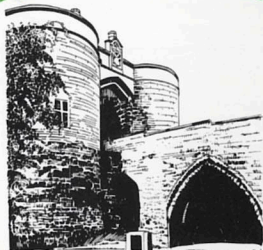


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Editor of Newsletter: Ken Brand ☎ (0115) 985 8821

This Society exists to develop a worthwhile environment in Nottingham. To achieve this it encourages good architecture in all its forms, planning, and the preservation of the desirable aspects of the heritage of the city. The Society likewise will discourage, criticise and even fight bad planning, destruction of amenities and vulgarity in design.

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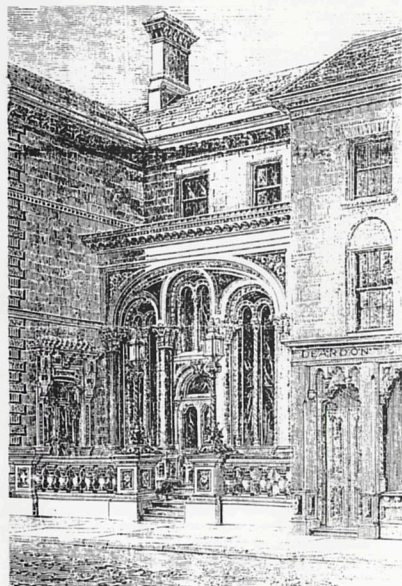
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September 1997

NEWSLETTER

Nottingham  
Civic Society

104



Banking-house for Messrs. J. C. & J. Wright  
Carlton Street, Nottingham 1859 - 60

Now rebuilt and refurbished as "Lloyds No.1"  
(Illustration: The Builder 25th August 1860)

80p

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**SHOP HELPERS**

Once again there is a cry for more volunteers to offer to become shop helpers at your Society's Castle Gatehouse Shop. No experience is needed and if you are a little uncertain about committing yourself, why not bring along a friend? It could be said that the shop is the engine that runs the Society. It still generates much of the Society's income and so enables us to be much more active and promote the aims and objectives of the Society on your behalf.

As has been said before, it is always disappointing to close the Shop on an afternoon when the Castle grounds are busy because it has not been possible to find two people to who can man the Shop. Usually the shifts are of two and a half hours duration.

If you are interested please contact:  
Mrs Joy Wilkinson, 53 Eskdale Drive, Chilwell, Nottingham, NG9 5NA.  
Telephone: (0115) 925 1711.

**NOTTINGHAM CITY CENTRE  
AN URBAN RENAISSANCE**

We are living in a very exciting and magical decade, for as we move towards the millennium the values placed upon city centre commerce and city living are being brought to the fore, and for the first time in decades society is poised to re-evaluate and re-define the values of city centres. Nottingham is not isolated, in fact, it is my belief that as the region's capital city - Nottingham city centre stands to gain tremendously from this "urban renaissance".

Historically, the city centre has been the focus of commercial, cultural and social life for generations, the rise and fall of various industries, bringing rise to cyclical growth patterns which enabled Nottingham to become a city built upon the foundations of previous patterns of economic and cultural cycles - all of which contributed to the infrastructure, built environment, transport network and social, cultural and economic bases we have today.

At the beginning of the 20th century the rates of change quickened, and Nottingham city centre certainly after the first and second world wars experienced economic and social change at a pace so fast, it is only after at least 50 years that we can fully evaluate that rate of change and the impact - both positive and negative - that it had on the city centre. Immediately post World War 2, the emphasis to build new - particularly housing, was noticeable. In the late 1950s and right through to early 1990s the decline and change in industry, manufacturing and employment patterns saw a drive away from the city centre - with traditional commerce moving out to new greenfield sites and to new opportunities.

When I first came to Nottingham as a student in 1979 I vividly remember the appalling decline of the Lace Market, the small focused retail core between Victoria and Broadmarsh and the area to the South, The Meadows, redeveloped for new housing and a new "edge of city" residential dream.

After almost five decades of commercial and residential decline, the final blow came in the mid 1980s, with the threat to the city centre of out of town retailing. Out of town manufacturing, commerce and dwelling, already a common phenomena, was to be followed by out of town retailing. Nottingham, fortunate to have had two of the largest and earliest centre of town shopping malls, decided enough was enough, and through effective management of the city centre has fought back to rebuild a vibrant centre - based on retailing, professional and financial services, education and culture.

The multiplicity of skills coupled with a common vision to restore the city centre to a vital and vibrant city centre and thriving European cosmopolitan regional capital was achieved through the collective efforts of the Local Authorities and private sector working together for a common goal.

As Nottingham's second City Centre Manager, I have a particular view, as well as the collective opinions of those stakeholders who are represented on the Steering Group, established in 1991, to galvanise people into action for the common good of the commercial and cultural heart of the city.

My own personal view is that Nottingham city centre is about 'life' and about 'people'. Viable cities do not exist upon built environment and infrastructure – it is the interaction of people and place and the variety that those combinations present themselves in, that make a city like Nottingham feel alive. The city centre cannot compete with any singular sector out of town developments – that is like saying that lions compete with dolphins (or vice versa!). Nottingham city centre is about as different to Fosse Park, as it is to Beeston, to University Science Park or Derby for that matter and it co-exists with all these other settlements in life's economic and cultural habitats – with a sound knowledge that its real predators or competitors are other city centres, who offer the sheer range and clustered critical mass of mixed use developments and cultural and social offers that our city could not only fail to compete with effectively, but would ultimately be unsustainable.

City centre management is about managing the changing face of the city in a sustainable way, which will ensure a future vibrant commercial, cultural and social heart for future generations. As a custodian of Nottingham city centre, my belief on the challenges ahead lie in bringing people back to live in the city centre, developing co-ordinated and effective public and private transportation strategies, promoting a viable mixed economy and marketing the city centre as a vital and exciting place to be.

Jane Ellis  
City Centre Manager

Martin Garratt, Nottingham's first City Centre Manager is now Town Centre Support Project Manager, within Town Centre Management, at Boots. He has kindly sent me some details of "Centre Vision", a national programme specialising in town and city centre revitalisation which is run by the Civic Trust Regeneration Unit and supported by Boots the Chemists and the Department of the Environment.

