

Nottinghamshire Building Preservation Trust Limited

A company limited by guarantee and registered in England
Registration No. 897822

SIXTH ANNUAL REPORT 1972-73

Published by :

NOTTINGHAMSHIRE BUILDING PRESERVATION TRUST LIMITED
SHIRE HALL,
HIGH PAVEMENT,
NOTTINGHAM,
NG1 1HR.

TEL. NOTTM. 53681



Cottages at Rempstone
The generous gift to the Trust of Mr. Philip Derbyshire

Registered Office: Shire Hall, High Pavement, Nottingham, NG1 1HR
Telephone: Nottingham 53681 (STD 0602).

OFFICERS

Chairman : COUNTY COUNCILLOR A. E. LESTER, J.P.
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Honorary Technical Advisers :
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Secretary/Treasurer : MR. GORDON BOYLIN, J.P.
Honorary Auditor : MR. A. GRUNDY, F.C.A.

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M.L.A., A.R.I.B.A., M.T.P.I.

} Members of
the Technical
Panel

NOTTINGHAMSHIRE BUILDING PRESERVATION TRUST LIMITED

ANNUAL REPORT

The Council of the Trust delegates much of its responsibility to a Finance and Grants Sub-Committee which has met frequently during the year to consider applications for grants, the operation of the Trust through its Revolving Fund, the reports by Technical Advisers, and other matters concerning the protection of buildings of architectural and historic quality. All these functions deserve some amplification as the work accomplished during the year has been very extensive.

The grant policy of the Trust has remained the same despite the growth of other commitments, as the Trust has felt that one way in which it can best help to preserve quality buildings is by giving small grants to owners to help them with the extra costs that are involved because a building needs to be treated in a particular way. It is no part of the Trust's policy to help owners with the normal costs of maintenance, but to give some small acknowledgment of the increased cost because of the use of appropriate materials.

Grants have been made or offered during the financial year 1972/3 for work at the following properties:

East Hall, Bleasby
Fisherman's Cottage, Bleasby
Post Office Row, Coddington (confirmed)
Caunton Common Farmhouse
Ledvern, Low Street, Collingham
Burgess House, Farnsfield
Old Schoolhouse, Greasley
61 London Road, Newark
40 Northgate, Newark
Fosseway Hotel, Lombard Street, Newark
The Old White Hart, Newark
23 Millgate, Newark (additional grant)
59 London Road, Newark
Potterdyke House, Lombard Street, Newark
The Cottage, Town End, Plumtree
7 Grove Street, Retford
Cromwell House, Westgate, Southwell
18 Westgate, Southwell
West Lodge, Westgate, Southwell
Old Grammar School, Tuxford
(second grant, subject to conditions)
Manor House Farm, West Drayton
Manor Cottage, Worksop

Members of the Trust had the opportunity, at the Annual General Meeting in November, of seeing a detailed report and description of the

work being accomplished, when the Trust's Honorary Technical Advisers showed slides of buildings with which the Trust had been concerned, and a further opportunity was given in the Tour that was arranged on 13th July (and to be repeated in 1973) when members visited properties in Southwell and Newark and district.

Apart from the advice of the Honorary Technical Advisers in relation to grant applications, the Trust relies heavily upon its Advisers for their expertise in dealing with the applications for 'listed' building consent, or for alterations to buildings within Conservation Areas. The number of visits and full reports prepared by the two Architect members of the Advisory Panel has totalled two hundred and ninety six in the year under review. The cold statement of the number of visits cannot reflect adequately the Trust's gratitude to Mr. Johnson and Dr. Summers for all their services, voluntarily given to the Trust. Other members of the Advisory Panel are not involved so heavily in this work, but we extend our thanks, also, to Mr. Burrows, our Honorary Quantity Surveyor, and to Professor Dix, our planning expert, for the help that they have so readily given.

The Revolving Fund which the Trust decided to operate, following the inspiration by the National Trust for Scotland Little Houses Scheme, has got off to a good start and the Grey House at Carlton-on-Trent, which was purchased by the Trust in order to save it from demolition or further decay, has now been resold, with plans for its renovation which will take place at an early date.

The Windles Square properties at Calverton will continue to be occupied by existing tenants, and the restoration scheme prepared by the University of Nottingham Teaching Office will be put into effect during 1973.

