

CONSERVATION IN NOTTS.

Christmas 1981



Buildings at Risk - Tower Mill, Tuxford

IN THIS ISSUE

The Village Survey
Getting the Measure of Upton
Dovecotes
A.G.M.
Buildings at Risk
Attention to Detail
Christmas Party
and All the News

NOTTINGHAMSHIRE BUILDING PRESERVATION TRUST LIMITED

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The Work of the Trust

The Trust - as a limited company with charitable status - operates within a legal framework, designed to protect buildings of historical and architectural interest and to maintain the character of towns and villages in Nottinghamshire. The Trust was formed in 1965 and has over the past years built a fine reputation for its assistance both financial and technical in helping preserve the heritage of the County. However in recent years the Trust has lost, because of Government cutbacks, the financial assistance of some of the local councils. The Trust will therefore concentrate on:

- (a) Advising local planning authorities on applications to alter or demolish listed buildings, and on applications affecting conservation areas;
- (b) Presenting evidence on the same issues if and when they come to public inquiry;
- (c) The Trust is anxious to extend its work in two other directions. It is prepared to offer technical advice to owners who, without proposing to alter a building, wish to maintain its essential character and possibly to restore historic features. Such advice calls for professional knowledge and skills. Owners will therefore be expected to pay a modest charge for such advice. This advice is available not only for buildings listed or in conservation areas, but for any building of age;
- (d) The Trust is particularly anxious to resume its policy, carried out successfully in Windles Square, Calverton of acquiring old buildings, restoring them suitably and then selling. The Trust has limited capital funds for this purpose, but hopes to be able to borrow the additional funds from the Civic Trust or from local authorities.

The Trust has accumulated a large collection of photographs and reports, and they are important for reference. Recently the Trust has surveyed a number of farm buildings because the are often now redundant. They differ from one part of the county to another, and it is impossible to advise on, for instance, a proposal to convert a barn into a house unless its historical character is understood. Recently the Trust has extended this by arranging surveying weekends for members. At these members learn the technique of measuring buildings whilst acquiring a valuable record for the Trust of the important buildings in a particular village.

FINANCE AND ESTABLISHMENT

The Trust depends for its finance on voluntary donations. The largest source of voluntary help is supplied by local authorities. From 1980 and for the foreseeable future, owing to cutbacks in local Government expenditure, the amount of this help will be much reduced and a greater emphasis on help from private individuals and voluntary organisations will be needed.

The Trust invites subscriptions from those who wish to associate themselves with this work; the rates are as follows:

Individual membership	= £2.00
Corporate membership	= £2.50
Life membership	= £20.00

Much of the work is done by volunteers from the Trust's new headquarters at the Old Bowls Pavilion, West Bridgford, which the Trust is restoring. If you are interested in finding out more about us please contact Janet Blenkinship at the above telephone number.

Subscriptions

Our subscription level has stayed the same for many years despite a huge increase in administration costs. The annual subscription barely covers the cost of the newsletter and postage. Our income from local authority grants has been drastically reduced and so we must rely on dramatically increasing our membership to survive. So, please try to enlist a new member this year - leaflets advertising our work are available from the Trust's offices - or why not take out a subscription to the newsletter for a friend who has moved away from the area.

NEWSLETTER

Additional copies of the newsletter can be provided either singly @ 25p + p+p, or in bulk:-

10 copies	£2.00 post paid
50 or more copies	£1.75 per 10 post paid

or sent to any part of the U.K. for £1.50 a year.

The Heritage of the County is in Your Hands

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THE NEWSLETTER



The Old Bowls Pavilion

Since the formation of the Trust we have enjoyed the benefits of the services of the Nottinghamshire Community Council and in particular those of Miss Margaret Barron in compiling and producing our Newsletter.

As members will know, the Trust has moved its premises from 110 Mansfield Road to the Old Bowls Pavilion on Bridgford Road in West Bridgford, not only to provide itself with its own accommodation but to effect economies in administration forced upon it by the cut-back in public expenditure.

One of the economies we were reluctant to take upon us is the preparation of the Newsletter by voluntary help. At the last Council of Management meeting Janet and Dick Blenkinship together with John Severn were asked to undertake the preparation of this first new journal in order to see if these economies can be effected without lowering the standard.

We have a hard task, for Margaret had, over the years, built up an expertise which takes some acquiring. We hope the results of our efforts are to the liking of our membership and we welcome comments and suggestions.

The main problem with the production of the Newsletter is that of obtaining articles for inclusion in the next number. Getting people to find the time to produce material is difficult and reliance on them to produce on time is even more so. It usually rests

upon a stalwart few to knock up something yet again and whilst one is always grateful for their continued support it does strain their resources to the limit. Alas, perhaps this deters other would-be journalists who think that the technical advisers have the monopoly.

We would like to build up a material bank for articles, features and memoirs which can be published at the appropriate time. One of the features we would like to commence is that of a specialist issue where we could devote space in the magazine to a particular aspect of our work in the field of vernacular architecture in this County.

In this issue, it is the "village survey" and by commencing this series we hope that the content will be sufficiently competent and interesting for retention for future reference and that other societies will subscribe to our Newsletter; not only to help defray the cost but because the content is worthy of their study.

Janet and Richard Blenkinship
John Severn.

THE RECORDING OF BUILDINGS

The first in a series by

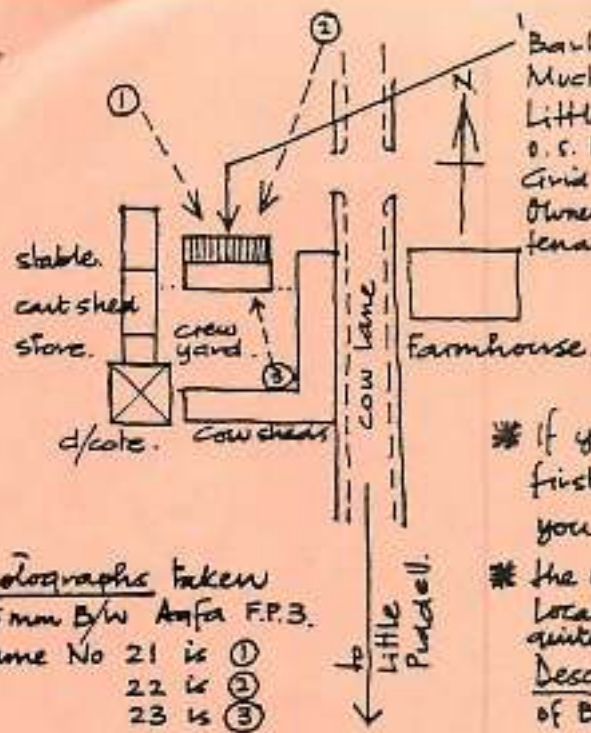
JOHN SEVERN

There has been so much written about the recording of buildings that one hesitates to attempt to do it again. One is also put off by those who say that it has all been done before and that we do not want another paper on how to do a survey.

I have read many papers, booklets and documents on this subject and where the basic facts are given they always seem to be clouded by other issues. This confuses and misleads the amateur who is trying very very hard to understand all the complicated means and methods by which he or she hopes to be able to measure up a building.

