

VILLAGE STRUCTURE AND BUILDINGS

1. Overview

The Parish of East Bridgford is rectangular in shape, approximately 2 miles by 1½ miles (an area of 1950 acres), sited on a ridge of hills, which rise steeply to an elevation of over 100 feet above the River Trent. From early times to the present day, the river crossing has provided the only “paved” crossing point between the two major towns of Nottingham and Newark. The nucleus of the village has developed around the medieval square of the ancient archery butts (hence Butt Close, still the village recreation area), which provides coherence to the roads, footpaths and buildings, which have evolved over the centuries.

A comparison of the 1612/1614 Magdalen College maps with the Ordnance Survey map of 1950 indicates virtually no change in the road layout of East Bridgford. All buildings constructed during this three century period were related to this road structure and any population growth was achieved by rebuilding on existing foundations or by ‘in-fill’ between existing properties.

The 1801 Enclosure Award, apart from eliminating strip farming cultivation, did result in five additional ‘Bridle roads’ outside the village nucleus:

- Fossefield Road (now Occupation Lane), from Kneeton Road to the Newark turnpike;
- Hoveringham Ferry Road (now Old Hill Lane), from Kneeton Road to the ferry,
- Mill Close Road (now Closes Side Lane), from Straws Lane to the Newark turnpike.
- Pinfold Lane (now Lammas Lane), from College Street to Kneeton Road.
- Burrows Road, (the old Roman Streete Way), from Kirk Hill to Margidunum.

The Enclosure Award also established some ‘Public footways’ which became important means of access and communication for future generations of village residents:-

- to Bingham from Springdale Lane.
- towards Car Colston from Cross Lane
- to Kneeton from Hoveringham Ferry Road.

In total there are now more than 16 miles of ‘Bridle roads’ and ‘Public footways’ in the Parish, and the preservation of these has been highly valued by the residents.

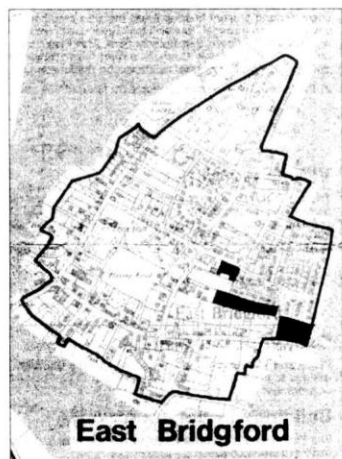
In 1875 a toll bridge was built to replace the chain ferry across the river, which increased the road movements through the village from the Fosse Way via Butt Lane, Main Street and Trent Lane. In 1927, the building of the new Gunthorpe Bridge resulted in a new roadway (now A6097) from the River Trent to the Fosseway at Margidunum. This by-passed the village and formed the southwestern boundary of the Parish adjacent to the Roman Streete Way.

The Census information of 1851 and 1901 reveals that during the second half of the 19th Century the number of dwellings in the Parish had reduced slightly from 235 to 220, but with a very substantial reduction in population from 1155 to 756. Virtually no change in population numbers occurred during the first half of the 20th Century but there was some limited building activity, a few demolitions, and a net increase of 30 in the number of residences.

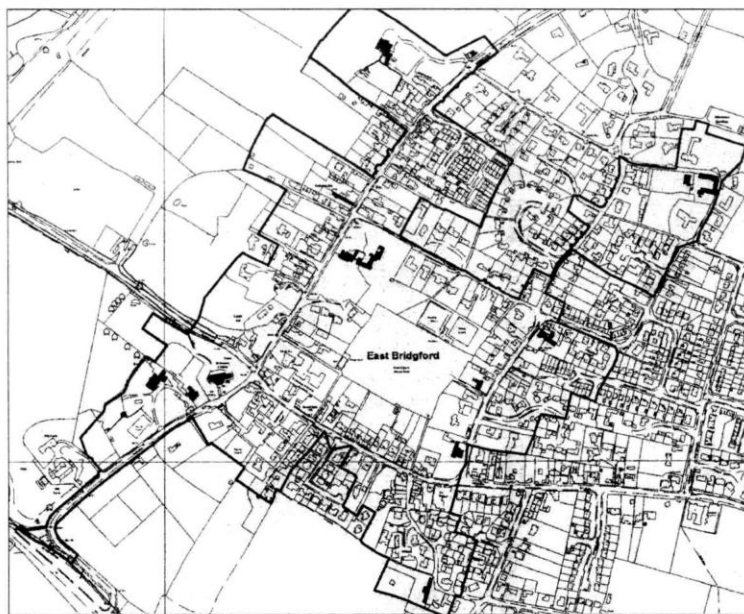
In 1930, the Parish Council requested the Rural District Council to accept the need to provide some residential dwellings in the village. A start was made in Straws Lane in 1932, but was interrupted by the Second World War.

In 1950 the first major housing development (by the Bingham Rural District Council) heralded the start of the construction of new access roads to 'greenfield' residential building sites around the village nucleus. Over twenty new access roads were subsequently built during the second half of the Century, which – along with further 'in-fill' – resulted in a net threefold increase in the number of residential households within the village, and a population increase from 777 to 1800.

Some restrictions on the pace of development were imposed by the publication in 1956 of the South Notts Green Belt Sketch Plan, which placed the village firmly in the Green Belt and constrained building development (other than agricultural) within an area known as the 'White Envelope' (see map). This has been implemented since 1961.



*Above:- the 'White Envelope' and
Right:- the 'Conservation Area'
with the listed buildings marked.
Both maps taken from publications
by Rushcliffe Borough Council*



In 1967 the Civic Amenities Act established "Conservation Areas", and 83 acres of the village nucleus were subsequently designated (see map). Buildings within this Area must conform to a tighter planning process including an extra hurdle called the Development and Planning Sub-Committee of the Borough Council. Additionally, certain buildings within the

village were classified as “Listed Buildings” which have statutory designations with legal implications for owner/occupier and requiring special consent for any proposed modifications. The nineteen East Bridgford listings are given in Appendix 2.

By the late 1960s the village sewerage system - built in 1936 - had reached its capacity, which temporarily constrained residential development. Enlargement of the Sewage Works, completed in 1974, enabled further building activity to continue, and also resulted in the Parish boundary being realigned along the A6097 from Kirk Hill to Gunthorpe Bridge.

In March 1972, the Parish Council published “A Village Study”, a detailed and wide ranging report on East Bridgford, which made policy recommendations for a future plan for village development. It expressed concern about the potentially unlimited choice of future building locations within the village, and identified the necessity to set some limits on lateral expansion beyond the village nucleus. Preservation of the village character, open space, and community spirit, was also considered essential, whilst encouraging good building design – local harmonising materials, style, proportion, scale and ‘space about’. A suggested “Conservation Area” was proposed within the Plan and this was later substantially adopted by Rushcliffe B. C. following its formation in the 1974 Local Government Reorganisation.

