



**DERBYSHIRE HISTORIC
BUILDINGS TRUST**



"The first 20 years"



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“The first 20 years”

Joan Sinar
with illustrations by
Frank Saunders



November 1994



DERBYSHIRE HISTORIC BUILDINGS TRUST
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DERBYSHIRE HISTORIC BUILDINGS TRUST

Founded 1974

President: Her Grace the Duchess of Devonshire

OFFICERS OF THE TRUST

Chairman: Alan Bemrose

Vice-Chairmen: John Morgan-Owen
Patrick Strange

Secretary: Michael Mallender

Treasurer: Walter Marshall

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Brian Doe

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Representatives of the following organisations

Association of District Councils	Derbyshire Archaeological Society
Buxton Civic Association	Derbyshire Association of Local Councils
Chesterfield Civic Society	Derbyshire Federation of Women's Institutes
CPRE	National Trust
Derby Civic Society	Peak Park Joint Planning Board

Administrative Secretary : Mrs Andrea Hambleton

Trust Projects & Awards 1974 – 1994

PROJECTS

The Toll House, Kedleston Road, Derby	1976
Stud Farm Cottages, Boythorpe	1977
Golden Valley Cottages, Riddings	1979
The Old School House, Twyford	1979
31-33 The Dale, Wirksworth	1980
42-46 Market Place, Bolsover	1981
Railway Cottages, Derby	1981
1 The Dale, Wirksworth	1981
1-3 Greenhill, Wirksworth	1983
Blacksmith's Shop, Dale End, Wirksworth	1983
Barlborough Old Hall, Barlborough	1984
17 Long Row, Belper	1984
The Brunswick Inn, Derby	1984
House at Dale End, Wirksworth	1985
Market Street, Eckington	1985
Thermal Baths, Buxton	1987
Methodist Chapel, The Dale, Wirksworth	1988
19 Midland Terrace, New Mills	1992
Arboretum Lodge, Derby	1994
51 Church Street, Melbourne	1994

AWARDS

- Europa Nostra Award - Wirksworth Project
- Europa Nostra Diploma of Merit - Thermal Baths
- Civic Trust Award - Railway Cottages
- Civic Trust Award - Greenhill & The Dale
- Civic Trust Commendation - 42-46 Market Pace, Bolsover
- Civic Trust Commendation - 17 Long Row
- Housing Design Award - Railway Cottages
- Derby Better City Award - Railway Cottages
- DCC Greenwatch Award - 19 Midland Terrace

Foreword

Having had the honour to be associated with the Derbyshire Historic Buildings Trust since its inception, I am delighted that we have this history of our first twenty years.

It has reminded me of the ceaseless endeavour of a few people who, working for nothing, have rescued and restored to a high standard many excellent buildings which would otherwise be no more.

The Trust started its work well before the radical change of public opinion towards looking after old buildings. Houses, like those of the Railway Terraces in Derby and the ironworkers' cottages in Golden Valley, Riddings were doomed and desolate. The Council of the Trust recognised their quality and set about restoring and transforming them into what they are now. This process has been repeated in many places throughout the county.

To bring a good building which is in a bad state back into use is very pleasing. Unless you have watched the long process from acquisition to the final fixing of our plaque, it is hard to imagine how much time and effort it takes.

When you read the following pages you will have some idea of the obstacles which have to be overcome in every case. The patience, persistence and expertise of the members of Council in tackling these jobs has been wonderful to see. I hope their achievements have been their reward. It is certain that they are gratefully acknowledged by all of us who live in Derbyshire.

Deborah Devondale

The Derbyshire Historic Buildings Trust

~ ORIGINS ~

Until the mid twentieth century most European towns, villages and hamlets still had their own local stamp, built largely, as they were, in local materials by local craftsmen. In industrialised countries such as this, technological advance with its opportunities for large scale building had been gathering speed and volume from the early nineteenth century.

Financial difficulties and the need to educate the labour force provided some check to begin with, but after the Second World War many circumstances combined to speed change. The need to feed, and re-house war-shattered Europe, and to replace the infrastructure, was immediate. The birth rate was rising. Money was short. Labour saving techniques and new materials were adopted in farming and building, often without adequate testing or any consideration of the future. Speed and immediate cost effectiveness were all. The new clean lines of large fields without hedges and massed buildings of stark utility captured professional and popular imagination.

In towns, large areas of buildings needing some modernisation were cleared and replaced, often by huge cement blocks. Private owners either gutted older buildings, adapting them to new fashions, demolished them, or abandoned them and left them to rot. The speed of change in both the natural and the architectural environment disturbed many. European Conservation Years were introduced. Conservation itself is a new concept, reaction to the loss of the ecological inheritance.

The increasing uniformity of town and city centres, the swamping of villages by suburbia, and the dullness or even brutality of much of the new building led eventually to the announcement of European Architectural Heritage Year 1975. Its principal objective was to raise public awareness of the importance of older buildings in the environment.

Late in 1973, Alan Bemrose was asked to co-ordinate plans for EAH Year in this area. He decided to work for something of permanent value for Derbyshire. On exploring the position he found a group of people, inspired by Derbyshire County Council's own planning officers, already working towards a county historic buildings trust. The group was drawn from the Derbyshire Archaeological Society, local architects, and staff of nearby universities.

By spring 1974, Local Government re-organisation was well under way. In spite of this, the Chairmen of the out-going old Derbyshire County Council and the new enlarged Council were persuaded first, to explore the need for, and then to back the setting up of such a trust. Work started immediately, using the old exploratory group, officers of County Planning and other County Departments, members of the Council itself, representatives of other Derbyshire authorities, civic and other societies, and a handful of interested lay and professional persons.

The proposed trust was to be managed by Trustees and a Council of Management. Those professionals who had been involved in the setting up of the Trust, and, consequently unable to undertake paid commissions whilst members of the Council, were to be brought together as a Technical Panel. A second panel, the Promotions Panel was to be responsible for promoting the work of the Trust to its members and the general public.

- EARLY DAYS -

The Derbyshire Historic Buildings Trust was formally incorporated as a limited company in November 1974. Registration as a charity followed; Alan Bemrose was and still is its first Chairman. Her Grace the Duchess of Devonshire and George Cocker, Chairman of Derbyshire County Council, were its Vice-Chairmen. Sadly George Cocker soon died. Her Grace later became the Trust's President. Ray Kenning was Vice-Chairman for some years.

The present Vice-Chairmen are John Morgan-Owen and Patrick Strange who have served the Trust in many capacities since its beginning. Denis Knight was the first Honorary Secretary, serving until October 1977. Denis, who was also Honorary Secretary of the Technical Panel until 1980, worked closely with the Trust until shortly before his death in 1984. He was succeeded in the Trust Honorary Secretaryship by Trevor Brown, who resigned in 1985. Michael Warwick, an old friend of the Trust, took over in difficult days and served until his death in 1987.