Centre Vision provides:

- Town and city centre revitalisation strategies
- Site development proposals and implementation
- Retail, economic development and labour market strategies
- Traffic management, parking and integrated transport modelling
- Urban design, conservation and townscape strategies

- Project programmes, Action Plans and consultation
- Town and city centre Management and marketing

As part of their commitment Boots also sponsor the Centre Vision Award which is now one section of the annual Civic Trust Awards. This award for 1997 went to The Town Centre Regeneration Project, Kilmarnock, East Ayrshire. Whilst not wishing to dwell too long on a project most of us will probably never visit I cannot miss the opportunity to point out that one of the key elements of this scheme was the rebuilding of Kilmarnock's bus station. Allow me to quote from the report of this year's Civic Trust Awards:

"The old bus station, much used and in a prominent location in the heart of the town centre, was of poor modern construction and presented a blank facade to the town. The station is now accessible through the front elevation, which provides Kilmarnock with an elegant new civic gateway. The same natural materials\* have been used for ground cover as in the adjacent streetscape to integrate the bus station with the town."

\*These materials were Caithness slabs and granite setts, laid by Italian craftsmen. Subsequently, training in sett laying was provided for local craftsmen to ensure future maintenance and repair work would be carried out correctly.

Ken Brand

## COVER STORY

This is Charles H. Edwards' award winning design of 1858 for a banking-house for Messrs. J. C. & J. Wright at 1 Carlton Street, Nottingham. It was erected under the superintendence of the architect and was open for business by 1860. Edwards, of London, was actually judged equal first with Walker, of Nottingham, each received £20. Evans and Jolley's work of the late 1880s would appear to have spoilt a fine frontage.

(Mark of the Month February 1997 as **Lloyd's No.1**, see Newsletter 103) This drawing comes from "The Builder" 25 August 1860, which gives the correct name of the architect C. H. Edwards.

## A TEN-POINT AGENDA FOR A BETTER BRITAIN A Manifesto for a New Government. When it comes to architecture and the built environment Governments can make a difference.

The following article is reprinted, slightly altered to suit Nottingham, from *Perspectives* June/July 1997 with the permission of the Editor. *Perspectives* is an exciting publication featuring articles on houses and gardens, ancient and modern. Individual copies are £3.50 but come cheaper with a subscription. The hotline numbers for anyone interested in taking out a subscription are 01734 891011/01858 435370

- 1. Concentrate on making cities attractive places in which to live.** Britain's anti-urban culture still disparages the city, but the alternative to vibrant cities is endless, sprawling suburbs. Cities are, by good fortune, a rich inheritance of the nineteenth century – but without the industry and pollution that once made them intolerable. They are ideally suited to a post-industrial, sustainable future.
- 2. Revive local government by allowing local taxes to be spent directly on improving local communities.** Without a sense of civic pride and civil society, local communities begin to break down. If people can see – and influence – where their taxes are going, interest in local government will rise. Making local communities more attractive places in which to live could not be a better cause.
- 3. Be radical in rethinking pedestrianisation in central Nottingham.** Take the bold approach. There is no point fiddling at the edges. If large-scale pedestrianisation proves not to work, it is not expensive to remove – unlike new roads.
- 4. Kill the culture of speed on the roads.** We all drive too fast because cars make it so easy to do so, but it is the pedestrians and cyclists who suffer – and with them the city. The technology is there to prevent speeding. It needs to be applied rigorously. As long as drivers try to get from one end of a street to another as quickly as possible our cities will always be too dangerous to be civilised.
- 5. Encourage the most effective use of the Nation's building stock.** In particular, tax unoccupied space above ground floors in towns and cities, and make it easier to let rooms in private houses. We need to house 4.4 million new households and yet the population is not even rising. Many people could be accommodated in existing buildings.
- 6. Encourage investment in mixed developments using old – and new – buildings housing a multiplicity of activities.** Government spends vast sums tempting foreign companies to create limited numbers of jobs on greenfield

sites, but the real generators of employment where quality of work is important are places such as Dean Clough, in Halifax, and the Custard Factory, in Birmingham.

**7. Cost buildings by their whole life cycle, not by their initial capital costs.** A radical step for the Treasury, but essential if we are to get true value for money from buildings, and good design for a sustainable future. There is no point building cheaply now if we have to spend billions in ten or twenty years time – as with so much post-war architecture.

**8. Make architectural quality a key requirement in all private finance initiative (PFI) bids.** PFI for new government buildings seems to be here to stay, but it is dominated by financial number crunching. Good design has been largely ignored. The architectural quality criteria applied to lottery projects need to be built into the initial stages of all PFI bids.

**9. Tax new building on undeveloped land.** Greenfield sites are always easy and cheap to develop, but they are a resource which once used is gone for ever. A tax would redress the balance of advantages between greenfield and brownfield sites. The money raised could be used by bodies, such as English Partnerships, to develop difficult brownfield sites.

**10. Encourage self-build housing.** Building your own home should be a natural option for everyone, as it is in Scandinavia and America. In this country it remains marginal. Self-build gives people a stake in society, and means that people feel committed to the houses in which they live.

And of course Nottingham wants and needs a light rail network, its Supertram, sooner rather than later. Never is not an option.

## TWO UNMISSABLE EXHIBITIONS

Two forthcoming exhibitions at The Yard Gallery, Wollaton Park will be of great interest to Society members.

### One City, One Hundred Years

Architectural Photographs of Nottingham by Martine Hamilton Knight  
6 September - 19 October

### A City in the Making

Drawings of Nottingham by Thomas William Hammond (1854-1935)  
22 November - 11 January

(Martine's photographs graced the covers of the Centenary Histories)

## THE WOODLANDS, RADFORD

In the course of an informal conversation with Councillor Graham Chapman, Leader of Nottingham City Council, Councillor Chapman expressed the view that bodies such as the Civic Society and indeed the public at large were not aware of, or appreciative of, the Council's efforts to upgrade its housing stock. He cited The Woodlands Scheme as a prime example.

After initially confusing The Woodlands with the Emerald Necklace proposals – by digging in the recesses of my mind I corrected myself just in time – I offered the Newsletter as a platform to convey news about the improvement of the Radford Flats.

I was all too aware that I had made cheap jokes about the results of the Council's work without pausing to remember that cash-strapped Councils have to work with limited budgets on modernising inherited housing stock.

They have the responsibility, we have the snappy solutions like "Blow 'em up!".

Editor

### The Woodlands – Background

The Radford Flats were built in the 1960s. They were in a poor structural condition, had suffered from disrepair and were very difficult to heat. Now at a total cost of over £20 million the refurbishment will turn 375 high rise flats into high quality, attractive, secure and energy efficient homes.

The scheme, in support of the City's Green Charter for Nottingham, has remodelled the external area around the flats. The landscape has been remodelled and over 100 trees have been planted. Seating areas and car parking have been provided close to each block. A new access road on to the site has been created, which will help to take traffic away from the flats. There is also a recycling area.

