



# NBPT

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*AN OCCASIONAL NEWSLETTER FOR MEMBERS AND THE PUBLIC*

*November 2018*

## Chairman's Welcome

Dear Supporter,

This second Newsletter focuses principally on the 2 issues that have pre-occupied us in recent months: the fate of the Robin Hood Hotel in Newark and our very own biennial Harry Johnson Awards, the latter comprehensively covered by our Secretary, David Atkins, in the 2 inside pages. I would now like to turn your attention to the former.

Commenting upon – and eventually campaigning for or against – countywide planning applications bearing upon the built environment has lain at the heart of the Trust's activities in recent times. Indeed, David's powerful prose has become a regular feature both on the Front Page and in the Letters columns of the Newark Advertiser with his well-rehearsed arguments for and against developments.

Most visibly, our fight to save what remains of the three 19<sup>th</sup> Century Townhouses making up Newark's Robin Hood Hotel has ended well with the developer MF Strawson accepting – if grudgingly! – our case for the their retention, alongside with much-improved proposals for the eventual 66-bed Travelodge. All being well, a start will be made before the end of this year and the construction completed in early-2020, this to include 4 bedrooms within the former structure itself. Without the leadership shown by the Trust in marshalling both the arguments and the advocates against the plans to demolish, Newark could readily have lost this key component of its historic streetscape.

These three images illustrate well what we could have lost entirely, what we were threatened with and what we are now promised:-



They also illustrate a key element of the Trust's Mission: to campaign for the conservation of valued historic structures and to see them put to sustainable use for the future.

Should you be concerned about the current condition or future prospects of any noteworthy structure on your patch, please get in touch. We are here to provide advice and support.



Peter Duncan, Chairman, Nottinghamshire Building Preservation Trust

*Peter Q. Duncan*

## Harry Johnson Award 2018

The conversion of Listed Buildings to residential use on the former House of Correction site, The Burgage, Southwell and a new housing development at Jude Park, East Markham have both been placed first in their respective category of this year's Harry Johnson Award for the best restored or new building in a local Nottinghamshire setting.

Three new and five conservation schemes were entered for the Award, introduced in 1987 to commemorate the late Harry Johnson who, as a member of both the NBPT (Nottinghamshire Building Preservation Trust Ltd) and CPRE (Campaign to Protect Rural England), sought to protect and enhance the built heritage and the local environment.

The judges were excited by the wide range of size, use and location represented by the eight entries:

Housing developments in Newark, East Markham and Southwell, a new 'Georgian' house off Oxton Road, a canal side café, a barn, a nursery school in Kneesall, entered by the Parish Council, and a cemetery Chapel at Kimberley, owned and conserved by the Parish Council. All the entries show a deep interest in design and use of materials and each supports or enhances the historic environment. The buildings placed first in both conservation and New Build categories show a considered but distinctly different approach to housing provision. Each scheme is considered appropriate to its location and historic setting and both are ideal examples of the purpose of the Award Scheme. The judges commended the high quality of conversion and conversion of Weir Cottages, Canal side, Beeston and the provision of 22 new alms-houses, Parsons Mount, King Street, Newark, for the St Leonard Trust.

The conservation category winner is the **House of Correction, The Burgage, Southwell**. Established in 1611, it was replaced by an innovative prison in 1808 and most recently used as a depot for the Rainbow Freight business. The new residential use agreed for the site has provided a wide choice of home to the town which has involved the demolition of some of the listed buildings to enable a viable solution to be achieved after consultation with Newark & Sherwood Planning Authority, Franklin Ellis architects and the public. The approach involved the demolition of the radiating prison building and the pump house (both of which have been fully recorded). The retained and converted buildings have a significant position in the development and are finished to a high standard; external pointing where necessary, additional porches in black timber cladding are all low key and windows in original openings have a prison-like appearance, more recent openings have a simpler treatment. The brick, black boarding and stone dressings provide a restricted pallet of materials used on the new layout (not part of the entry) which reflects the position and form of the demolished buildings. The result is an admirable example of town housing of which Southwell should be proud.



**Weir Cottages, Canal side, Beeston**, belonging to Canal side Heritage Centre Trust, is **Commended** for the conservation work which has given new life to a run-down area. The 4 workers cottages date from 1796 and have been brought back to life as a Heritage/Arts and Education Centre in a design by Julian Owen Associates, architects. The derelict, overgrown property was conserved and extended using professional contractors and a dedicated team of volunteers, led in conservation training by Jason Mordan, Notts County Council. The exposed brickwork and new Yorkshire sashes provide a focal point and the attractive café and garden is now an appreciated waterside venue.