To Denis and his successors in office in both Secretaryships, to Derek Latham, Ray Kenning, Patrick Strange, successive Chairmen of the Technical Panel, and to Derek Buckley, Bill Trippett and John Morgan-Owen, Chairmen of the Promotions Panel and its successive Honorary Secretaries, the Trust owes much. Eric Cobb, the County Treasurer, was Honorary Treasurer until he resigned in 1987. He and his County staff worked hard to keep the Trust's finances on an even keel.

~ AIMS, POLICIES AND CONTINUING ACTIVITIES ~

The Trust's aim was to identify neglected or abandoned historic buildings in the county in danger of decay or demolition, and to work for their preservation and modernisation without damage to their essential character. From the beginning one of the Trust's main activities has been co-operating in the compilation of Derbyshire County Council's continuously up-dated list of historic buildings judged to be at risk from neglect or misuse, and then later, compiling its own. Central Government has recently recognised such lists as vital data bases for the identification of buildings, the future of which is of particular concern to the country. The Trust was later commissioned by English Heritage to undertake a large-sample survey over the county as a part of the national survey of Buildings at Risk.

In 1974 it was decided that the Trust should operate a rolling fund, financing its work from the proceeds of the sale of com-

pleted restoration projects. Fortunately several different types of financial grant or cheap loans were then available for individual projects, but fund raising was an urgent priority. So was the need to convince the public of the value of smaller, older buildings both in the landscape and in the county's building stock. A vigorous membership drive, coupled with a subscription of £1 only, resulted in 241 members in the first year.

An Exhibition of Buildings at Risk toured the county. An attractive brochure, and a lively poster designed by Tony Short were widely distributed. The now long standing programme of talks began, and the first of an equally long series of parties in old houses was held. The main task though was to find and restore the all-important first building, preferably one well in the public's eye. Several buildings were inspected; demolition orders were lifted. Owners were stirred to restore their buildings or to sell to others who were newly alerted to their value. From the start this has been a most welcome by-product of the Trust's own restoration programme. Many more buildings have been saved through arousing their owners' interest than the Trust could possibly have restored itself.

The Trust's policy is to acquire only those buildings for which no other restorer or purchaser appears. Where possible it persuades others to tackle the work, to sell or to find an appropriate other use, usually by giving advice or sometimes through a feasibility study.

~ THE FIRST TWO BUILDINGS ~

By spring 1976 work had started on Toll Bar Cottage, Kedleston Road, Derby, a very dilapidated early 19th century building. Peter Holden was appointed architect. The initial work of stripping and retiling the roof attracted such interest that David Tivey of Maynard and Co, the estate agents dealing with the sale of the building, advised that the Trust should retain ownership until the

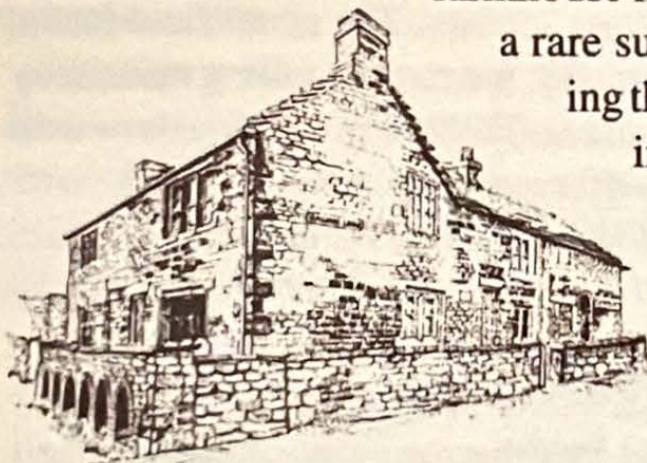
restoration was complete and then go to auction. This advice strongly influenced the Trust's future policy in dealing with smaller buildings.

Before Toll Bar Cottage was completed the Trust acquired Stud Farm Cottages, Boythorpe, Chesterfield, originally an 18th century



The Toll House, Kedleston Road, Derby

farmhouse in honey coloured stone, with a rare surviving bee bole wall flanking the garden. It had been divided into workers' cottages in the 19th century, and ugly brick lean-tos added. Peter Holden was again the architect.



Stud Farm Cottages, Boythorpe

The lean-tos were stripped off and the farm restored as two adjoining dwellings. They were sold at auction in 1977 by Michael Warwick. He, like David Tivey, was to have a long association with the Trust.

~ FURTHER POLICIES AND ACTIVITIES ~

About this time several new important policy decisions were taken. The first was to restrict lobbying by the Trust to such vital matters as the application of VAT to expenditure on the repair of Listed Buildings and Ancient Monuments. For several years the Treasurer's staff were to negotiate delicately with officers of Customs and Excise on what was repair and what could be construed as new building. The second was to try to promote the training of craftsmen wishing to specialise in the renovation of old buildings. The third was to affix to each restored building a distinctive blue plaque commemorating the Trust's action.

To help to spread awareness of the importance of local building styles and surviving groupings, and to interest people in the Trust, two walks were planned in 1977. These, in the Dale Abbey and Risley Conservation Areas, were soon to become a popular public activity, publicised for some years by articles and notices in *Derbyshire Life and Countryside*.

To keep the rapidly growing membership abreast of what was happening the Newsletter was started. Later the Trust tried to find a contact in each local authority district to identify historic buildings and watch for threats to them.

Late in 1977, there was a new development which resulted in a private project involving Trust activity. The small field barns, a distinctive feature of hill country, are rapidly falling into decay with changes in farming practices. To preserve only a few, new uses needed to be found. After protracted negotiations with several bodies including the Public Health Authority and the Girl Guides, and much hard work by a group of volunteers, three barns on the Chatsworth Estate took on a new experimental role as stone tents. In 1981 two were handed over to the Guiding movement, setting a trend to be followed by others over northern England. Their conversion also marked the beginnings of the stone slate and roof-covering stealing activity now so widespread in the countryside. Within eight years thieves had three times stolen the Chatsworth stone tent roof coverings.