I now intend to set this matter right by dealing with the basic methods of recording buildings and I intend to keep it simple and straight to the point. I have done it often enough to know it works.

1. Approach the recording of any building as though it were to be demolished within the next few hours.
 - (a) This means in reality obtaining an overall picture of the building as it can be seen now. The taking of photographs initially is most important as it is the quickest way of obtaining graphic information about your building. If there is nothing else then at least future generations will know what it looked like.
 - (b) Walk around the building, inside and out, to get a general impression of the structure. This will immediately give you the "feel" of the building, will allow you to appreciate its plan, section and elevations without yet committing yourself to detailed recording. Make written notes so that if no further work can be done the photographs will have some form of written information describing the structure. The type of information you should put down will describe colour and materials used in the elements of the building, the type of windows, doors and position of chimney stacks etc. Depending upon the complexity of the building and how quickly you can work this should not take more than half an hour.
2. Draw out the plans, again bearing in mind that time might be short, and complete all the plans on each floor before you start measuring. The reason for this is that, in the shortest possible time, you have a drawing of the building which can be usefully read with the information you have already taken. It also means that without the confusion of measurement you are able to concentrate your mind on the relationships of rooms both horizontally and vertically and this



* Always record the name by which the locals know a farm or building, as well as the official name. This often helps in tracing the history. Every little piece of information is useful at the survey stage.

* If you prepare a little key map like this on your first sheet then you can mark up each building you survey. This gives the overall picture of the situation.

* The map need not be to scale so long as you can locate the relevant information. This will relate to an O.S. Map quite easily if it is clearly drawn.

Description of Barn

Rectangular, gable ends, pitched roof, & steep. Red clay pantiles, half round ridge. Red brick 4 courses to 11½". brick size approx 9¼" x 4¾" x 2⅞" many flared headers (*overburnt bricks). Big barn doors both sides. thresholds and stone plinth blocks Door 'has' hung Ventilation holes thus:— Stone threshing floor, earth storage bays. Roof trusses not original some reused timbers 15ft to 4½ tie beam



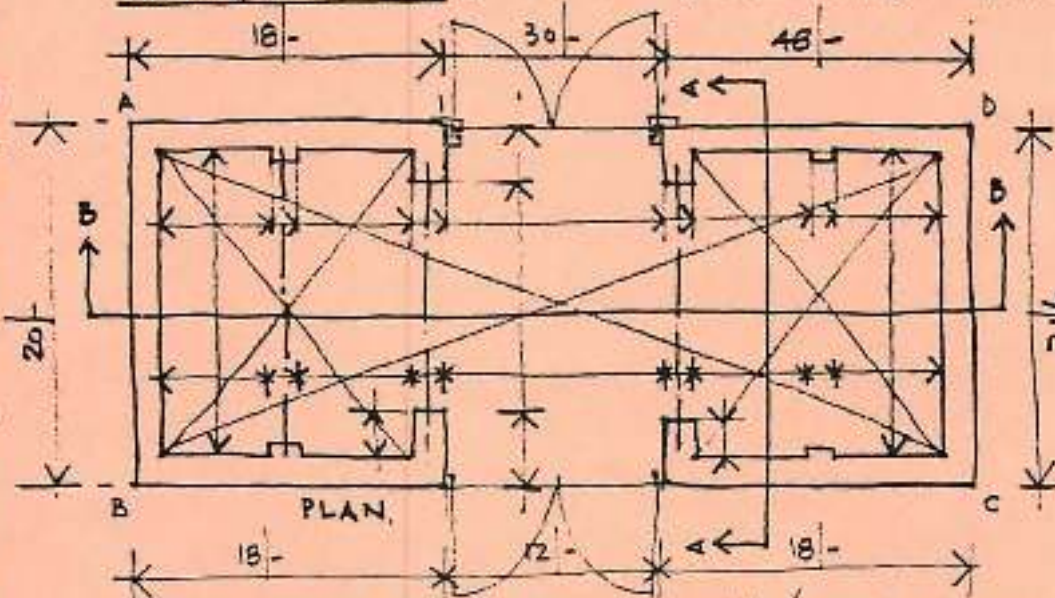
photographs taken
35 mm B/W Ansia F.P.3.
Frame No 21 is ①
22 is ②
23 is ③

* It is important to record details of features such as this. They are usually too small to show on the finished drawings or the photographs (unless a special photograph is taken). Put as much information on your survey notes as possible it is ALL relevant. Don't worry if you get the notes muddy or fingermarked.

* All survey notes should be retained and bound up with the finished drawings and photographs. They will photocopy quite well if you write clearly and use an HB or B pencil. Keep the pencil sharp and the information can easily be read. Ball point not as good as pencil.

Arrows go in the Direction of Measurement FOR—

— Running Dimensions from A to D. (used with tape and two people)



Separate dimensions have an arrow pointing to either end.

Even though there is a lot of writing on the sheet it is perfectly easy to decipher it, providing it is clear and precise. PRACTICE is IMPORTANT and one soon improves.

Separate dimensions between two points (usually one person with rod).

Dimensions written thus 18|6 easier to read than thus 18'6" and it takes up less space.

Where 6 can be misread as a 9 upside down or 18 can be misread as 81 upside down mark bottom thus 18|6

Elevations and Section on sheet ②

* Don't use a pen with ink that will smudge or run in the rain. Many fibre tipped pens do run

Even if you are running out of space put the notes down somewhere so the information is not forgotten

*

methodically done at this stage, will also save much time when actually measuring later on. On a small house allow an hour for this with interruptions.

3. Draw out the sections through the building from roof to cellar, choosing the most salient positions and mark these on your plan. Looking over the building at the outset will suggest to you where these sections should be taken. I would allow another half-hour for this work.
4. Draw the elevations working your way around the plan in an orderly sequence and if necessary relate these to the plan to avoid confusion. Allow yourself an hour. Three hours work already and no measurement yet. Do not despair you will speed up with practice.
5. Start to measure up. Obtain the main dimensions first inside and out so that if you have insufficient time to complete the work at least you will be able to plot the overall information. Work to imperial dimensions if you can. Those relate more readily to older buildings and dimensions can then be compared with old drawings and documents which are bound to be in feet and inches. Having obtained all the important dimensions to plot the whole building (do not forget diagonal dimensions to triangulate where buildings are not square) you can then fill in the detail. Allow two hours to get it all done.

The main reason for the "demolished this afternoon" approach is that the sooner one can train oneself to work quickly and methodically round a building, starting with the basic information and then building upon it as time becomes available, the sooner one is able to cope with this very real fact. When it happens, there is no going back because you have omitted to take a measurement.

Remember you may be the last person to see the building and it is your responsibility to record it in such a way that future generations will have a very good idea of what it looked like, where it was and what it was made of.

To recap, then - Photographs
Written Description
Plans
Sections
Elevations

Depending upon whether or not you knew what you were measuring before you got to the site, before or after the survey try and obtain the following information to complete your records:

Name and postal address, if these exist.
Map number, grid reference (or co-ordinates if the map is 1:2500).
Name of owner and address if different.

