



# NBPT

**NOTTINGHAMSHIRE BUILDING PRESERVATION TRUST**

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*AN OCCASIONAL NEWSLETTER FOR MEMBERS AND THE PUBLIC*

*Issue 6 May 2021*

## Chairman's Welcome

I hope that most of you have had your first and even second vaccination by now. The Covid-19 pandemic continues to affect our lives at every level. Our vice-chairman and his wife have both recently recovered from debilitating attacks and are now, happily, back to full strength. Many of you may have had a similar experience and I hope you are keeping safe until the delivery of the new vaccines. In spite of the lock-down the Trust Committees continue to hold virtual meetings. We continue to pursue reports of buildings needing our support and protection and we tell of this elsewhere in the issue.

It's good to know that many people have been able to work, if not normally then effectively, during lock-downs. The building trades are one of these and I am pleased to report good news of the former Robin Hood Hotel site at Newark which opened as a 66 bed Travelodge in February 2021 after many years of neglect and controversy and ten years of involvement with NBPT.

The building's story begins when Newark's city walls, that had sheltered the King's garrison during the Civil War, were partially destroyed and the Castle slighted after surrender in November 1645. In the early 18<sup>th</sup> century the damaged walls were completely removed and land was made available for a new road and development. The three Georgian town houses that later became the Robin Hood Hotel were built in about 1740 as private dwellings with extensive gardens to the south and began to be used as public houses 40 years later. A plan of 1839, prepared for the sale of the licensed Hotel, shows stables and malt houses in the former gardens.

Over the next 200 years, stables and brewery were removed to make way for rear extensions and reception rooms until the site's heyday as the Robin Hood Hotel in the early to mid-20<sup>th</sup> century. The 18<sup>th</sup> C buildings fronting onto Lombard Street were Listed Grade II in 1971 as of Architectural and/or Historic interest. The hotel holds happy memories for many but closed in 1999 and the property began to deteriorate as one scheme after another for the site's development failed to find favour with English Heritage and the Newark & Sherwood DC planning department.

In 2007 a consortium of developers, including M F Strawson, won conditional approval to develop the site for shopping and community uses to be known as The Potterdyke Redevelopment on the edge of the Newark Conservation Area. The condition required the Developers to retain the Grade II listed buildings, now known as 1-3 Lombard Street, and to incorporate them into the development. Newark and Sherwood Planning Committee, by this condition, sought to ensure the future of the Listed buildings.

By 2011 Asda Store, the Health Centre, Car Park and Bus station were complete and in March M F Strawson Ltd applied to demolish the Listed buildings on the grounds that it was not in their financial interests to preserve them and once again the future of the historic buildings was in jeopardy.

The Trust believed that this was an important site and formed a significant historic entrance to the old town. For ten years since its closure as a hotel no acceptable development scheme had been proposed and the buildings had been allowed to deteriorate. There seemed to be a strong public feeling, voiced in the local press, that the buildings had become an eyesore, unacceptable at the entrance to an historic town. NBPT needed to show what could be achieved with the will and the skill and applied to the Heritage Lottery (now the National Lottery Heritage Fund NLHF) for money to prepare a feasibility scheme for the a future, sustainable us for the Listed Buildings. M F Strawson agreed to sell the site to the Trust for £150,000 (unless they found another use for them). When a viable use as three independent office units was seen as a possible option by NLHF, they withdrew their offer. NBPT encouraged the Newark Advertiser to commission an artist's impression of the conserved and rejuvenated houses which convinced many of the possibilities of a better future for the site.

Nevertheless, the Planning Applications of 2016 and 2018 for the 66 bed Travelodge and the demolition of the Listed Buildings were both approved in spite of the impassioned reasoning of Cllrs. Peter Duncan and David Payne. The decision was called in by the Secretary of State but any decision was delayed by the December 2018 Election. This delay gave time for the Council and the Developers to negotiate a deal to provide much needed hotel accommodation for the town whilst keeping the street frontage in its historical form.

