

# Winding Engine House and Headstocks at Bestwood Colliery, Park Road, Bestwood

District:	Gedling
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## Description

The winding house and headstocks stand on the site of the former Bestwood Colliery, built in 1873 for the Bestwood Coal and Iron Company. The buildings were in use until the colliery closed in 1967. Together with the former sub-station building to the north-east, they are now the only remaining structures of the colliery. The Winding House is an elaborate building in an Italian Gothic style, notable for its early use of structural concrete. Vertical winding engines were always rare in Great Britain, and contained within this building are the only engines known to remain in their original working situation.

## Reasons for Risk

Although the buildings have been maintained since the 1990s by a dedicated volunteer group, they are now in need of specialist repair work. The future is uncertain and due to their isolated location the buildings are under threat of vandalism.

## Planning History

In 2003 a feasibility study was carried out exploring the opportunities for a sustainable future of the site. The County Council is trying to secure funding for the opening of the site as a community facility including education, training and interpretation of the site.

<b>Planning Contact:</b>	Jason Mordan, Tel. (0115) 9772159 jason.mordan@nottscc.gov.uk
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<b>Date of Visit:</b>	February 2004
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<b>Listing:</b>	Grade II
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<b>Conservation Area:</b>	Yes
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<b>Scheduled Monument:</b>	Yes
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<b>Condition:</b>	Poor
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<b>Risk Level:</b>	At Risk
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<b>Ownership Type:</b>	County Council
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<b>Availability:</b>	Not Available
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<b>Possible Use:</b>	Community/ Education
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<b>Other Notes &amp; Contacts:</b>	Nick Broomhead, Head of County Parks, NCC, Tel. (01623) 821329
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**Colwick Manor Farm**  
**Mile End Road, Colwick**

<b>District:</b>	Gedling
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**Description**

Colwick Manor Farm and its adjoining stable date back to 1675, though it has Georgian and Victorian alterations. It was reroofed and reduced in height in the early 1920's. Built on a rubble plinth, it is of rendered brick, with pantile and slate roofs. The remains of first floor and eaves bands are visible. The single range is of two storeys and was originally of six bays though part of it collapsed and was cleared away two years ago. Adjoining to the east is a one storey stable range, built in brick with a pantile roof.

**Reasons for Risk**

Colwick Manor Farm is in a perilous condition due to the lack of even basic care and maintenance. Weather, time and vandalism precipitated structural problems and the partial collapse of the building. Disaster really struck in 2002 when a tremor caused the two western bays to collapse as well as part of the south elevation of the remaining building, leaving the roof structure and the internal walls exposed to the elements.

**Planning History**

In the past a scheme for the conversion of the building and redevelopment of the site was refused. A subsequent application for demolition was also refused. The local authority and the Nottinghamshire County Council have been in contact with the owner regarding the future of the site and are presently waiting for the owner to come forward with a repairs schedule and scheme for conversion.

<b>Planning Contact:</b>	Jason Mordan, Tel. (0115) 9772159 jason.mordan@nottscc.gov.uk
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<b>Date of Visit:</b>	May 2004
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<b>Listing:</b>	Grade II
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<b>Conservation Area:</b>	No
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<b>Scheduled Monument:</b>	No
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<b>Condition:</b>	Very Bad
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<b>Risk Level:</b>	At Extreme Risk
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<b>Ownership Type:</b>	Private
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<b>Availability:</b>	Not Available
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<b>Possible Use:</b>	Domestic
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<b>Other Notes &amp; Contacts:</b>	
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# Hand-Frame Shop at Former Allen Solly Factory, Brookfield Road, Gedling

District:	Gedling
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## Description

These two-storey former hand-frame knitting workshops date from approximately 1870 and 1880. Built of red brick with ashlar dressings and Welsh slate roofs they also have terracotta ridge tiles and finials. The main block is 15 bays long with a projecting two-storey staircase in the centre and seven windows to each side. The additional block to the right is of six bays.

## Reasons for Risk

Although the buildings are partially occupied they are in a deteriorating condition due to a lack of maintenance. The rain-water goods are missing or failing, the window frames are rotten and there are some slipped and cracked roof tiles as well as one hole in the roof. There are lots of signs of problems with damp; repointing is also required.

## Planning History

No recent planning history.

<b>Planning Contact:</b>	Michael Burton, Tel. (0115) 9013901 Michael.Burton@gedling.gov.uk
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<b>Date of Visit:</b>	May 2004
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<b>Listing:</b>	Grade II
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<b>Conservation Area:</b>	No
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<b>Scheduled Monument:</b>	No
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<b>Condition:</b>	Poor
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<b>Risk Level:</b>	At Risk
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<b>Ownership Type:</b>	Private
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<b>Availability:</b>	For Sale
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<b>Possible Use:</b>	Workshops/ Salesroom/ Warehouse
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<b>Other Notes &amp; Contacts:</b>	Sales Agent: FPD Savills, Tel. (0115) 9013901
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# Framework Knitters' Workshop opposite Nos. 58-64, Burton Road, Gedling

District:	Gedling
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Photo 2001

## Description

Two former framework knitters' workshops of 1830-40, which were last used as warehouses. Built of brick with pantile roofs, they are arranged in a single long range, three storeys high and seven bays long. The top floor contains all but one of the original early 19th century glazing bar casement windows.

## Reasons for Risk

Long-term under-use and lack of maintenance are causing problems at this site. Apart from the upper floor windows, which have been repaired in 2003, the windows are boarded up and the frames are rotten. There are structural cracks in the walls with large areas of eroding bricks and missing pointing. In 2003 the roof and rainwater goods were also repaired and the building mothballed.

## Planning History

In April 2004 Planning Permission and Listed Building Consent were granted for the conversion of the buildings into 13 flats and 1 house with rear garden and ancillary parking.

Date of Visit:	May 2004
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Listing:	Grade II
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Conservation Area:	No
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Scheduled Monument:	No
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Condition:	Poor
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Risk Level:	At Risk
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Ownership Type:	Private
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Availability:	Not Available
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Possible Use:	Domestic
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Other Notes & Contacts:	
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Planning Contact:	Michael Burton, Tel. (0115) 9013901 Michael.Burton@gedling.gov.uk
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# 21 Main Street & Adjoining Outbuilding Linby

District:	Gedling
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## Description

Located on the main road through Linby, this house dates to 1770. Built of coursed and squared rubble it is a two storey building of three bays. The west front has an off-centre door with a flat stone hood supported on shaped brackets. Attached to the right is a single storey outbuilding with a round headed doorway with stone surrounds. The windows are a mixture of 20th century casements and traditional Yorkshire sashes.

## Reasons for Risk

The roof and walls are in a fair condition but the window frames are rotten, some panels are broken and one window is boarded up. The house has a general run-down appearance.

## Planning History

No recent planning history.

Date of Visit:	March 2004
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Listing:	Grade II
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Conservation Area:	Yes
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Scheduled Monument:	No
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Condition:	Poor
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Risk Level:	At Risk
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Ownership Type:	Unknown
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Availability:	Unknown
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Possible Use:	Domestic
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Other Notes & Contacts:	
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Planning Contact:	Michael Burton, Tel. (0115) 9013901 Michael.Burton@gedling.gov.uk
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