In 1982 the Borough Council produced a South Rushcliffe District Plan which identified proposed sites for future housing development within the village – in total nearly four acres. These have subsequently been developed as Bridle Ways, Farm Close, Brooks Close, and Straws Croft.

An opportunity arose in 1990 for the dualling of the A46 Fosse Way between Newark and Widmerpool to become a reality, as this scheme was on the Government’s National Trunk Road programme. The initial Highways proposal was for an on-line route, but the detailed scheme presented in 1993 for consultation was off-line between ‘Red-Lodge’ and south of Saxondale. This created serious concern amongst some residents of East Bridgford and Newton, and a “Fosse Villages Action Group” was formed to oppose the scheme. By the time that the Highways Agency had prepared a revised detailed on-line scheme for consultation, the Government no longer had the funds for the project, and it was withdrawn in 1996.

For the past 30 years there has been a steady stream of ‘Studies’ and ‘Surveys’ involving the village. The latest Rushcliffe B.C. Local Plan issued in 1998 was required to accommodate 11,000 new dwellings in the Borough by the year 2011. The East Bridgford allocation is 75 dwellings. The Parish Council resisted because this requirement would need development on Green Belt land, and the existing village infrastructure was already up to capacity. In the meantime, the Local Plan is on hold pending a detailed analysis of the roads and railways infrastructure, particularly between Bingham and Nottingham.

After pressure from the Parish Council over many years, the installation of traffic lights at the Kirk Hill/A6097 junction made a vast improvement to traffic movement and safety into and out of the village.

Overall, in spite of the major building expansion, the essential character of the road system within the village nucleus has been maintained, with all four access roads still continuing to provide pleasant approaches to the village.

In terms of future development, the village, at the end of the Century, is now FULL. The 'in-fill' possibilities are virtually exhausted, and 'greenfield' development has reached the 'White Envelope'. The village residents and their Parish Council representatives must decide whether or not the optimum size has been reached, whether or not expansion into the Green Belt should be resisted, and whether or not a limited extension of the 'White Envelope' should be planned.



East Bridgford from the air in the early 1970s. The new developments on Holloway Close, Cross Lane and Magdalen Drive are visible at the bottom centre, with the crescent of Moss Close prominent at centre right. Despite these the open nature of the village at that date is clear. That open space has now been filled leaving only Butt Close and a few gardens as green space.

2. The Buildings Inheritance of 1900

Although perhaps not outstanding by comparison with some villages, an interesting variety of buildings existed within the Parish at the start of the 20th Century - community buildings, business premises, retail shops and craft workshops, farmhouses and outbuildings, and many types of residential property.

With the exception of the Church, and the mud-walled 'Dovecote' opposite, all the village buildings were constructed of bricks (some rendered) with either slate or pantile roofs. By far the majority of roofs were clay pantiles, with about 25 buildings having slates, and a number showing evidence of previous thatching. The village had, and retains, some very fine brick boundary walls, particularly on the Kirk Hill approach from the 'Hole in the Wall' to Church Corner, and around "The Hollies", the College Street barn walls and archway leading to the old Tithe Barn, and on Cherryholt Lane from College Street to Closes Side Lane which includes the very fine curved walls of the old Mulberry Farm stables. For many of the older buildings, the bricks were made of clay extracted locally from the Straws Lane, Brickyard Lane and Fosse Road quarries.

Apart from older building foundations, stone as a construction material, was only used on the Church and for some boundary walls. Particularly good examples were on Kneeton Road below the school playground, those surrounding the "Old Hall", and the Churchyard/Trent Lane retaining wall built in 1844 when Trent Lane was widened.

a. Community buildings.

In common with most villages, by far the oldest building in East Bridgford is the Church. In about 700 AD, on the Kirk Hill site, the Saxons built a cruciform Church with central tower. This appears to have survived until the start of the 13th C. when the whole Church was re-built, much of it on the Saxon foundations, with chancel and nave both with a steep-pitched roof, and with a pinnacled tower at the Western end.

During the next 500 years, the **Church of St. Peter** was enlarged and altered, but the fabric was almost in ruins by the late 17th C. It was 1778 before the nave was re-roofed, pews replaced and the tower rebuilt. The clock was introduced in 1887 to celebrate the Golden Jubilee of Queen Victoria, at a cost of £80.

By the year 1900, the Church exhibited a 13th C. chancel, 14th C. porch and nave, 15th C. clerestory and 18th C. tower, but the entire building was in urgent need of complete restoration. Fortunately a new Rector, Dr. Arthur Du Boulay Hill, had been inducted in 1898 and action would be forthcoming.

During the 19th Century, the Non-conformist and Temperance movements were very strong within the village, and over a fifty-year period two Methodist Chapels, a Sunday School and a Temperance Hall were built.

The **Primitive Methodist Chapel** on College Street, built on the site of a former Chapel, on land owned by William Lockwood, (a farmer and Methodist lay preacher living in Burne-

ham House), was opened in 1836. It had a gallery, and rear schoolroom. The **Wesleyan Sunday School** on Main Street was built in 1838 also on Lockwood land. The **Wesleyan Chapel** on Main Street was built, with a gallery, in 1854 on land owned by the Blagg family. A rear extension was built in 1897 (at a cost £366) to provide a transept for a manual pipe organ, and a vestry, toilet and pulpit.

The **Temperance Hall** on Main Street was funded and built by volunteers who were members of the 'Band of Hope' / 'Good Templars', (on land also owned by William Lockwood). It was opened in 1883 and cost £450. The Hall provided a focus for village community activities including a 'reading room', which opened three nights each week.

The "new" **National School** on Kneeton Road was built in 1863 on land donated by Magdalen College, and it was designed to accommodate 120 scholars. It was built at a cost of £400 to replace the original National School building, which had opened in 1829 on glebe land at the rear of the Church. The new building featured a circular stonework window, steeply sloping roof, buttresses, and patterned brickwork; it is little changed today. About five years later, the adjacent **School House**, built as a residence for the Headmaster, was completed.

Clough's School was established in the late 1820s as a private boarding school for boys, named "**East Bridgford Academy**". It was housed in the large white building behind 'Corner Cottage' at the junction of Main Street and Walnut Tree Lane. The redbrick house adjacent was the schoolroom. In 1890, Emma Clough opened a "**Ladies' College**" using living and dormitory accommodation in 'Burneham House' for the girl boarders, day pupils and staff. A corrugated iron building was erected in the garden for use as a schoolroom.