The conservation work has been carefully completed and problems resolved in regular visits from Oliver Scott, the Council's Conservation Officer. The original walls and windows have been saved and, although the roof had to be reconstructed, the façade is as it was in the late Georgian period. This is less satisfactory than the conservation scheme prepared for the NBPT but is better than any of the alternative proposals from the Developers.

It has been a long struggle, from 1999 to 2021, which could have shown commercial supremacy over historic Listing but, thanks to a small group of far-sighted Councillors at a crucial time and the continued support of the District Council and Oliver Scott, the visible aspect of the Newark Conservation Area has been preserved. Although the retention of the façade is less desirable than preserving the whole of the historic fabric, as had seemed possible at one time. In this case it is better than its total destruction.

On behalf of the Trustees I wish to thank all those concerned, including Newark Civic Society, and wish a prosperous future for the enterprise.

Yours sincerely



**David Atkins, Chairman**



The Harry Johnson Award is sponsored jointly by the Campaign to Protect Rural England, and the Nottinghamshire Building Preservation Trust, and was first given in 1989 in memory of an active Architect member of both trusts. It acknowledges quality in building design and craftsmanship by awarding a certificate for the best restoration of a building or the best new building in a town or village setting. The award is made every two years but, because of Corona-virus regulations, was deferred from 2020 to this summer, when it is hoped that it will be possible to view entries. This year we are requesting entries by June 30<sup>th</sup>, and judging will take place in August, if permitted

The four judges, two from CPRE and two from NBPT, will be looking for knowledge and skills in traditional building practice on restoration work and imaginative and appropriate designs in new work.

If you have a new or converted building in your locality which was completed since May 2018 and which you feel enhances the street or village, please encourage the owners/builders to enter the competition. You can, of course, nominate it yourself for an award by completing the application form attached to this Newsletter or available on the NBPT website ([www.nbpt.co.uk](http://www.nbpt.co.uk)) and return it to the office at Minster Chambers, Church Street, Southwell, Notts NG25 0HD or by email to [info@nbpt.co.uk](mailto:info@nbpt.co.uk).

### THE WALKS OF LIFE MUSEUM – TUXFORD – AN UPDATE

Progress at the museum has been good with an enthusiastic band of trustees and volunteers working towards a re-opening to invited guests for the end of May. There is now a website at [www.walksoflifemuseum.org](http://www.walksoflifemuseum.org) and a splendid Interpretation Proposal put together by Kathryn Hanson.

From experience I can report that one of the problems experienced by anyone involved in the daily use of handcarts would have been the heavy weight of most of the carts.

Security has been a big item of concern and more recently the old electrical installations have proved problematic, although this has been an opportunity to replace the costly old lamps with new more-efficient ones.

The NBPT continues to offer advice to the trustees and although the idea of development of part of the site to raise much-needed capital is on the back-burner, ideas for the future of the house and museum buildings are yet to be determined. A few further photographs of the museum and contents are shown overleaf.

**Alan Wahlers** - Hon Sec



## DEVELOPMENTS AT GRADE II\* OLLERTON HALL

Ollerton Hall dates back, in its present form to c1700 and has been empty and unused for many years. At one time the Sue Ryder Foundation had plans for the hall.

It has been reported that a legal agreement is now in place with between the local authority (NSDC) and a preferred developer to proceed with works that will bring the hall back into some form of use, which is understood to be residential and which involves no additional “enabling works” in the grounds of the hall. This looks like good news at last although the sole director, Adam Cavell, of Severns (Ollerton) Limited had some bad publicity with another company of his over a property development in Derby. Severns (Ollerton) Limited was incorporated in 2020 with a nominal share capital of £1000.

The Newark Advertiser reported that bids were being considered back in July 2019, some three years after the hall was re-secured by the local authority in June 2016, reportedly for £288000.

The developer is now required to submit a planning application for conversion to residential apartments and this will apparently include a public consultation and exact plans for the



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## Unused 300-year-old property has new owner

# Historic Ollerton Hall changes hands again

Grade II-listed building sold by council for an undisclosed sum

**HISTORIC** Grade II-listed Ollerton Hall has been sold by council chiefs for an undisclosed sum — which sources estimate to be around £600,000.