Similarly, other properties at Rempstone, which have been a generous gift to the Trust by Mr. Philip Derbyshire, are to be renovated, and the interests of existing tenants will be safeguarded.

The Trust has also purchased, with the aid of an interest free loan from the Southwell Rural District Council, properties at Westhorpe, Southwell, which are also the subject of a scheme of renovation.

The Bede House Chapel at Newark, which was bought by the Trust, is currently being considered by two potential users, and the grounds around it have already been effectively landscaped with the aid of grant from the County Council.

The Trust has considered the purchase of other properties and hopes that as the Revolving Fund comes into effective operation it will be possible to rescue more buildings which would otherwise be 'at risk'.

Whilst the Trust was originally set up to deal with buildings of 'domestic' scale, there have been some significant buildings in Nottinghamshire with which we have had to deal, and some of these have even qualified for grant because of the outstanding architectural or historic significance that they held for the County. Other large properties have also been reported on by the Trust, and whilst some, including, regrettably, Sherwood Lodge, are to

disappear, others, like Annesley Hall and the Papplewick and Bestwood Pumping Stations, may well be saved to live a new and useful life, given new usages. Some other important buildings, including Winkburn Hall, Winthorpe Hall, Worksop Manor Lodge, and the Old White Hart at Newark, have also been the subject of some concern, and the future of some, at least, can be viewed with guarded optimism.

Following the success of the Trust in obtaining an assurance from the Department of the Environment that whatever line for the A46 was chosen, it would not involve the widening of Millgate and Castlegate through Newark, we have now held discussions with the Department of the Environment and the Midlands Road Unit concerning the alternatives that may be open, and are glad to commend both the Department of the Environment and the Local Authority on the implementation of a Town Scheme for Newark which should result in the renovation of many worthwhile buildings in that most important town.

Comments have also been made on the Town Plans produced for Southwell and Retford, and we look forward to co-operating with the Planning Department and the new District Councils in connection with the enhancement of both towns and villages. Particularly important in this respect is the new opportunity afforded by European Architectural Heritage Year 1975, and it is hoped that projects started during the next few months can be considered for Awards under the impetus given by this new plan.

We have been glad that since the Trust was set up, the climate of opinion towards conservation and preservation has warmed, and we are glad to report that although our membership list is small, it is steadily increasing. There will be fewer Local Authorities involved in our work from 1974 simply because there will be fewer of them, but we hope that their involvement, both financially and in the interest they express in conservation, will improve. We have, very largely, looked to the Local Authorities for support with this work in view of obligation placed upon them by Parliament to give consideration to the architectural and historic quality of buildings within their area. We would not expect that the contribution which Local Authorities give to the Trust should be their total commitment, but it should be sufficient to permit the operation of an independent and efficient assessment of where finance may best be applied to produce the result of saving important buildings and to enable action by the Trust itself in experimental schemes. Local Authorities will only be impressed to do this as the support that the Trust can command from voluntary sources grows to indicate the importance of its work.

A. E. LESTER, *Chairman*

GORDON BOYLIN, *Secretary*

**NOTTINGHAMSHIRE BUILDING
INCOME AND EXPENDITURE ACCOUNT**

1971-72	EXPENDITURE	£ p	£ p	£ p
8,493	GRANTS			3,550-00
	SURVEY EXPENSES			
112	Survey of Villages			
280	Feasibility Studies—Travelling Expenses		95-36	
157	—Other Expenses		1-50	96-86
	BOOKLET "AT HOME IN SHERWOOD"			
644	Printing			
87	Nottinghamshire County Council (50% of Sales)		41-21	41-21
	PROPERTY EXPENSES			
63	Search fees and legal expenses (purchase)		79-50	
28	General, water and drainage rates		106-12	
—	Insurance		214-66	
86	Repairs Windles Square	13-64		
	—Grey House	1,979-41		
			1,993-05	2,393-33
	MANAGEMENT EXPENSES			
	Community Council for Nottinghamshire—Administration			
1,100	Contribution		1,100-00	
222	Meetings and Committee Expenses		28-16	
—	Coach Tour (net cost)		21-16	
236	Printing Stationery and Postages		185-72	
10	Publications		6-77	
71	Other Expenses		14-47	1,356-28
			7,437-68	952-71
—	EXCESS INCOME OVER EXPENDITURE			£8,390-39
<u>£11,589</u>				

