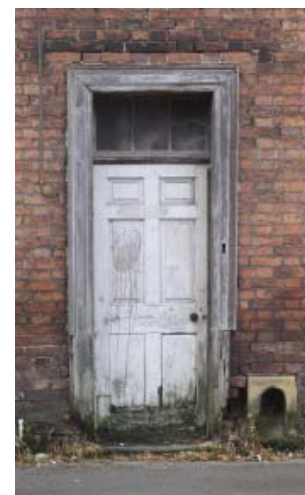


Nottinghamshire
County Council

Historic Buildings at Risk in Nottinghamshire 2004



Historic Buildings at Risk in Nottinghamshire 2004

Nottinghamshire County Council 2005

Buildings at Risk in Nottinghamshire 2004
was compiled by Nottinghamshire County Council
in association with the district councils listed on
the backcover.

April 2005

© Nottinghamshire County Council

Further copies of this document are available from:

Nottinghamshire County Council

Environment Department

Conservation Team 1

Trent Bridge House

Fox Road

West Bridgford

Nottingham

NG2 6BJ

heritage@nottscc.gov.uk

Tel. (0115) 9772160

Cover images clockwise from top left: Hawton Grinding Mill (Hawton), Basford Cemetery Chapels (Basford, Nottingham), Barn at Hall Farm (Kneeton), Kneeler detail, Moorgate (Retford), Georgian door, Grove Street (Retford), capitals at St. Swithens (Retford), window detail of Gatehouse Lodges (Drakeholes, Wiseton)

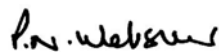
Foreword

Since the end of the 1980s Nottinghamshire County Council has been carrying out condition surveys of all listed buildings in the county. For the first time the details of buildings known to be at risk are published in the form of a catalogue available to the public. Parallel to this printed version, an online *Buildings at Risk Register* is being developed whose launch on the NCC website is expected in May 2005.

The purpose of the *Register* is to raise awareness of the deteriorating condition of many listed buildings and to generate interest among members of the public and potential restorers or investors. Nottinghamshire County Council has followed an approach which has been successfully used by other counties and national organisations like English Heritage, SAVE Britain's Heritage and the Society for the Protection of Ancient Buildings (SPAB). The enthusiastic response to the 2003 and 2004 BBC2 series 'Restoration' also highlighted the great public interest in historic buildings and the practical problems relating to their funding and conservation, and planning for their future.

Nottinghamshire's County Council *Register* has been compiled in close consultation with the planning and conservation officers of the relevant local authorities, and every attempt has been made to ensure that the details are up-to-date. We hope that highlighting these vulnerable buildings can start or speed up the process of finding solutions to secure their future. Many of the buildings featured have served a series of uses over a long period of time. Appropriately maintained and sensitively occupied, most of them are capable of further long and useful lives for the benefit of present and future generations.