When filling your survey notes check that you have recorded on the sheets the following information:

Name and address of property, grid reference and North point.
Sheet No. (eg. sheet 4 of 6).
North Point - from the map.

The following five publications are worthy of reference and whilst there are many others of equal merit the author has found these most helpful.

"Illustrated Handbook of Vernacular Architecture" by R. W. Brunskill
Faber and Faber Ltd., 1971

"Fieldwork in Industrial Archaeology" by J. Kenneth Major. ISBN 07134 29291
B. T. Basford Ltd. 1975 (the ISBN No is for the limp copy)

"Recording Buildings of the Farmstead" by R. W. Brunskill Reprinted from
the Transactions of the Ancient Monuments Society Vol 21 1976

"Elementary Surveying for Industrial Archaeologists" by Hugh Bodey and
Michael Hallas 1978. Shire Publications Ltd. ISBN 0.85263 3750

"Recording Old Houses: a guide" by R. W. McDowall 1980 C.B.A.
ISBN 0 906780 039

The Best reference however is your last survey (particularly if it does not plot) for the best way to learn is to correct your own mistakes.

John Severn.

Around the Villages



For this section members are invited to send in articles about their area or village. This edition carries two articles, one by Mr. Johnson and the other by Dr. Summers.

Articles should be no more than 500 words long. If you have anything you feel you can contribute please send to the Old Bowls Pavilion by mid February, 1982.

N E W A R K

A visit to Newark, now allows an assessment to be made of much of the completion of building and restoration work in and around the Market Square. Whatever the view held on the merits of the new Shopping Centre and Car Park, one can not but admire the dexterity of the pedestrian approaches from here into the old coaching yards and passages leading to the Market Square.

This is followed by the joy of examining the restored frontage of the late 15th century White Hart Inn, plus the redecorated 18th century buildings containing the Piazza and Market Square. As a town centre it must be the finest in the Country!

COME AND SEE IT

H. A. Johnson

S O U T H W E L L

Southwell was at one time a spacious town, its prebendal houses standing in large gardens, with the park of the former palace of the Archbishops of York and many other open spaces, linked and crossed by footpaths and narrow access ways. The pressures of modern expansion, and the rapidly increasing costs of upkeep have resulted in so much fragmentation of properties with infill building, that the town character is threatened with extinction.

Burgage Green is the finest landscaped open space left in Southwell; it has great historical interest that has never been completely researched and explained but, more than this, its grassy slopes and mature trees provide one of the outstanding features of the town. Three large Georgian houses stand with dignity on the high ground at the south-west corner of the Green, and only an unfortunate intrusion of lesser modern development on the north-west side mars the effect.

At the north-east corner, bordering the Green and also fronting on Newark Road, is an open space of approximately 2½ acres, which was acquired by the former Southwell Rural District Council about 12 years ago and designated open space in the days of an enlightened and sympathetic County Planning Authority. It was grazing land until fairly recently, but has become overgrown and unkempt through neglect. Now the Newark District Council, successors of the R.D.C. and the present owners of the land, intent on liquidating assets regardless of previous undertakings, structure plans, and of the effect on the Town and its Conservation Areas, is hoping to sell the land for development as dearly as possible. As well as housing, a Country club and offices were seriously put forward as suitable uses for this land. The effect on Burgage Green could be catastrophic.

At a meeting between representatives of the Parish Council, the Southwell Civic Society, the Trust and a number of District councillors involved in the proposal, it was clear that the District Council on the one hand was already committed - at least in intention - to the development, while the Society representatives and other were totally opposed to any development at all on this open space. Public meetings and a petition were subsequently organised in which general opposition to development was confirmed, but this had little apparent effect on our elected representatives on the District Council.

The present position is that a design brief prepared by Bob Harrison, Conservation Officer at the District Planning Office, has been accepted as a consultation Document; this proposes a very satisfactory compromise in which development is restricted to the areas of the site away from the boundary with Burgage Green, and will be a big improvement on the original proposal; if he is allowed to develop it. It is hopeful, therefore that this may be another example of a public protest which may not have succeeded in its original object, but which will at least have ensured a more sympathetic solution than if no protest had been made at all. The Trust should be keeping an eye on the progress of this scheme and be poised to act, if necessary.

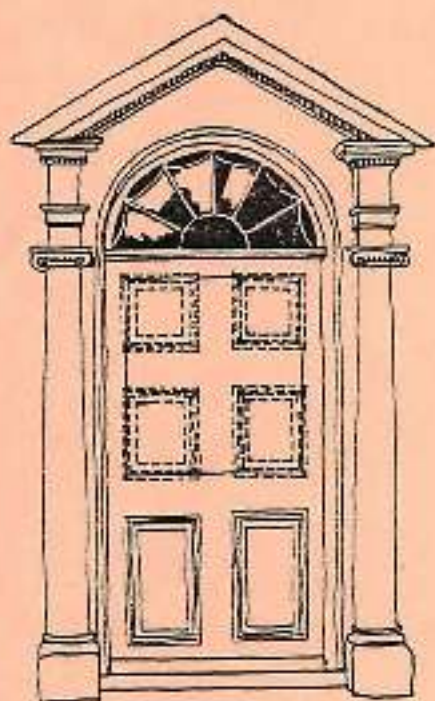
I would like to see the Trust more deeply and actively involved in practical conservation and preservation problems of this kind. No other voluntary body in Nottinghamshire has so much of the appropriate talent amongst its members and we should exploit it to the full.

Dr. N. Summers

November, 1981

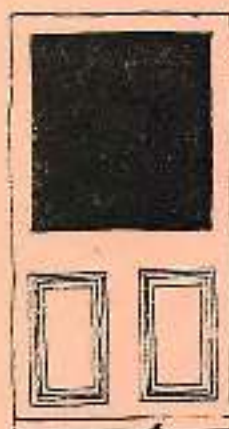
ATTENTION TO DETAIL

The work of the Craftsman through the ages is reflected in the appearance of our historic buildings. The bricklayer, the carpenter, the stonemason. Many of these arts are only kept alive by the interest in restoring old buildings. Too often the details of these craftsman are swept away by ill considered 'improvement' schemes. This series will attempt to illustrate examples of good and bad detailing, both in renovation schemes and new development. It is hoped to publish the series as a booklet in the near future.



Regency doorway

22 The Square, East Retford
(original door panels shown dotted)



The door as now altered
with top four panels
replaced by one large
sheet of glass

Regency doorway at No 22 The Square, East Retford: This is the side doorway on the west gable end of the building. The house is said to have been built about 1811 by John Parten Esq., but it has been considerably altered.

The doorcase has Greek Ionic columns (i.e. with voluted capitals), but the columns are plain not fluted. There is dentil decoration to the pediment which is open. The traceried semi-circular fanlight is of the typical Regency 'spiders web' pattern, with 5 spokes or radial glazing bars, and sparkling crown glass.

Whilst there is almost a standard pattern of Regency doorways, individual examples reveal subtle variations to the observant eye. For instance instead of columns either side there may be pilasters, either plain or reeded, and the fanlight may have 3, 4 or 5 spokes.