~ GOLDEN VALLEY ~

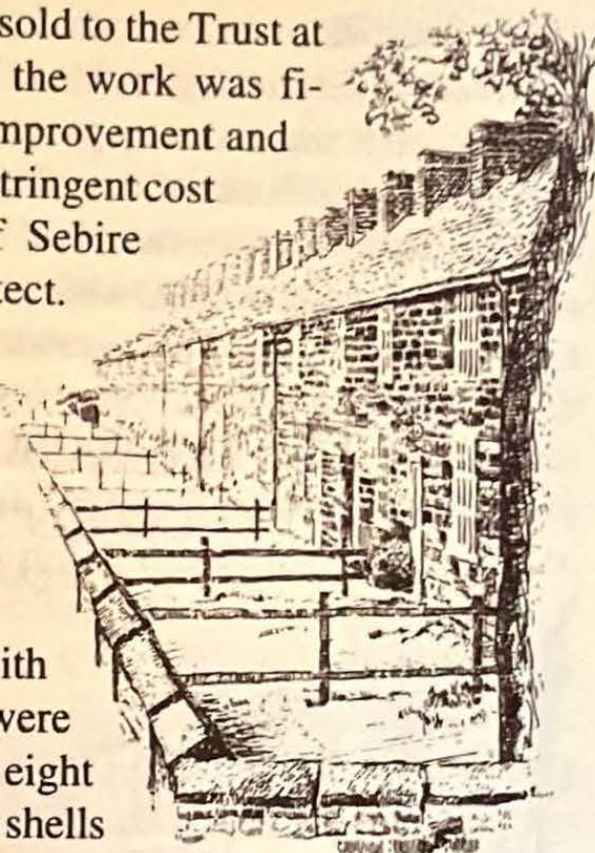
(The Trust's first industrial hamlet)

In 1977 attention was drawn to a terrace of twenty stone iron workers' cottages in a rural setting at Golden Valley, Riddings, built by the Butterley Company about 1795. Renovation would probably cost £100,000. The Trust had its first thoughts of a professional fundraiser, then settled to work on the restoration of the whole industrial hamlet of Golden Valley, including sixteen Victorian brick cottages. All had long gardens running down to a silted up canal full of rubbish.

Amber Valley District Council sold to the Trust at the lowest possible price, and the work was financed with the aid of House Improvement and Historic Building Grants under stringent cost limitations. Andrew Sebire of Sebire

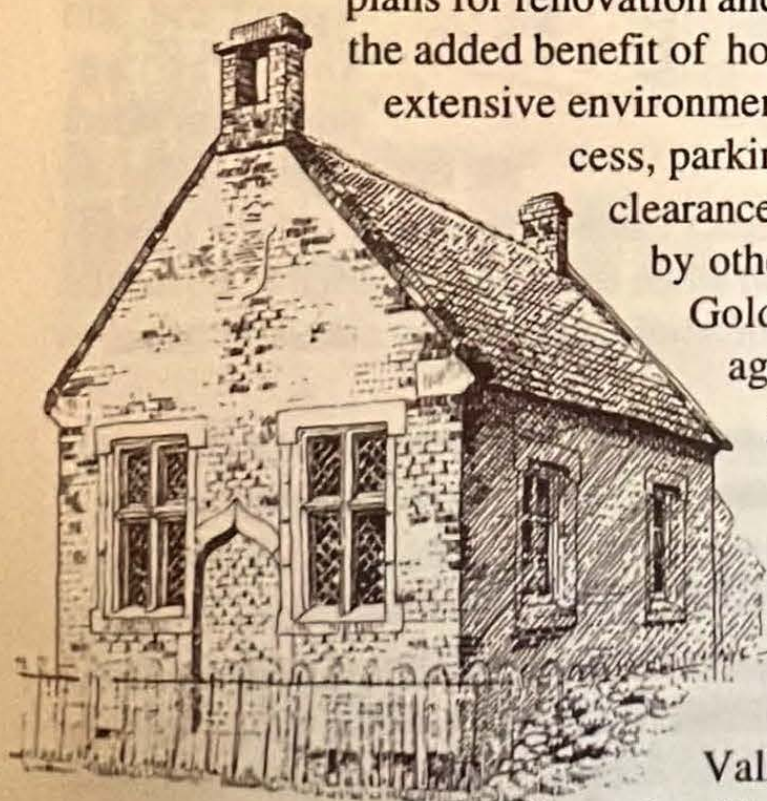
Allsopp was appointed as architect. The two larger end stone cottages were restored as separate dwellings; for the rest, two cottages were thrown into one; so making eleven in all; and alternate outhouses demolished.

An experiment was tried with the brick cottages. Pairs of these were also thrown into one. This made eight dwellings which were restored as shells with services, then sold with a set of



Golden Valley Cottages, Riddings

plans for renovation and modernisation and with the added benefit of housing grants. There were extensive environmental works, improved access, parking, and garden and canal clearance, much of which was done by other bodies anxious to see Golden Valley come alive again. The work was completed in 1979.



The Old School House, Twyford

charming Victorian School House, at Twyford, also completed in

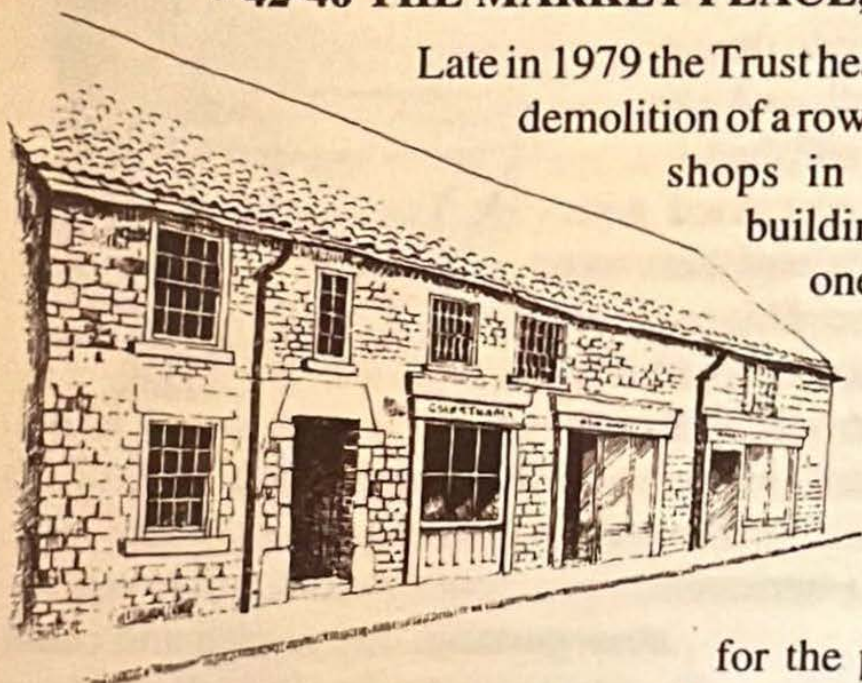
**~ THE OLD
SCHOOL HOUSE,
TWYFORD ~**

Parallel with Golden Valley was the restoration of the dilapidated but potentially

1979. Peter Knowles was the architect. One cast iron window survived which it was possible to copy. Although this was a much smaller job it was beset by problems arising from its location on a major road well out of the village.

New access and services had to be provided from a side road across a stream, bridging which involved much negotiation with the water authority. Thieves twice struck the building works.

