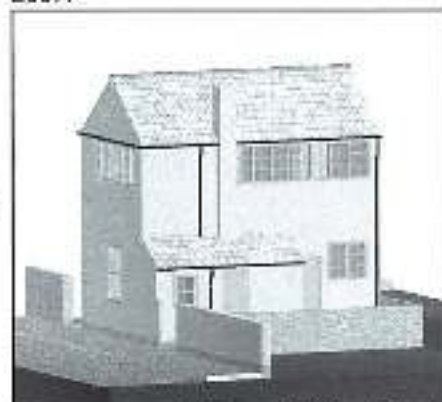
As you will see from the photographs on this page, the end result is superb.

The works carried out include the removal of the roof tiles, complete felting, rebuilding of both chimneys, and re-laying the original tiles, restoring the exterior render, replacing all existing windows, and fitting a new ground floor front and larger side windows to original specifications. Also, part of the ground floor lean-to was removed as it had been constructed on top of the boundary wall, its roof re-tiled with matching pantiles, and new iron rainwater goods were installed throughout. Once all this was carried out, the whole building was given a new coat of paint to what we believe would have been an original colour scheme. The partial removal of the lean-to, and installation of a much larger ground floor

side window, more in keeping with the original, was additional to our initial works specification.

This was the largest project undertaken by the Trust for several years, and was grant-aided by English Heritage and Rushcliffe Borough Council through the H.E.R.S. Grant scheme. A similar grant was also awarded for part of the additional works.

Work on the property began in November 2006, and was finally completed in March 2007.



Asher Lane: Architect's drawing

Further to the restoration work, we can also confirm that the roof timbers appear mostly original (circa 1830s) and in good condition, as are the first floor joists and boarding (in a frame knitters' workshop the boards were typically cut thicker, and joists were installed closer together to accommodate the weight of the knitting frame). Many of the original ceiling timbers also remain. The new front and larger side windows on the ground floor are replacements of previously existing installations that were partially or completely blocked in some years ago (the outline of the ground floor front window aperture can just be made out in the photograph top left).

The Trust would particularly like to thank those most closely involved in this project: architect Alan Wahlers, contractors Rivendell Limited, English Heritage, and Rick Simpkin, Conservation Officer at Rushcliffe Borough

Council.

Although there was initially some interest in the property by the Frame Knitters' Museum in Ruddington, this approach did not reach fruition.

A buyer has subsequently been found for the property. He is a man local to Nottinghamshire and also an historic buildings enthusiast with particular interest in this type of vernacular architecture. They have committed himself to continuing the restoration process by undertaking the interior works, retaining the key historic elements including the first floor joists and boarding. The sale process is now complete. A commemorative plaque is being commissioned and will be erected on the front of the building to mark its restoration by the Trust. We are planning a small handing over ceremony to the new owner at which we hope Alan Wahlers, representatives of English Heritage, Rivendell Limited, Rushcliffe Borough and Ruddington Parish Councils, will be present. Overall, this has been a highly successful and interesting project for the Trust, on a building very worthy of the effort and expense. As a result, the Trust has contributed significantly to the preservation of a building of substantial local historic interest in Ruddington.



Asher Lane: Restored at last!

YOUR support is vital to helping us preserve and restore Nottinghamshire's architectural heritage. Why not become a member?
Annual membership starts at just £10 (concession rate). Call 0115-981 9622 for more details

HARRY JOHNSON AWARD WINNERS

The prestigious Harry Johnson Award is biennially awarded jointly by the Nottinghamshire Building Preservation Trust and the Campaign to Protect Rural England for the best restoration of a building or the best new building in a village setting. However in 2006, the judges felt that 2 exceptional entries were worthy of the Award, and also went so far as to stretch the definition of 'village' to encompass part of Newark!

62, Castlegate, Newark



62 Castlegate before restoration

The mid 18th-century cottage (c1750) at 62 Castlegate, Newark has been exceptionally renovated and restored over 20 months by local gentleman builder Chris Healy, who carried out much of the work himself under the guidance of architect Brian Allebon (coincidentally, also a Technical Adviser to



After restoration

the Trust). Chris used traditional materials throughout, including lime plaster and washes on the walls and lime mortar for the reclaimed bricks. As the cottage was originally modernised in the mid 19th-century, where possible, windows and doors have been repaired using Victorian moulding planes and Georgian details have been exposed to reveal the building's true beauty.

Ranters Farm, Misterton

Acquired in a derelict condition in 1997 by John and Elizabeth Kingdom, this timber-framed Grade II listed farmhouse dating to around 1653 was in a truly sorry state.



Ranters Farm in 1997

Undertaking most of the work themselves, they extensively restored the oak frame and mud and stud walls, using traditional methods and materials throughout, including lime plaster and lime-wash on the walls, to ensure the building breathes properly. The floors were re-laid in sand without a damp-proof membrane, and the existing windows and doors were repaired and re-hung.



...and after restoration, in 2006

As you can see by these photographs, both winners have undergone considerable and highly appealing transformations, demonstrating the quality of entries and enduring appeal of the Harry Johnson Award.

The Awards

The similarity and end results of the two approaches, on buildings that were both at serious risk of being lost, made it impossible for the CPRE and NBPT judges

to choose between them. Consequently, it was decided, for the first time, to make two awards to these worthy examples of restoration skills and implementation.

Local presentation ceremonies were held in Newark and Misterton where representatives of the Trust, the CPRE, the respective Newark and Misterton Councils, and award winners enjoyed an opportunity formally acknowledge the standard of work. Commemorative plaques have been presented to the winners.

HARRY JOHNSON AWARD 2008

Are you aware of any possible future winner of the Harry Johnson Award?

The next award will be made in 2008. If you, or anyone you know, would like more information and an application form, please contact the Trust office. Tel: 0115-981 9622, or e-mail: nbpt@btclick.com. Entries are invited from now onwards.

MEMBERSHIP

PLEASE RENEW YOURS

Your membership of the Trust is vital to our on-going work to restore and preserve Nottinghamshire's architectural heritage.

If you already renew your membership by standing order at your bank, please update the amount. Contact the Trust office for a new standing order form, if you require one.

Subscriptions will continue to be payable on the 1st April each year.

Our annual membership rates are:

Adult single £15, joint £25

Child/Concession £10

Family £30

Institutions/Businesses £25

Published by:

Nottinghamshire Building Preservation Trust Limited.

2, Priory Road, West Bridgford, Nottingham. NG2 5HU.

T: 0115-981 9622 E: nbpt@btclick.com

www.nbpt.co.uk

© NBPT 2007. All rights reserved.

Chairman: Sue Summers

Hon. Secretary: Geoff Turner

Hon. Treasurer: Maureen Stockwood

Executive Director: Adrian Malpass

Charity No.: 254094

YOUR support is vital to helping us preserve and restore Nottinghamshire's architectural heritage. Why not become a member?
Annual membership starts at just £10 (concession rate). Call 0115-981 9622 for more details