The scheme was designed by the Design and Property Services of the City Council for the Council's Department of Housing Services. 80% of the funding of £20 million came from an Estate Action Grant, the rest came from the Local Authority's resources. The main contractors for this scheme, the largest Estate Action Scheme ever undertaken in the East Midlands, was Laing Midlands.

Opposite: Two views of the 4Bs Project which involved the demolition of Broadway Court and the upgrading of Buckland, Bawston and Blade Courts. Now the surviving flats, collectively known as The Woodlands will be called Ash View, Elm View, Oak View, Pine View and Willow View. The project was started on 27 March 1995, when the City's sponsor minister, John Bowis, started a demolition J.C.B.



## The Woodlands – The Refurbishment

Over the last three years a dramatic transformation has been taking place to the old "Radford flats" off Alfreton Road, once notorious for crime, vandalism and social problems. The refurbishment of the flats is not only having a major effect on the look of the Radford area, it is also providing over 370 fully improved flats to rent, which are proving very popular with local people.

All the flats have been fully redecorated and fitted with new kitchens, bathrooms, a central heating system and rewired throughout. Residents can expect lower fuel bills, through the introduction of double glazing and special cladding. The lifts have been replaced and the ground floor areas completely refurbished with new facilities for residents such as telephones, a meeting room, offices for Housing Department staff and community workers. The external areas around the buildings have been re-modelled to provide attractive landscaped areas including new roads, car parking, lighting, footpaths, a recycling area, seating and planted areas.

Lack of security was one of the main problems that residents of the old flats were concerned about. That is why improving security is such an important part of the refurbishment work. So much so that Ash View, the first phase, has been granted a "Secured by Design" award by the police, one of only three high rise blocks of flats in the Country to win this accolade. The whole site is safely enclosed within walled, landscaped areas. A new Close Circuit Television System is being installed, linked to the entrance lodge that will be staffed 24 hours a day. Inside the blocks, lighting has been improved and more secure doors and windows fitted. Most external areas are covered by roof top cameras and cars that are parked can be clearly seen by residents and security personnel. Residents of Ash View have commented on the security, saying how improved it is and how much safer they feel in their homes.

Ash View was finished in May last year, and judging by the demand is very popular, being quickly filled with a mixture of residents, some of whom lived in the blocks before the refurbishment. Phase 2, Oak and Elm Views, was completed in July this year and is already being occupied by people eager to move into their smart new homes.

For many young people now living in the flats, this is their first tenancy, at last they have a place of their own. For elderly residents there is a balance of independence and support. They have their own fully improved home now with an intercom connection to staff on duty.

Since moving into Ash View, a small number of residents have been getting together to help turn the estate into a neighbourhood, and to give those living there a place to meet and talk with other tenants about ideas for the new community. The group works hard to reach all residents, producing a newsletter

to keep them informed, a survey to gather opinions and even going on a visit to the roof of Ash View – just for fun! Courses on 'Money management' and 'Interior Design' for tenants will mark the start of what is hoped will be a rewarding partnership between the group and the nearby People's College annexe.

The Tenant Worker Dave Outhwaite, based in the Woodlands for one year, sees his job as helping residents to become as involved in life in and around the Woodlands as much as they choose. "There is a difference between privacy and isolation – living in a high rise block you might only meet your neighbours in the lift, which doesn't encourage conversation! Many people here know no-one in the flats and are new to the area too. I'd like to help them feel that there are people they can see and activities of interest available when they want them." A survey currently being carried out will allow residents to choose the activities in the new Community Room to be opened this autumn. In addition, residents will be given information on events and facilities in the surrounding area.

People don't realise what a lot this part of Nottingham has to offer, from the Marcus Garvey Centre and John Carroll Leisure Centre, to nearby Hyson Green and the Forest Recreation Ground. It is only a short bus ride into Nottingham so for many people this is the perfect place to live.

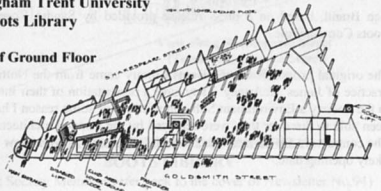
The last phase of The Woodlands refurbishment scheme, Pine and Willow Views, is due to be completed in spring 1998.

**The refurbished homes at The Woodlands, the old Radford flats, now offer tenants comfort, convenience and above all security.**

Lorel Manders, Project Officer  
Housing Development Section  
Nottingham City Council

## Nottingham Trent University The Boots Library

### View of Ground Floor



## THE NOTTINGHAM TRENT UNIVERSITY BOOTS LIBRARY

Construction work is nearing completion on the £13 million electronic library which will revolutionise teaching and learning at The Nottingham Trent University. The state-of-the-art building, located at the Goldsmith Triangle site on the university's city centre campus, will be one of the largest and most advanced of its kind in the United Kingdom.

It will have four library floors, almost 7,000 square metres, a 368 seat lecture theatre and on a further floor a pioneering Management Centre which will play a key role in boosting economic development in the East Midlands. The building will have study spaces for 1,000 users, with workplaces zoned in groups of up to 60 seats providing specialised and flexible facilities. Students, staff and the business community will be able to tap into the very latest communication and information technologies.

"The ultimate aim is to create a 24 hour learning environment where users can navigate their way around the electronic global village' from any location, whether it is a student hall of residence, an associate college or a local company."

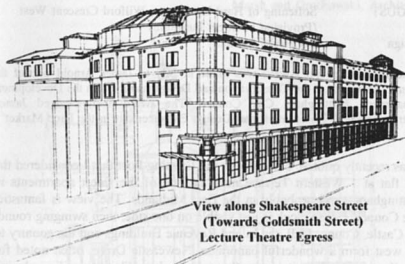
The project was financed with the help of the university's first ever fund raising campaign, called *Building on Strengths*. The Boots Company plc, Nottingham's largest private sector employer, launched the campaign with a substantial contribution to the scheme. Indeed such was the company's support that when the building opens later this year it will be officially named as The Nottingham Trent University Boots Library.

Ken Brand, based on a press release provided by Sandra Rose of the Boots Company plc.

The original proposals for the Boots Library came from the Nottingham practice of James McArtney. They gave a presentation of their intentions to the Society's Environment Sub-committee. For some reason I have not been able to discover they were replaced by the London architects ECD. The contractors are Tarmac. Because of delays early 1998 is now a more likely opening date.



