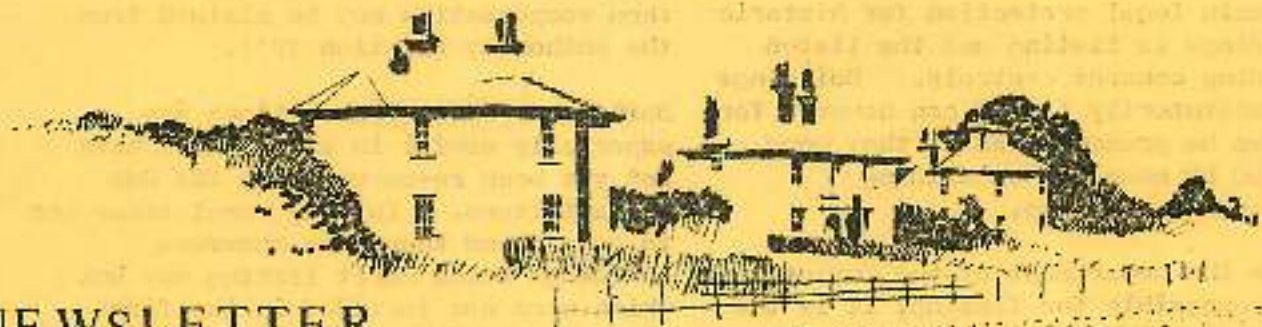


Nottinghamshire Building Preservation Trust



NEWSLETTER

SEPTEMBER 1978.

BUILDINGS AT RISK

Buildings may be at risk for a variety of reasons. One is that the environment may have changed so that the present location of a building makes it unattractive. Another is that time and neglect may have reduced a house to poor condition. It is inevitable that some buildings have owners who may be unable or unwilling to spend the money required for adequate maintenance and repair. There are also cases where buildings, whether listed or not, are being allowed to decay in the hope that they may ultimately be demolished with consent, so that a site may be redeveloped. There is legislation designed to prevent this happening but it is not always easy to apply.

The Trust, therefore, wishes to compile and maintain a list of buildings at risk whatever the reason. It is intended to give publicity to the list, or to particular buildings on it, so that everyone interested may be aware of the problem. In a good many cases it will no doubt be found that the buildings are restored, either with or without the assistance of the Trust. The list will certainly require regular revision, but it should enable the Trust to know precisely what wastage is taking place, or is threatened, in the county's stock of historic buildings.

It will clearly not be feasible for the Trust to intervene directly in every case but an effective policy for the Trust clearly ought to make it possible to identify buildings which may be saved only if a new owner can be found.

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IF YOU ARE AWARE OF ANY BUILDINGS WHICH ARE AT RISK WE SHOULD BE PLEASED TO RECEIVE DETAILS OF THEM ON THE ENCLOSED FACT SHEET.

BUILDING PRESERVATION NOTICE
REPAIRS NOTICE

With acknowledgment to
The Civic Trust

The main legal protection for historic buildings is listing and the listed building consent controls. Buildings not statutorily listed can however for a time be protected as if they were listed by means of a Building Preservation Notice.

While the Department of the Environment is responsible for listing, it is the local planning authority (county or district) which has the power to serve a Building Preservation Notice (section 58 of the Town and Country Planning Act 1971). The notice requires the DoE to make a decision as to whether the building merits listing. If the DoE lists the building then the Notice lapses. If the DoE decides the building is not worthy of listing then the Notice lapses after six months (or sooner if the DoE notifies the local authority that it has decided not to list the building). While the Notice is in force the listed building consent controls apply - in other words demolition, alteration or extension of the building which would affect its character would require consent from the local authority. In fact the local authority may only serve a Notice if the building is in danger of demolition or alteration.

The notice normally must be served on the owner and occupier; but in urgent cases the Notice can become effective if it is fixed conspicuously to some part of the building - a strengthening of the law made by the Town and Country Planning (Amendment) Act 1972. Thus if the authority is geared up and alert (or alerted) a threatened building could be protected within hours.