April 2005

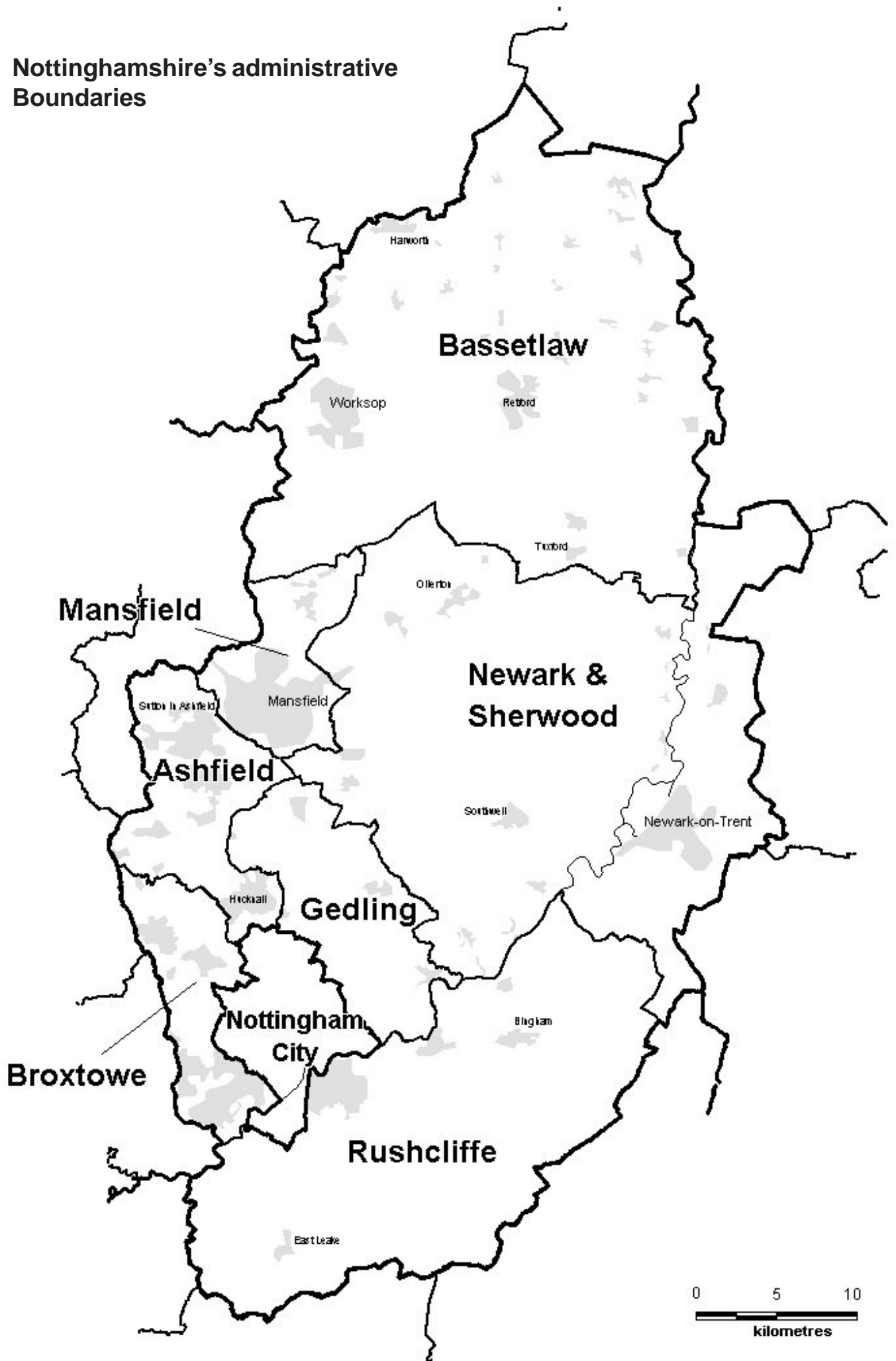


Peter Webster
Director of Environment

Contents

1. Introduction	
• What is a Building at Risk?	1
• Listed buildings in Nottinghamshire	1
• Why produce a Register?	2
• What buildings are included in the Register?	3
• When is a building taken off the Register?	4
• What are the reasons for historic buildings being at risk?	4
• How can the districts/boroughs ensure that buildings are being repaired?	5
• What help is available for owners of buildings at risk?	5
2. Historic buildings at risk in Nottinghamshire	
• The 2001/2004 condition survey of historic buildings	5
• How does the latest survey compare to previous surveys?	8
• How does Nottinghamshire compare with the BaR situation nationally and regionally?	9
• What are the main threats to buildings in Nottinghamshire?	9
3. Tackling buildings at risk	
• Conservation lead regeneration	11
• The Heritage Lottery Fund, English Heritage and Local Partnerships	11
• Working for a sustainable future	13
• In need of a little help	13
• Facing the challenge	13
4. Register	
• Buildings at Risk – Catalogue	15
• Monuments and Structures at Risk – Thematic Overview	167
• Religious Ruins and Medieval Masonry	169
• Tombs, Headstones and Memorials	170
• Garden Landscape and Furniture	172
• Icehouses	174
• Bridges	175
• Boundary Walls and Gateways	176
• Pinfolds	177
• Monuments and Structures at Risk – Catalogue	179
• Saved Buildings – Buildings that have been successfully repaired	195
• Lost Buildings – Buildings that have been demolished or collapsed	205
Appendix 1: Contacts	
Appendix 2: Grants for Owners of Buildings at Risk	

Nottinghamshire's administrative Boundaries



1. Introduction

Nottinghamshire has over 4,500 listed buildings, structures and monuments. Whilst the great majority are in good condition, there are a number of buildings that have fallen into disuse, dereliction and disrepair, commonly referred to as 'Buildings at Risk' (BaR). To identify BaR and to monitor their condition Nottinghamshire County Council has been carrying out regular condition surveys since the end of the 1980s. This publication compiles the results of the latest survey carried out between 2000 and 2003 (with updates from 2004).

The following pages give an introduction into how BaR are identified and how this Register has been compiled. It is outlined which and why historic buildings are at risk in Nottinghamshire and how they can be tackled. This is followed by a catalogue, which features properties at risk in order by district and location. For the sake of completeness we have included buildings at risk in the city of Nottingham although their conservation is outside the remit of this authority and subject to Nottingham City Council. Each entry specifies a possible use for the property featured. Indicated is the best possible use with regard to the preservation of the building. This does not mean that the building in question cannot be converted to other uses but this will depend on the scheme and will have to be decided on a case-to-case basis by the relevant local authority.

The third part of the *Register* is concerned with the county's monuments and structures at risk. Their conservation poses different questions to that of buildings. This section contains a thematic overview introducing the different types of monuments and structures and the related conservation issues, followed by a list of structures known to be at risk. The publication concludes with some examples of buildings that have been successfully repaired in recent years and examples of buildings, which sadly, have been lost.

What is a Building at Risk?

A Building at Risk (BaR) is a historic building that is vacant or under-used and suffering from neglect and decay. The term usually refers to listed buildings or buildings that are part of a Conservation Area.