BALANCE SHEET AS

1971-72	LIABILITIES	£ p	£ p
	ACCUMULATED FUND		
13,917	Balance at 1st April, 1972	10,898-40	
3,019(—)	Add Excess Income over Expenditure	952-71	11,851-11
10,898	Interest free loan—Southwell R.D.C.		10,050-00
—	Deposit—Sale of Grey House, Carlton on Trent		590-00
104	Sundry Creditors		81-52
<u>£11,002</u>			<u>£22,572-63</u>

**PRESERVATION TRUST LIMITED
FOR THE YEAR ENDED 31st MARCH, 1973**

1971-72	INCOME	£ p	£ p	£ p
5,000	NOTTINGHAMSHIRE COUNTY COUNCIL GRANT			5,000-00
	SUBSCRIPTIONS			
2,459	Local Authorities			2,808-00
221	Other			203-64
	BOOKLET "AT HOME IN SHERWOOD"			
175	Sales			82-42
300	Contribution (Nottinghamshire County Council)			
	RENTS			
51	Windles Square	134-22		
	less commission	7-71		
	Westhorpe/Sunnyside		126-51	
			12-44	
352	BANK INTEREST			138-95
12	MISCELLANEOUS			157-38
				—
			8,570	—
			3,019	—
<u>£11,589</u>	EXCESS EXPENDITURE OVER INCOME			<u>£8,390-39</u>

AT 31st MARCH, 1973

1971-72	ASSETS	£ p	£ p
8,000	PROPERTY (purchased for renovation)		18,050-00
	SUNDRY DEBTORS		
35	Commissioners of Inland Revenue		58-39
330	Other		21-94
	CASH AT BANK		
588	National Westminster Bank (Current Account)	216-37	
1,984	National Westminster Bank (Deposit Account)	4,158-92	
64	Trustee Savings Bank	67-01	
			4,442-30
1	CASH IN HAND		
<u>£11,002</u>			<u>£22,572-63</u>

NOTES: There are contingent liabilities totalling £9,256 in respect of 30 grants offered but not taken up at 31st March 1973. Stocks of booklet "At home in Sherwood" (not included in the Balance Sheet) totalled 1,255 copies.

AUDITOR'S REPORT: I have examined the accounts of the Trust for the year ended 31st March, 1973. I have obtained all the information and explanations which I consider necessary for my Audit and in my opinion proper books of account have been kept by the Trust. I have examined the Balance Sheet and Revenue Account which are in agreement with the books of account. In my opinion the Balance Sheet gives a true and fair view of the whole affairs of the Trust at 31st March, 1973 and the Revenue Account gives a true and fair view of the excess of Income over Expenditure for the accounting period ended on that date.

COUNTY HALL,
WEST BRIDGFORD, NOTTINGHAM
Au. 1707/S/M
18th May 1973

A. GRUNDY, F.C.A.
Honorary Auditor

CONTRIBUTIONS HAVE BEEN MADE TO THE TRUST BY THE FOLLOWING:

NOTTINGHAMSHIRE COUNTY COUNCIL

BOROUGH COUNCILS:

East Retford	Newark
Mansfield	Worksop

URBAN DISTRICT COUNCILS:

Arnold	Mansfield Woodhouse
Beeston & Stapleford	Kirkby-in-Ashfield
Carlton	Sutton-in-Ashfield
Hucknall	Warsop
	West Bridgford

RURAL DISTRICT COUNCILS:

Basford	Newark
Bingham	Southwell
East Retford	Worksop

DONATIONS/CONTRIBUTIONS HAVE ALSO BEEN RECEIVED FROM:

Adcock, Mrs. C.
 Allen, Mrs. P. R.
 Bennett, County Councillor A.
 Benoy, Gordon & Partners
 Brind, Brigadier J. L.
 Brackenbury, Mr. R. G. L.
 Brooks, Alderman D. A.
 Buchanan, Sir Chas., BART., D.L., J.P.
 Bunny Parish Council
 Calverton Preservation Society
 Cartlidge, Mr. D. R.
 Chambers, Mr. E. J.
 Cheshire, Mrs. E. M.
 Cheshire, Mr. J. W.
 Clark, Dr. M.
 Design Associates
 Dudding, Mr. J. W., F.R.I.B.A.,
 HON.V.P.I.L.A., F.I.L.A., F.S.A.SCOT
 Eberlin & Partners
 Ellis, Mr. R. J.
 Elton, The Rt. Hon. R.
 Fenwick, Miss A. D.
 George, Mrs. J. L.
 Gray, Miss E. M.
 Greasley Parish Council
 Gringley-on-the-Hill Parish Council
 Hadfield, Miss E.
 Home Brewery Co. Ltd.
 Hopkin & Sons
 Howitt, Cecil & Partners
 Jackson, Mrs. A. H. M.
 Knight-Jones, Mr. D.
 Lester, County Councillor A. E., J.P.
 Marshall, Mr. A. J. R., A.R.I.B.A.
 Martin, Mr. K. E.
 Miller, Revd. & Mrs. P. T.