In 1900 there were two 'beer houses' and two 'public houses' in the village. The distinction is that a 'beer house' is licensed only for the sale of all forms of beer, and a 'public house' is an inn or tavern licensed to sell alcoholic liquors (including cider, wines and spirits). On Kneeton Road were the **Plough and Harrow** beer house, and the **Reindeer Inn**, both historic buildings having 17th C. foundations. Adjacent to each other on Main Street were the **Mason's Arms** beer house, and the **Royal Oak** public house (with 17th C. foundations).

b) Business premises

Six Sail Mill on Kneeton Road was built in 1769 with four sails, and heightened with six sails in 1841. This is by far the oldest surviving tower mill in Nottinghamshire. It ceased to be used in 1890. The four sail **Stokes Mill** on Mill Gate was built in 1824 and was still operational in 1900. The mid-19th C. **Malthouse** on Main Street had ceased to process malt in 1890, and the building was planned to be converted to pea processing in 1900.

During the 19th C. the **Wharf** remained important to the village to provide a supply of gravel, coal and water. The 1801 Enclosure Award had given 1 acre of land set aside by the river "*as a Wharf for the landing and shipping of coals, timber, goods, wares, and merchandise for the sole only and appropriate use and consumption of the said several owners of land adjacent, and proprietors or occupiers of land within the said Manor, Lordship and Parish of East Bridgford and the actual inhabitants and parishioners*". Also in the 19th C.

there was another wharf at the **Potteries** a quarter of a mile downstream at the end of Green Lane, where there was a Brick Kiln and Malthouse. Only ruins of these buildings remained in 1900.

Two Carrier businesses were important to the village at the turn of the Century. **Bullers** operated from Main Street opposite Brickyard Lane, and Smiths from Kneeton Road at 'Sunnyside' - the last gable end-on cottage before the Manor.

A disused industrial building remained on Brickyard Lane – this was the Plaster Barn used at the brickyard quarry, which closed in 1880.

c) Retail shop and craft workshops

Most of the buildings associated with these businesses were contained within the curtilage of the owner's residence, and all of these were interesting historic premises. In 1900, there were 10 retail shops and 15 workshops. Further details are contained in Chapter 4.

d) Farmhouses and outbuildings

In 1900 there were 18 farmhouse locations within the Parish, 10 of these in the village nucleus. Six of the nucleus farms (all owned by Magdalen College) were situated on **College Street** (formerly known as Husbandman / Farmers Street), namely:

Burneham House (16 th C)	Oxford House (16 th C, house 1730)
Prize Farm (16 th C, house 1826)	Mill Heyes (17 th C, barns 1730)
Clyde House (16 th C, house 1826)	Croft Farm (17 th C, barns 1840)

The other farm locations in the nucleus were:-

on Walnut Tree Lane -	Brunts (1560) and Springdale (16 th C)
on Cherryholt Lane -	Mulberry (16 th C, house rebuilt 1823)
on Kneeton Road -	Manor (18 th C)

The 8 farmhouse locations outside the nucleus were all built after the 1801 Enclosure Award.

Full details of all the farms and market gardens are contained in Chapter 3.

e) Residential property

The 200 village dwellings inherited in 1900, have been considered in four groups - gentry houses, other historic/ larger houses, cottagers' houses, and labourers' dwellings.

i) *Gentry Houses*. These were large detached properties with outbuildings, owned by wealthy upper-class residents, having accommodation for live-in servants, and large gardens that were sometimes used for village events. Eight properties fulfilled these criteria, and with the exception of 'The Manor', buildings were shown to exist on these sites on the 1614 map.

Burnham House, on Main Street/College Street corner, which was built in about 1530 on the site of the ancient 'Manor Place' where the village Court would meet. Along with its barns and outbuildings (including the **Tithe Barn**), it was the major farmstead dwelling of the Magdalen College landholding. It was partially rebuilt in the 18th C. In 1900 it was occupied by the staff and pupils of the Clough 'Ladies' College', and two servants.

The Old Hall on Kneeton Road was built in the 16th C., and bought in 1591 – along with a substantial landholding, by John Hacker. Three of his grandsons were involved in the Civil War; the eldest (Colonel Francis) was arrested, tried as a regicide, and hanged in 1660 for his involvement in the execution of King Charles I. The surviving grandson (Rowland) bought the Hall, which was by now in disrepair, and his son Charles rebuilt the house in about 1690. It remained owned and occupied by the Hacker family for the next 200 years. There were two servants in 1900.

East Bridgford Hill on Kirk Hill was built in 1793 by Rev. Thomas Beaumont, the Curate in charge of the Parish. The site, with a commanding view over the River Valley, was bought from Henry Blagg. It remained owned and occupied by members of the Beaumont family who were Land Agents, and had four servants in 1900. The 'Old Coach House' was used as the Agency office.

The Old Rectory on Kirk Hill glebe land, was built by the Rector, Rev. Peter Priaux in 1744 as a front extension to the 17th C. 'Parsonage'. It was used as a girls' private school from 1792 until 1827, when a resident Rector was appointed; he built the verandah and bow windows. The Rev. Arthur Du Boulay Hill was residing here in 1900. Three live-in servants were employed.

The Hollies on Kirk Hill / Main Street corner was rebuilt on a late 16th C. Hacker-owned site. Additions were made in the 18th and 19th Centuries. It was owned by the village maltster in the second half of the 19th C., and in 1900 the village doctor, Dr. Charles Duff was the occupant, along with two servants.

The Manor on Kneeton Road was built in 1740 on a farmland site with a commanding view overlooking the Trent valley. It was extended in 1820 when the 'Lodge' was built. It was associated with 'Manor Farm', which was established with a farmhouse and cottage adjacent to the house, and three tied cottages opposite. In 1900 there was a Governess and five servants.

East Bridgford Hall off Lammas Lane was built in about 1810 on the site of the 16th C. Scrope estate farmhouse. In 1821, the perimeter of the Hall grounds was planted with trees – Beech, Cedar, Elm, Oak, and Sycamore – to commemorate the Coronation of King George IV. The Coachman's Lodge on Kneeton Road was built in 1835, and there were additions to the main Hall during the Century. In 1900, it had just been bought from the Milward family by W.F.Fox, J.P. a Nottingham lacemaker, whose two daughters, Charlotte and Gertrude, subsequently played a very active role within the village. In 1900 four servants were employed.



Gentry Houses: in the centre is an aerial view of East Bridgford Hall (now demolished). Around are (clockwise from top left) the Manor, the Old Hall, Burneham House, East Bridgford Hill, the Old Rectory and the Homestead (now Fosse Court).