TRAINING WEEKENDS

It is now possible to review the work done by members at Flintham and Upton, and some general conclusions emerge about houses there in terms of plan, materials and age. This is the first time it has been possible to express well-founded views of this sort about any Nottinghamshire village.

The Following Types of Plan Occur

1. Lobby entrance (i.e. 2 or 3 units with an entrance near the middle of a side wall, into a lobby against an axial stack): (see 'B' on plan)

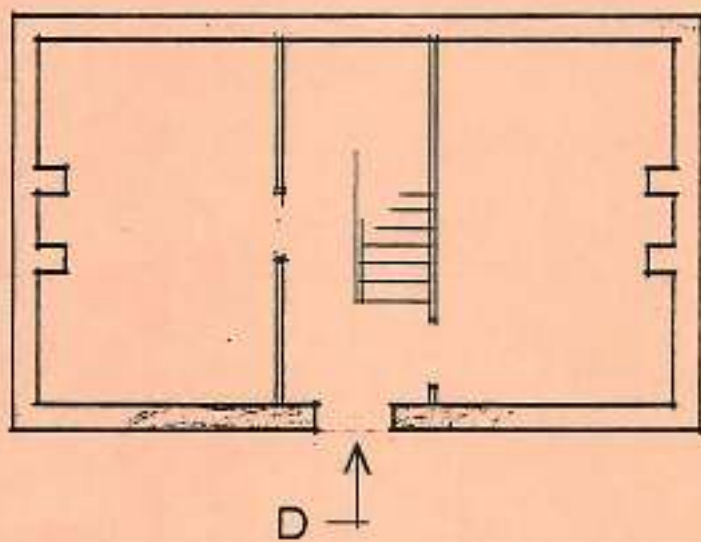
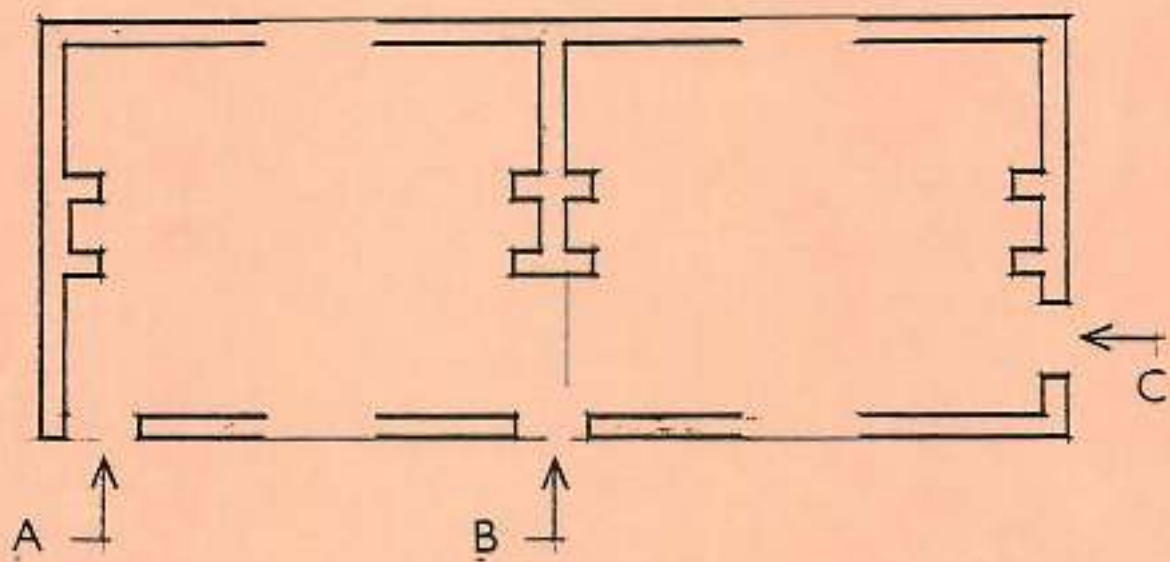
School House (No 44)
White Cottage (No 36)

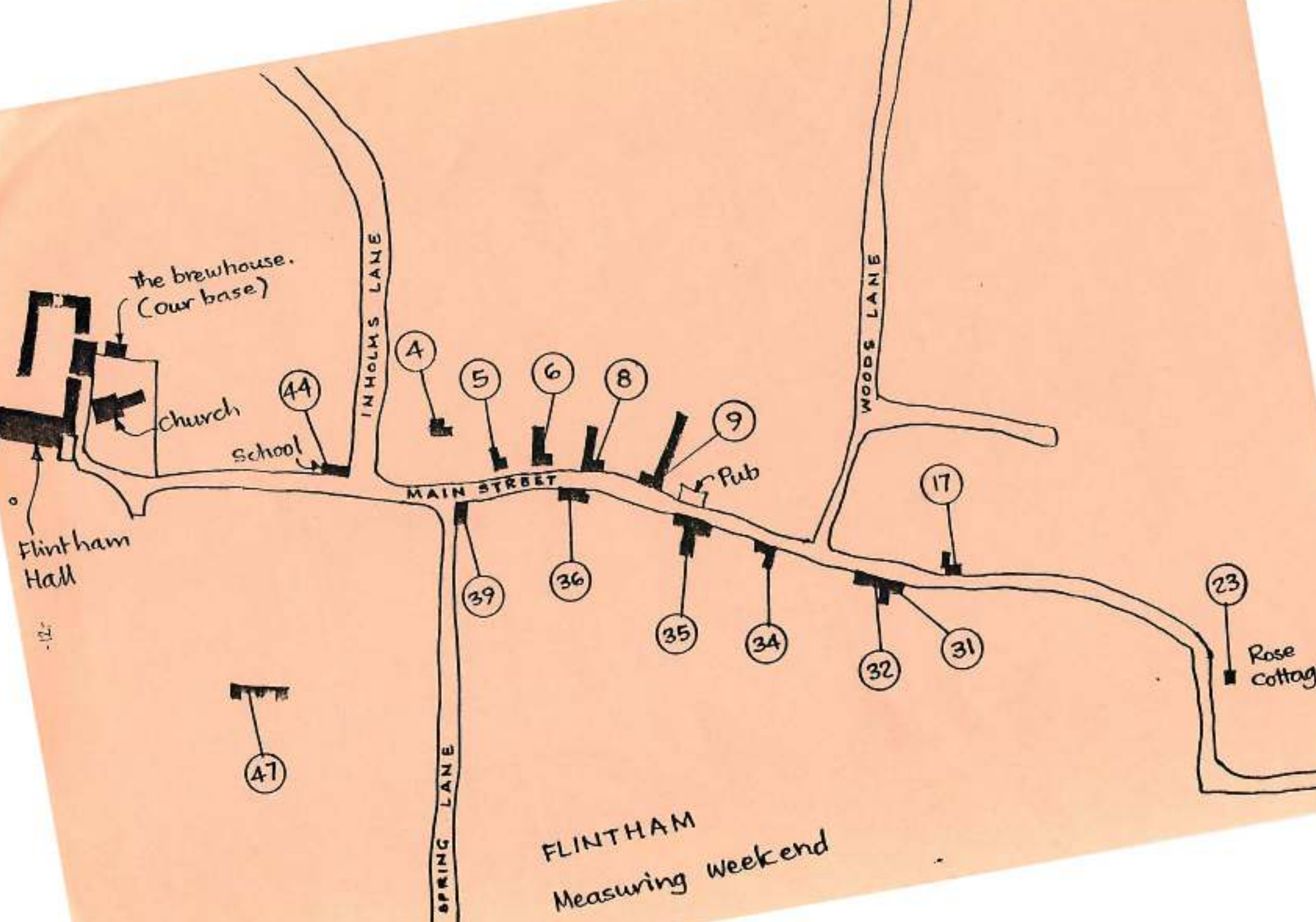
The School House is interesting in that without altering the plan it was cased in new brick in 1861 to match the School for which it was taken over. This plan is commonest in the 17th century, it spread from S.E. England to the Midlands.