View along Shakespeare Street  
(From Goldsmith Street)



View along Shakespeare Street  
(Towards Goldsmith Street)  
Lecture Theatre Egress

## NOTTINGHAM TRENT UNIVERSITY BOOTS LIBRARY

(Civic Society Members refer back to the cover of Newsletter No.94)



## MARK OF THE MONTH

Recent recipients of the Society's Mark of the Month Commendation have been:

<b>APRIL</b>	Refurbishment of 'Ye Olde Trip to Jerusalem' Inn
Client	Hardy & Hansons plc
Architects	Henry Mein Partnership
<b>MAY</b>	Frankie and Benny's New York Italian Diner
Client	City Centre Restaurants UK
Architects	Abbey Hanson Rowe
Signage	Astley Signs Ltd
<b>JUNE</b>	Refurbishment and Extension, 1 Western Terrace
Client	Watermeadows Ltd
Architects	Marsh and Grochowski
<b>JULY</b>	Shops to Houses Conversions, 122A-130 Alfreton Road
Client	Eagle Eye Investments Ltd
Architects	Rayner Davies
<b>AUGUST</b>	Softening of Hard Landscape, Wilford Crescent West (Provision of Street Furniture)
Design	SB Model Makers

In addition a Special Award was made in July to James Arnold one of the younger members of the Conservation and Design team within the Development Department, Nottingham City Council. The award acknowledged James' contribution to "Conservation and Design Enhancement in the Lace Market"

I was recently quoted, correctly, in the Evening Post that I considered the top flat at 1 Western Terrace must be one of the finest apartments in Nottingham - and probably in the East Midlands. The view is fantastic. The Council House clock is just visible on one side, then swinging round, the Castle, County Hall, the Inland Revenue Buildings and the country to the west form a wonderful panorama. Newcastle Drive, often noted for excellent views from its upper floors lies below. Floor to ceiling glazing and an adjoining open balcony ensures the tenants can appreciate this vantage point whatever the weather.

Ken Brand

## Mark of the Month June 1997 1 Western Terrace, The Park, Nottingham

This project involved converting, extending and refurbishing a former larger house, recently used as a private school, into four high quality flats for sale.

A new extension to the building was required to increase the floor area in order to provide additional accommodation and an early decision was taken to make this extension a contemporary design rather than copy the existing building.

The four floors of the building were split horizontally to provide the four flats, with the existing traditional entrance hallway and staircase retained for shared access.

Where possible the new accommodation was designated within the existing plan layout, retaining many of the features and character of the existing building. The new extension was added to the south side of the building as a 4 storey tower with a full height vertical window and clerestory glazing at the top, providing brilliant views over the Park. Lightweight balconies with large glazed doors were added to the upper ground and first floor flats. The choice of the brickwork, cladding and colours was made to be sympathetic to the existing building, but obviously modern.

Mike Askey  
Marsh and Grochowski, Architects





## Mark of the Month July 1997

### Quality Houses from Shops

The Nottingham City Council led 'Quality Houses from Shops' project, which was supported by the Government Housing Partnership Fund is now coming to an end. The scheme has helped to finance the conversion to residential of a number of vacant and often derelict retail premises. Over £300,000 worth of aid was granted which levered in approximately £1.5m in private sector finance. This resulted in the creation of over 100 much needed bed spaces within the City.

In April, work started on the largest of the schemes, the conversion of five vacant and unwanted shops into four self contained dwellings at 122A-130 Alfreton Road. Designed by architects Rayner Davies, it is creating 24 bedrooms in what was formally vacant and derelict floor space within a prominent terrace of Victorian origin. This is believed to be the largest property investment in the area since the refurbishment of the Speeds garage opposite. The £250,000 development, which is due for completion in mid summer, is the brainchild of Eagle Eye Investments Limited. It should herald a new start to this section of Alfreton Road which is within the City Council's successful URBAN bid area. A spokesman for Eagle Eye Investments Limited said, "Without the support of the City Council, both in terms of financial assistance, and in steering this project forward, we probably wouldn't have invested here and certainly not on this scale, especially given the public perception of the area as being relatively run down".

In addition to simply producing bed spaces, the scheme has also helped to improve the appearance of many areas. Radford Road has suffered for years from neglect and a lack of investment which was unlikely to improve without Public Sector involvement. Now seven of the worst examples have been refurbished, helping to rejuvenate the area by encouraging people to return and live in what are now very comfortable homes.

The City hope to continue the good work in future years, subject to receiving further funds from Central Government. An application has been made to the Department of Environment and a decision is expected soon. They are now compiling an inventory of interested parties who may wish to consider similar developments within the next twelve months.

Steve Rayner  
Rayner Davies Architects

Architects' drawings are reproduced in the Newsletter with the permission of the Principal Archivist, Nottinghamshire County Archive Office.

## Mark of the Month May 1997

### 1. Frankie and Benny's Diner

The Mark of the Month for May was awarded to the architectural practice Abbey Hanson Rowe of Shrewsbury for the refurbishment of the shop premises on the ground floor of Albion Chambers. Albion Chambers, an imposing turn of the century building, not only graces the corner of King Street and Upper Parliament Street but, in so doing, links two of Watson Fothergill's more notable buildings, the Express Offices and the former Jessop's department store.

In the shell of the vacated "Deep Pan Pizza" restaurant the architects, commissioned by City Centre Restaurants UK, have created "Frankie and Benny's New York Italian Diner". The design is neat and simple, minimalist one might say, a solution which slips modern styling unobtrusively into a very late Victorian building. To overcome initial official disapproval the neon signage has been taken inside the plate glass windows with telling effect.

Whilst "Frankie and Benny's" is the latest arrival on the King Street corner, the evolution of the area is worth looking at in a little more detail.

Once the clearance of the Unhealthy Area known as the Rookeries<sup>1</sup> had been completed c.1890, the ragged edges left by the demolition of the frontages on Upper Parliament Street and on Long Row were slowly smoothed out.

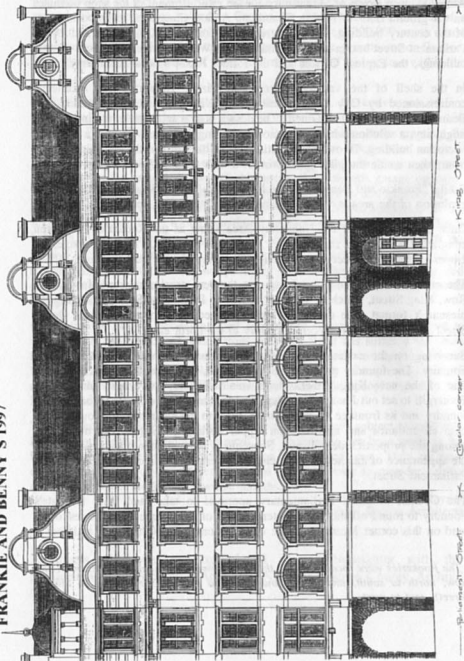
The main feature of the cleared area was the new street northwards from Long Row, King Street, which divided on its way to Parliament Street producing the present Y format. The division which branched to the northwest was Queen Street whilst King Street veered slightly to the north east.