The Homestead (now Fosse Court) on Cherryholt Lane was built in 1801. A large addition to the house was made in 1900 and a stone inscription above the front door reads “DOMINE CUSTODIAT INTROITUM ET EXITUM, J M 1901”. In 1900 the house was owned by Mrs. Milward (who was the widow of Colonel Milward, previous occupant of East Bridgford Hall), with her two daughters, nurse and two servants.

ii) Other historic/larger houses

These were mainly occupied by business or professional residents and included:

- on **Main Street** – Inglenook (16th C., rebuilt 19th C.), Ludgates Close (1815), Forge House (1840), Clough’s School House (1820), Leigh Bank, and semis next to Village Hall (1880s)
- on **College Street** – Chapel House (now Uplands, 1804) – was two houses.
- on **Browns Lane** – Brompton House (now Hawthorns, 1714).
- on **Kneeton Road** – Homecroft (now Grimes Close 1743), School House (1868). The Lodge, detached house opposite Reindeer Inn (1890s)
- on **Millgate** – Millgate House (1830), Mill House (1857)
- on **Brickyard Lane** – Ivydale (1814)
- on **Springdale Lane** – Lychgate (1830)

iii) Cottagers’ houses

The historic definition of Cottagers was “*holders of land of average size $\frac{3}{4}$ acre attached to certain ancient tofts under copyhold of the Manor*”. A glance at the 1614 map will show that the 17th Century cottages along **Kneeton Road** (formerly Cottagers’ Street) were occupying long narrow plots. These were a legacy of strip farming days with the opportunity for self-sufficiency as smallholdings. Many of the original dwellings were replaced by 18th and 19th Century brick and pantile buildings on the same narrow fronted lots, and in 1900 there were 18 of these properties with gable ends facing the road.



Five of our ‘gable end to the road’ properties in a row on Kneeton Road. The nearest to the camera was the ‘Plough and Harrow’ beer house whilst the fourth is the Reindeer Inn.

Some of the other interesting properties were:-

Kirk Hill - 'Chapman' Cottages (1840) and the 'Dovecote' (1560)

Main Street - Daffodil Cottages (1792 on 16th C. foundations), The White House (1714) Haycroft Cottages (1730), The Haycroft (1560), 'Teapot Row' (1835) New Buildings (1840), and Prospect and Provident Terraces (1881/2). Cottages at sides and rear of Wesleyan Chapel, Kingsland Cottage.

Church Corner – the 3 storey L shaped shop/dwelling complex (1850)

Kneeton Road – Bead Cottage (1790), Bishops Cottage (mid 19th C.)

College Street - White Cottage (17th C.), Bank House (late 18th C.)

iv) Labourers' dwellings

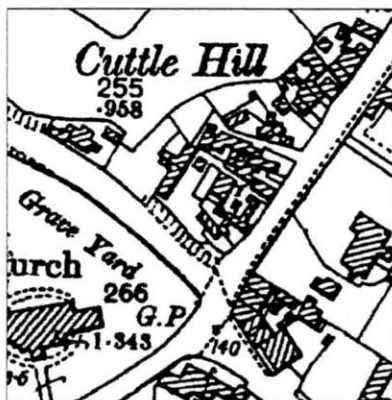
In 1900 there were four main clusters of high-density residences with communal yards, privies and washhouses. These comprised about 60 dwellings in total.

Euerby's Yard, off Kneeton Road (18th C.)

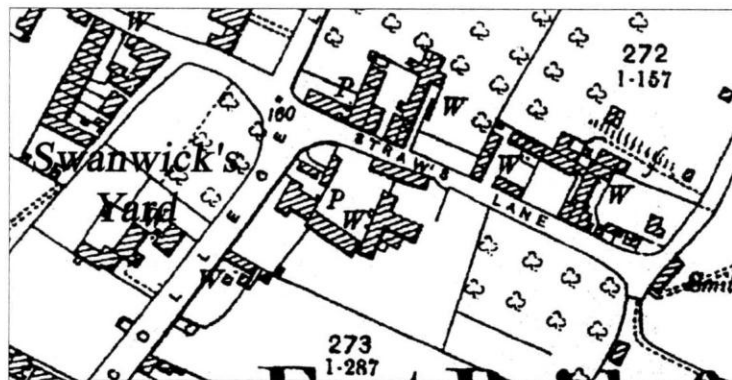
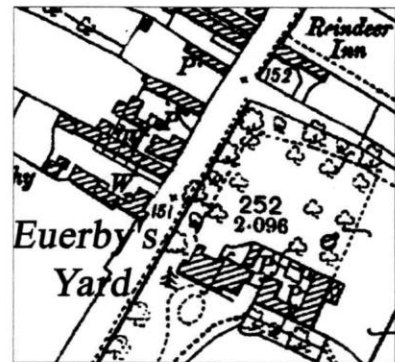
Cuttle Hill (1740s)

Swanwicks Yard, off Browns Lane (1760)

Straws Lane (1830).



This montage developed from the Ordnance Survey Map of 1900 gives an indication of the location, proximity, and size of these dwellings.



3. Evolution 1900 - 1950

The core of village activity continued to be agriculture and supporting trades. Details of these are given in other Chapters. The 1901 census revealed that 15% of the population was involved in farming and 7% in domestic service. More than half of the latter (27 females) resided in the eight Gentry houses. Additionally, all these properties employed male gardeners who lived in the village.

The population remained fairly constant during this half of the Century, but there was a net increase in the number of dwellings from 220 to 250.

Mains water did not arrive until the 1930s and mains drainage was not provided until 1936. Before the mains supply was connected, water was obtained either individually or communally from rainwater cisterns, wells or pumps, or transported from the river. The **Pea Factory** had a very large rainwater cistern constructed under the floor of the premises; what happened to the effluent liquid is not documented! A number of houses and farms did not have mains water or mains drainage until the late 1950s, and some not before they were demolished.

Prior to 1930 (when an electricity supply was connected to the village), lighting, heating, cooking and washing were achieved by coal, wood, paraffin and oil. The arrival of the public utilities enabled modifications to be made to improve the "quality of life" amenities and facilities of the village buildings. A gas supply had still not been connected by 1950.

a) Community buildings

The vital restoration of **St. Peter's Church** was carried out in two stages, from 1901-03 the Chancel, Porch and Tower, and from 1913-14 the Nave and Aisles, at a total cost of £4,900. The Chancel sidewalls were underpinned, the floor lowered to ancient levels and repaired, a new tiled roof fitted, and new oak choir seats and altar installed. In the South Porch the west buttress was rebuilt and the roof was renewed. The Tower was underpinned and battlements renewed. The Nave and Aisles were restored with new oak roofs, new parapets, spouts and gargoyles, new heads and mullions for the clerestory windows, and five new windows. Underpinning and buttressing was carried out, the floor laid with wood blocks, and the seating reconstructed.