A quick procedure should be ready. In particular, DoE Circular 23/77 asks authorities to 'consider whether they can delegate to officials the decision to serve these emergency notices so that they can be served without the need to await committee meetings'. If the Notice does not

lead to the listing of the building the authority may not serve another Notice on the same building within a year and if loss or damage can be directly attributed to the effect of the Notice then compensation may be claimed from the authority (section 173).

Building Preservation Notices are especially useful in areas which have not yet been re-surveyed by the DoE Investigators. In many rural areas and in some towns there are numerous buildings which merit listing now but which were not included in the first survey. 'Local authorities should make the fullest use of the Notices,' states Circular 23/77.

When the cutback in listing staff was announced by the DoE in 1977, Lady Birk, Parliamentary Under-Secretary of State, said: 'Where the local authority refuses to issue a Notice the Department would itself use the emergency listing process.' In urgent cases a building can be spot listed in a matter of hours.

REPAIR NOTICE

Where a listed building is neglected a county or district council may serve on the owner a repairs notice 'specifying the works which they consider reasonably necessary for the proper preservation of the building' (section 115 of the Town and Country Planning Act 1971). The notice itself however is not binding and if the repairs are not carried out the owner has not committed an offence. The only means of enforcing the notice is compulsory purchase and when serving the notice the local authority must tell the owner about the relevant provisions of the Act for acquisition of listed buildings in need of repair.

If the Secretary of State for the Environment considers that reasonable steps are not being taken for properly preserving the listed building he may authorise the local authority to acquire the building compulsorily (section 114). This can only happen at least two months after the service of the repairs notice. The use of these powers, states DoE Circular 23/77, would be 'particularly appropriate in town scheme areas where one or two

owners are unable, for one reason or another, to co-operate, and failure to secure repair of their properties would impair the appearance of the neighbouring area which is being restored.' If an owner of a listed building deliberately lets it decay in order to redevelop the site, the local authority may acquire the building at a substantially reduced price (section 117). Otherwise compensation is assessed basically on market value with an assumption that consent would be granted for alteration or extension and that the limited redevelopment rights under Schedule 8 of the 1971 Act could be exercised (section 116). The Town and Country Amenities Act 1974 removed the assumption that consent would be granted for demolition so that local authorities should not have to pay a redevelopment value which could not be realised in the open market. The Environment Secretary may contribute to the cost of compulsory acquisition. If the

repairs specified are carried out then the threat of compulsory purchase is removed and the local authority may withdraw the notice.

The Secretary of State also has power to serve a repairs notice, and could do so on a recalcitrant local authority, but so far this power has not been exercised. The Secretary of State is also empowered himself to acquire compulsorily a listed building in need of repair. Local authorities are empowered to acquire by agreement any historic building (section 119). Where works are urgently necessary for the preservation of an unoccupied listed building the local authority or the Secretary of State may have the works done and charge the owner (section 101) as amended by the Town and Country Amenities Act 1974). This provision can be applied by DoE direction to an unoccupied unlisted building in a conservation area and anyone may ask for such a direction though it is of course up to the local authority to make use of the power.

GRANTS FOR INTERPRETATION IN NOTTINGHAMSHIRE

CIVIC TRUST

The Carnegie United Kingdom Trust, in association with the Civic Trust and the Scottish Civic Trust, have launched a three year programme of grant, totalling £100,000 to assist local amenity societies in the provision of facilities which will give residents and visitors a richer insight into the history, character and resources of their areas.

Eligible to apply for grant will be all the local amenity societies registered with the Civic Trust. Applications should be submitted to the Civic Trust, 17 Carlton House Terrace, London, SW1Y 5AW. Tel: 01-930 0914.

Grants will normally meet up to 50 per cent of the cost of approved projects, with an upper limit of £1,500. For particularly interesting schemes, however, which could be valuable as models, these limits may exceptionally be waived.

NOTTINGHAMSHIRE COUNTY COUNCIL

Small grants (up to £200) are offered to help with interpretive provisions. The scheme is backed by the Countryside Commission. Application is open to any organisation, although it is aimed primarily at voluntary groups of any type. Please address enquiries to Miss Ruth Tillyard, Project Officer, Leisure Services Department, Nottinghamshire County Council, Trent Bridge House, Fox Road, West Bridgford, Nottingham, NG2 6BJ. Tel: Notts. 866555 Ext. 350.