Morton, Mr. A. R.
Neale, Mr. C. J.
 Newark Archaeological & Local
 History Society
 Newark Civic Trust
 Noble, Mrs. H.
 North Notts. Gravel Co. Ltd.
 Peake, Mr. D. J.
 Pennant, Revd. & Mrs. P. V. R.
 Pritchard, Mrs. S.
 Pykett, Mr. W. G. E.
 Radford, Mr. P. V.
 Raynes, Lady Rozelle
 Royle, Mr. E. V.
 Short, Mr. R., DIP. ARCH.(NOTTM),
 DIP.T.P.(NOTTM.), A.R.I.B.A.
 Shrimpton, Mrs. D. M.
 Skirving, Mr. A.
Small, Sir Frank, C.B.E., D.L., J.P.
 Smith, Mrs. V. M.
 Stafford, Dr. & Mrs. B. J.
 Stanley, Mr. H. R.
 Stedman, Sir George and Lady
 Stennett, Mr. N. H.
 Sutton Bonington Parish Council
 Swift, Revd. T. W.
 Tadman, Mr. J., F.R.I.B.A.
 Tate, Professor Brian
 Thoroton Society of Notts.
 Turner, Mr. J.
 Turton, Mr. T. L.
 Walton, Miss M.
 Waring, Mr. N. M.
 White, Finch and Rider
 Williamson, Mrs. D.
 Worksop Manor Estates

NOTTINGHAMSHIRE BUILDING PRESERVATION TRUST LTD.

A company limited by guarantee and registered in England
 Registration No. 897822

The Trust exists to help save local buildings of historic or architectural interest from demolition or decay. It works by way of grants to encourage owners to keep buildings in good repair and, if necessary, will purchase buildings and restore them to a useful life.

The Trust invites subscriptions from those who wish to associate themselves with this work and to attend meetings and receive reports on the activities of the Trust. The Trust is a registered Charity and can benefit from Deeds of Covenant made in its favour.

To: The Secretary,
 Nottinghamshire Building Preservation Trust Ltd.,
 Registered Office:
 Shire Hall, High Pavement, Nottingham, NG1 1HR.

I wish to become an associate member (minimum annual sub. £1.05) of the Trust and *enclose my first annual subscription of £.....
 *have completed the Bankers Order/Covenant form overleaf.

NAME
 (BLOCK LETTERS)

ADDRESS

Signed

**Delete as appropriate*

NOTTINGHAMSHIRE BUILDING PRESERVATION TRUST LTD.

I,
(BLOCK LETTERS)

of (address)

HEREBY COVENANT WITH THE NOTTINGHAMSHIRE BUILDING PRESERVATION TRUST LTD., NOTTINGHAM, that for a period of seven years from the date hereof, or until my death (whichever shall be the shorter period) I will pay annually to the said Trust on the.....day of.....in each year such a sum as will, after the deduction of income tax, leave in the hands of the Trust the net sum of *£.....such sum to be paid from my general fund of taxed income, and be applied to the general purposes fund of the Building Preservation Trust Ltd.

IN WITNESS whereof I have hereunto set my hand and seal this.....day of.....

Signed, Sealed and Delivered by the said

In the presence of
(Signature)

Address

Occupation

This form is so drafted that the payment by the subscriber remains constant regardless of any change in the rate of income tax.

Note—The date chosen for the annual payment must be later than the date on which you sign this Deed.

**This amount should agree with the amount entered on the Banker's Order if this method of payment is used.*

BANKER'S ORDER

†To..... Bank..... Branch

Please pay now, and on the same date in each succeeding year, the sum ofpoundspence to the National Westminster Bank Ltd., Nottingham, for the credit of the Nottinghamshire Building Preservation Trust Ltd.

Signature

Address

Date

†Please insert the name and branch of your own bankers