The **Clough Girls' School**, at Burneham House, was closed in 1902. The corrugated iron schoolroom was bought by Mr. W.F. Fox of East Bridgford Hall, donated to the newly formed **King Edward Club** and positioned behind the **Temperance Hall**. The **Clough Boys' School**, on Walnut Tree Lane Corner, closed in 1912, and the building became 2 houses and 3 flats. The boys' schoolroom building was subsequently used as a meeting place for village organisations, including the Scouts and the British Legion.

Some improvements to the office and entrance of the **National School** were made in 1908.

The **Plough and Harrow** beer house (now the White House) ceased to trade about 1918.

At this time an ex-Army hut was donated by Miss Gertrude Fox and erected next to Butt Field to house the newly formed **Womens Institute**. Another ex-Army hut was obtained in 1928 and erected on College Street for use by the **British Legion**. It was removed in 1940.

A detached single storey building was erected in 1930 as the Doctor's Surgery in the grounds of "Inglenook" (the Doctor's residence) on Main Street/Cross Lane junction; this remained the **Village Surgery** until 1969. Later this surgery building was converted into a residence with access from Cross Lane and took the name "Inglenook".



The WI Hut on Butts field shortly before demolition in the 1980s

When the Methodists no longer required the College Street **Primitive Methodist Chapel**, it was sold to the **Boys Brigade** in 1935 for £150.

In about 1910 the heating stove in the centre of the **Temperance Hall** was replaced by a solid fuel boiler providing limited central heating. In 1930 electric lighting replaced the old oil lamps. In 1936 the Hall was bought for the Parish and renamed the **Village Hall**. Three trustees and a Management Committee were appointed. A number of structural repairs were urgently needed, and damp-proofing was carried out. In 1940, local builders, W.& F.J. Lodder completed a £500 project which provided a cloakroom and new front entrance with



The Village Hall before and after the 1940 extension.

steps, an extension at the rear with kitchen, and an upstairs Committee Room. In 1949, a sum of £268 was spent on a new wooden floor.

Throughout the half-century, the **Wharf** was used for water collection, gravel extraction, and leisure activities, but it was in decline. In 1925 a new lock was constructed at Gunthorpe, and a **Weir** was built below the Wharf, which modified the flow and shape of the river.

b) Business premises

In 1900 the interior of the disused **Malthouse** was altered to accommodate a pea sorting process, and it became known as **Mason's Pea Factory**, and a source of employment for many residents. In 1938 **Batchelors** acquired Mason's business and set up eight former deep litter poultry sheds on **Lammas Lane** for pea storage.

There was an early closure and demolition in 1902 of **Euerby's Smithy and Yard**, off Kneeton Road - a high-density cluster of fourteen labourers dwellings. The other two Smithies closed later - **Straw's** on Straws Lane in 1915 and **Bateman's** on Main Street in the 1940s.

Stokes Mill ceased to grind corn in 1910, but was not demolished, although the cap, gallery and machinery were removed in 1940. Two new businesses were established in the village nucleus - **T. Lewis** garage and workshop in 1920 on land behind Railway Cottage, and **E. Hunt** coal haulage yard in 1922 adjacent to one of the gable end-on cottages on Kneeton Road.



Two other businesses were established on the Fosse Road - the **Pylon Service Station** about 1934 with workshop facilities and petrol, and in 1939 the **Fosse Way Café** in a wooden building transferred from Syerston when the RAF station was being developed.

Left: the original buildings of the Fosse Way developments photographed in the 1960s

c) Residential property

A few substantial residences were built at the beginning of the Century. These were the two semi-detached houses **Carisbrooke** and **Kingswood**, and detached **Highclere** on Kneeton Road, **Crossways** on the Straws Lane/College Street junction, two un-named semi-detached houses on Bruns Lane, **Cleveland**s and **Springdale** on Brickyard Lane, and **Melton House** on Main Street.

An early and unique arrival and addition to the village housing stock was a 4-door, 4-wheel express railway carriage, which had been built in 1865 for the Midland Railway, and withdrawn from service at the turn of the century. In about 1910, it was brought (without wheels) by horse and cart from Bingham station to a site on **Main Street** opposite the present entrance to Ludgate Drive. Here it was used to form the rear wall of a single-storey cottage bought by Herbert Curtis, a village market gardener.

In 1923 a detached house on **Cuttle Hill** overlooking the crossroads was built. Between 1928 and 1932, the village builders W. & F.J. Lodder constructed 3 detached and 2 semi-detached houses on **Kneeton Road**, one of these becoming the **Police House** until 1947.

A bungalow for the Hall gardener was built on **Lammas Lane** in 1929. At about this time a group of wooden chalets appeared on both sides of the public footpath above the **Wharf**, owned or rented by people from outside the village for weekend/holiday homes.

In 1932, following the Magdalen College sale and break up of the farmstead complex of Burneham House farm on College Street, an addition to the list of 'Gentry houses' was made. This was the conversion of the former **Tithe Barn** of the College, by local builder George Jackson, into a substantial residential dwelling replete with large garden and many of the former outbuildings of the working farm. This was named '**The Barn**'. In the same year Burneham House (by now renamed "**Old Manor House**") was altered and refenestrated.

Also in the 1930s, two dwellings were built on **Butt Lane**, a bungalow for a poultry farmer and a house for a livestock feed agent. A bungalow was also built opposite the Cross Lane junction as a retirement dwelling for the butcher John Pickford.

The early 1930s heralded the start of the **Council House** building programme on "greenfield" land. Four semi-detached houses (8 dwellings) were built between 1932 and 1936 on **Straws Lane**, and one semi (2 dwellings) on **Closes Side Lane**. Further building work was suspended because of the Second World War, but resumed in 1948 with two semi-detached houses on **Straws Lane**.

On the corner of Cherryholt/Closes Side Lane, W.Lodder built **The Pingle** for his own occupation in 1938.



New housing on Straws Lane

At the close of the first half of the Century, two "tied" detached houses were built privately – a new **Rectory** on Kirk Hill, and a new **Police House** on Kneeton Road.

4. Revolution 1950-2000

This 'revolution' was essentially one of rapid growth in residential property. During this half century, the number of dwellings increased threefold from 249 to 765. The majority of new buildings were on 'greenfield' developments of agricultural land. Unlike the older properties they were equipped with full services, and most had garages. A town-gas supply was connected to the village in 1954. The new houses were bought mainly by 'commuter' families who had chosen to live in this very desirable village.