2. End lobby or mousehole entrance plan. In this plan, an entrance is at the end of a side wall, against the side of a gable fireplace. This plan is northern and northwestern; i.e. it is common in Derbyshire and Lancashire. No 15 originally had this plan. (see 'A' on plan)
3. The commonest plan in Flintham is the characteristically 18th century one with symmetrical elevation, central entrance into a staircase hall and gable end fireplaces. The larger examples may have a rear wing making an L (Godolphin House, No 4) or T plan. The rear wing may be older than the front, as in the Old Bakehouse (No 6) and College Farm (No 9) or may be an addition, as with the outshot of Spring Cottage (No 39) and Forge Cottage (No 5) (see 'D' on plan)
4. Semi-detached pair. The only example is Rose Cottage (No 23); it is now one dwelling. It had originally the common form of entrance at the ends of the front, with an axial stack shared by both cottages. It was probably c. 1800.

Building Materials

1. Only two houses have remains of timber-framing: the Manor House (No 35) and house No. 15. The former was obviously much more substantially built and close studding and bracing survive in first floor walls. It is probably early 17th century in date. In No 15 the remains of framing are too slight for detailed comment.





2. A few houses have portions of skerry walling, usually at lower levels. On the other hand Rose Cottage (No 23) has side and rear walls entirely of skerry with a front wall of brick, and No 27 was entirely skerry walling with quoins and openings in brick. Both appear to be more self-conscious in design and it would be interesting to know who was responsible.

The White Cottage is important because it has skerry walling and had originally a lobby entrance plan. It is also $1\frac{1}{2}$ storeys, with bedrooms in the roof lighted only by gable-end windows. It was noted during the survey that the gables are still constructed in mud and stud. All this means that White Cottage is probably of 17th century date and so probably one of the oldest in the village.

3. There is no evidence of mud walling for houses. It was used only for the dovecotes of Nos. 9 and 34 - possibly late in the 17th century.
4. It is evident that bricks were readily available in Flintham from late 17th century onwards. They must have been made locally, but no kiln sites or brickyards are known, except for a 17th century kiln found (through Mr. Myles Hildyard) and excavated a few years ago in front of the Hall. It was probably built to produce bricks for the Hall. It may be possible from documentary research or local knowledge to find out more about this subject.

In conclusion, most of the houses have a fairly simple structural history: that is they are of one build and still more or less unaltered, or else the changes are obvious such as additions at the rear. The White Cottage is an important and unique example of a type once very common. The Old Bakehouse is important for the evidence of the bakehouse, ovens, etc., at the back, though the house has been much altered.

The two houses with the most complex history are the Manor House (No 35) and No. 32. Both have been extended, partially rebuilt and had the roof raised; No 15 which started as a timber-framed house with two rooms, is also a complicated structure. We shall no doubt, as more work is done, find many more complicated houses; even if we do not always succeed in working them out completely, they provide very good training for our voluntary surveyors.

I hope the work continues as effectively as it has started. Some group work has been done at Upton, and individuals are very busy at Mansfield Woodhouse. There is a report on the initial work done at Upton in this Newsletter, and Mansfield Woodhouse will be the subject of a future report next year.

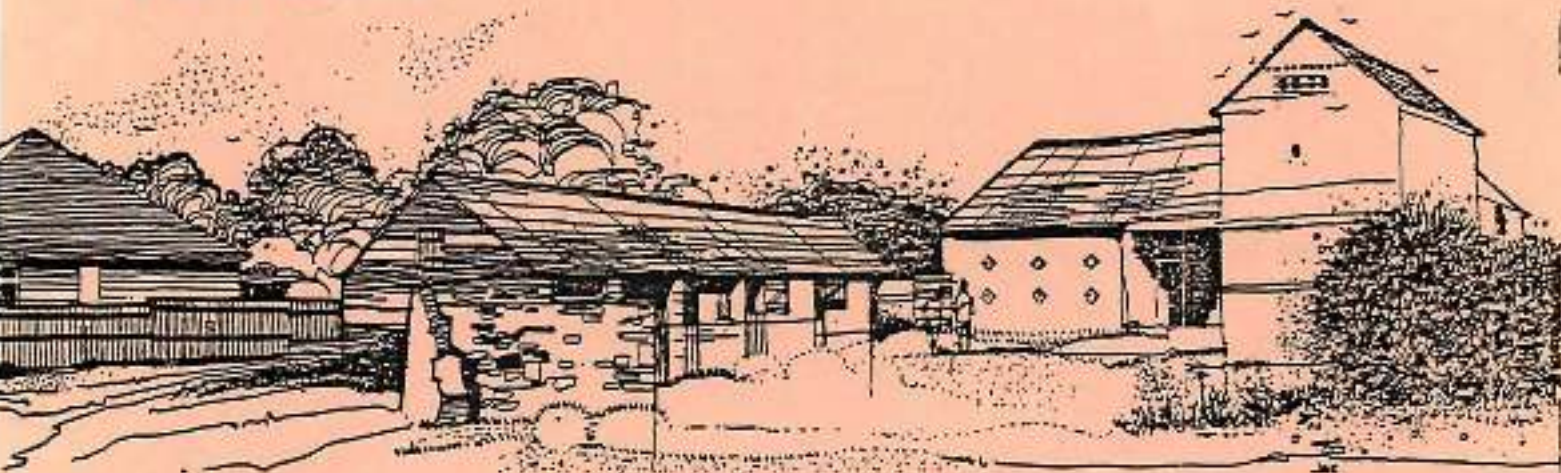
M. W. Barley

GETTING THE MEASURE OF UPTON

The Upton Weekend on September 19th/20th was again an enjoyable occasion when about a dozen members commenced the recording of the village. Our "headquarters" was the Cross Keys which apart from keeping some excellent beer and serving welcome lunches, itself justified more detailed investigation in the cause of vernacular architecture.

The Friday before had shown the British weather at its best but Saturday morning turned out warm and sunny. Eric Starling, one of our most regular attenders to the survey meetings, remarked that he had been on many visits and outings this year and everyone had benefited from glorious sunshine. Saturday's weather proved excellent until about 4pm when the clouds formed but most of us arrived home before the storms. Sunday morning at 10 o'clock saw Eric and the sunshine on parade again outside the Cross Keys and the spade work for the recording of the Village was satisfactorily completed.