Surviving on the eastern side of the demolished area was Redgate's Albion Foundry. The foundry premises ran parallel to, but some way back from, the line of the new King Street. There was sufficient space here for Watson Fothergill to set out Jessop's new department store (1895-6) with its back to the foundry and its frontage on King Street. Prior to the clearance, the foundry had both an entrance and an office on Upper Parliament Street. The office was among the properties demolished. Subsequent redevelopment radically altered the appearance of this new corner, created where King Street turned into Upper Parliament Street.

The Council obtained Parliamentary approval to take land from Redgate's Foundry to round off the north eastern corner of King Street. For the rest of its land on this corner Messrs Redgate commissioned the Nottingham architect

<sup>1</sup> The Rookeries were located within the area between Parliament Street and Long Row, north to south, and Greyhound Street to Ripleys Yard (close to Market Street), east to west.

ALBION CHAMBERS 1898  
FRANKIE AND BENNY'S 1997



No. 29 in the  
top left is people's  
1st floor

Ernest R. Sutton, Architect  
Bromley House, N.14.9

King Street

Queen's Road

Parliament Street



Ernest R Sutton to prepare designs for "Four saleshops with offices over". The building plans were submitted to and approved by the General Works and Highways Committee on 29th April 1898. When some "Deviations from the Approved Plan" were passed by the Council on 4th November 1898 the applicants this time were Lewin and Redgate. The building then erected took its name from the foundry, becoming Albion Chambers. The architect maintained the entrance to the foundry by providing a dignified opening at the Parliament Street end of the building. Although its function has changed this feature can still be seen.

One of the first tenants of the corner shops, 29 Parliament Street, was the Raleigh Cycle Co Ltd who remained there for very many years. Not long before they moved into the Victoria Centre, Jessop's expanded into the former Raleigh shop. More recently the shop(s) became a succession of restaurants.

It is surprising to recall that Redgate's Foundry survived tucked behind Jessop's and the, by then, Nottingham Journal offices on Parliament Street until the summer of 1933. In that year the firm, now John Redgate (Ironfounders) Ltd and needing to expand, moved into the old premises of another foundry, Moses Mellor on Crocus Street. The move also allowed the extension of Jessop's store once the vacated foundry had been demolished.

John Redgate had established his first foundry on Houndsgate about 1780. He was joined by his son Henry who later formed a partnership with William Lewin. The business moved into a site off Parliament Street around 1831. In 1876 Fothergill Watson, as then still known, erected new printing works and offices for the Nottingham and Midland Counties Daily Express on Upper Parliament Street in front of the Redgate foundry and close to the street entrance to the foundry. In 1899 the architect extended the Express offices westwards and added an extra storey, thus further enclosing the foundry.

Originally it is understood that "Redgates" cast bells, constructed steam engines, stoves and lathes. Later, certainly after the 1933 move, parts were made for a wide range of lace, hosiery and textile machines, printing presses and food processing plant. Much of their output was exported directly or indirectly.

Changing conditions lead to the decline and demise of this once flourishing concern. At 10.30 a.m. on the morning of 18th June 1981 Walker, Walton and Hanson as liquidators started the sale of the assets of John Redgate (Castings) Ltd of Queen's Road, Nottingham.

Ken Brand

A series of articles in the *Newsletter* a few years ago described the rich variety of monumental inscriptions to be found in the General and Church Cemeteries, Nottingham, and emphasised their importance as part of the cultural history of the city. Other local burial grounds can yield equally interesting finds, and a noteworthy memorial recalling a man who worked in the Nottinghamshire coalfield may be found a mile or two away, in Basford Cemetery, at the corner of Nottingham Road and Perry Road. Close to the right hand edge of the centre path, above the delict chapels, is what, despite the effects of weathering and air pollution, remains one of the most attractive stones in the cemetery. Its industrial connection is immediately apparent in the nicely detailed miner's safety lamp, with rays surrounding it, which is carved in relief in the centre of the cross head. Around the lamp run the words: 'DEUS ILLUMINATIO NOSTRA' ('God is our light'). On the base of the cross shaft is a further inscription: 'SACRED TO THE MEMORY OF ISAAC VARDY, LATE UNDERVIEWER OF CINDER HILL, WHO DIED JUNE 4TH 1878, AGED 45 YEARS. FOR 35 YEARS HE TOILED UNDER GROUND DOING HIS DUTY. HE NOW RESTS HERE, WAITING FOR THE LAST GREAT DAY.' Vardy's wife Ann, who lived on until 1904, is also buried here, and remembered in an inscription at the foot of the memorial.

The carving of the safety lamp alone would make the headstone an uncommon one, but at first sight there seems to be little more that we can discover about Isaac Vardy, apart from the facts given in the 1871 Census returns. These show him to be a resident of Nottingham Road, Nuthall, a few doors from the Collier's Arms public house. In 1871 he is listed as a thirty-seven year-old colliery underviewer (the contemporary term for undermanager), born at Alfreton. His wife is the same age, and their family consists of five children. A girl of sixteen, a boy of eleven, and another son, aged five, are described as 'scholars'; while two even younger girls are aged three and one. At least three of these would have been still living at home in 1878 on the death of their father, and Mrs Vardy may well have had quite a struggle on her hands after becoming a widow. On the face of it, a sad, perhaps not untypical, Victorian story, and that appears to be that. A chance find in a minor publication, however, reveals something further of the man, and vividly describes his working environment at Cinderhill Colliery.

In 1884, six years after Isaac Vardy's death, a little book was published. Only 48 pages long, and written by one George Newman 'of Gravesend', it bears the rather fanciful title: *White Upon Black; or, Short Narratives by a Dweller in the Region of White Chalk of his Descents into the Region of Black Coal*. The preface explains that Newman had been trained as a botanist, and was also an occasional writer of verse. He had sent his narrative to a well-wisher in Gravesend, who, having been moved by it, financed the publication of *White Upon Black* for him. The background to the book may be briefly outlined; in the early summer of 1875 its author had visited Cinderhill, when accompanying the children of a dead relation to the neighbourhood. The friend with whom he stayed, a farmer named William Stapleton, lived close to the colliery, and was on good terms with most of the officials there. On Newman's remarking that he would like to see the pit, Stapleton asked Isaac Vardy, its underviewer, for permission, which was readily granted. Vardy was not himself available on the day of the visit, but he told his deputy underviewer, Mr Rigley, to show Newman whatever he wanted to see.