Ruddington History Society is at the present time effecting "an extension to the Hermitage H.Q., our Museum"; I emphasise this "extension" as it has frequently been said to us "when are we MOVING", and I see that even such a reliable source as the Thoroton Transactions have got the same story!

Members who see a copy of the Society's Quarterly Newsletter will note that the issue recently circulated is rather outweighed towards Ruddington's Museums but particularly in view of the fact that there is this uncertainty around, it was felt that the facts should be stated clearly through this medium.

The new extension (i.e. in one room at the Parish Council's St. Peter's Rooms) sets out to tell The Story of Ruddington. From pre-history (a mural being prepared by Mr. Brian Playle of the Natural History Museum), through the centuries (panels with illustrated captions, models etc., and a minimum of text) picking up the thread of the "highlights" of village development to the final scene portraying Ruddington today. There will be a few display cases which will link at intervals and where appropriate to the story mainly "round the walls". There will also be at one end a turn-of-the-century schoolroom where, alongside, a board will pick out the Development of Education in Ruddington (from the James Peacock bequest in 1641 if no earlier).

Further plans (which may take time - and money! - to put into effect) are:

One, a series of "shops" in an upstairs room (on the lines of York, Chester etc., Heritage Centres - Biggar (in Lothian), and several other places). We want to illustrate subjects which will not overlap the displays which will continue at The Hermitage and of course in Chapel Street at the framework knitting complex.

Secondly, we are planning a village trail which will give more detail than a very superficial one (which was planned initially for the benefit of an East Midlands Industrial Archaeology Conference held in Ruddington) and the

very "chatty", much more detailed area trails produced by one of our members.

Thirdly, there is interest which, hopefully, could be stimulated into action this winter, in a village survey. The History Society, under Bob Hammond, Lecturer in Geography at the Trent Polytechnic, Clifton, in its early years, made a study of village buildings dividing them into four "age groups". This would form a good basis for a subsequent study, which with accumulated knowledge over the Society's eleven years of life, and the combined resources of Village Society and (we would hope) Parish Council and the Building Preservation Trust and any other body, or bodies interested, should result in a valuable document - not merely as an exercise, but to prove its use perhaps when small - or larger - plans are discussed which affect the future of our village.

PUBLICATIONS

A GUIDE TO ENVIRONMENTAL, LOCAL HISTORY AND RESIDENTS GROUPS IN NOTTINGHAMSHIRE

The Community Council for Nottinghamshire hope that this guide will be of help, both to people living in the county, and to local authorities and other statutory bodies who frequently request items of information incorporated in the Guide. Where possible the objectives of each group are included. The Guide has been completely revised and is correct up to August 1978.

Copies available from the C.C.N., 110 Mansfield Road, Nottingham, NG1 3HL. Priced 40p inc. postage. Cheques/postal orders to be made payable to Community Council for Nottinghamshire, please.

NOTTINGHAM'S CAVES
by John Severn

Conducted tours of the caves are arranged by the Friends of Nottingham Museum Group who would welcome the help of interested members in acting as Guides/Couriers (Membership fee £1.00).

Tours are held on -

Wednesdays : 7.30 p.m. or 8.00 p.m., by arrangement duration approx. 1 hour. Starting point Cliff Road Bridge in the Lace Market.

First Sunday in every month : 2.00 p.m. - 5.00 p.m. duration approx. 1½ hours. Starting point Severns building, opp. Robin Hood statue, Castlegate.

For detailed information and tour bookings for the Wednesday, please contact:

Mrs. Noble,
51 Castlegate, Nottingham.
Tel: Nottm. 411881.

This is the title of the second booklet in the 'Got to Know Nottingham' series, recently published by the Nottingham Civic Society and available price 25p at their Castle Shop.

The Nottingham Historical Arts Society has, over the last ten years, carried out much work in the clearing, recording and preservation of Nottingham's caves and it is through their efforts that we are now able to see and appreciate much of the cave system of our city.

