

The Lord Nelson, Eastwood, Nottinghamshire

Level 3 Building Recording

Authors: Rachel Townsend and Ruth Humphreys

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Trent & Peak Archaeology ©
Unit 1, Holly Lane
Chilwell
Nottingham
NG9 4AB
0115 8967400 (Tel.)
0115 925 9464 (Fax.)



SUMMARY

- Trent and Peak Archaeology was commissioned by Harrison Wood Architecture to carry out an historic building survey on the premises formerly trading as the Lord Nelson (PH), 20 Nottingham Road, Eastwood, Nottingham. The building dates from the late 19th century and was long used as a public house. Although not officially listed, it is situated within Eastwood Conservation Area and mentioned in passing within the D.H. Lawrence novel 'Lady Chatterley's Lover' (1928). Planning permission to convert the building into a block of three domestic flats was granted subject to an historic building record first being compiled. The current proposal involves minimal alteration to the exterior of the property.
- The survey combined the results of documentary research carried out at Nottinghamshire County Archives and two site visits. The building was recorded with photographs, site notes and with measurements taken to produce floor plans and elevations. The cellars were not recorded at this time due health and safety issues; however the development should not have impact on them.
- Map evidence suggests The Lord Nelson was constructed between 1869 and 1876; trade directories first list The Lord Nelson in 1876. The buildings brickwork and exterior window openings indicate a 19th century date. The building started with a nearly rectangular shape built two stories high at the front and three stories high at the rear. A second cell was built by 1901, the form of this build may suggest an industrial building, possible malting. However, as many alterations have occurred to the building, it is difficult to establish if this is the case. The building was most likely a beerhouse before it was a public house, with Trade Directories listing the landlord as a 'beer retailer'; often beerhouses were simply converted workers houses. Several windows and doorways were later infilled and few original features appear to have survived due to 20th century alterations.

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Prepared by Date	Ruth Humphreys, Project Supervisor Rachel Townsend, Archaeologist
Approved by Signed Date	Gareth Davies, Project Manager  07/07/2014
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ACKNOWLEDGMENTS

Paul Gaughan Building Consultants are thanked for commissioning this report.

1. INTRODUCTION

1.1 Site Background

1.1.1 Nour House Ltd wish to convert the existing vacant property, previously The Lord Nelson public house, at 20 Nottingham Road, Eastwood, into 3 domestic flats. Planning permission has been granted (11/00024/FUL) by Broxtowe Borough Council but with a Condition attached that 3. No development shall commence until a Level 3 building recording, in accordance with RCHME guidance, has been undertaken and submitted to, and approved by the Local Planning Authority.

1.1.2 The current proposal does not involve the demolition of the property or major alternation to its frontage. The majority of construction work will be limited to the internal layout of the property, with a number of new partition walls to be erected. Some alteration will be made to the existing wooden window frames on the property frontage.

1.1.3 This report provides a detailed building recording (full plans and elevations as required by RCHME L3) in advance of conversion. In addition, the report also provides a description of the heritage asset (The Lord Nelson), discusses its significance within the Eastwood Conservation area and places the building within its full historical context (as required by RCHME L3).

1.2 Site Topography and Geology

1.2.1 The proposed development site is located in Eastwood, a former coal mining town, and birthplace of D.H. Lawrence, to the North-West of Nottingham. The proposed development is located on the town's main high street, Nottingham Road, at a height of c.97m OD. The site is centred on OS reference SK 46534 46961.

1.2.2 Local geology beneath the property is the Pennine Middle Coal Measures Formation, a combination of mudstone, sandstone and siltstone, formed c.309-312 million years ago in a local environment dominated by swamps, estuaries and deltas. Local soils are loamy, restored soils mostly from quarry and opencast spoil.

2. METHODOLOGY

2.1 Cartographic and Documentary Research

2.1.1 The baseline heritage potential of the study area was assessed using the *National Monument Record Database (Including National Mapping Programme and Heritage Gateway)*. Electronic consultation of information from this English Heritage database (comprising over 400,000 records (including the Pastscapes website) along with other heritage evidence held on the on-line Heritage Gateway is presented below (Section 3). The NMR Heritage List for England holds records on designated heritage assets that are also recorded by the NMR including Listed Buildings, Conservation Areas and Scheduled Ancient Monuments.

2.1.2 A rapid search was made for relevant published works, maps and documents online and at the Trent & Peak Library. Further research was undertaken at the Nottinghamshire county archives, including consultation of parish records and trade directories. A cartographic date range of 1835 to the present day was obtained.