~ 42-46 THE MARKET PLACE, BOLSOVER ~



Late in 1979 the Trust heard of the proposed demolition of a row of neglected small shops in Bolsover, listed buildings, which defined one side of the medieval market place. Michael Brayshaw investigated the site and was appointed architect

for the project. Bolsover

42-46 Market Place, Bolsover District Council agreed to sell the properties, and re-purchase them when restored at a price to cover the Trust's costs. The owner of adjoining property asked for this also to be restored.

By 1981 an attractive row of 18th and 19th century shops was again safe. The project received a Civic Trust Commendation.

~ NEW DEVELOPMENTS ~

In 1979 the whirling years began. Large and small projects ran concurrently. Before work had finished on Golden Valley and the Old School House the Trust learned that the Civic Trust was considering a project to show what could be done to regenerate a decayed urban centre by pump-priming individual conservation

projects and sympathetic modernisation within that centre. It was interested in the possibilities offered by Wirksworth town centre, already a Conservation Area.

The District Council designated part of it a General Improvement Area, substantially increasing the amount of possible grant. The Derbyshire trust was already interested in several buildings, and immediately began negotiations.

At the same time Derby Civic Society approached the Trust. It was campaigning strongly against the proposed demolition for road works of a large block of terraced housing near Derby Station, forming a triangle bordered by a main road and factories, with the listed Brunswick Inn at its apex.

Though unlisted, the terraces were fine examples of early domestic railway architecture, and still basically sound. Together with the Inn they were built by the North Midland Railway Company between 1841 and 1843 at the same time as the Station and the Midland Hotel, to the designs of the architect, Francis Thompson.

The Monument Trust then most generously offered DHBT £10,000 a year for three years to finance a fundraising campaign, and during that campaign to cover administrative costs and the restoration of minor buildings which had no resale value. The offer was immediately warmly accepted.

~ RE-ORGANISATION ~

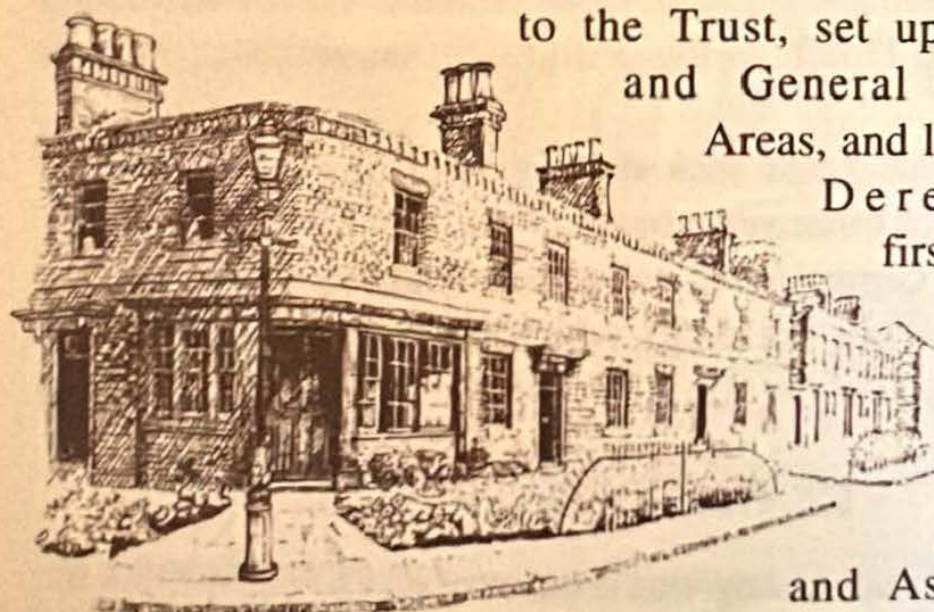
Professional fund raising was attempted in 1979 and 1980, but was abandoned after strenuous efforts met with little response. What small success was enjoyed was largely owed to a luncheon party given by their Graces the Duke and Duchess of Devonshire, at which Tarmac's interest was aroused.

A Working Party, which was quickly formalised as the new Management Panel, reported in 1979 that the voluntary work of architects on the Technical Panel had placed certain practices under great strain. It was agreed that the exploratory work should

be shared more widely, and that travelling and secretarial expenses should be re-imbursed. It was also agreed that those undertaking such exploratory work should receive first consideration when architects were commissioned for projects. To become eligible for such commissions Derek Latham and Tony Short resigned as members of the Council of Management. Derek also resigned as Chairman of the Technical Panel to become Technical Co-ordinator to the Trust. A part time administrative secretary to the Trust was appointed in 1981 and housed to begin with in the Wirksworth offices of Sebire Allsopp.

~ RAILWAY TERRACES AND THE BRUNSWICK INN, DERBY ~

Eight months effort was needed to persuade Derby City Council to abandon its proposed road scheme, sell the buildings to the Trust, set up Conservation and General Improvement Areas, and list the cottages.



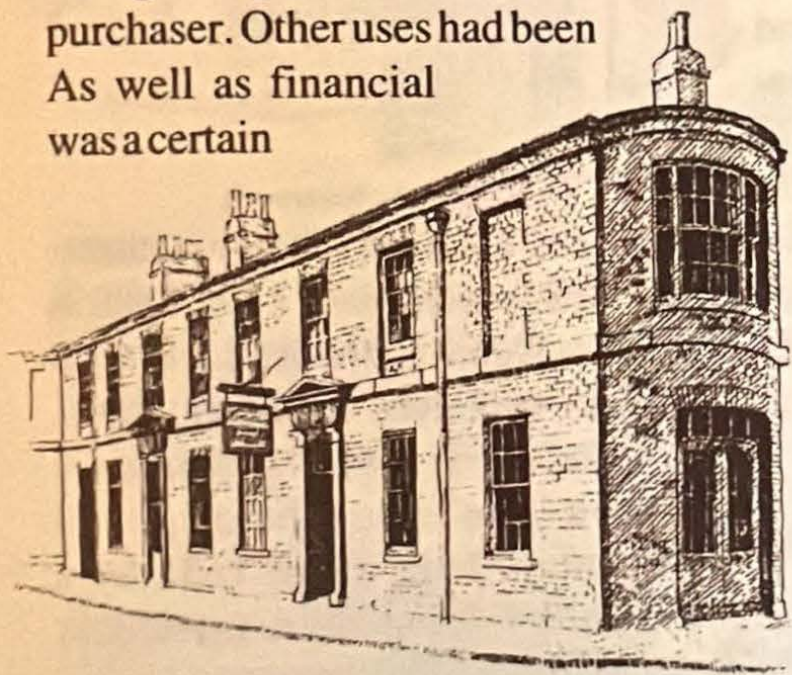
Railway Cottages, Derby

Derek Latham, first of the Wood, Latham and Newton Partnership and then of Derek Latham and Associates, was appointed architect in charge in 1979. David Bagshaw became project architect. A mass of rubbish had to be cleared before work could begin.