Another aspect of the revolution was the decline in dairy farming with all six producers having ceased to milk by 1970, and all nucleus farms having closed by 2000. Fortunately, all of the farmhouses and most of the outbuildings have been retained, restored or converted to residences. Details about farming, retail shops and workshops are contained in other Chapters.

It was necessary to rebuild the Churchyard/Trent Lane stone retaining wall in 1985, following its collapse. This resulted in a lengthy road closure and a very extensive reconstruction with an elaborate drainage system provided behind a five feet thickness of reinforced concrete. This was faced with the original stonewalling.

a) Community buildings

The first extension to the National School (now the **St. Peter's Church of England Primary School**) was opened in 1951. Further extensions using the CLASP building system were added in 1961 and 1966; these were modular, steel framed, flat roofed, standardised components, which provided additional classrooms, staff rooms and a Main Hall.

The 1950s brought some changes to the three remaining licensed premises. In 1954 the **Masons Arms** beer house closed, and in 1957 the **Royal Oak** building and car park were extended. It was late 1960s when **the Reindeer Inn** was modernised.

In 1965, four wrought iron weather vanes were fitted onto the tower of **St. Peter's Church**; these are the heraldic shields of the Province of York, Diocese of Southwell, Magdalen College Oxford, and the Brunts family.

More changes were made to the **Village Hall** in 1968 with an upper storey added to the front porch, improved toilets and a new gas boiler. During 1976 and 1977 major improvements costing £8,500 were carried out including flooring, insulation, lighting and power, painting, kitchen and a storage building, and in 1992 a new slate roof was fitted at a cost of £32,000. In 1979 a new brick building was opened for the **King Edward Club**, which enabled their old corrugated iron building to be made available for the **Youth Club**, and in 1982 a Toilet link block was built to provide a joint facility for both Clubs. In 1999, with the demise of the Youth Club, the **Scouts and Guides** occupied the premises.

After forty years of use, the old surgery was replaced in 1969 by a new **Medical Centre** on Main Street designed to provide superior services for the village population, which had increased by 70% since 1950. Twelve years later in 1981, and with a further 20% increase in

population, the building was extended. By 1998 the facilities had again become inadequate and a new **Medical Centre**, albeit sited just outside the 'White Envelope', was opened on **Butt Lane** in 1999. This Centre received the "Harry Johnson Award" for the best new building in the County. The former building, after some consideration of its potential for village use, became a consultancy business.

The population increase also required greater capacity of public utilities – the sewerage system was extended by 1974, with a pumping station built on **Springdale Lane**, and the 1930s telephone exchange on **Butt Lane** was replaced by an electronic system housed in a new building also on **Springdale Lane** in 1965.

In 1973 all the village Methodist activities were consolidated under one roof, and alterations were made to the **Wesleyan Chapel** on Main Street to accommodate the **Sunday School**. A meeting room was formed from the gallery, the building was re-roofed, the toilets and kitchen improved, a new vestry and suspended ceiling built, and a gas-fired central heating boiler installed, at a total cost of £3,700. This consolidation meant that the **Sunday School** was no longer required, and the Parish Council hoped that it would be possible to acquire it for village use; however, it was soon sold as an antique shop, and in 1989 resold as a dwelling. The Parish Council also hoped that it would be possible to purchase or rent the **Primitive Methodist Chapel** on College Street for community use – the Scouts/Guides and the Drama Group expressed serious interest, but the Charity Commissioners insisted on its sale at auction, and it was bought at a high price in 1984 and converted to a residence.

In 1984 the **Manor** was sold and planning approval granted for change of use, conversion, and extension to a twelve-room **Residential Home** to be called "The Manor House". The opening date was June 1985. Under different ownership, it was extended to 24 rooms, in 1992.

In 1982 the Parish Council completed the purchase of the '**Bowling Green Field**' adjacent to Butt Close, which paved the way for an application to Rushcliffe B.C. for a **Sports Pavilion** and car park on the land. It was hoped that a new road access from College Street could be negotiated, but this failed when the paddock was sold, and subsequently two detached dwellings were built. A Committee was formed to prepare detailed plans for a composite provision for bowls, cricket and football. At that time the **Tennis Club** did not feel able to be involved. The application created some adverse reaction from a number of residents, but Planning Permission was granted in 1985 for the **Sports Pavilion** but not for the Car Park. Fundraising efforts were mounted and a fixed-price tender of £64,000 was reached with the builder, W.J. Simons. £35,000 was obtained in grants and the remainder from fundraising. The Pavilion was opened in 1989 by the Mayor of Rushcliffe. The old dilapidated wooden cricket pavilion and the bowls hut were removed. The village is fortunate that a Covenant exists on **Butt Close** restricting its use to field sports, and allowing it to be maintained as a highly desirable open space.

In 1986 an extension was built onto **St. Peter's Church** to provide kitchen and toilet facilities, at a cost of £14,000.

The **Womens Institute Hut** was replaced by a new building in 1988. Before completion, a 'time capsule' was placed in the foundations containing W.I. records, a map of the village, history of the roads, a list of village activities in 1987, and a chart of donated bricks. This building also received the prestigious "Harry Johnson Award" which is given annually by Notts Preservation Trust and Council for the Protection of Rural England.

b) Business premises

The **Wharf** and its buildings had been allowed to fall into disrepair during the first half of the Century. In the late 1950s an attempt was made to clear the overgrown area and to restore it for boat use. By the late 1970s progress had been made and a **Marina** business with large workshop and boat moorings was developed which had become well established by the end of the Century.

In 1957 **Unilever** (the new owner of Batchelors) decided to close its East Bridgford operation. The pea storage sheds on Lammas Lane were removed and the **Malthouse** buildings ceased to be used for pea processing. However, the premises were subsequently used by other businesses until 1984.

On the Fosse Road, a **Garden Centre** with associated buildings was established in 1970, and the pre-war **Pylon Service Station** and **Fosse Way Café** were replaced by new buildings for the **Little Chef** (1980) and **Brobot Garage** (1990). Just prior to the building of the new Brobot facility, Trust House Forte had applied for permission for a Diner and Travel Lodge!

Other unwelcome planning applications were made to Rushcliffe B.C. by the owner of the pig farm on **Kneeton Road** in the late 1980s and early 1990s. Three examples are "redevelopment of pig farm site for 24 dwellings"; "a 4-wheel drive training course"; and "a golf course development with club house and car park". These were all refused, as they were in the Green Belt.

Three small relatively insignificant old buildings caused sorrow and regret amongst the older residents when they were demolished. These were the Straws Lane Smithy building known as the "**Gawp Shop**"; the cobblers workshop of **Reuben Morris** on the footpath to Butt Field from Browns Lane; and **Savage's** ice cream/sweet shop in the garden of Prize Farm on College Street which was demolished as part of the Farm Close development.