## Commended for the conservation work and the contribution to the area.

In the **New Build** category the entry by JH Walter LLP, 1 Mint Lane, Lincoln, of 8 dwellings at Jude Park, High Street, East



Markham, was given the New Build Award for the imaginative high quality addition to the village based on the 'theme of a 19<sup>th</sup> century farmstead'. The 8 modern homes were built by a joint venture between JWT Property Developments Ltd, BMA Ltd (who built plots 5-8) and Millcroft Development (who built plots 1-4). The development employs a restricted materials palette, traditional detailing brick soldier arches in double garden wall bond walling, tumble gable brickwork on plots 5-8. The judges enjoyed the provision of retained individual garden privacy whilst providing an open nature to the layout with the careful use of black boundary railings. The whole was well proportioned and, although provided for the high-end market, is a fine example of a traditional Notts village extension, welcomed at a time when many villages are forced to provide extra dwellings to meet the housing need.

The judges commended the development of 22 Alms-houses at **Parsons Mount, Newark**, by Guy Taylor Associates for the Leonard's Trust Hospital for its innovative design in this central town position. The two storey building uses similar materials to the previously built neighbouring block and is cleverly sited to retain the view of the church spire from Kings Road. The building provides affordable, independent living close to the town centre and shops. A worthy example of a modern design making a positive contribution to the area,



In making the awards the judges recognise that all the entrants have made great changes to their chosen building, sometimes bringing it back from the edge of decay and demolition or dreaming of a better-than-standard way to integrate the new into the existing community structure. All have added to the quality of life and design in Nottinghamshire. For this the judges thank you all and invite you and all those with an interest in the building process to attend the Trust's AGM on Thursday, 22nd November at 6.30pm in the Media Room, Minster Chambers, Church Street, Southwell, NG25 0HD

The other entries were

**Chapel on Hill, Knowle Hill, Kimberley, Nottingham.** A Victorian, Grade II Listed stone built Cemetery Chapel opened in 1883, now owned by Kimberley Parish Council, brought back into use for the Community, with help from local tradesmen and volunteers. The Chapel is now an attractive venue for funerals and civil weddings.

**The Manor House, Gonalston, Notts.** The timber framed, Grade II Listed Barn had been neglected for many years and the brick infill panels were supporting the eaves beams above rotted posts. The new owners, Mr & Mrs Leese commissioned Martin Hubbard & Associates Ltd. to conserve and provide an activity venue for family and friends. The remaining internal posts have been supported on black painted steels, roof timbers conserved and replaced as necessary and the clay pantiles re-laid over new cast iron gutters on rise and fall brackets. A new oak glazed entrance screen replaces the decayed barn doors and the 16<sup>th</sup>C building has been saved for another generation.

**Bankwood House, Oxtan Rd. Southwell, Notts.** This new-build home for Mr. & Mrs. Savage by Martin Hubbard & Associates Ltd received permission to demolish a Grade II Listed Georgian farmhouse on condition that the new house was a 'positive pastiche'. The house stands on the same footprint as the original and retains the original appearance of the entrance façade whilst enlarged windows on the other elevations express the modern internal layout of the south facing living spaces. The use of natural slate roof and stone detailing was appreciated.

**Country Kids Day Nursery, Main St. Kneesall, Newark.** This redundant village school building has been brought back to use by the combined efforts of the owners, Kneesall Estate and the Nursery owner, Mrs J. Geldard, with the help of CPD architects, Southwell. An original three light window has been conserved and the roof repaired. The Nursery is now a thriving part of the community and an improvement to the street scene.

## Looking Back, Looking Forward

Since launching our Then and Now Facebook page in the Spring and so dipping our toes nervously into the new frontier of Social Media, we have received occasional contributions to the site. These are some good examples:-



However, these are fewer than we had hoped for and less than we need to sustain the page in the long-term. Can you help us? Whether to act as a record of events or to stimulate further postings or simply for pleasure, this is an invaluable way of bringing like-minded people together.

Please update your e-mail details with us at [nbpt@btclick.com](mailto:nbpt@btclick.com)

## Leaving a Legacy to the Trust

### Some gifts are easily forgotten: others last for generations

A bequest or legacy in your Will is one of the most traditional forms of giving to charity but remains a very important one. All gifts made to a charity in your Will are tax-free and are deducted from your estate before inheritance tax is calculated. Therefore you could reduce or remove your estate's potential inheritance tax liability by including a gift to NBPT in your Will.

If you would be prepared to consider leaving a legacy in your Will to the Nottinghamshire Building Preservation Trust please contact the administrator in the first instance by phone or e-mail – 01636 – 819555 / [nbpt@btclick.com](mailto:nbpt@btclick.com). Thank you so much.

You are assured that a legacy will help NBPT to preserve historic Nottinghamshire buildings.

**Please complete this form and return to the Trust at the above address if your contact details have changed and include your e-mail address for more regular updates and information**

Name:.....

Address:.....

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*E-mail addresses will be used for Trust purposes only and not divulged to any other organisation without your express permission.*

Tick the box if you would prefer not to receive this newsletter in future