The intention of this short note is to draw attention to the fact that Nottingham has much to offer its visitors (and its inhabitants for that matter) who wish to become acquainted with the city's past.

Nottingham has always been noted for its caves, "Tiggucobauc" the 'house of caves', was Nottingham's name in the ninth century and very few books about Nottingham omit to mention them in some way or another. Many stories are told of the parts the caves played in history, some no doubt true, others perhaps woven about half truths, but all capable of providing a mind picture of our ancestors and their daily lives. We in Nottingham should be proud of our caves. We should be grateful to those who are putting much energy into the recovery of these structures and we should make every effort to support their work in whatever way we can.

Evidence of cave habitation by early man has been found in and around the county and over the centuries many and varied uses must have been put to them. In Nottingham caves are found in both the Norman and the Saxon Boroughs and have been used for shelters, dwellings and of course storage. They have also been used as Chapels, plague victims are believed to have been left to die or recover in those under the castle rock and many caves in the town were used for tanneries and brewing. Some were used for, or made by, mining sand for building purposes and some no doubt for dubious activities by their equally dubious operators. Life for some below the surface must have been very interesting and probably very comfortable in those days. However, those incarcerated in the rock must have thought differently, for many were locked up under the Castle, but no doubt many escaped this fate by taking to the caves as their only refuge.

Caves, like buildings, have changed or have disappeared. The task of trying to put another building on top of them often results in their being filled in or their total destruction, and this has happened for centuries.

... Caves have been found or made, buildings have been put up over them, then altered or pulled down over them or into them, and something else built to start the whole process over again. This is what is so fascinating about them, one never knows where one will find the next one, or what will be in it when one does.

I well remember being involved in building works in Goose Gate in 1961, when the old public house, the Black Swan, was being demolished. Under the building were three small rock cellars made with rock shelves for storage of ale and wine. It appeared that the underground excavations extended only to these three cellars, but not so; further excavations necessitated by building works, uncovered a whole maze of caves under and around these cellars and in addition we found part of the town ditch, various middens and steps leading from the caves towards Woolpack Lane. The workmen who excavated the three rock cellars for the Black Swan would have had no knowledge of the earlier caves, unless of course they had paid no attention to rumours that there were caves in the vicinity. In one place they were only six inches away from the old caves.

How many near misses were there which failed to make contact? How many did

break through and make a whole subterranean complex? How many hoped to gain access to other premises via these passages? There must be hundreds of caves as yet undiscovered, where the gaps in our history lie undetected.

What of the rubbish in these caves? The hundreds of tons of dirt and rubble that had to be dug out? This is valuable too. The spoil of centuries lies filling the holes and careful excavation can reveal much of the way of life of our predecessors. A thirteenth century chimney louvre, built up from the remains found on the Goose Gate site is on show in the Castle Museum and many artefacts remain buried and waiting to be got out.

A visit to the Drury Hill caves gives the whole scene a perspective which can never be adequately appreciated by reference to books or maps. This site of such magnificent excavations brings it clearly to notice that Nottingham must not only be unique in having such a wonderful heritage, but those people must have been unique in their appreciation and exploitation of the city's geology.

Nottingham's caves are Nottingham's past. Let us strive to make sure that they are part of Nottingham's future as well.

BEST KEPT VILLAGE COMPETITION 1978

The results of this year's competition, organised by the Council for the Protection of Rural England (Notts. Branch), in conjunction with the Community Council for Nottinghamshire, are as follows:-

Population

Villages over 2000	Winner:	Collingham
	Runners Up:	Southwell : Farndon
700 - 2000	Winner:	Sutton Bonington
	Runners Up:	Gringley-on-the-Hill : Whatton
300 - 700	Winner:	Oxton
	Runners Up:	Thurgarton : Winthorpe
Villages under 300	Winner:	East Drayton
	Runners Up:	Normanton-on-the-Wolds : West Markham

This year's special category was the Village Pub; the standard of entry was so high that it was not possible to select outright winners to whom Certificates of Merit would be sent, rather a general commendation will be issued.