Over the next three years seventeen different house types, varying from two bedroomed cottages to substantial four bedroomed houses were restored and modernised. Not only were all the perimeter houses given front gardens with iron railings, but landscaped areas were introduced, some garages, well designed

car parking, and gardens at the rear of the houses. New street lamps were of the original pattern, and all the front doors painted maroon, the house colour of the North Midland Railway. The project received a Housing Award and a Civic Trust Award.

The Railway Terrace houses were sold in small batches as they were completed, so although the scheme was costly, cash flow never became too difficult. The Brunswick Inn was another matter. To begin with it was in worse physical condition. Car parking was inadequate. There was grave difficulty in regaining the licence, and even more difficulty in finding a purchaser. Other uses had been explored and rejected. As well as financial considerations there was a certain emotional bias in favour of restoring an early railway inn. Finally the roof, the windows and the general structure were restored, and the interior left for the new owners who were to run it once more as a licensed house. The Brunswick



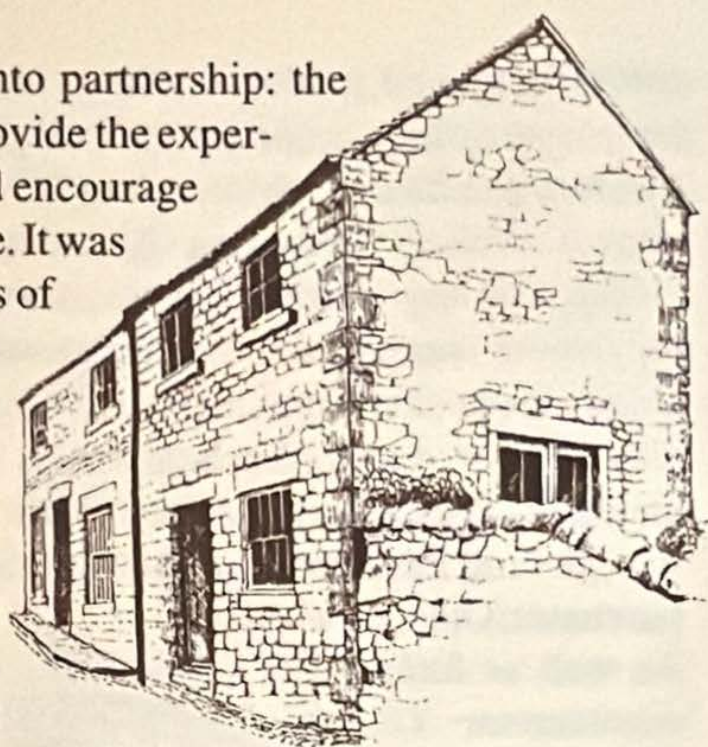
The Brunswick Inn, Derby

Inn ate up the profits from the Terraces, but this might well seem appropriate.

~ THE WIRKSWORTH PROJECT, 1-3 GREENHILL, AND OTHER BUILDINGS ~

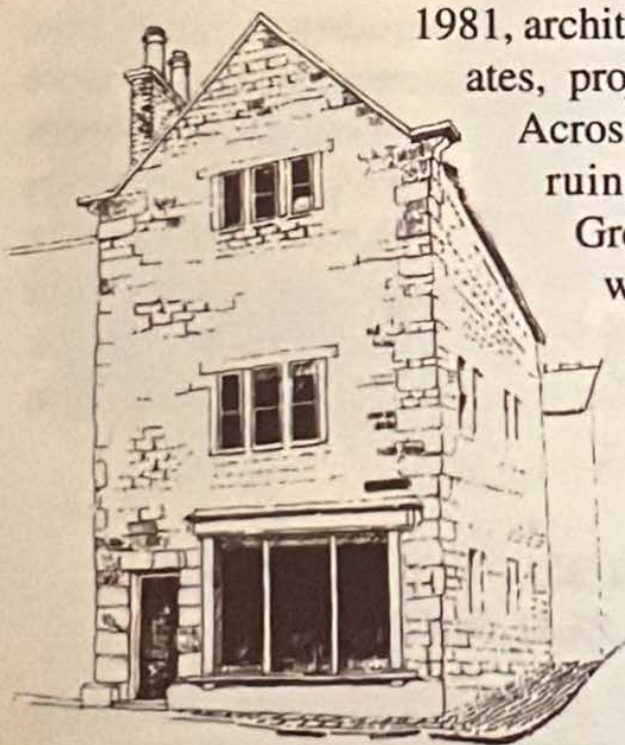
Though heavily involved with the Railway Terraces, in spring 1979 with Andrew Sebire as architect DHBT began the restoration of The Old Shop, 31-33 The Dale, as a single dwelling with attached parking. Work was well under way when the Civic Trust announced its commitment to Wirksworth and sent Gordon Michell to set up an office there.

The two Trusts entered into partnership: the Derbyshire trust was to provide the expertise to start renovation and encourage local residents to co-operate. It was also to purchase properties of importance in the town as a holding operation pending rehabilitation and sale. It would be re-imbursed at regular intervals for the costs of acquisition and repairs, including professional fees. Losses would be borne by the Civic Trust, but any profits would be shared between the two Trusts.



31-33 The Dale, Wirksworth

The first building restored under this scheme was 1 The Dale in 1981, architects Derek Latham and Associates, project architect Anthony Rossi. Across the way from 1 The Dale lay in ruins a fine stone house, 1 - 3 Greenhill, built about 1631 by a wealthy local lead merchant, William Hopkinson.



1 The Dale, Wirksworth

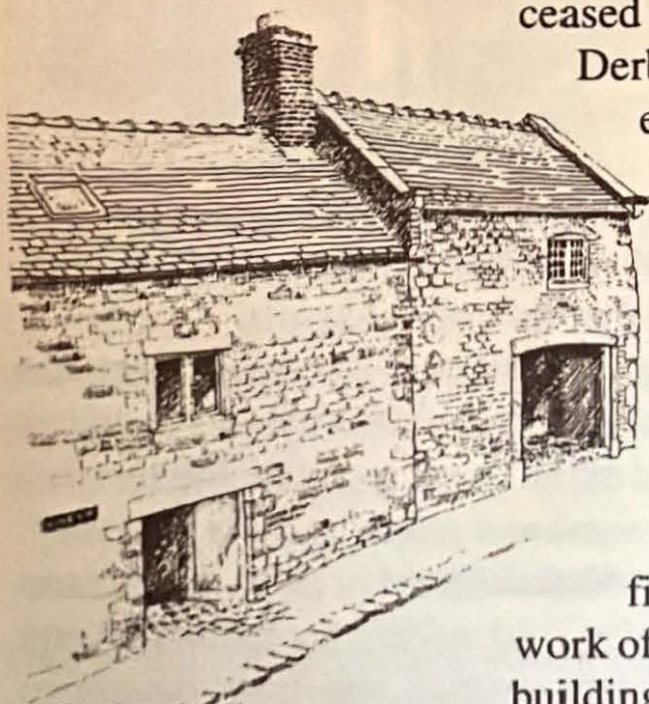
The Civic Trust commissioned a feasibility study in the course of which inspired detective work by Anthony Rossi and Barry Joyce established its original roof structure. Anthony Rossi became the project architect for the building's restoration. This was funded jointly by the County Council and the Development Commission to provide more office space in the town. The Derbyshire trust was agent for the restoration and later took on the management of the property. One set of the offices has become its headquarters. The