Listed buildings in Nottinghamshire

A listed building is a historic building that has been recognised for its special architectural and historic interest and included in a list of such buildings, which the Government compiles. As a consequence of inclusion the building is statutorily protected, which means it cannot be demolished or any alterations to it made without listed building consent from the local authority. Not only buildings are listed but any structure 'artificially erected, constructed, put together, of a certain degree of size or permanence' can be protected. A listed building therefore can be anything from a large country house to a small bollard. It should be noted that a building or structure that is attached to or within the curtilage of a listed building will, in most cases, also be protected.

Listed buildings are classified into three different grades, which indicate their relative importance: Grade I (one), Grade II* (two star) and Grade II (two). Buildings of Grade I are the most important, nationally significant examples. Grade II* are the next most important and will often have some element of national significance. Grade II listed buildings make up the majority of listings; they are of exceptional local importance but, individually, they are not of national significance. If a historic building is not listed this does not mean that it has no merit whatsoever.

It might be of local importance. Nottinghamshire County Council along with some local authorities do compile lists of 'Buildings of Local Interest'.



Fig. 1 Two examples of listed buildings in Nottinghamshire: The large 19th century country house Thoresby Hall and the late 18th century cast-iron mile post at the Grantham Canal near Kinoulton.

In total there are 4,535 list entries for Nottinghamshire (including Nottingham City), of which 150 are Grade I, 200 are Grade II* and 4185 are Grade II. This number is by no means comprehensive since it relates to entries in the list rather than to individual properties. An entry might comprise a single house, a terrace of cottages, a farmstead with several outbuildings, or a pair of gatepiers. Nottinghamshire County Council holds a database which lists properties and buildings individually, including many ancillary and curtilage buildings. From this, the total number of buildings that enjoy statutory protection in Nottinghamshire can be estimated close to 6,000. In addition to that there are 255 buildings recorded to be of local interest. These numbers were correct at the time of going to print, but are subject to slight changes either when buildings are added to the list, re-graded or removed.

District	Grade I	Grade II*	Grade II	Total by District
Ashfield	2	3	75	80
Bassetlaw	42	53	968	1063
Broxtowe	5	10	129	144
Gedling	7	14	164	185
Mansfield	3	10	231	244
Newark & Sherwood	45	57	1283	1385
Nottingham	11	30	747	788
Rushcliffe	35	23	588	646
Total	150	200	4185	4535

Table 1 Number of listed buildings for Notts by local authority and listing grade

Why produce a Register?

The aim of this *Register* is to raise awareness of the problems relating to historic buildings at risk and to prompt the owner or members of the public to take action to get these buildings repaired and secure their long-term future. In some cases the fate of a building could simply be turned around by changing ownership and, where appropriate, the *Register* might help to find new owners able to repair a BaR. For this purpose we distinguish between buildings that are habitable, potentially habitable, or which could have some other beneficial use, and monuments and structures, which cannot be occupied. The latter are dealt with separately in a Thematic Overview (pp. 167-177).

The *Register* will help Local Authorities, English Heritage and Building Preservation Trusts to set priorities for planning and financing building work. It is also the intention to use the *Register* to persuade funders to make money available at the county and local level.

What buildings are included in the Register?

The *Register* includes buildings that have been identified as being ‘at risk’ by using a set of national criteria devised by English Heritage, the government’s advisory body on heritage in England. A risk level is determined by assessing the condition of a building and whether it is occupied, or in use (see Fig. 2). Only the risk level 1 – 3 indicate buildings to be ‘at risk’ and in need of some immediate action to prevent further deterioration or collapse. Also included are some buildings considered to be ‘vulnerable’ but not yet ‘at risk’ (risk level 4). Usually these buildings are in a fair but deteriorating condition, and are either vacant or only partially occupied.

Condition	Occupancy	Risk Level
1. Very Bad Likely structural failure or substantial material loss.	0. Not Applicable	1A Extreme Risk
	1. Vacant	1
	2. Partially Occupied	2 Grave Risk
	3. Occupied	
2. Poor Deterioration which may lead to structural failure.	0. Not Applicable	3A At Risk
	1. Vacant	3
	2. Partially Occupied	
	3. Occupied	
3. Fair Structurally sound but lack of maintenance.	0. Not Applicable	4A Vulnerable
	1. Vacant	4 (Buildings to watch)
	2. Partially Occupied	
	3. Occupied	5
4. Good Structurally sound and well maintained.	0. Not Applicable	5A Buildings not at Risk
	1. Vacant	
	2. Partially Occupied	6
	3. Occupied	

Fig. 2 Assessment of risk, model adapted from English Heritage, Buildings at Risk - A Sample Survey (English Heritage, London, 1992). *The letter ‘A’ refers to structures and monuments, which cannot be occupied. Their Risk Level is calculated according to condition only.*

Most of the properties featured are primary listed buildings – that is to say they are clearly identified in the listing description. In addition, we have also included buildings that are attached to, or within the curtilage of, a listed building. For example, Oaks Farm barns and sheds in Greasley (Broxtowe) are ancillary buildings to the Grade II listed farmhouse (Fig. 3). Number 11 Eldon Street in Tuxford (see p. 58) is not a listed building but it occupies a prominent position within a conservation area and is also a building of local interest. An exceptional entry is the site of the former Annesley Colliery (p. 18), where half of an entire conservation area has become at risk.