This happened to be Whit-week, and the mine was not operating, so only a few essential men were on hand to accompany the visitors as they went underground; the stable-man, who was attending to the ponies, the furnace-man, who had to keep the boilers going to maintain ventilation in the mine, and another man checking on safety. George Newman was at once struck by the strange sensation of descending more than 700 feet in the cage for the first time, and by the intense darkness of the deserted workings. He inspected the main roadway, and was then shown the underground stables. The ponies seemed content with their lot, he thought, except for 'one old cob which was wretchedly thin, and seemed to be completely worn out.' He was told that this was a former trotting-race champion, now down the mine for some sixteen years. For sentimental reasons the owner did not like to have him put down.

Newman next visited the lamp-cabin, and then inspected the coal face. The only aspect of the colliery that seemed to him really dangerous was the way the roofs of the old workings, now used for ventilation, were subsiding, causing the pit props to buckle alarmingly. Rigley tried to set his fears at rest: 'There is no injury to be apprehended, for before anything of that kind takes place, ample warning is given to enable any one to get out of the way.' Even so, Newman confessed to feeling nervous in these old galleries, with their unstable roofs and walls, and

detached lumps of stone obstructing their floors. He and Mr Rigley rejoined the farmer, who had chosen to stay behind in the lamp-cabin, but had been 'dreadfully frightened by numbers of mice, which, he said, had been running all over him.' After seeing the ventilation furnace the party concluded this visit to what Newman described as 'the underground beehive at Cinder Hill.'

Clearly not at all put off by his first experience, the author again went down the mine a few months later, in September 1875. On this occasion he, with his son, was to see the place in full operation, accompanied by Isaac Vardy, who told him that a few days earlier, 1400 tons of coal had been despatched from the colliery in a single day. The scene at the pit-bottom was transformed from Newman's first visit; on the earlier trip the empty mine had resembled 'the catacombs or some vast mausoleum', while this time 'the whole scene was one of noise, activity, and bustle.' Vardy showed the visitors geological faults in the coal seams, which he had described to them the previous evening at Stapleton's house; he then arranged for them all to ride in a wagon on the underground railway, calling a lad of about fifteen to push them along the rails. The boy 'then began puffing and blowing in imitation of a steam-engine, and pushing like a young Hercules behind the wagon', driving them along at a smart pace.

'During all this time the noise of the machinery, combined with the rumbling of the wagon, and the never-ending whirr of the wire ropes to and fro, suggests to the stranger Bunyan's description of the hobgoblins in the Valley of the Shadow of Death.' Newman was most impressed by the underground engine-room, 'where the engineer sits surrounded by a multitude of electric signal-handles, and in charge of the most beautiful machinery'. After passing along a coal face, where men were lying on their sides, getting the coal with picks, the author was shown the shafts, and greatly admired the ingenious use of hydraulic power in loading full wagons into the cages, and unloading the empties. After looking round the forges and boiler-makers' shops, Newman and son took their leave of Vardy, 'much gratified by the kindness of our friend (evinced in his anxiety to show us all that was worth seeing), and, I may add, with a favourable opinion of the pitmen generally.'

To be continued

Stephen Best

## **CITY OF NOTTINGHAM – LISTED BUILDINGS AT RISK A Progress Report submitted to the Conservation Partners Forum, 18th April 1997**

### **SUMMARY**

This report provides an update on the current situation with regard to Listed Buildings at Risk in the City of Nottingham.

### **BACKGROUND**

In 1989 English Heritage initiated a nationwide project known as the Listed Buildings at Risk Survey to assess the general condition of all listed buildings in the Country. The Nottinghamshire survey was completed in 1992 and a report summarising the findings for each district was produced in May 1993. The original list for the City of Nottingham contained 24 buildings at risk out of a total of 325 listed buildings representing approximately 7.3% of the total stock. A building is defined as being at risk if it has been vacant for a long time or is in a poor state of repair or both of these. However a number of buildings in the City which are currently vacant, but structurally sound, at present, are likely to become at risk if they remain in their current state. Since 1993 a total of 6 buildings have been removed from the Listed Buildings at Risk Register because action has been taken to ensure that they are no longer at risk.

Since the 1993 Buildings at Risk Report, the number of listed buildings in the City of Nottingham has increased from 325 to 777 (November 1995). It has not been possible to undertake a comprehensive condition survey and review of all the new listed buildings, but a number of priority listed buildings considered to be at risk have been identified. Twenty eight buildings out of a total of 777 have been identified, representing 3.6% of the total stock.

### **INITIATIVES DEVELOPED TO TACKLE BUILDINGS AT RISK IN NOTTINGHAM**

The Conservation and Design Team have been working with colleagues in the integrated services of the Development Department in pursuing a number of initiatives in an attempt to reduce the number of listed buildings at risk.

These are

- production of colour marketing sheets for vacant or redundant listed buildings, for circulation nationally.
- developing links with local estate agents.
- production of standard condition survey sheets to enable quick and efficient recording of building condition.
- production of standard letters to be sent to owners of Listed Buildings reminding them of their duty to maintain their building in a sound, secure and weathertight condition.

- recording details of all listed buildings, including ownership, on a historic buildings computer database.
- pursuing legal powers under Section 54 of the Planning Listed Buildings and Conservation Areas Act 1990 to serve Urgent Works Notices on owners of listed buildings who refuse to carry out necessary repairs.
- nominating problem buildings for consideration by the Nottinghamshire Building Preservation Trust to undertake restoration schemes.
- pursuing sources of grant aid. Providing an input into the development and subsequent assessment of Heritage Lottery Bids.
- directly offering grants through the Conservation Area Partnership Scheme.
- providing advice to owners on means of restoration

It is intended to undertake a comprehensive survey of all the new listed buildings to gain a more accurate assessment of the total number of listed buildings at risk and the figure is likely to rise initially, following this survey. Nationally, English Heritage estimate that 7.3% of buildings are at risk. However with the new initiatives it is hoped to continue to gradually reduce the percentage of buildings at risk in the City.