1-3 Greenhill, Wirksworth

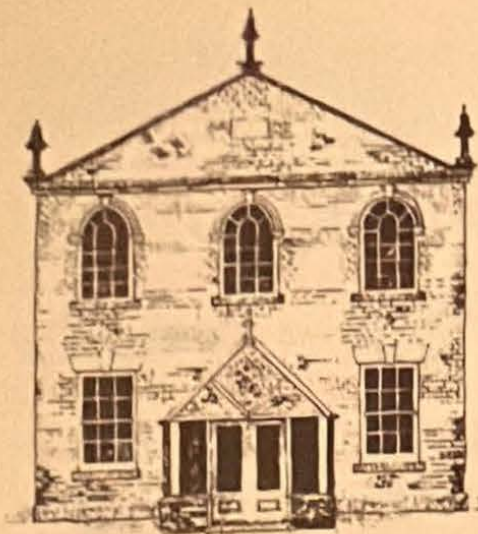
restoration was completed in 1983, along with that of the Old Blacksmith's Shop lying opposite, just in time for the presentation of a Europa Nostra Silver Medal to Wirksworth for a broad programme of self help with innovative features.

After the Civic Trust's direct involvement in Wirksworth ceased the Monument Trust lent the Derbyshire trust £20,000 until the end of 1985 to help its cash flow on other projects in the town.



*Blacksmith's Shop,
Dale End, Wirksworth*

These included the restoration of Ryde's Garage at Dale End as a dwelling house, and major specialist work on 15A The Market Place, built as a lawyer's office about 1810. The stonework of this charming tiny Palladian building was in such bad condition that the stonework of the facade had to be completely restored. Both buildings were completed in 1985.



As money grew tighter the restoration of the Methodist Church in the Dale, architect Graham Rennie, could not be tackled until in 1987 a purchaser was found, the British Trust for Conservation Volunteers.

Methodist Chapel, The Dale Wirksworth

~ BARLBOROUGH OLD HALL ~

In 1981 the Trust decided to tackle Barlborough Old Hall, built in soft local stone in conservative style for a rising young lawyer, John Savile, in the 1580's.

It had been divided into small cottages. Much of the stone was in bad condition but some fine plasterwork survived. Only a small front garden survived and conversion to a restaurant seemed the



Barlborough Old Hall, Barlborough

most likely use. Not only was there no parking but a neighbour had vehicular right of way across the back of the house.

The feasibility study by Roger Taigel of Anthony Short and Partners forecast a probable deficit of £40,000 which would use up most of what then remained of the revolving fund. Interest free and low interest loans were raised and grants and uses pursued. Restoration started in 1982. It was completed in 1984. After many disappointments the Old Hall was sold in 1987 for use as a private dwelling. Neighbouring properties which had been bought to resolve the right of access problem were sold on. The eventual loss was fortunately less than anticipated.

High Peak Borough Council with EC, English Heritage and Georgian Group funding was finally able to restore the urns and the Slopes to something like their former glory.

The Trust had better fortune in 1982 -1983 with the work on the Bolsover Cundy or Conduit Houses when, with the aid also of a grant from the Department of the Environment it financed and supervised re-pointing by a Manpower Services team.

The Trust also acted as catalyst and agent for the restoration of the Morley Park Iron Furnaces, a scheduled Ancient Monument in ruinous condition in 1984. Their acquisition and stabilisation by the Trust before they were handed over to the Derbyshire Archaeological Society was financed by six separate bodies, with Manpower Services again providing the labour.

~ THE SLIPPERY SLOPE ~

A major factor in the Trust's success has been its acquaintance with the web of grant making funds, public and private, statutory and discretionary, and with similar sources of cheap loans. Many local firms gave generous help with such jobs as clearing the Golden Valley gardens or constructing the Twyford access bridge. Tarmac gave £10,000, profit from the sale of Dakin Cottage which it restored in consultation with the Trust.

Inflation, and until 1984, even VAT regulations were used to the Trust's advantage. Gradually inflation and business difficulties began to affect the Trust's workings. Early in 1984 the Treasurer warned that any future project would mean borrowing at market rates, but only lip service was paid to his advice. The Trust had forgotten that only projects involving smaller units had been profitable. The Brunswick Inn was eating money, to a lesser extent so was Barlborough Old Hall, and 1-3 Greenhill had cost much more than anticipated.

All three buildings were difficult to dispose of. All three buildings were substantially larger than those with which the Trust was successfully meeting its objectives yet the Trust's optimism remained unbounded.

~ MARKET STREET, ECKINGTON ~

The Trust was confirmed in its optimism by its success in restoring and selling a line of small shops and flats above them in Market Street, Eckington. When they came to the Trust's attention in 1983 in very poor condition they were thought to be of 17th century origin, but in the course of restoration some medieval structures were found. Neil Ritchie and Graham Rennie, who had already worked on Trust projects were appointed architects for the feasibility study which precedes the adoption of any Trust project, and later as architects for the job itself.



Market Street, Eckington

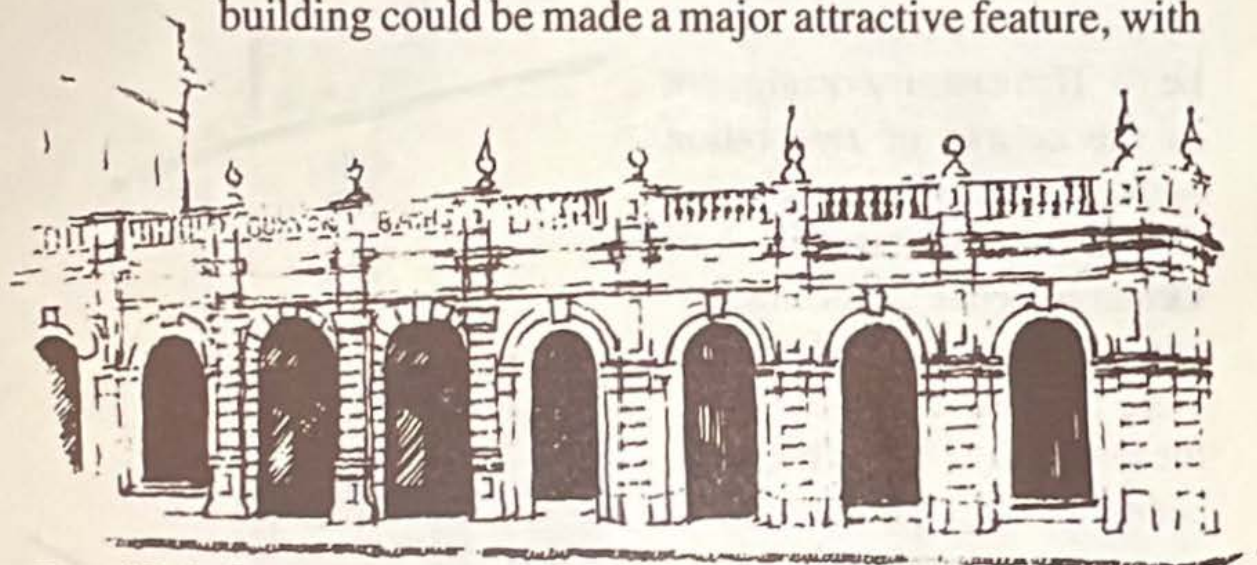
Work began in 1984 with stringent attention to costs, for the Trust was already very heavily committed elsewhere. Particular attention was paid to the provision of good parking, for experience had shown this to be a major factor when properties came to be sold. The well restored smart looking properties sold quickly in 1985.