Our thanks are due to John Gillespie for making the necessary introductions in the village and we anticipate his help again next year when the recording resumes. Eric says he is also coming so the weather will be just right for a bit of measuring.



The Dovecote (nr Dairy Farm, Upton)

The following is an extract from Laird's 'Nottinghamshire' 1820.

"Upton is a handsome village near Southwell, with a small Gothic church dedicated to St. Peter. Throsby tells us that in his time, the village just contained as many inhabitants as there are days in the year; but Leap year must surely have made some difference in this very nice calculation! The village consists principally of farm houses, but a starch manufactory has been some time established. Some land had been willed here in perpetuity, for the purpose of repairing the church, the balance of annual profit to be given to the poor soldiers travelling through, and any overbalance to be at the discretion of the inhabitants. By this means (the land being worth about twenty pounds per annum) the church is kept in good order; but any trifling balances are now employed to find militia men and to ease the parish rates.

Annual Coach Tour

by John Severn

On Saturday October 10th members set off at 9 o'clock to visit a selection of Nottinghamshire's Dovecotes and we were very pleased indeed to welcome representatives of the Bulwell Local Historical Society, the Newark Civic Trust and the Ruddington Local History Society.

The weather was fine, bright and windy after the gales of the previous day. Eight villages were visited and nine dovecotes were closely inspected by forty keen "dovecoteers" including some children who were just as interested as their parents. It was a delight to have them with us and they were all wonderfully good throughout the whole journey. The youngest, aged two, visited all nine but saw only eight, he being fast asleep on dad's shoulder for one visit. He was fully refreshed at the end of the journey however, and we shall recruit him as a technical adviser ere long.

For those who were unable to go on the outing we note below a few facts concerning dovecotes. We hope that now finding such enthusiastic support for this first trip, we shall be able to arrange another in the spring to visit more examples perhaps this time the the North of the County.

Nottingham is richer in dovecotes than Joseph Whitaker, who wrote about them in 1927, supposed.

Perhaps the lack of information available to him, and the lack of travelling facilities afforded to him curtailed his investigations, but at the age of seventy seven he did a first class job in bringing to our notice a building type redundant for the last hundred years. A type as old a part of our vernacular architectural heritage as building materials will allow.

The dovecote is perhaps our oldest standard factory building, for the breeding of pigeons was an essential part of medieval existence for the higher members of the community. The Church, the Manor and the Yeoman farmer at various times in history had the right to keep pigeons and whilst they were a curse to the peasant farmer, for the pigeon is a greedy bird and no doubt caused much havoc amongst the medieval fields, they were a boon to the gentry and the traveller who relied upon the hospitality of the monasteries in these early years.

Pigeons were bred for food, fresh meat being almost non-existent between Michaelmass and the following spring. Before the introduction of root crops into the farming calendar there was insufficient fodder to over-winter the cattle not required for breeding. Consequently all surplus animals were slaughtered and the meat salted down.

The dovecotes visited are representative of the majority of dovecotes found in Nottinghamshire with perhaps the omission of an important feature, the mud and stud nesting boxes found particularly in the North of the County. There is an excellent example at Upton but it was too difficult of access for this Tour.

Thoroton and Sibthorpe represent the circular stone type perhaps the earliest to be found and relating to the monastic or collegiate establishments in early medieval times. Originally there were four in the County, one at Scarrington (now demolished), and another still remaining in Barnby in the Willows. These had stone nesting boxes similar to those we can see at Sibthorpe although at Barnby in the Willows repairs have been carried out using brick and pantile.

Flintham gives us two examples of mud construction and the one at Cottage farm (formerly part of College Farm) was probably constructed by Trinity College which had extensive lands in this area. The other at College Farm was no doubt originally in the same ownership.

In 1927 Whitaker only commented on two, one at Scarrington and another at Foston (just into Lincolnshire) saying that these were on their last legs and the only survivors. In fact it would seem that the Flintham examples are now the only remaining examples of mud dovecote construction in this County (both the Scarrington and the Foston cotes having now disappeared.)

Upton provides us with quite a rare example of parochial pigeon keeping for this dovecote is situated in the Church Tower. The clergy were allowed to maintain a dovecote but most were free standing as at Wilford. It is my opinion, but only an opinion, that pigeons were often housed in the church tower or steeple. Evidence is to be found to substantiate this as a practice in other parts of the County but as "Thoroton and Throsby" refer to "dovehouse steeples" when describing a number of County churches, this reference must relate to example rather than description of type as we shall see most dovecotes were roofed in different ways.

Bulwell dovecote has no historical fact to classify it. I think it is a farmstead dovecote but a very early example and we visited this building because the Trust and the Bulwell Historical Society are hoping to acquire the building for repair and restoration. When completed it will provide Bulwell with a small meeting place and museum for Local History. The Trust is presently negotiating with the County Council who owns it and the Nottingham City Council has made a very generous offer of financial help if the building can be acquired.

Wilford was also visited to show an example of sympathetic repair by a local work scheme, set up by the Manpower Services Commission. The Church, The City Council and the Government sponsored Agency have worked very hard to achieve this effective result and they should be complemented for their efforts.

Clifton, the largest dovecote in the County (one at Lewes Priory demolished in the late 1800's was about four times this size and built in a cruciform plan) is a fine example of a two compartment type owned by the Nottingham City Council. Note the smallness of the door in comparison to the dovecote, this was to deter thieves who often raided the dovecotes carrying off the pigeons in hampers.

The last one to be visited, Barton in Fabis, was constructed as a manorial dovecote in the late seventeenth century and finished the Tour with a look at one of the finest dovecotes in Nottinghamshire. Built of local brick, with stone embellishments and a beautiful conical roof with apex glover and perhaps some of the finest plaster nesting holes in existence (what remains of them). Let us hope that in the "Year of the Dovecote" this particular building can be repaired and restored to its former glory.

By kind permission of Mrs. S. Seymour, we then visited Thrumpton Hall and were shown around the House which has a particularly fine seventeenth century staircase. Many examples of timber framing are within its walls indicating the evidence of an earlier house of the same site.

By this time everyone was gasping for a cup of tea and thanks to the thoughtful arrangements of our Vice Chairman this was on hand to refresh us for the short journey back to County Hall.

B O O K R E V I E W S

"Train on Churches" by Keith Train - published by and obtained from
Radio Nottingham, York House, Mansfield Road, Nottingham - Price £1.95

Obviously well written, informative and accurate because it is written by Keith Train, who is known to everyone as the man who knows more about local history than anyone else. More than that Mr. Train is able to put it over in such a way that both historian and layman benefit from his knowledge. Whether he is talking to a local history group on B.B.C. Radio or writing for publication, his works are always interesting and this book is no exception. His study of fifty-four churches within reach of Nottingham is based upon his research for his Radio series "Train on Churches" and coupled with the photography undertaken by Mr. Bob Rowe this book presents a most comprehensive guide to our local church architecture and to those men and women who have been connected with these buildings during the long years they have stood as part of our Faith and our Heritage.

