

# Restoration in Action

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*

Autumn 2006

## FULL STEAM AHEAD AT 10 ASHER LANE!

The Trust is very pleased to announce the imminent commencement of exterior restoration at our 19<sup>th</sup>-century frame knitters workshop at 10 Asher Lane, Ruddington, under the guidance of Alan Wahlers, architect and the Trust's technical adviser for this project.

This circa £24,000 project is due to start in autumn 2006, for completion before Christmas.

The works include removing roof tiles, repairing and felting the roof, opening up the existing (but covered) original windows on the first floor, restoring the front window and replacing existing windows with casements of a matching style on the ground floor, rebuilding the chimneys, and repairing and repainting the render and exterior. Roof tiles on the lean-to outbuilding will also be replaced with tiles similar to those on the roof. All of these works are aimed at re-creating, as near as is reasonable, the building's original 'look'.

As you can see from the 'before' and 'after' images, substantial and sympathetic improvements will be made. This work is part funded by an HERS Grant jointly from English Heritage and Rushcliffe Borough Council, without which the restoration may not have gone ahead at this time.

Although the indication is that no further residential use is likely to be granted, the Trust has already received enquiries from genuinely interested parties regarding purchasing the 'restored shell' and who would be willing to consider restoring the interior of the building to non-residential use.

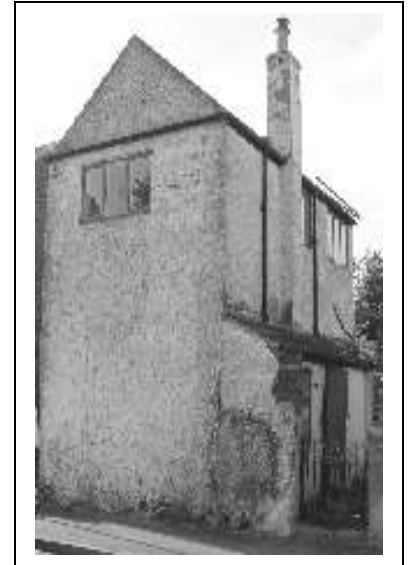
10 Asher Lane has been under the



*Architect's drawing before restoration*



*Architect's drawing after restoration*



*10 Asher Lane, Ruddington (currently)*

Trust's ownership since late 2004, and, as with all owned property, it is vital to the Trust's current and future success that we obtain best value from the work we undertake. We have every reason to believe that this project will help to generate much needed funds that can be made available for other projects.

### 7% RISE IN MEMBERSHIP

Since the last newsletter, the Trust has been focusing on inviting businesses involved in construction to become corporate members. As a result, and bucking the national trend, the Trust has gained 14 new members from our initial mailing and we keenly await the results of our recent mailing to architectural services organisations.

### OTHER BUILDINGS OF INTEREST

*41 Pilcher Gate, Nottingham.* The Trust has been closely involved with this project for over a year now. The current owners have made an Application to Demolish to the City Council, primarily on grounds that restoration and conversion is not commercially viable. The Trust believes that such a project *is* viable. In association with English Heritage, the Trust's input is seen as key to the survival of this important building (a Grade II listed 3-storey house, c1690). The City Council is expected to make a final decision on the Application by the end of 2006 and, whilst the future of the building is still uncertain, the Trust will continue to give the utmost support and lobby for restoration and conversion.

*Canning Terrace, Nottingham.* This well known Grade II listed terrace in central Nottingham was sold at auction for some £820,000 plus buyer's premium in early 2006. Since then, it has been good to see that the new owners have undertaken notable restoration and

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upgraded the accommodation with a view to letting the individual dwellings when the works are complete (estimated November 2006).

*Thoroton Dovecote*. In Trust ownership for many years, this late 14<sup>th</sup> century thatched stone and mortar dovecote in the small village of Thoroton, situated in the front garden of a modern house, the owners of which use it for garden tool storage. It is in need of modest repair and so a survey of the structure is being undertaken with a view to selling it at the earliest opportunity.

### CALLING ALL ARCHITECTS

As a part of the Trust's work, we currently provide a gratis service to Gedling Borough Council ('GBC') reviewing planning applications on building of architectural merit in the borough. This service is highly respected at GBC, to the extent that they remain the Trust's most generous grant contributors.

For the Trust to continue to provide this service, and to receive a grant, we need access to the expertise to provide these reviews.

So, are you an architect that could provide this service occasionally? If so, please contact the Trust office on 0115-981 9622 as soon as possible.

Whilst the work is unpaid, mileage expenses are paid, and the Trust can provide the full administrative support required to type-up and deliver the application reviews to their destination.

### BECOME A TRUSTEE

Over our 39 year history, the Trust's Council of Management, made up of Trustees and co-opted members, has had many members past and present all of whom have contributed to the Trust's highly respected current position.

Much of our future is dependent on the skills, expertise, and diversity of our Trustees so it is important that we continue to evolve our management structure. The Council meets quarterly, on a Wednesday afternoon, usually in Southwell. If you would like to contribute, please let us know.

### WANTED: HONORARY TREASURER

After the sad death of the Trust's founding Treasurer, Jack Farrer, we have been doing our best to accommodate the role of Honorary Treasurer within the current Trustees and Executive Director.

This has made it obvious that the Trust would benefit from a dedicated Honorary Treasurer. Mrs Maureen Stockwood, a Trustee and Rushcliffe Borough Council representative on our Council of Management, has agreed to step into the role temporarily whilst we search for a volunteer permanent candidate.

If you or someone you know is interested, please call 0115-981 9622

### OBITUARIES

It is with great regret that the Trust has to report the passing of three of its longest standing and most dedicated volunteers and members.

*Jack Farrer* was our Honorary Treasurer and a long standing member of the Trust. His financial acumen always proved wise counsel and undoubtedly helped to contribute immensely to the Trust's survival to this day.

*Myles Hildyard MC MBE* was a founding member of both the Trust and the Thoroton Society, having had a highly successful military career during the war and dedicated himself to the restoration of Flintham Hall.

*Neville Hoskins* was a long-standing Trustee, and the Thoroton Society representative on our Council of Management. His encyclopaedic knowledge of Nottingham's architectural wealth and diversity was invaluable.

All of their contributions will be greatly missed.

### WE'RE 40! WELL...NEARLY!

Coming up in 2007, the Nottinghamshire Building Preservation Trust will be 40 years old. What projects would you like to see the Trust undertake at 40? What areas of preservation and restoration should we be getting involved with? Help shape the Trust's future by letting us know!

### MEMBERSHIP – PLEASE RENEW YOURS

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

We are about to undertake a membership drive to attract more institutional and business members. With the Trust's costs being so well controlled, and our cost base clearly demonstrating our efficiency, every £1 received in membership subscriptions goes a long, long way to meeting our aims.

Sadly, with Trust subscriptions having been held constant for so long, inflation and costs outside of our control have caught up with us to the extent that we have had to revise our charges.

The good news is, however, that our new subscription rates still represent extremely good value, and compare very favourably indeed with membership to other charities and special interest groups in the area.

Subscriptions will continue to be payable on the 1<sup>st</sup> April each year, and new members joining now will not have to renew their membership until April 2008.

Our annual membership rates are:

Adult single £15, joint £25

Child/Concession £10

Family £30

Institutions/Businesses £25

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