~ THE THERMAL BATHS, BUXTON AND THE CLARKE WINDOW ~

The Thermal Baths at Buxton first attracted serious attention late in 1982 when High Peak Borough Council commissioned a feasibility study. By spring 1983 the study had been accepted, recommending restoration as a group of small shops with one larger unit. Estate agents were briefed to search for a developer. The Trust was asked to tackle the basic restoration, on the

understanding that the Trust's own funds would not be used. All costs would be met by the Borough Council.

By spring 1984 work was well under way, but a developer was proving difficult to find. Derek Latham, the architect, was inspired to suggest that a possible developer might well be attracted if the quarter barrel roof window which spanned the building could be made a major attractive feature, with



Thermal Baths, Buxton

an inner stained glass window. He approached Brian Clarke, a stained glass artist of international standing, who had Derbyshire connections, and the East Midland Tourist Board. Both were enthusiastic.

The window would be the largest piece of Clarke's work in Europe, an outstanding work of art. The Tourist Board promised a grant of £40,000 to help pay for it. Brian Clarke was sure that friends and patrons would meet the remaining cost. The window would be an inner skin to a half-barrel outer plain glass window. Derek Latham was right. A developer was attracted, Barton Property Investment Ltd.

On being assured that no cost would fall on the Derbyshire trust, it went ahead, and contracted to sell to the developer the restored Baths with the window in place. Unfortunately the artist's friends and patrons proved not to be interested in supporting the window project and an exhaustive search for other patrons proved fruitless. High Peak Borough Council was committed to the restoration

only. The developer refused to take the building without the stained glass window.

From spring 1985 with the Brunswick Inn and Barlborough Old Hall still unsold the Trust was working on a loan from the Allied Irish Investment Bank of £500,000 at commercial rates as the Treasurer had foretold. It was guaranteed by the Borough Council. The cost of restoration was well over budget and another £167,000 was needed for the window.

With its other heavy debts the Trust was near to insolvency. In this crisis people rallied round. Brian Clarke remitted his design fee of £67,000. The architect and structural engineer remitted their fees for the window, charging their expenses only. St Modwens, which had taken over Barton Property Investment Ltd offered an interest free loan of £30,000, which would be written off subsequently.

Hugh Sykes, a South Yorkshire industrialist, who had intended to endow an historic building trust for the Peak Park, most generously offered a loan of £50,000, to be secured on other properties which alas already had charges against them. To meet his doubts about the solvency of the Trust, the Monument Trust and the National Heritage Memorial Fund, two of the Trust's creditors were approached.

Two existing loans for other properties, totalling £40,000, were converted to grants. The High Peak Borough Council offered a further grant of £20,000, conditional upon the repayment of the loan of £500,000 from the Allied Irish Investment Bank. It finally proved necessary to borrow only £30,000 from Mr Sykes.

The Baths were finished, complete with window, and handed over. There were minor initial problems with a window of that size, but these seem to have been resolved. As properties were sold and cash flow improved, the loan from Mr Sykes was re-paid fairly quickly.

~ THE UP-SHOT AND A NEW START ~

The Trust emerged from the Thermal Baths project firmly resolved never again to commission a work of art, but to stick to the field of conservation of buildings in which lies its expertise. It had also learned a financial lesson. It was also determined to deal with one project at a time. One sad result of the Thermal Baths crisis was that the County Council severed its very long standing connection with the Trust. The County Council set up its own revolving fund, which proved to be short lived because of local government difficulties. The Trust welcomed the new fund, and continued to deposit its archives in the Derbyshire Record Office. The Trust files of at least three long serving members of the original Council of Management are also deposited there.

Happily, in 1992 the Trust and the County Council resumed their close working relations. County staff again serve on the Trust's panels, and new ventures are planned. The County Council's withdrawal affected both the membership and the staffing of the Trust. John Morgan-Owen and Norman Wilson became members of the Council of Management in their own right rather than as representatives of the County Council. Eric Cobb, the County Treasurer, resigned as Honorary Treasurer of the Trust at the end of March 1987. He was succeeded by Mr W O Ling, and he in turn by Mr Eric J Mitchell. In 1994 Mr Walter Marshall became Honorary Treasurer.

There were other changes. Sadly Michael Warwick, the Honorary Secretary died in 1987. Pauline Roberts, the part time Administrative Secretary of six years' standing, left to take up a new job. Her successor, Mary Luddington, took on the new job of Deputy Secretary pending the appointment of a new Honorary Secretary. Patrick Strange succeeded Ray Kenning as one of the two Vice Chairmen in 1988.

In the late 1980's, the Trust's main tasks were pushing to a conclusion projects started earlier, and taking stock of the situation. There was money for a new project once the other buildings

had been sold, but it was important that the right project should be chosen.

A second exemplary restoration, this time in the north of the county, was desirable. If the building could be part of a Town Scheme, not only would the project have a high public profile, but there would be more possibilities of grants. In the meantime from 1990 the Trust occupied itself with Ruth Jordan's sample Derbyshire survey of listed buildings at risk, commissioned by English Heritage, and the search for a new project.

~ EXEMPLARY RESTORATION ~ (19 Midland Terrace, New Mills)

In July 1991, 19 Midland Terrace, a terraced cottage, was chosen for exemplary restoration, part of a



Town Scheme. The Borough of High Peak was keen and had set aside money to re-instate roads and pavements. English Heritage grant aid was available. Hope of a loan from the Architectural Heritage Fund was to be disappointed. Graham Rennie was appointed architect and prepared the fact sheets for public distribution. Granada TV covered the restoration and gave welcome publicity.