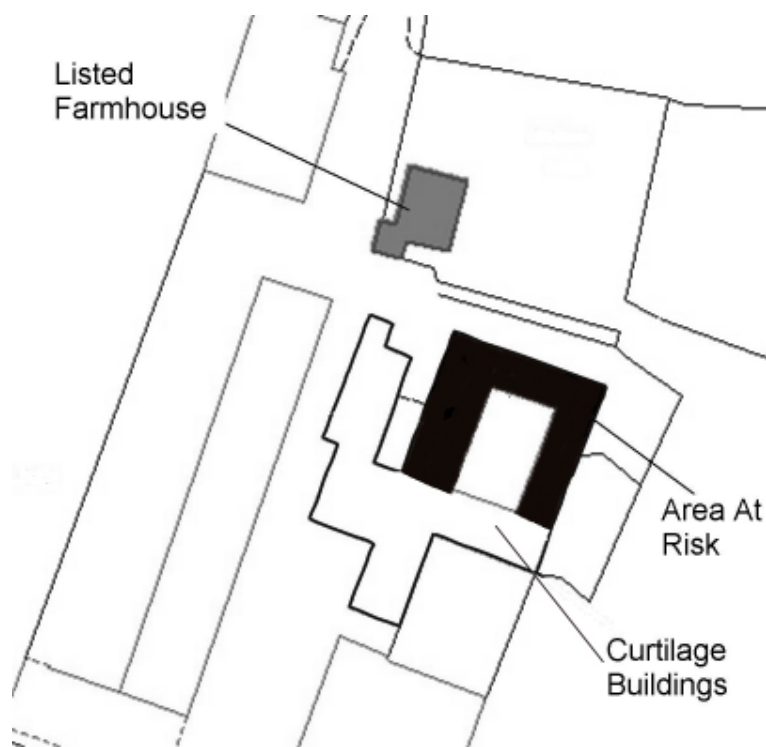


Fig. 4 Oaks Farm in Greasley showing the relation of the listed farmhouse and the curtilage buildings that are at risk.

Every effort has been made to produce a comprehensive list of all buildings at risk in the county. Exceptionally a building was omitted from the *Register* because publicity might affect current negotiations with the owner over its repair. However, these cases are kept under annual review and, if negotiations are unsuccessful, might be included in the online register at a later point in time.

When is a building taken off the Register?

Buildings will be removed from the *Register* once they have been repaired and are occupied or occupation is imminent. Buildings that are in the process of conversion and repair are technically still considered to be at risk and be kept on the *Register*.

What are the reasons for historic buildings being at risk?

There are some typical causes why buildings can become neglected and disused, and often more than one factor is involved:

- **Redundancy** - The building may no longer be suited to the function for which it was originally designed or is currently used for.
- **Ownership** - The owner lacks the means to keep the building in good repair. Some owners choose not to keep their building into a good state of repair, others refuse to sell it at a price that reflects its actual condition.
- **Location** - The building lies within the curtilage of a larger building and/or access problems prevent a change of ownership. A building might also be seriously blighted by its surroundings, for example, if it lies within an abandoned industrial area, or an economical deprived area.
- **Economic** - There is a disparity between the cost of repair and the end value of a building once repaired.

How can districts/boroughs ensure that buildings are being repaired?

Listed building owners have, by implication, a responsibility to keep a building in a reasonable state of repair. There are a number of statutory powers available to the local planning authority to enforce the undertaking of works if a building falls into disrepair. These powers are usually employed as a last resort when attempts to encourage and to work in co-operation with the owner have failed.

Where there is an immediate danger to a building the local authority can carry out emergency repairs following an 'Urgent Works Notice'. The costs of these repairs can be re-covered from the owner. Urgent works are usually just a temporary measure, for example, to make the building secure against the elements or vandals, or to prevent it from collapsing. Where a building is left to deteriorate the local authority can serve a 'Repairs Notice'. These identify the work required to ensure a building's survival and also specify a timescale within which these repairs have to be carried out. After two months if the owner has not taken any action towards the building's preservation the local authority, The Secretary of State or English Heritage have the powers to compulsory purchase the building following the serving of a 'Compulsory Purchase Order'. The owner will be forced to sell at a price that reflects the actual condition agreed by the district surveyor. The authority can then repair the building themselves. In most cases, however, the building doesn't remain in public ownership but is handed on to a private individual or body, which has the funds to carry out the necessary repairs.

What help is available for owners of buildings at risk?

The full implication of the listing grade of a building becomes obvious when it comes to grant-aid. Only Grade I and Grade II* buildings and Scheduled Ancient Monuments may qualify for funding from English Heritage. Thus the great majority of BaR in Nottinghamshire are ineligible as they are only Grade II. However, some of the districts run their own schemes for the repair of listed buildings or townscape improvements, and within these BaR are usually given priority for funding. For further information on existing grant schemes see Appendix 2.