2.2 Site Visit and Building Recording Methodology

2.2.1 Conditions may be placed on proposed redevelopments by local planning authorities with regard to historic buildings. they may require a survey based on classifications as outlined in English Heritage's guide *Understanding Historic Buildings* (2006). In this instance a Level 3 survey of the building was required. The methodology employed also follows advice from the Institute for Archaeologists' (IfA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* (2001).

2.2.2 The site was subject to a field inspection on the 1st July 2014 and 2nd July 2014. The building recording has involved a detailed examination of the former public house both externally and internally. This has allowed for a brief written description of the building and its background with 12 figures and 18 plates as illustrations. The report includes copies of the digital images together with plans showing their viewpoints.

2.3 Setting Study/Conservation Area Impact

2.3.1 Key photographs demonstrating aspects of the Lord Nelson's setting in relation to the Eastwood Conservation Area and other heritage assets were taken, allowing for the Lord Nelson to be narrated within its wider context.

2.4 National Policy

2.4.1. In March 2012 the Department for Communities and Local Government published the National Planning Policy Framework (NPPF), which covers development and historic buildings.

2.4.2. In relation to this Building recording some key the terminology is now defined:

Heritage assets = A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority including local listing.

Designated heritage assets = a world heritage site, scheduled monument, listed building, protected wreck site, registered park and garden, registered battlefield or conservation area designated under the relevant legislation.

Significance (for heritage policy) = The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from heritage asset's physical presence, but also from its setting.

2.4.3 *Listed Buildings/Structures*

Buildings of national, regional or local historical and architectural importance are protected under the Planning (Listed Buildings and Conservation Areas) Act, 1990. Buildings designated as 'Listed' are afforded protection from physical alteration or effects on their historical setting. As of 2011 English Heritage guidance defines all Listed buildings as of some "national importance and special interest" (<http://www.english-heritage.org.uk/caring/listing/listed-buildings>), though Grade II is the lowest grade of formal national designation which can be applied to a heritage asset.

3. HISTORICAL ANALYSIS AND CONSERVATION AREA APPRAISAL

3.1 Cartographic Analysis

3.1.1 The Lord Nelson is located within the Eastwood conservation area, which is administered by Broxtowe borough council. The nature of the conservation area, history and setting of The Lord Nelson is discussed below.

3.1.1 Consultation of historic maps that depict the proposed redevelopment site was undertaken. A cartographic date range of 1835 to the present day was obtained. Additional local enclosure and tithe maps, held in the Nottinghamshire County Council archives, were consulted but provided no relevant additional information.

3.1.2 The maps that illustrate key changes to the proposed redevelopment area re depicted as Figures 2-6 and discussed below.

3.1.3 The village of Eastwood is depicted on Sanderson's map of 1835. Whilst Nottingham Road is clearly depicted, the scale of the map means that identification of individual properties is challenging. Documentary sources discussed below may indicate that the Lord Nelson was constructed between 1869 and 1876, which would suggest that it is not present on this map. A vacant plot does appear to be visible (circled in red below), even at this small scale.

3.1.4 The first edition Ordnance Survey shows a building footprint on the site of the current property. Unlike the adjacent *Sun Inn* the building is not marked as a public house, however documentary records (discussed below) indicate that The Lord Nelson had been erected by this time. Considerable urbanisation of the surrounding area had occurred in the 50 years since the production of Sanderson's map. No vacant plots are visible along the extent of Nottingham Road, which remains the main shopping street of Eastwood today (B6010). To the north-east of the proposed development site, lies an area known as 'The Buildings'. The whole area is built on a perpendicular grid form and was originally constructed between 1854 and 1860 by the mine owners Barber and Walker to house its growing workforce. South and west of Nottingham Road the town remained less densely developed.

3.1.5 The second edition OS publication shows an alteration in the footprint of the proposed development site. The south-east corner has been extended and the building is now clearly marked P.H. (Public house). Its relatively small size, in comparison to the labelled *Sun Inn*, may have contributed to the omission of its name. It appears to be attached to the local Post Office, to the east.

3.1.6 As is clear from Figure 4 and Figure 5 there is no change in the footprint of the proposed development or its setting between 1900 and 1930.

3.1.7 The 1960 Ordnance Survey appears to indicate a further change in the footprint of the Lord Nelson. The western boundary of the property has been altered, reducing the footprint of the public house and increasing the size of the adjacent building. Aside from this, much of the surrounding area, in plan at least, remains as it was in the 1930s.

3.2 Historic Document Analysis

3.2.1 A trawl of the local parish and town records was undertaken at the Nottinghamshire County Archive. No significant deeds or planning records were uncovered.