In 1987 the J. Higgs plumbing/heating business moved onto the **Kirk Hill** site of the former Village pinfold, previously used by Notts. County Council as a Highways depot; a pleasing design of office and workshop accommodation was built. In 1989 **Chestnuts Equestrian Centre** was established on Butt Lane, and since then many stabling units and a residential bungalow have been built on the site.

As proposed in the 1972 Parish Council's report "A Village Study", and following three previous applications to locate elsewhere, an outline planning application was made in 1988 for the development of a Transport depot at the **Brunts Lane/A6097** junction to replace the existing location on Kneeton Road.

This was rejected by the Borough Council on the grounds of potential traffic hazard and its location in the Green Belt. The Parish Council had supported the application in order to maintain employment opportunities for residents and to reduce traffic congestion from heavy lorries in the village. After a long period of time the appeal to the Ombudsman was unsuccessful. This heralded the rundown of the **E. Hunt & Son** business, which closed in 1995, and the site cleared to provide an extension to **Croft Rise**.

Other major business closures, all on Main Street, which occurred during the period were **C. Bullers & Son** (carriers) in 1965, **T. Lewis** (garage) in 1976, and **R.W.Jennings** (laboratory supplies) in 1984.

c) Residential property

This was the major 'revolution'. At the start of the 1950s the Bingham Rural District Council continued with their **Council House** programme, which had been curtailed by the War. 50 semi-detached/terraced dwellings, mainly on **Cross Lane** and **Holloway Close**, were made available, followed in the 1960s by 36 flats/maisonettes. The Council plans were completed in 1966 with the opening of a pleasant row of 8 terraced houses (with communal garages), built on the **Straws Lane** site of the recently demolished labourers' dwellings.



New houses and "The Flats" on Holloway Close

The first of the private developments on 'greenfield' land was in 1960, which resulted in the opening of two new access roads to create **Orchard Close** and **Cherryholt Close**. These were rapidly followed by **Moss Close**, **Haycroft Way**, **Magdalen Drive**, **Cross Lane**, and **Crossways Drive**.

Reference to Appendix 3 provides a chronology of the major 'greenfield' developments within the village, which have taken place on former agricultural farmland, market gardens, orchards, and spinneys, all within the 'White Envelope'. Other smaller scale 'greenfield' developments occurred along established roads, particularly **College Street** (a total of 16 dwellings), **Browns Lane**, (12), **Cherryholt Lane** (14), upper **Kneeton Road** (13), **Brickyard Lane** (10), **Main Street** (10), and the **Bridgford Court** development of 13 'Park Homes' above the **Wharf**. In addition to those listed in Appendix 3 these boost the total of

'greenfield' dwellings built between 1950 and the end of the Century to 480. Additionally there were over 80 'in-fill' dwellings, giving a **Grand Total in excess of 560** new residential properties.

Thankfully the owners of the Gentry Houses have resisted the selling of their grounds for 'in-fill' development. The sole exception is **East Bridgford Hall** where Miss Gertrude Fox had lived since 1900. She left the village in 1945 and retired to the South. The Hall was bought by Dr. L. Owen Taylor and then sold to another owner in 1960. Part of the Hall was occupied as seven flats. The new owner attempted to obtain Grants for the Hall's restoration but unfortunately failed. A decision was taken to sell the Estate as fourteen plots and during the 1960s a number of builders were involved in constructing a variety of individually styled executive houses around the perimeter of the grounds accessed from **Cherryholt Lane** or **Kneeton Road**. The Hall was rapidly needing restoration and in 1971 it was demolished and the gardens developed as five executive properties named **Lammas Gardens**.

The village was relatively fortunate in partially resisting the 1960s obsession with demolishing older buildings. Unfortunately the 1967 Civic Amenities legislation was too late to avoid the loss of **Haycroft Cottages** (replaced by the broad splay into the Haycroft Way development), and the L-shaped charm of the "**New Buildings**" cottages at the corner of Main Street and Brickyard Lane (replaced by two lock-up shops and three houses). The demolition of the remaining **Cuttle Hill** cottages in the early 1960s was justified by the difficulty and excessive cost of connecting modern services to that high-density complex. Since then this area has been preserved as a pleasant open space, thanks to a 'peppercorn rent' agreement between the Parish Council and Rushcliffe B.C., and latterly its purchase by the Parish Council.

The majority of the high-density **Swanwick's Yard** cottages on Browns Lane were demolished in the early 1960s and not replaced. Most other cottages in the village have been tastefully modernised and their character retained (e.g. **Kneeton Road, Teapot Row, Prospect & Providence Terraces, and Masons Yard**).

The growth of the village by the late 1960s, combined with increased car ownership, created traffic problems from on street parking, particularly adjacent to the older dwellings whose architects and builders (and owners!) did not envisage the invention of the motor vehicle. Most of the post 1960s housing developments provided either integral drives/garages to their properties, or blocks of adjacent garages to serve a number of residents e.g. **Croft Rise, Straws Lane, Holloway Close** flats. The problem of traffic movement and parking within the village became even more acute when the village transport business needed to adopt the use of articulated vehicles.

Following a respite of five years from building activity, during which time the **Sewage Works** were enlarged in the early 1970s, the Springdale Farm closure and demolition in 1972 paved the way for substantial development in that area of the village – **Walnut Tree Lane, Walnut Grove, Burneham Close, The Lyngs**. The publicity for the **Burneham Close** project in 1975 stated "*this well-sheltered and totally enclosed prestigious courtyard*

development is unique to Nottinghamshire, and Aspley Bow has entered the design for the National Housebuilding Scheme”.

The development of **Croft Rise** in 1975 required the demolition of **The Yews**, one of the 18th C. gable end cottages on Kneeton Road. The open plan, pedestrian courtyard, terraced design with communal garages, was intended to provide “Starter Homes” for the young people of the village. In the event the houses, and the village, proved to be so attractive that the subsequent value of the properties put them out of reach for first-time buyers.

The closure of the **T.Lewis** garage business was soon followed by demolition of the workshops and clearance of the site. A small group of executive properties was built in 1977 and named **Blenheim Gardens**. At about the same time, on the opposite side of Main Street, the closure of the Gregg family orchard and market garden (after more than 200 years) provided the plot between Main Street and Springdale Lane for the building of the detached houses and flats of **Ludgate Drive**.

In 1977, the final phase of **Haycroft Way** was completed, and a bungalow development off Straws Lane was started on land behind the disused **Mill Heyes** farm. Also, a new farmhouse was built on **Kirk Hill** adjacent to the unused farm buildings of **Hill Farm**.