Jeremy Greer-Spencer  
Service Manager, Conservation and Design

## CONSERVATION & DESIGN SERVICE PUBLICATIONS

### Conservation Area Assessment Guides

The Lace Market	£1.00
The Nottingham Park Estate	£2.00
Clifton Village	£2.00
The Castle	£2.00
Wollaton Village	£2.00

Listed Buildings Guide £1.00, List of Buildings of Local Interest £1.50,  
Shopfront Design Guide (Available in Urdu/Punjabi/Large Print) £2.00  
Lace Market CAP Scheme (Leaflet) Free

These publications are available at Reception, Development Department, Exchange Buildings North, Smithy Row, Nottingham NG1 2BS.  
or Contact Linda Kirk on (0115) 915 5350 to order a copy. Please send orders with a cheque made payable to **City of Nottingham** to cover the cost plus **Postage & Packing of £0.60.**

## LETTERS TO THE EDITOR

### The Ice Stadium

10th May 1997

Dear Editor,

Your article about the new Ice Arena is of particular interest to me as I started skating when the present rink opened in 1939 and I hope that I can remain an active ice dancer long enough to enjoy the new arena.

The criticism of Reginald Cooper's design of the Ice Stadium is unfair since the building now bears very little resemblance to his original design.

I well remember my very first visit in 1939. It must have been a fine day since I was enchanted to see blue sky and white clouds through the glass roof above the ice. When the war started the rink remained open for a while with the glass roof blacked out. It must have been double skinned since after the war when the building re-opened, the lower section of the ceiling was still clear glass panels - but sadly no sky was now visible.

At some stage the outer skin was replaced by the current pitched roof with curved glass roof panels remaining above the ice. A few years ago this interior glass was replaced by the current solid structure but the original curve of the roof remains.

I hope that when the car park is gone there will be parking for skaters made available close by; skates and boots weigh about five pounds and make for heavy sports bags! I can foresee frustration for the professionals when their pre-booked pupils can find nowhere to park.

Yours sincerely  
Joyce Cartledge

### Sad loss of local heritage

27th June 1997

Dear Sir,

I was disappointed to learn that the Civic Society awarded a Mark of the Month to Tynemill Inns Limited for the refurbishment of the Forest Tavern Public House at the junction of Forest Road and Mansfield Road, Nottingham. I can only assume that the award was made for the exposure and cleaning of exterior brickwork, as the remainder of the project did little for our pub heritage.

Those who remember the Forest Tavern in its original form have been left extremely disappointed by the internal vandalism of a unique Victorian Nottingham pub, with small distinctive rooms and a central passage linking Mansfield Road to North Sherwood Street. Instead of returning the interior to its former glory, the new owners decided inexplicably to convert it into a continental style wine and lager bar, totally out of context with the building's

architecture and history.

This crass 'new look' interior was, I assume, designed simply to attract the high number of students who populate the surrounding area, with total disregard for preservation and restoration.

The original interiors of scores of Nottingham's historic inns and public houses have suffered extensive alterations under the dubious banner of 're-furbishment' in recent years, resulting in the sad loss of an important part of our local heritage.

While credit should certainly be extended to Tynemill for their efforts at The Victoria Inn at Beeston, what has happened to the Forest Tavern in my opinion deserves a black mark rather than a mark of merit.

Brian Howes

Nottingham Civic Society Member

CAMRA Pub Preservation, Midlands Regional Co-ordinator  
(Address supplied)

### **BOOK REVIEW** *Nottingham A Century of Change* **Compiled by Douglas Whitworth Chalford £9.99**

Douglas Whitworth has followed up his earlier book for Chalford covering the City's first half century, 1897 - 1947, with a handsome volume covering the whole of Nottingham's hundred years as a city. Once again a number of pictures taken by the eminent local photographer Frank Stevenson have been included and will belatedly gain him even more admirers. The author has also managed to tap into the elusive photographic archives of the Nottingham Evening Post and the Boots Company.

The century is covered in eight sections, largely by decade. The rich variety of images chosen will delight and inform readers of all ages. For older readers the memories of places and events will come flooding back. Younger readers will be amazed how the city has changed, sometimes quite dramatically since about 1950. In some cases they may wonder why. There is much here to entertain and educate, and certainly this selection is worthy of a place on members' bookshelves.

(Ken Brand)

### **HERITAGE OPEN DAYS 1997**

**Saturday 13th & Sunday 14th September 1997**

Buildings open in Nottingham are

Colwick Hall, Colwick Park	<b>Sunday only</b> 10.00-17.00
Green's Windmill	<b>Sunday only</b> 10.00-16.00
Malt Cross Music Hall 16 St James' Street	Sat/Sun Tours 14.00, 15.00, & 16.00 <b>Pre book</b> on (0115) 941 1048
Nottingham Subscription Library Bromley House, Angel Row	Saturday Tours 10.00, 11.00, 12.00, 14.00 & 15.00 <b>Pre book</b> on (0115) 947 3134
Wollaton Village Dovecote Museum Dovecote drive	<b>Sunday only</b> 14.00-17.00

Other nearby places of interest: All Saints Church, Hawton (Sat 15.30-17.30); Barn, 31 Main Street, Keyworth (Sat/Sun 10.00-14.00); Lowdham Old Hall (Sun 10.00-16.00); Broughton Pumping Station, Beake Lane, Broughton (Sat 11.00-15.00 **but pre book on 01623 862366**); Papplewick Pumping Station Sun 11.00-17.00).

Along the Cliff Face Tour, Saturday 10.15, Meet at Green's Windmill **2 - 3 mile walk** from Green's Windmill to Colwick Hall along part of the Sneinton Greenway. (Details on (0115) 987 5035 evenings).

### **OPEN HOUSE '97**

Open House '97 a celebration of London's Architecture, with free entry to over 400 interiors of architectural interest, takes place on Saturday 20th and Sunday 21st September 1997. Among the many "open" delights will be the studios of the architects Jesticco and Whiles, Sir Norman Foster, Michael Hopkins & Partners and the Richard Rogers Partnership. Telephone Hotline 0891 600 061. 39p/min cheap rate, 49p/min other times.

## CONSERVING CLIFTON - THE BOOK OF THE SCENARIO

A booklet that plots the development of Clifton Village into the 21st century has recently been published by the City Council. Although its title is dry - *Clifton Village Conservation Area Policy* - the 26 page ring-bound booklet includes an easy-to-follow description of the village as it was and as it is today, together with a look forward to an enlarged Conservation Area in the future.

The original Conservation Area was defined in 1969, and its boundary expanded 20 years ago to include the Old Forge on Glapton Lane and the area around Groveside Crescent. The booklet describes all 21 listed buildings, including the 18th century dovecote on the green with its 2,300 nesting boxes, the late 16th century Clifton Hall and its ice house, a farmhouse dating back to the early Middle Ages on Village Road and a privy built in the early years of the 19th century. Seventeen further buildings are listed as of local interest.