3.2.2 Trade directories indicate that prior to 1855 no public house was recorded on the plot of 20 Nottingham Road, Eastwood. The first specific reference to The Lord Nelson comes from the 1876 Post Office Directory, which lists G. Knighton as the proprietor. Mr Knighton is also listed in Morris' 1869 volume as a 'beer retailer' on Nottingham Road. As both references predate the first edition Ordnance Survey, which clearly depicts a property at 20 Nottingham Road, it is reasonable to assume that the building was constructed between 1869-1876; and originally functioned as a beerhouse before a change in license to public house around the

date of 1901/however the first landlord may have worked from a pre-existing property or closely prior to its construction. Further trade directories, from 1888 – 1941, were consulted which demonstrated no change in the buildings use.

3.2.3 No licensing records were available to view, despite these being available for other public houses and off licences in the town from the 1920s onwards. This could simply be down to an anomaly relating to their deposition.

3.2.4 The Lord Nelson is noted in D.H. Lawrence's 'Lady Chatterley's Lover' (Taylor, 2013), which renders the property of local historic and touristic interest. The connection with D.H. Lawrence attracts a number of visitors each year, making a contribution to the local economy.

3.3 Conservation Area Character Appraisal

3.3.1 The Lord Nelson frontage also lies within the Eastwood Conservation Area. As such, a development that may affect the frontage of the building needs to take into account the Eastwood Conservation Area policies.

3.3.2 Conservation Areas were first introduced following The Civic Amenities Act 1967 to protect the attractive historic character of towns and villages. Today the main protection of these areas comes under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 [the Act] and Planning Policy Guidance note 15: Planning and the Historic Environment [PPG 15].

3.3.3 The Lord Nelson is not a listed building and does not appear on *List of Buildings of Local Interest* (Local List). Despite this the building is considered as part of the wider Eastwood Conservation Area Character Appraisal.

3.3.4 The Eastwood Conservation Area Character Appraisal is divided into three distinct areas. The Lord Nelson is situated within Zone 2: Mansfield/Nottingham Road.

3.3.5 In relation to the character of Nottingham Road the Conservation Area Character Appraisal states that:

3.3.6 In general the special character of this area stems from the Victorian red brick commercial buildings. Any other 'sense of place' in the Mansfield Road area has been heavily eroded by the clearance of buildings from its western side and the alienating nature of the highway works. However, Mansfield Road contains a key building of local importance in the Mechanics Institute and some of the best examples of shop fronts. It also shares a second key building with Nottingham Road in the form of Barclays Bank, on the corner.

3.3.7 An almost complete survival of a Victorian commercial high street in Nottingham Road. There are only two examples of modern infill to distract from the historic quality of the street and there are no gap sites.

3.3.8 The special character of the area is more easily experienced along Nottingham Road and can be summarised as follows:

- A very high survival of the original Victorian building stock still retaining its characteristic red brick façades, slate roofs and painted timber sash windows.*
- Well-detailed upper storeys, exhibiting a variety of window and brickwork designs but also a unity owing to the continuity of materials used: red brick, limestone, slate, painted timber.*
- A sense of enclosure provided by the building line and the almost unbroken procession of the building façade.*
- A feeling of being in an environment of 'human scale' owing to the small shop units, the two and three storey buildings and the breaks in the façade to the north allowing views out to the distant rural landscape.*

- *Clear sight lines of the buildings from ground level to eaves, despite the fairly narrow street, because of the gently curving nature of the street.*

- *Minimal clutter which enables unimpeded pedestrian flow.*

3.3.9 A number of factors have been identified as 'devaluing' the Nottingham Road conservation area. These include:

- The construction of a modern Iceland shop in 1997
- 19 Nottingham Road: A modern infill building
- The mixed material nature of the footpaths
- The loss of the majority of original shop frontages, modern steel shutters and empty units

3.3.10 *Key views and buildings*

A number of 'key buildings' have been identified within the conservation area. The Lord Nelson itself is not regarded as a 'key building'; however it is recorded as making a 'positive contribution' to the overall local setting. This means that it has fulfilled one of the following criteria:

- *Is the building the work of a particular architect of regional or local note?*
- *Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?*
- *Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?*
- *Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?*
- *Does it have significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?*
- *Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?*
- *Does it reflect the traditional functional character of, or former uses within, the area?*
- *Has it significant historic associations with local people or past events?*
- *Does its use contribute to the character or appearance of the conservation area?*
- *If a structure associated with a designed landscape within the conservation area, such as a signifying cant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?*

3.5.11 The Lord Nelson is diagonally opposite 7 Nottingham Road and The Sun Inn, both of which are regarded as key structures. As such, The Lord Nelson is also on the periphery of a key historic view up and down the intersection of Mansfield and Derby Road. Nottingham Road itself is not considered to be a key view, however the consequence of the proposed development's position within the Conservation Area is that any alterations to its exterior, and particularly to its frontage, must be carefully scrutinized to prevent a negative impact on the historic setting of locally significant structures and key historic views.