2. Historic buildings at risk in Nottinghamshire

The 2001/2004 condition survey of historic buildings

Between 2001 and 2004, Nottinghamshire County Council conducted a condition and alteration survey of all listed buildings in the county. The aim was to update the records produced in 1991 and 1995, so that any listed building in a poor state of repair could be identified, and the overall situation compared with the results of previous surveys. The BaR survey was conducted using a form based on a format introduced by English Heritage in the 1980's. This has been adapted through the years to meet the requirements of the Council's conservation staff, and consists of a single sided form that is used to record:

- The building use and type;
- The building's condition, occupancy and risk status;
- Alterations to the building's features.

The assessment of each building was based on a visual external inspection only. Due to logistic practicalities inspections were usually not prior arranged with the property owners.

Where no owner or tenant was present to provide access and permission, the survey was carried out only by viewing from public land if possible. In these cases the status of the property during the previous survey was taken into account when assessing the risk grade.

The survey attempts to be as extensive as possible and to include any structure which is covered by the listing status of a property, including ancillary or curtilage buildings. Due to the scattered location and access difficulties, however, some of these might inevitably have been missed. In cases where a single listing covers more than one built structure or property, for example a terrace row, each unit was assessed individually. Also included in the survey were buildings of local interest and buildings of merit within a conservation area. The results of this extended survey, comprising 5980 records (in comparison to the 4535 primary listed buildings) are compiled in Table 4, which details the number of buildings, monuments and structures at risk by type of use.

Of the 4535 listed buildings in Nottinghamshire 333, that is 7.3%, were identified as being at risk. Comparing the results by district, Bassetlaw followed by Newark & Sherwood have the highest number of BaR (27.3% and 24.3%; see Table 2). This reflects the fact that these are the two largest districts with the highest number of listed buildings. Comparing the number of BaR with the number of listed buildings of each individual district it is in fact the smaller districts, that have the highest rate of BaR. In Broxtowe 16% of the Borough's listed buildings are under threat, followed by Ashfield (13.8%) and then Gedling and Bassetlaw, both with 8.6%.

Analysing the records of the Notts County Council BaR database (see Table 4), which also comprises ancillary and curtilage structures, the situation for the county can be summarised as follows:

- Ancillary structures, i.e. walls, gates & railings, outbuildings, make up 26% of all buildings and structures at risk. One in every ten is at risk.
- Agricultural buildings i.e. barns, stables, cartsheds, make up nearly 25% of buildings and structures at risk. Over a third of this building type is at risk.

District	No of Listed Buildings	No of BaR	% to No of Listed Buildings	% to overall No of BaR
Ashfield	80	11	13.8%	3.3%
Bassetlaw	1063	91	8.6%	27.3%
Broxtowe	144	23	16.0%	6.9%
Gedling	185	16	8.6%	4.8%
Mansfield	244	16	6.6%	4.8%
Newark & Sherwood	1385	81	5.8%	24.3%
Nottingham	788	51	6.5%	15.3%
Rushcliffe	646	44	6.8%	13.2%
Total	4535	333	7.3%	100

Table 2 Number and percentages of BaR by district

District	Grade I	Grade II*	Grade II	Total by District
Ashfield	-	-	11	11
Bassetlaw	4	6	81	91
Broxtowe	-	2	21	23
Gedling	-	2	14	16
Mansfield	-	-	16	16
Newark & Sherwood	1	1	79	81
Nottingham	-	2	49	51
Rushcliffe	1	1	42	44
Total	6	14	313	333

Table 3 Number of BaR by bistrict and listing grade

Type of Use	No of Bldgs & Structures	No at Risk	% at Risk to No of Type	% at Risk to overall No of BaR
Agricultural	245	87	35.5%	24.7%
Ancillary	988	93	9.4%	26.4%
Civic	33	1	3.0%	0.3%
Commercial	682	6	0.9%	1.7%
Commemorative	728	27	3.7%	7.7%
Domestic	2397	50	2.1%	14.2%
Education	56	1	1.8%	0.3%
Garden Landscape	177	38	21.5%	10.8%
Health & Welfare	78	1	1.3%	0.3%
Industrial Extraction	2	2	100.0%	0.6%
Manufacture and Processing	25	5	20.0%	1.4%
Power	16	7	43.8%	2.0%
Recreational	50	1	2.0%	0.3%
Religious	26	5	1.9%	1.4%
Street Furniture	79	5	6.3%	1.4%
Storage	15	5	33.3%	1.4%
Transport	115	13	11.3%	3.7%
Utility	23	5	22.0%	1.4%
Total	5980	352		100%

Table 4 Number of records on the Notts County Council BaR database by type of use, excl. Nottingham city (Records refer to individual entries for listed buildings as well as other structures that are protected by the listing status, such as buildings attached to a listed building and curtilage structures. Nottingham City buildings are excluded due to incompleteness of information.)

- Due to the large number of listed dwellings domestic records i.e. cottages, lodges, houses make up 14.2% of the BaR but as a type they have one of the lowest rates of BaR (i.e. 2.1%).
- Over one fifth of garden landscape features e.g. urns, garden terraces, fountains, are at risk. They make up nearly 10% of all listed buildings and structures at risk.
- Commemorative records i.e. headstones, tombs, statues, make up 7.7% of the buildings and structures at risk.
- Although there are only two industrial extraction buildings at risk, this accounts for 100% of this listed building type in the county (i.e. Bestwood Winding Engine & Clipstone Headstocks).
- Nearly 44% of Nottinghamshire's power related buildings (i.e. windmills, watermills) are at risk.
- 33% of buildings used for storage are at risk.
- Nearly a third of Nottinghamshire's manufacture and processing statutorily protected buildings are at risk.
- Nearly a quarter of all utility buildings (such as Victorian water and sewage pumping stations) are at risk.
- One in every nine transport related listed buildings are at risk.