The booklet offers guidance to architects and builders on sensitive use of materials, gives a checklist of useful addresses and includes many line drawings and maps. It is available from the City Information Centre on Smithy Row and from the Council's Development Department in Exchange Buildings South, priced £2.

In launching the booklet the Chair of the City's Planning Committee, Councillor Alan Clarke said, "We hope that this document will play a part in protecting and enhancing the character of Clifton Village for many years to come".

Jerry Greer-Spencer  
Service Manager Conservation and Design

EDITOR'S VERDICT: Informative text, pity about the drawings.

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## THE CENTENARY HISTORY PROJECT

Now that the Centenary Histories have been published the project is coming to an end. Inevitable in an undertaking of this kind a number of groups may well feel that they have been ignored or woefully understated. Perhaps some readers will have searched in vain for their particular enthusiasms. In order to fill these gaps it is hoped that some kind of publication network can be set up before the Centenary History Advisory Board formally disbands. More on this will appear later.

Ken Brand

## FURTHER HONOUR FOR OUR EDITOR KEN BRAND CITIZEN OF HONOUR - CITY OF NOTTINGHAM 1997

The award of Citizen of Honour for a major voluntary contribution to the life of the City was announced and presented to Ken at the Ceremony of the Lord Mayor's Installation at the Albert Hall, Nottingham on 12th May this year. It was a memorable occasion. Ken was a most appropriate and deserving recipient as 1997 is the Centenary of the granting of the status of a City to the former town of Nottingham.

Ken was nominated for the award by Professor John Beckett of the History Department of Nottingham University and also Chairman of the Thoroton Society, in appreciation of Ken's outstanding voluntary contribution to Local History and for his help with the publication of the new definitive Centenary History of Nottingham which was edited by Professor Beckett and published to celebrate the Centenary Year.

Members will be aware of Ken's outstanding contribution to the enhancement of local knowledge through his work for the Civic Society, his careful Editorship of 44 Society Newsletters (which have included many of his own contributions and illustrations), his painstaking research for the books for the "Get to Know Nottingham" series and for his twelve years of administering the Mark of the Month Awards for outstanding examples of the renovation and restoration of the City's buildings.

In addition to all of this, Ken has always been willing to share his local knowledge through interviews with the local press, radio and television. The Nottingham Evening Post acknowledged Ken's achievement with a large coloured photograph with his trophy on the front page, and a double page spread inside, of the details of his achievements, and opinions on important buildings, under the heading "A look at Ken's Kingdom".

The Nottingham Civic Society extends its congratulations to Ken Brand on this most outstanding achievement.

Rita Cooper  
Chairman

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In Newsletter 103, April 1997 (p 6) I drew attention to the Pullman buildings of 1879-84 on Derby Road, more recently Baker and Plumb's store. SOL Construction almost immediately started work on the building, now to be known as Regent Court. 42 one, two and three bedroomed apartments designed by Maber Associates for Derwent Housing Association Ltd will be available for rent from November 1997.

Ken Brand



TUESDAYS AT 12.00 MIDDAY IN THE  
ARKWRIGHT LECTURE THEATRE



All events are free of charge

30 September	<b>IMPROVING THE CITY CENTRE EXPERIENCE</b> Ms Jane Ellis City Centre Manager Nottingham City Council
7 October	<b>THE REGENERATION OF MANCHESTER'S BOMB - SHATTERED BUSINESS QUARTER</b> Mr Lee Shostak Managing Director, Edaw plc
14 October	<b>THE MYSTERY OF CROP CIRCLES</b> Mr Mark Haywood International Centre for Crop Circle Studies
21 October (A Faculty Green Initiative Event)	<b>ARID ENGLAND: THE SEARCH FOR ALTERNATIVE WATER SUPPLIES</b> Mr Pat Green Head of Technology Innovation, Anglian Water Services Ltd
28 October (A Faculty Green Initiative Event)	<b>HEDGEROWS, NATURE CONSERVATION AND THE LANDSCAPE</b> Mr Eric McDavid Public Relations Officer Nottinghamshire Wildlife Trust
4 November	<b>RESIDENTIAL CONVERSION OF VACANT OFFICE SPACE</b> Mr Nick Ebbs Director, Innes England (Surveyors) Mr Gary Church Director, Church Lukas Hopper Cowley (Architects)
11 November	<b>PUBLIC HEALTH PROMOTION - THE ROLE OF THE EUROPEAN UNION</b> Mrs Mel Read Labour Member of the European Parliament for Nottingham & Leicestershire North West
18 November (A Faculty Green Initiative Event)	<b>SUPERTRAMS - THE ANSWER TO TRAFFIC CONGESTION?</b> Mr John Bygate Chief Executive, South Yorkshire Supertram Ltd
25 November	<b>BUYER BEWARE - CONTAMINATED LAND!</b> Dr Paul Nathaniel Centre for Research into the Built Environment The Nottingham Trent University
2 December (A Faculty Green Initiative Event)	<b>THE ROBIN HOOD CHASE NEIGHBOURHOOD CENTRE - FROM COMMUNITY PLAN TO COMMUNITY BUILDING</b> Ms Farida Maki Architect, Technical Aid for Nottinghamshire Communities

## AUTUMN/WINTER LECTURE PROGRAMME

Tuesday, 9th September 1997

**Michaela Butter** (Service Manager, Nottingham Museums)  
"Plans for Nottingham Castle: the True Story"

Tuesday, 14th October 1997

**Dr David Markham** (Centre for Local History, University of Nottingham) **KEITH TRAIN MEMORIAL LECTURE** "New Clothes for St Edmund: Local History and Heritage Conservation"

Tuesday, 11th November 1997

**Geoffrey Oldfield** "Nottingham, 1897 - 1997"

Tuesday, 9th December 1997

**CHRISTMAS PARTY** - See enclosure

Tuesday, 13th January 1998

**Ian D Wells** "The Architecture of Transport"

All lectures will be held in the Society of Friends Meeting House,  
Clarendon Street, Nottingham, starting at 7.30pm.

## CLIFTON VILLAGE

September 13th and 14th

October 16th at 7.30pm

HERITAGE WEEKEND

ILLUSTRATED TALK BY  
NEVILLE HOSKINS

ST MARY'S CHURCH,  
CLIFTON VILLAGE  
Open

"Heraldry, Yesterday and  
Today"

Saturday: 10am-1pm & 3-6pm

Sunday: 1pm-5pm

Guided tour and tea

£1 per person, 50p per child

Tickets £1 per person  
Obtainable at the Church or from  
Mavis Forsyth (0115 984 6253)