"T.C.Hine Architect of Victorian Nottingham"

"Watson Fothergill Architect"

Both written by Ken Brand for the "Get to know Nottingham" series published by the Nottingham Civic Society obtainable from the Civic Society's Castle Shop and elsewhere price 40p each

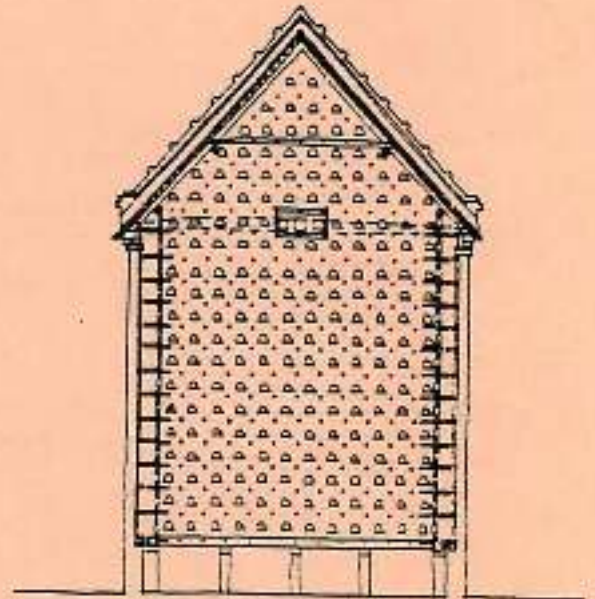
Ken Brand has managed to pack a wealth of information into a small space. Both his booklets are well researched and have been undertaken with enthusiasm and care. The majority of the photographs have been taken by the author and whilst nearly all these buildings can be seen in the City streets, very often they are not noticed. They will be from now onwards for Ken has drawn our attention not only to the details of street architecture we often fail to appreciate, but to two of the men who were responsible for much of Nottingham's Victorian Heritage.

DOVECOTES

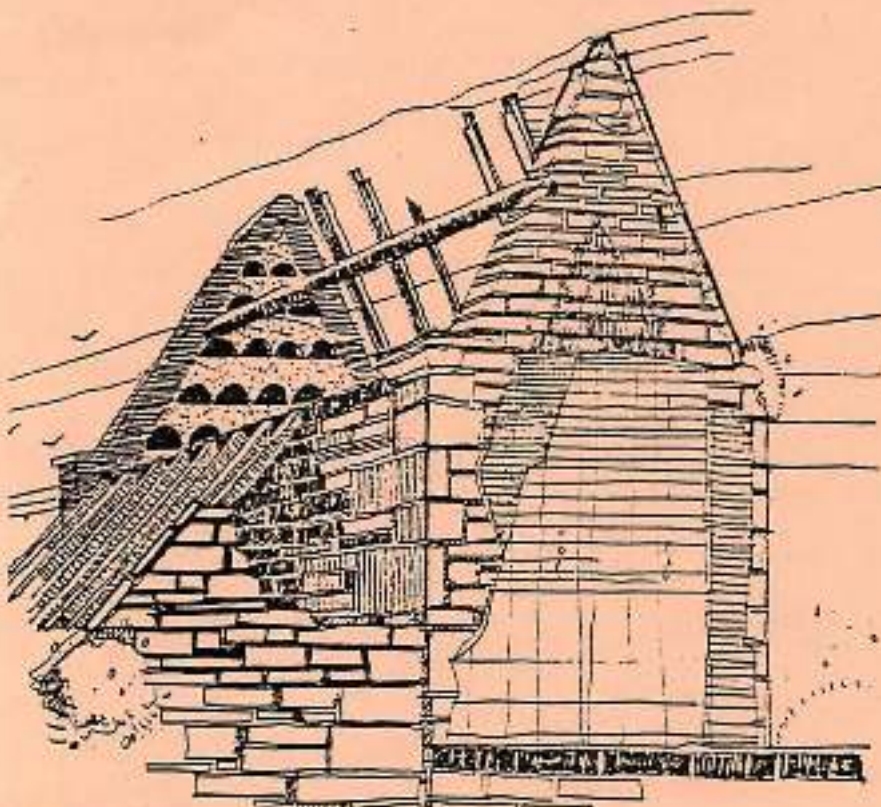
The Dovecote at Cromwell is at risk due to its condition and the Trust understands that the Newark District Council has served a demolition order on the owner. At the time of writing (November 1st) the building has been surveyed, a drawing prepared, photographs taken and the Trust has made representation to the owner in the hope that the building can be repaired rather than demolished. The Dovecote is red brick with pantiled roof and "crow stepped" gables with nesting boxes of mud and stud all round from floor level to ridge. The building is approximately 14'6" x 15'6" and approximately 700 nesting would be occupied in times gone by. This is the only free standing dovecote known with mud and stud nesting boxes in the County and every effort should be made to retain it.

The building is not listed and listing will not help to save it. All the listing of a building does is to stop it from being demolished without permission. Listing it does not ensure its repair. No local authority (with the exception of Nottingham City) seems to be prepared to take action, to have a repairs notice enforced in case a purchase notice is counter served upon it.

The only way to save this dovecote is for the Trust to raise money to help repair it and I appeal to all members to make donations to the Trust for the Cromwell repair fund. By the time you read this item progress will have been made and members will be kept up to date by a separate bulletin.



SECTION
THROUGH
DOVECOTE.



The threat to Bulwell dovecote has now been lifted thanks to the efforts of a number of groups and organisations. The City Council has offered us a grant and the County Council has given the dovecote on a long lease at a peppercorn rent. This plus the enthusiasm of Bulwell Historical Society means that we will shortly be undertaking the restoration of the dovecote. When finished it will be used as a meeting place and local history centre for Bulwell Historical Society.

PUBLIC INQUIRIES

Bennerley Viaduct (Public Inquiry September 30th 1980)

No decision has yet been made by the Secretary of State but the D.O.E. has asked that the possibility of the formation of a Trust to look after the Viaduct be explored and this is presently under consideration.

Two meetings have been held by the initiative of Mr. Christopher Charlton of the Arkwright Society and Mr. Keith Readman of the Derbyshire Archaeological Society and discussion with British Rail is presently going on.

The Nottinghamshire Buildings Preservation Trust is represented on this panel by John Severn who gave evidence on the Trust's behalf at the inquiry and whilst perhaps the saving of a wrought iron engineering structure is beyond the scope of our normal activities, it is nevertheless, important for the Trust to help other amenity societies where the common aim is to preserve the best of our structural heritage for future generations to see.