How does the latest survey compare to previous surveys?

Two previous surveys of the listed buildings in the county have taken place, one published in 1987 and the other in 1993. They provide the opportunity to compare the situation regarding buildings at risk in the county over the last 20 years or so. Table 5 below shows that generally there were fewer buildings at risk across the county in 1983 (293) compared to 1993 (474) and 2004 (333). This is largely due to the fact that at that time there were far fewer listed

District	No of BaR in 1987	No of BaR in 1993	No of BaR in 2004
Ashfield	19	10	11
Bassetlaw	78	126	81
Broxtowe	13	18	21
Gedling	6	16	14
Mansfield	26	30	42
Newark & Sherwood	65	122	79
Nottingham	63	110	51
Rushcliffe	23	42	44
Total	239	474	333

Table 5 Number of BaR in 1987, 1993 and 2004 by district

buildings. Many buildings only became listed during the late 1980's when the whole country was re-surveyed.

It is also clear that today there are fewer listed buildings recorded at risk than there were 10 years ago. Since 1993 half of the districts show a reduction in the number of BaR (Bassetlaw, Mansfield, Newark and Sherwood and Nottingham), one area has remained static (Gedling) and three districts have seen an increase in numbers (Ashfield, Broxtowe and Rushcliffe). Even though the number of listed buildings has stayed almost constant since 1993, at just over 4500, there are now 100 fewer BaR than there were then. This represents an improvement in real terms of a reduction from over 10% of the listed buildings of the county being at risk in 1993 to 7.3% at risk in 2004.

How does Nottinghamshire compare with the BaR situation nationally and regionally?

There are no nationally available figures covering all listed buildings. English Heritage publishes a register annually but this covers Grade I and II* listed buildings only. The 2004 register indicates that the East Midlands region has an average percentage of 4.3% Grades I and II* BaR. The figure for Nottinghamshire is 5.7% while the national average is 3.5%.

The only other county in the region which publishes a BaR Register is Derbyshire (see www.derbyshirehistoricbuildings.org.uk). It has 282 BaR recorded representing 5.9% of the total stock of 5,933 listed building. Nottinghamshire has 7.3% of its 4,535 at risk, so then, against our immediate neighbour to the west, Nottinghamshire does not compare well.

What are the main threats to buildings in Nottinghamshire?

Historic Buildings become at risk for a variety of reasons. In essence, the situation in Nottinghamshire reflects the BaR situation both regionally and country wide. In general terms, an inhabitable or usable building is less likely to become at risk than a monument or structure which is not capable of occupation. Of those that have been identified as being at risk 52% are monuments and structures and 48% are buildings capable of economic or beneficial use. Looking at BaR by type the number of commercial or domestic properties that are at risk is very low (0.9% and 2.1% respectively of all listed buildings of this type).

Redundancy accounts for most buildings becoming at risk. It is usually not this factor alone but also neglect that affects a building once it has become vacant. Agricultural buildings make up the highest numbers of buildings under threat in the county. Changes in farm practices have caused traditional farmbuildings all over the country to become under-used or wholly redundant and uneconomical to maintain. Of the 245 recorded agricultural buildings 87 are at risk, that is 35.5% of this type. To this, a great number of outbuildings belonging to farmsteads have to be added, which have been recorded within the category of 'Ancillary Buildings'. This category makes up a further 26% of all BaR.

In the 19th and 20th centuries Nottinghamshire's economy was dominated by the textile and coal mining industries, which left a rich built heritage. Today, most textile mills and extraction sites are redundant, many of which are of social, cultural and historic significance. Despite the importance and extent of coal mining in Nottinghamshire its building heritage is greatly undervalued. Many of the sites have been reclaimed with the headstocks, powerhouses and ancillary buildings demolished. All the three colliery sites in Nottinghamshire that enjoy statutory

protection are at risk, two of them are under threat of immediate demolition (i.e. Annesley Colliery, p. 18 and Clipstone Colliery, p. 100).

In Nottingham City over the recent years a considerable number of former lace factories and warehouses have been converted to other uses, some of them very successfully. For example, the restoration and conversion of the Adams Building, a former textile factory, lace warehouse and salesroom, to a college, has been a starting point for the regeneration of the Lace Market area in the heart of the city (see Fig. 5). For another large mill site, the former Anglo-Scotian Mills in Beeston (pp. 67/68), a long-term solution has been agreed. Some buildings however remain at risk even though the fate of others in the near vicinity has been turned around. The Great Northern Warehouse within the Boots Island site off London Road in Nottingham (p. 140) has been at risk since 1983 and remains so despite the fact that the nearby Low Level Station, which was also a long term at risk building, has been successfully converted to a new use as a commercial gym. Elsewhere in the county there are other large scale problems such as Bath Mill in Mansfield (p. 88), which has changed hands on a regular basis over the past 20 years and its condition progressively worsened throughout this time.