The 300-year-old property has been unused and regularly changing hands for almost 20 years and was bought by Newark & Sherwood District Council for just £1 eight years ago.

Bosses at Kelham Hall have been trying to sell the land to developers in a way which will benefit the town.

And last week, auctioneers at Nottingham-based Savills secured the sale to a Yorkshire company for an undisclosed sum.

The hall and 0.76 hectares of land was acquired in the late 1980s by the Sue Ryder Foundation for conversion to a residential care home.

In 1990, the building was re-roofed, but the remainder of the repairs and conversion works were never completed and it was eventually bought by the district council.

Andrew Brentnall, associate director at Savills, said: "Ollerton Hall has considerable scope and is highly visible, hence the interest we received in it.

"Possible uses considered have included a single private residence, hotel, restaurant, offices, residential care home, and conversion to apartments."

With the site being listed, there are constraints on the work that can be done, so prospective buyers were encouraged to consult conservation officers at the district council and English Heritage before making an offer.

Ollerton and Boughton Town Council leader Coun Ben Wells says he has been campaigning for funds raised through the sale to be put back into the area.

**Report by Michael Johns**  
email [michael.johns@chad.co.uk](mailto:michael.johns@chad.co.uk)

● Ollerton Hall has been sold.

"The sale and possible plans are expected to be discussed at our council planning meeting and I will also be pushing for money from the sale to benefit the area," he said.

"I would like to see all the money ploughed back into Ollerton — but I think I will lose that fight. I only hope that some of the funds raised through the sale are used in our community."

Kite-flyers' swoop on Ravenshead **DARE** graduates



development. The application is expected during the summer.

Illustrated are an old report from the local newspaper of 2007, a recent photograph of the hall and a photograph of the nearby Hop Pole Hotel in Ollerton, where a visit is well recommended.

## THE GREAT NOTTINGHAMSHIRE VIRTUAL LOCAL HISTORY HISTORY FAIR 2021

Unfortunately, the History Fair had to be cancelled in 2020, but this year there are plans in place for a virtual fair which is being organised and promoted by Inspire and which will run throughout the month of May and will give a voice to the numerous small interest groups that exist within the County.

The virtual history fair will be hosted on the Inspire website at <https://www.inspireculture.org.uk/heritage/great-nottinghamshire-history-fair-2021/>. It will be advertised in Inspire's What's On print brochure and digital version. It will also be promoted through social media channels. Shortly before the fair begins (the virtual fair pages will be made live for 1 May), it is planned to send a list of all participating groups and the day/time when their content will be highlighted on Facebook.\*

The NBPT will again be represented and we have put together three presentations which give an account of the history of the Trust and its current organisation, a history of the Harry Johnson Award with examples of past winners and a presentation about the stone thatched dovecote in the village of Thoroton, owned and maintained by the Trust. It is particularly helpful to promote the Harry Johnson Award as this will be open to entrants shortly with an application form available on the NBPT website at [www.nbpt.co.uk](http://www.nbpt.co.uk)

\* Updated News - Look out for the NBPT Presentations on Wednesday 19th May at 2.00pm.

## Miner2Major Project



### Miner2Major Heritage Buildings Project

NBPT is a partner in a five-year Landscape Partnership Scheme (2019-2023), supported by The National Lottery Heritage Fund. Sherwood is home to a wide variety of building types. The aim of the Heritage Building Project is for volunteers to help survey some of the area's known historic buildings to help establish their current condition. The surveyors will also add to our knowledge of the County's built heritage by surveying buildings that have not previously been identified. The data produced will enhance the county's Historic Environment Record (HER) and the project will provide people with skills and confidence to own, manage and work on heritage buildings. Conservation building skills will be offered to students in order to keep heritage building skills alive and ensure more people have the expertise needed to work on historic buildings. Visit: [miner2major.nottinghamshire.gov.uk](http://miner2major.nottinghamshire.gov.uk)