In 1981, three executive detached houses were built by local builders Brownson & Terzza on the site of the Manor Farm stackyard off **Kneeton Road**. With the opening of the pig farm above the Manor, a detached **Stockman’s** house was built in 1981 on Kneeton Road followed in 1996 by a detached residence for the **Farm Manager**.

During the 1980s Rushcliffe B.C. implemented a programme to modernise its **Council** properties – including replacing solid fuel with gas heating.

In 1984 the new owner of **Railway Cottage** on Main Street (which contained the railway carriage referred to on Page 14) decided to modernise the building, and the carriage was not required. Following some chance events, the carriage was acquired by the **Midland Railway Centre** at Butterley. There it was restored by volunteers to its original condition – and proved to be the only survivor of its type. It made its first run on the Centre’s tracks in 1996, and both this event, and the village, received national newspaper coverage.

The pending sale of **Prize Farm** land between College Street and Cross Lane in 1984 provoked widespread village concern, and the Parish Council held many public meetings over an 18-month period. The original application was for “41 detached dwellings, garages and access roads”. Persistent pressure and press publicity resulted in a reduction to 27 dwellings by the time the **Farm Close** and **Brooks Close** properties were built in 1988.

The Parish Council had one other success and one disappointment in the 1980s. The success was in persuading the owner of the **Malthouse**, (who had applied for permission to demolish the building and build four houses on the site), to convert this interesting and historic building into three executive terraced dwellings. This was very sympathetically completed in 1987 and named **Malthouse Court**. The disappointment was to NOT persuade Rushcliffe B.C. to consider, in 1985, a warden-aided **Sheltered Housing** project on the Cross Lane/Butt

Lane corner when the land was for sale. It was subsequently developed privately as **Bridle Ways**.

Both of the Parish Tower Windmills have been preserved after a long period of neglect. **Stokes Mill** was converted to a residence in 1955 and subsequently refurbished. More recently, in 1986, the **Six Sail Mill** on Kneeton Road and the adjacent **Mill Farmhouse** and **Highfield Houses** became fine examples of thoughtful restoration.

The demise of farmstead complexes has fortunately not resulted in the wide scale demolition of barns and outbuildings; in most cases the restoration and conversion of disused farm buildings has resulted in very attractive and desirable dwellings. These include the **Coach House** of the Old Manor House, the **Manor Farm** barns opposite the entrance to Croft Rise, the crew yards of **Mulberry Close** and **Croft Farm** on Cherryholt Lane, and the barns of **Mill Heyes**, and **Oxford House** on College Street.

Twelve terraced dwellings were built as an extension of **Crossways Drive**, alongside the footpath from College Street in 1987, with communal parking space but no garages.

Some recent limited development has taken place in the grounds of the **Old Hall**. In 1986 one of the stable blocks was converted to a residence and a new executive bungalow was built with a shared drive onto Kneeton Road. In 1994, four executive detached dwellings were built adjacent to the Old Hall driveway and the access was named **Cuttle Hill Gardens**; the more appropriate name of Old Hall Gardens, which was proposed, was NOT accepted by the Borough Council!

Three of the last residential developments of the Century were accessed off **Straws Lane**. In 1992 the **Stable Close** dwellings were built on the site of the old clay quarry, which had been gradually filled with "inert waste" since 1970, including the spoil from the sewage works extension. A second development was the conversion of three **Clyde House Farm** barns in 1994, which were very tastefully designed, and preserved the curved brick pavement wall into Straws Lane. The last development (of eight houses) was in 1998 at **Straws Croft**.



Two of the residential developments in the last quarter of the century. Left: the "cul-de-sac" added to Walnut Tree Lane on the site of Springdale Farm (similar houses are to be found in Burneham Close) and right: Ludgate Drive.

5. The Buildings Legacy of 2000

With the exception of barns and outbuildings, there are now about 800 properties in the village. 765 of these are Residential dwellings and the balance are Community, Business, and Retail premises. Nearly three quarters of the existing buildings have been constructed since 1950. However, the majority of the buildings which were 'Inherited' at the beginning of the Century still survive.

All of the 'Community buildings' of remain, albeit a few have been converted into residences, including one of the Chapels and two beerhouses. The village now possesses a first class new Medical Centre, which attracts patients from a wide catchment area, and a modern Sports Pavilion on Butt Close.

All of the 'Business premises' 1900 have closed, but their buildings retained as residences. The Wharf has changed its use from being a commercial activity to a leisure Marina. A small number of new businesses have been opened, in particular the development of the very extensive Garden Centre buildings, restaurant, and garage on the Fosse Road.

Most of the buildings which were 'Retail shops and craft workshops' are now fully residential, and the remaining shops and craft trade locations are contained in 'lock-up' premises.

With the exception of Springdale Farm, almost all 'Farmhouses and outbuildings' have been retained as residential dwellings, following restoration, conversion, and modernisation.

Seven of the eight 'Gentry Houses' of 1900 remain, and they continue to be well maintained by their respective owners. The 'East Bridgford Hall' property was demolished, but an appropriate addition to this group was provided in 1932 by the conversion of the historic 'Tithe Barn' into a residence. 'The Manor' became a Residential Nursing Home in 1985.

All of the 'historic/larger houses' have survived, and all of the 'Cottagers' houses', with the exception of two smaller terraces, remain to enhance the character of the village.



The Barn as it looked in 1970

'Residential property' is the aspect of village buildings where major changes have occurred during the last fifty years. Demolitions during the 1950s and 60s totalled about 65 dwellings, a large proportion of which were the remaining three clusters of 'labourers' dwellings', and a few others to provide access for the 'new greenfield' developments.

The building of the Council Houses (a mixture of semi-detached, terraced, flats and maisonnettes) provided a very significant and important replacement, and made a contribution to the growing demand for residences within the village, both for younger families and senior citizens. Some of the Council properties have subsequently been purchased by the tenants.

The village nucleus has expanded to accommodate the growth of 480 new residences built on 'greenfield' sites, although the village still remains a compact community. Most of the open spaces are now occupied by the 85 new 'in-fill' properties built since the 1950s.

The new developments have added greatly to the variety of residential properties within the village. One feature of the growth is that over 165 (35%) of the new private dwellings have been bungalows.

An increasing number of established properties, both old and newer, are being modified by the addition of extensions, conservatories, and garages. The majority of these changes, including those not sited in the Conservation Area, have been tastefully accomplished.

As a concluding observation, in spite of the residential revolution, which has occurred over the last half Century, East Bridgford remains an attractive village with interesting buildings and a healthy and lively community spirit.



Two of the barn conversions. Left: Clyde House farm stack yard, on Straws Lane and Right: the barn of Mill Heyes farm on College Street.

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