Even for domestic properties scale can become a risk factor. Some of the county's great country houses and associated outbuildings have been persistent problem buildings, such as Annesley Hall, Ollerton Hall, Berry Hill Hall and Debdale Hall outbuildings in Mansfield Woodhouse. The threat of redundancy and dereliction to this building type has been a nationwide problem since the 1940s.

Long-term neglect is not isolated to large buildings where scale is the major hurdle, the tiny pair of Gatehouses at Drakeholes in North Nottinghamshire (p. 26) have equally evaded solution for over twenty years even though they could be repaired at a reasonable cost. The Register highlights a great number of buildings which, due to their small footprint, do not lend themselves easily to conversion. An important part of the early industrial heritage of Nottinghamshire are the many framework knitters workshops; relics of a once thriving framework knitting industry in the East Midlands. Located mostly to the back of houses they are now redundant, and it has proven to be difficult to find any viable use for them.

In a rural context there are a great number of windmills and dovecotes under threat of which the catalogue features several examples each. Of the latter, 32% of this building type are under threat. Dovecotes were built from medieval times as a way of breeding pigeons for the purpose of supplementing the diet, especially in the winter. They are small, often two-storey structures of various shapes. Some of them are located free-standing in a field. To give them an economic use they would need to be extended, which can hardly be achieved without seriously compromising their character.

Things are far from perfect. Despite considerable efforts on the part of conservation officers there are some high profile and particularly difficult buildings at risk that continue to avoid solution. In all these cases of long-term at risk buildings, the solutions are invariably hampered by a determined and un-cooperative owner, the impracticalities of reuse, planning constraints on new uses and a general reluctance of those with influence and power to give priority to saving buildings at risk.

3. Tackling buildings at risk

Conservation lead regeneration

It is clearly good news that there are now fewer buildings at risk in Nottinghamshire than there were 10 years ago. However, it is not so positive to see that the county fares badly against national, regional and local indicators. But statistics alone do not fairly illustrate the true picture. In fact the positive affects that historic building conservation has had in Nottinghamshire over the past decade are obvious for all to see. Accordingly to English Heritage there has been a 'revolution'.

It is true that Heritage lead funding in key areas such as the Lace Market and Canal Side in Nottingham and the Riverside in Newark has produced clear evidence of the positive outcomes of conservation lead regeneration. By the end of the 1980's these high profile areas contained a number of the county's long term buildings at risk, including key landmarks like the British Waterways Buildings (one on the Riverside in Newark, the other alongside Nottingham Canal) and the Adams Building in the Lace Market. In each of these cases it was the repair, refurbishment and reuse of these 'problematic' buildings at risk that proved to be one of the major catalysts in creating confidence in the potential of these areas. The hundreds of millions pounds of developer money subsequently invested into the surrounding areas was a direct result of this initial injection that came through key conservation projects.



Fig. 4 The Grade II listed Maltings at Newark Riverside before and after repair and conversion. These are mid 19th century mass concrete buildings, one of the earliest example of this construction type. Fire damaged and long-term BaR they were converted by British Waterways in the late 1990s to become their regional offices. The restoration of these buildings has acted as starting point for further regeneration of the riverside.*

The Heritage Lottery Fund, English Heritage and Local Partnerships

Heritage funding has pump-primed the regeneration of many important historic areas over the years through area based grant aid programmes. These are run by local authorities with partnership funding from the County Council, English Heritage and the Heritage Lottery Fund. All of the lottery funded schemes have had an end use with specific community value and as such the voluntary sector has been the major partner in many high profile schemes. In addition the economic value of undertaking the refurbishment and repairs has injected much needed revenue directly into the local economy through direct employment of contractors. This and wider economic benefit through the attraction of new businesses into an area are not easy to calculate but English Heritage research has shown that for every 10,000 pounds of heritage funding a further 45,000 pounds of private investment is generated directly¹.

The Heritage Lottery Fund has over the past 10 years invested over 16.5 million pounds in Nottinghamshire districts plus a further 21.7 million pounds into Nottingham based projects². This money alone has benefited the county to the tune of 305 million pounds over the past 10 years, add to this the economic value of other heritage grant aid from English Heritage, local authorities and partners, the financial benefits are in the region of 320 million pounds for Nottinghamshire. Recent research from America by their Bureau of Economic Analysis has created calculators for establishing the real impact of conservation activity on the local economy in the US. There is a growing view that this type of monitoring is also applicable in the UK. In which case if we apply the US calculators to the known financial investment in conservation activity in this county (as a rough guide only) the results indicate that the total economic activity that comes from the 320 million pounds invested is in excess of 2.5 billion pounds. This may sound like an unrealistic claim, however, this figure is based on the evidence that every penny invested in conservation projects generates economic impact in the following ways:

- **New jobs** – the restoration and repair of historic buildings has generated many new jobs to fulfill the need for certain skills. Craft and trade skills are still in short supply but businesses are being encouraged to take on apprentices with renovation projects in mind.
- **Improved individual household income** – the refurbishment of buildings is labour intensive with more of the overall cost of a project being spent on labour than materials. The evidence shows that conservation projects are more labour intensive than new build development or even the manufacturing industry. Restoration tends to employ local contractors who subsequently provide local shops and businesses with revenue.
- **Tourism** – heritage tourism is big business, some of the most successful heritage attractions in the region are in Nottinghamshire (Newstead Abbey, Clumber Park, Rufford Abbey, Southwell, Nottingham). The East Midlands region attracted more than 3.4 million visitors last year who generated over 10 million pounds worth of revenue.