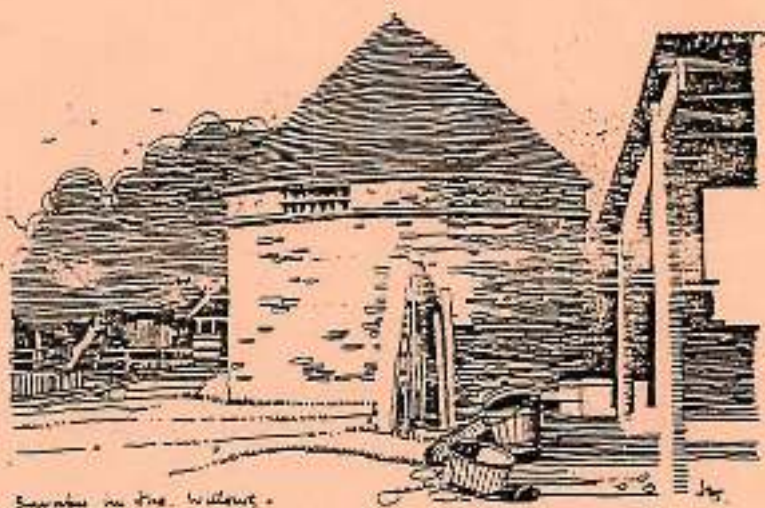
Even if nothing comes of the exercise, although I firmly believe that a suitable organisation can be properly formed, the withholding of a decision on demolition will allow detailed exploration of the possibilities to be made.

At least the D.O.E. thinks that the structure is important enough to warrant this investigation and our representation at the inquiry convinced the inspector that there was some merit in Bennerley's Railway Relic.

Northgate Brewery, Newark (Public Inquiry July 1980)

This inquiry at which the Trust was the principal objector to an application to demolish these fine buildings resulted in the Secretary of State finding for their retention. This is, in itself, often a problem because owners are reluctant to do anything about their repair or reuse, not least perhaps due to a sense of grievance in the decision going against their wishes. John Smith Tadcaster Ales however have not taken this attitude and have proposed a scheme for the re-development of the site which now incorporates these buildings. It is a very good scheme and one which certainly does credit to the Brewery Company which has tried to conserve these buildings in a sympathetic way. The Trust is very pleased that a satisfactory outcome has resulted. It is never pleasant to have to do battle, often with ones colleagues, to try and save a building but it is all worthwhile when retention and repair result. Congratulations, John Smiths, we may have fought over the tables a year ago, but if we can be of any help in the future the Trust is always ready to assist with any problem concerning our Building Heritage.

1981 A.G.M. Our Year of the Dovecote



The Annual General Meeting was held on Tuesday November, 10th at the Tudor Barn, Church Warsop, Notts. at which about forty members and friends were present.

Following the formal business a talk was given by our Chairman, Professor Barley on the Village Surveys recently undertaken and this interesting discussion, illustrated by slides, complemented the exhibition set up by Geoff Turner and Graham Beaumont showing the work which had been carried out by members and other enthusiastic surveyors at Flintham and Upton.

On the morning of the A.G.M. the Trust heard that Bulwell Dovecote had been leased to us by the Nottinghamshire County Council and the membership was told that the Nottingham City Council had made a generous offer of a substantial grant for its repair. November 10th was a good day for Dovecotes because we also heard that the owner of the Cromwell Dovecote was prepared to co-operate with the Trust to attempt its repair. Our thanks are due to Messrs Smith-Woolley and Co. for their co-operation in allowing access for surveying and also for their assistance in the negotiations.

On the strength of this news we raised £50.00 at the A.G.M. towards the Cromwell Fund plus the proceeds from the sale of Christmas Cards and Notelets.

Please help as now we have two Dovecotes to repair and hopefully to complete by March 31st 1982.

Finally, but most importantly, this was the last A.G.M. at which Bob Middleton would present the Annual Report and in his presentation he spelt out the successes of the Trust over the time he had been Secretary. These successes reflect the fine job he has done and he wasn't finished yet as at the end of the meeting he informed us that he had been successful in obtaining a 'heritage' loan from the Civic Trust towards Linby Lane, Papplewick. A unanimous vote of thanks was given to Bob for all his hard work over the past difficult years.

LOOKING FORWARD

TO 1982

As this issue is the one nearest to Christmas the Editors take this opportunity of wishing all members and friends the compliments of the Season and a happy and hopefully prosperous New Year. No doubt 1982 is to be a year of economic restraints again and it means that every effort will have to be made to encourage the repair and renovation of our Building Heritage. It is a shame that in hard times our older buildings seem to suffer, yet conservation is one way of saving money and energy. The alternative use and the making good of our redundant buildings will not only save much of our vernacular architecture for future generations to appreciate, but it will also help preserve the character of our Towns and Villages for just a little longer.

It is most unfortunate that our Nottinghamshire villages are losing their character by ill conceived upgrading, improvement and conversion. Most of the desecration is carried out by well meaning people with good intentions. There are those however who will do any thing in order to sell a property and many jump on the bandwagon of conservation in order to do so.

It is also unfortunate that Planning Legislation has made it easier for owners to do what they like with their buildings and whilst this may be democratic in preserving the rights of the individual, it is regrettably often disastrous when it comes to the preservation of the vernacular architecture of the County. Permitted development unfortunately allows much to be done without consultation.

Sound well meaning advice, given by bodies such as the Trust, is often interpreted as "interference by a lot of idealistic know-alls whose main purpose in life is to stop progress". This is put in inverted commas because that expression, or others similar, and often less polite, are used at least once in every public inquiry either directly to the Inspector, or as side chat during intervals or lunch breaks.

We cannot preserve everything as it is, and no-one would wish to do so because to sterilise redevelopment in principle would prejudice our building heritage for the future. What we must do is to insist upon a high standard of redevelopment and on a change which allows the original character of a building or its surroundings to be retained where this is important. The best way to insist on a higher standard is to set by example what should and can be done to improve our environment.

Education is far better than legislation although if people will not be persuaded to do the right thing then they should be made to do so by Local Authorities properly using their powers. It is no good a District Council saying it will not impose an order just in case it "bounces back" and it is counter served with a purchase notice or whatever. It should do what is right for the betterment of the environment.

Environmental matters should be non political and thankfully in most cases they are. There are times however when a building becomes embroiled in the political battles of the Council Chamber and it is from there on that the building begins to suffer.

Most conservation matters and their solutions are commonsense, and commonsense says "take what is there, examine it thoroughly, consider the implications of change, proceed with caution and above all maintain character and integrity". Conservation should be an area where all political colours and creeds can work together and very often this happens. Council decisions in terms of conservation should be made on the merits of the building and its environment alone. One should establish the right principle first then consider how and when it can be done. Far too often the right of the individual to do as he pleases with his own property is the basis for argument, then next is the relative cost of doing it properly as opposed to the doing it the applicant's way. Very often the result is a decision in favour of the applicant but to the detriment of the community as a whole and to the environment.

People should have rights but they should also shoulder responsibility and that in building terms, is an obligation to do the best one can with the money available to the benefit of everybody not just ourselves as individuals.

The Trust's role in 1982 is to encourage this way of thinking and we ask for the support of the whole membership.

D O N ' T F O R G E T

CHRISTMAS PARTY:

Langar Hall - Wednesday 16th December
tickets £2.50 from The Old Bowls Pavilion

CHRISTMAS CARDS & NOTELETS

Blenheim Farm, Bulwell & Tower Mill Tuxford,
15p each or 10 each orders over 6. All
proceeds to the Dovecote Fund.

LETTERS TO THE EDITOR

If you have any opinion or comment to make concerning the Trust, please write to the Editor and we will try to print as many as possible.

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Honorary Editors: Richard & Janet Blenkinsip, John Severn