REPORT ON SPRING MEETING
by Bob Middleton

The Trust went to Alfreton for their Spring Meeting to hear a talk by Mr. D. Latham entitled "The Preservation of Derbyshire's Heritage". The second half of the meeting was taken up by Mr. G. Beaumont, speaking on recent work undertaken by the Nottinghamshire Trust. The talks highlighted the differing approach of the two Trusts. The Nottinghamshire Trust was mainly involved with grant aid to owners for restoration work, whereas the Derbyshire Trust tended to concentrate all its efforts in the purchase, restoration and re-sale of major buildings.

The different emphasis provided much useful food for thought.

S N I P P E T S

MEASURED DRAWING COMPETITION

This competition is open to all those with the enthusiasm and the skills to discover and record the many splendid examples of Victorian buildings, structures, engineering machinery and industrial archaeology constructed between 1830 and 1930. Some of the better known buildings are already recorded but many more are less well known and may face an uncertain future. It is primarily these buildings and structures which need to be measured and drawn to scale to fill the gaps in our national records. Cash prizes totalling £1750 have been donated by Wiggins Teape. Closing date 31st October, 1978. Full details available from The Secretary, NBPT, 110 Mansfield Road, Nottingham.

COURSES ON ASPECTS OF CONSERVATION

15th - 19th Jan. 1979
Conservation in Historic Landscapes
and Gardens

22nd - 26th Jan. 1979
Conservation of Historic Buildings :
An Examination of Values

5th - 9th Feb. 1979
Repair and Maintenance of Historic
Buildings.

Details available from The Secretary,
NBPT, 110 Mansfield Road, Nottingham.

For your Diary ...

NBPT COACH TOUR

Saturday, 7th October, 1978

ITINERARY : BOOKING FORM ENCLOSED

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NBPT ANNUAL GENERAL MEETING

Monday, 13th November, 1978 : 7.30

Tudor Barn, Parish Centre, Warsop.
Agenda Papers to follow in due course.

TREE LOSS

Over the next twenty years it is estimated that 40,000 mature trees will be lost. This does not include trees felled in forestry operations.

Civic Trust News Jan/Feb. 1978

STOP PRESS

THE OLD MANOR HOUSE,
WILLOUGHBY - ON - THE - WOLDS

We have to report that this fine old building has been demolished by the owners following a Building Repairs Notice recently served on them by the Rushcliffe Borough Council.

The owners, Scattergood and Oldham, have, over the last 7 years to the knowledge of the Trust, made applications for Listed Building Consent to demolish and these have been consistently refused.

The last permission, granted some 2 years ago, was for renovation and conversion into 2 dwellings, and this was conditional upon the proper repair and restoration of this building. Nothing, however, came of these proposals.

The Trust wrote to the Rushcliffe Borough Council earlier this year drawing attention to the deteriorating condition of this building and, in July, the Council took action under their statutory powers. However, the owner chose to demolish all but the wing nearest the church and there is very little of this left at present.

Representations have been made to Rushcliffe and at present they are considering what action to take.

The house was built of brick and dated 1686, it was of 4 cells on an L-shaped plan of 2 storeys, with a cellar under the 2 cell wing at the north end. The cellar appeared to be an original feature since the floors and ceilings on this end of the house were 2' higher than those in the south rooms. The central and north-west rooms were heated by back-to-back fire hoods lit by small fire windows at different heights on the exterior walls, reflecting the different floor levels in the interior.

The large central room, which must have been the hall, had incised panel on the brassimer of the fire hood, with the initials T.G.S. and the date 1686.

To the east of the double fire hood was a staircase round a small square well. It rose 4 steps at a time and was fitted to the 2 levels of the house. It had thin S-shaped cut ballusters of sub-Jacobean character. On both the ground and first floor the stairs were lit by windows which were blocked by the 19th century extensions at the rear. The stairs continued up from the first floor and were cut off against the east wall by the slope of the roof. The house had been re-roofed and there was no attic space but the original roof was steeper and it did accommodate an attic.

It is a great pity that buildings such as these disappear from our villages so often. The Guide House at Redhill disappeared after much discussion and a Public Inquiry. The Manor House at Willoughby has disappeared under the cloak of its own protective legislation.

WHAT HAPPENS NOW !

J.A. Severn.

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