Fig. 5 The Adams Building is one of the most impressive buildings in Nottingham's Lace Market. It was built in 1855 to designs by the Victorian architect Thomas Chambers Hine and named after its owner Thomas Adams. The monumental building started life as a textile factory, lace warehouse and salesroom and the layout incorporated a library, classroom, tearoom and chapel for the workers. By 1995 the grade II listed building, along with many other buildings in the area, had fallen into serious disrepair.*



In 1996 a £7.75 million Heritage Lottery Fund grant was secured enabling restoration work to begin. The factory now serves as a popular college campus for New College Nottingham. The project is seen by many as the catalyst for urban regeneration in the Lace Market district, now a desirable place to both live and work.

- **Encouraging small businesses and enterprise** - the fastest growth area in business is IT and these tend to be small businesses of 20 or fewer employees. In total, small businesses make up a substantial part of the country's GDP. Converted historic buildings provide the type of floor space that these businesses require. Historic building conversions therefore encourage small businesses into the area and these then generate and bring additional revenue with them.
- **Creating capital assets** – repaired historic buildings represent an enormous asset.. They not only account for much of the added value that surrounding areas experience when regeneration occurs but they also have their own intrinsic value. In addition, they provide long-term revenue through their maintenance and management requirements. This revenue goes to local trade's people and generates local economic activity and buoyancy.

(For source material see www.ihbc.org.uk/context_archive/84/rypkema/economic.html)

Working for a sustainable future

The economic benefits of conservation lead regeneration are considerable, but there are other non-financial outcomes. These include instilling a sense of pride in our local places, improving security, providing education and information about our past and, more often than not, engendering a feeling of community spirit.

Re-using the historic building stock is also inherently sustainable. It requires considerably less investment of environmentally costly new materials to convert an old building than it does to knock it down and replace it with a new one. As we try and halt global warming, there is an increasing awareness that retaining and reusing the existing stock of buildings makes good sense. Instead of throwing away a building by demolishing it we should consider all of the embodied energy they contain and try and save and reuse it. Embodied energy includes all of the environmental impacts that creating the materials and transporting them to site involves. Throwing this away and replacing it with new is equivalent of using at least twice as much energy as for refurbishing.³

In need of a little help

With all of these things in mind some local authorities have in the past run their own historic building grant schemes for owners of listed and historic buildings. Newark and Sherwood District local authority are the only area presently offering this type of grant. The funding has often meant the difference between a building being properly repaired and becoming, or remaining, at risk. Outside of these special conservation run grant schemes the owners of the majority of listed buildings have nowhere to turn to for financial aid. Despite this, for many listed building owners there is a strong sense of belief in, and commitment to, doing their part for our nation's heritage by keeping their buildings in a good state of repair. There is a short section later in this *Register* showing some of the success stories of the past decade which illustrate the power of conservation focused investment by owners (with and without grant aid) to make a positive difference to the historic environment.

Facing the challenge

It is clear that a great deal of very positive conservation has been undertaken in the county with visible results and this will continue so long as the Heritage Lottery Fund, English Heritage and public and private financiers provide the financial input it needs. However, it is fair to say

that despite the successes of the last decade the contribution of listed and historic buildings in the local scene is all too often taken for granted. It is an unfortunate fact that the local authorities charged with monitoring and enforcing legal responsibilities to ensure the proper up-keep of listed buildings find it difficult to do so and there continues to be owners without the desire or capacity to maintain their buildings. It is unsurprising then that despite the power existing to enforce repairs to listed buildings, as well as unlisted buildings of importance in conservation areas, this is rarely enacted.

There are many locally important historic buildings, which could technically have been included in this list, had time and resources allowed. Instead the thousands of unlisted historic buildings, monuments and features that contribute so much to the county's historic villages and towns have been left out of this register.

Those who believe in the importance of retaining the built heritage of their area in a fit and proper state should take the opportunity of the publication of this register to raise the issue with their parish council and local elected members. Inevitably a lack of resources results in prioritising, but it is quite clear that the successful conservation of historic buildings has enormous potential to save, transform and enhance the places where we live, work and visit. So in answer to anyone who might wonder 'what can I do about it?' we suggest the following:

- Adopt a building at risk today;
- Organise, or get involved in, a campaign to save a building at risk or other heritage assets;
- Show support for conservation, encourage your local officer and vote for more resources to enable more to be done.

¹ English Heritage 'Heritage Counts - State of Englands Historic Environment 2004', p. 9

² English Heritage 'Heritage Counts – State of the East Midlands Historic Environment 2004', p. 19

³ Notts County Council 'Sustainable Developer Guide 2004