The cottage sold quickly at the asking price.

19 Midland Terrace, New Mills

~ DEVELOPMENTS IN 1992 ~

It was decided that, because the work load had been very much reduced, the Technical and Promotions Panels should be combined. This would cut out the burden of cross representation, and enable members with differing skills to make direct input into the

work of the joint Panel. Mrs Dorothy Sample took over the work of Talks Organiser from Mrs Vanda Wright who had undertaken it since 1978.

The discovery of poor and unauthorised stone work repair at 17 Long Row, Belper, was disturbing because the house no longer conformed to the Trust's standards. New owners were encouraged to have the work put right by the Trust under the Belper Town Scheme. As a result of this, an audit was undertaken of property restored by the Trust, and a register of covenants and authorised changes was set up.

~ THE ARBORETUM LODGE, DERBY ~

The Arboretum Lodge, once a dignified entrance to the first public park in England, had fallen into disrepair, just as the park had lost many of its fine specimen trees. Both had been vandalised. Now with a determined joint effort by the City of Derby and people living in the neighbourhood the Grade II* listed park was being restored.

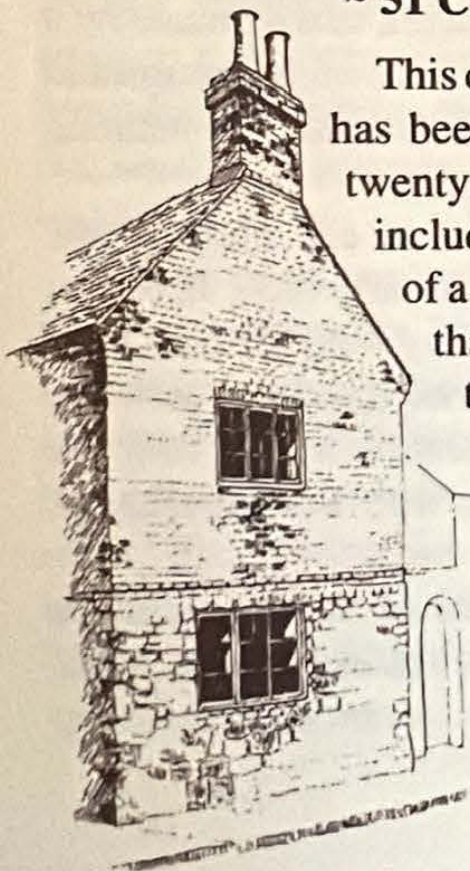


Arboretum Lodge, Derby

The City Council first asked the Trust to carry out a feasibility study on the Arboretum. It was then agreed that the Trust should take the building on a 99 year lease, subject to surrender on 12 months notice without penalty, and restore it for use by a photographers' co-operative, 'Arbor', providing nine dark rooms and an Exhibition Gallery. Funds were provided by Derby City Council, English Heritage, East Midlands Arts Council, Derby Pride, Derby Task Force, the Pilgrim Trust and the Sports and Arts Foundation. Derby City Council also negotiated a new right of access to the Arboretum.

The rents are to go into a sinking fund for the maintenance of the building subject to a small management charge. Should Arbor Ltd collapse Derby Pride have first refusal of the sub-letting. The restored Lodge was opened in summer 1994.

~ **51 CHURCH STREET, MELBOURNE** ~



51 Church Street, Melbourne

This cottage which was thought to be medieval has been the subject of the Trust's interest for twenty years. The simple fact that circumstances, including owners, can prevent the restoration of a property at any given time does not mean that the Trust loses interest. Properties continue to be watched by the Technical Panel until such time as they are either satisfactorily restored or pulled down. There are many old friends on the Trust's list of derelict or threatened properties.

Tony Short had carried out a feasibility study of this cottage in Melbourne many years ago. In 1994, South Derbyshire District Council finally issued a Compulsory Purchase Order, when it became very obvious that the owner would not repair the property. Work by the Trust began immediately under a license to enter.

~ THE FULFILMENT OF THE TRUST'S AIMS ~

One of the Trust's aims was fulfilled years ago when smaller older properties began to be seen as desirable homes. Difficulties arise because it is still not generally realised that modern methods of pointing, modern styles of doors and more particularly windows, can destroy the character of a house, as can unsympathetic additions.

So from the start the Trust has arranged talks, exhibitions, walks in conservation areas, and visits to project sites. Members and architects have written articles for publication. A photographic archive of buildings before, during and after restoration has been steadily compiled, first by members and then by a photographic archivist.

Television coverage of the exemplary restorations has been enthusiastically welcomed. One especially pleasing form of publicity was a video tape of the Trust's work to date made by a team in Sheffield in 1981 both for the team's own education and the Trust's education of the public. The Granada Foundation granted the Trust £1000 towards this project.

The Trust has always been interested in education in the narrower as well as the wider sense. In the early days there was much effort to get talks into schools, but they were difficult to fit into the schools' time table of out of school activities. Now the Trust is liaising with the County Education Advisory officers, hoping to provide resources for teachers, who wish to draw on them for the National Curriculum.

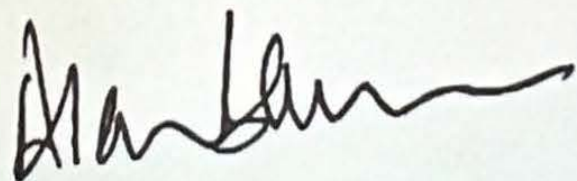
Working demonstrations for craftsmen of stone roofing at Boythorpe, and restoring old windows at Railway Terraces attracted much interest. So did a seminar on vacant over-the-shop premises held in 1988.

Then . . . and now : an Epilogue

When the Trust was formed in 1974 we were one of a small number of organisations involved in saving derelict buildings. Of that small number, even fewer were active. Now, there are well over 100, although many of these are not engaged in a project.

Plus ça change - except for the economic climate. In the 1970's we were emerging from yet another recession, but without the extremes of the property value surge of the late '80's. Even so values were low and our activities took advantage of a rising market and a general lack of imagination about what could be done with old, damaged buildings. That perception has changed, too, and the Trust deserves great credit for making attitudes change. Now the opinion is often heard "if the Trust can do it, then so can I" and thus we are left, quite rightly with the really difficult cases as a restorer of last resort. So although the problems may have changed in type, they certainly have not reduced in numbers: our work is just becoming more difficult, and, therefore more important.

It must be cause for great satisfaction looking back over 20 years to see how the Trust has, in partnership with all its associates, made a contribution to the actual as well as the perceived improvements in building conservation. There is, and always will be a great deal to do, its just that the problems are a little harder to solve. The Derbyshire Historic Buildings Trust can, with its experience and its achievements, look forward to a very busy future, along with its friends and well wishers.

A handwritten signature in black ink, appearing to read 'H. B. L.', with a long, sweeping flourish extending to the right.