The project is delivering the following free courses through Inspire:

#### **Protecting, Preserving and Understanding Nottinghamshire's Historic Buildings:**

**27<sup>th</sup> May to 24<sup>th</sup> June 2021**

**5 sessions on Thursdays 7.00pm-8.30pm**



*Historic buildings provide insights into many aspects of the past. Way more than simply stone or bricks and mortar, historic buildings and structures are a physical connection to our past. Why do we protect some old buildings and how do we preserve them for the future?*

*If you live or work in an older building or would simply like to know more about how to protect and preserve historic buildings in your local area, then this course is for you.*

By the end of the course you will:

- Have explored the types of buildings and structures that are currently protected in Nottinghamshire.
- Have been introduced to an opportunity to become involved with a survey of unprotected historic buildings in the county.
- Be able to choose to produce a case study of a building of interest to you or simply soak up the case studies that are presented by Buildings Archaeologist Janine Buckley, MA.

## Historic Mapping for Beginners

30<sup>th</sup> June – 21<sup>st</sup> July 2021

4 sessions on Thursdays 7.00pm-8.30pm



*This course will introduce participants to what we can learn from historic maps and other forms of archaeological mapping. From the big picture of landscape archaeology, to the details of individual historic buildings, this course will introduce learners to historic sources, where to find them and how to interpret them. Learners will discover what they can reveal about the landscape of the past and our historic buildings. You will need to know how to access internet search engines for this course and a basic knowledge of the history of the UK would be of benefit, but not essential.*

This course will cover:

- An introduction to the various online resources available to learners (Google Earth, The National Library of Scotland, the Historic Environment Record); an introduction to the mapping on Nottinghamshire.
- How to use these resources to engage in archaeological research: integrating information from different sources to understand the archaeology visible in the landscape. Case studies will be included, as well as a basic background in various archaeological features.
- How to use these resources to engage in research of historic buildings: Learners will be introduced to using historic maps to trace the development of historic buildings. Revealing how these sources can reveal multiple building phases and how this information can relate to our history.

By the end of this course you will be able to demonstrate:

- Where to find sources, how to interpret them and how this evidence can reveal more about our past.
- How to begin your own research project.
- An introductory knowledge of Nottinghamshire's history.

***Needed for these online courses:*** A suitable device, such as a laptop or tablet with internet access with access to Zoom (and Google Earth (free software) for the Mapping Course). A second monitor is recommended but not essential. You may find a notepad and pen useful for making notes.

For more information and to book

visit [inspireculture.org.uk](http://inspireculture.org.uk)

phone: **01623 677 200**

email: [learning@inspireculture.org.uk](mailto:learning@inspireculture.org.uk)

## Leaving a Legacy to the Trust

A bequest or legacy in your Will is one way of leaving something for future generations which is the mission of the Building Preservation Trust which seeks to protect, preserve and enhance the built environment of Nottinghamshire. All gifts made to a charity in your Will are tax-free and 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 Chairman in the first instance by post to : NBPT, Minster Chambers, Church Street, Southwell, Notts NG25 0HD.

Thank you so much. Be assured that a legacy will help the NBPT to preserve historic Nottinghamshire buildings.

## Contact Details

If your contact details have changed, please advise us of the new details by email at [info@nbpt.co.uk](mailto:info@nbpt.co.uk) or by post to maintain regular updates and information. Your contact details will be used for NBPT purposes only and not divulged to any other organisation without your express permission. A copy of our GDPR Policy is available on our Website and on request.

## WANTED

A volunteer or even a number of volunteers are wanted to take on the task of cataloguing the archives of the NBPT. These are currently held in the office at Minster Chambers in Southwell and comprise photographs and drawings collected over fifty years, together with project files, annual reports and occasional newsletters. The aim is that, once completed, these will be available for access by the general public. For more details please contact the Hon. Sec. by email initially at [info@nbpt.co.uk](mailto:info@nbpt.co.uk).