4. BUILDING RECORDING

4.1 Exterior

4.1.1 The former Lord Nelson public house faces northwards onto Nottingham Road. In its present form (at the time of writing) the original brick building is near rectangular comprising of five bays and two rooms deep. The building is two stories high at the front and three stories high at the rear with a floored over attic space. The slate roof runs parallel to the road. Chimney stacks are contained both in the gable wall and within the building avoiding the ridge. Examination of the building's structure was hampered by the north external walling having render and internally by the presence of plaster and wallpaper, both of which hides and preserves the underlying brickwork (plate 1). Original brickwork, free from render, could be seen on the rear and side elevations (plate 2).

4.1.2 From the changing brickwork and straight joints it is clear that there are three distinct phases to the build (figure 7, 10). Phase A, the original part of the building fronts onto Nottingham Road. Phase B, appears on the second edition OS map in 1901, and is situated in the south east corner. Phase C, consists of flat roofed 20th century extensions.

4.1.3 The north frontage (phase A) shows an arrangement of similar sized first floor window openings with straight segmented lintels and a central keystone (plate 3); the windows have been replaced and are likely to be 20th century in date. The lower windows are smaller in size but each one aligns with a window above. The frontage has two entrances set towards the Eastern end, comprising of 20th century panelled doors. It is likely that the entrance to the West was originally a window opening which has been removed and replaced in the 20th century. Examination of the walling on the frontage was impeded by the presence of render, which hid the underlying brickwork.

4.1.4 The side elevation features a number of blocked up windows on the ground and first floor (figure 8). Phase A, to the south of the build, shows an arrangement of similar sized window openings comprising of straight stone lintels (plate 4). To the North of the elevation, three brick arch windows have been blocked up (plate 5). Phase B demonstrates two brick arch window openings (plate 6); the windows have been replaced and are likely to be 20th century in date. It is likely that the current doorway was originally a window opening as remnants of the brick arch can be seen above the current door (plate 7).

4.1.5 The rear elevation of phase A consists of three distinct window openings; the original windows have been removed and replaced in the 20th century. Phase B shows two brick arch window openings, the original windows have again been removed and replaced in the 20th century (plate 2). Phase B also shows an upper floor doorway and stairs, whilst the original features have been replaced in the 20th century remnants of the original brick arch can be seen.

4.1.6 The side and rear elevations demonstrate three different bonding types as well as straight joints suggestive of three distinct building phases. Phase A uses English garden-wall bond, comprising of three courses of stretchers between a course of headers, whilst phase B uses a mixed garden bond. Phase C, uses a stretcher bond and appears 20th century in date. The original part of the building (phase A) appears to have been built using 3 inch thick bricks, indicative of a building date in the mid-late 19th century, but most likely the second half of the 19th century.

4.2 Interior

4.2.1 The ground floor room arrangement, numbered 1-5, is shown on figure 10. The ground floor area consists mainly of a number of adjoining open and public rooms served by a central bar-counter. Room 1 is a modern wooden porch area containing stained glasswork. Room 2 is an open lounge area served by a central bar (figure 10), it contains a ceiling beam and exposed joist towards the northern end (plate 8). To the east of room 2 is a fireplace which has been removed, however original Victorian decorative tiles are still present (plate 9).

To the west end of room 2 a modern RSG can be seen (plate 12), this indicates a former wall has been removed to create an open space. The room also contains black and red quarry tile floor, it is difficult to established if this is original to the build. No details of historical significance remain in rooms 3-5.

4.2.2 The first floor (rooms 7-20, figure 11) is reached up a straight flight of steps that leads to a passageway (room 6). The first floor rooms are separated mainly by thin half brick and timber dividing walls with plank flooring. The door frames could possibly be original to the build but the doors are likely to date to the 1930's and modified in the 1950's; all the windows are likely to be 20th century in date. Room 9 is a central landing area; plate 10 demonstrates the timber dividing wall as a later insertion to the banister. Room 13, originally a pantry area, still retains original shelving features (plate 11); this indicates that room 12 has always been used as a kitchen. In the rooms 8 and 16 few remaining historical features have survived, though plank and batten cupboards with original hinges have been retained (plate 13). An original plank and batten door could be seen in room 20. Few details of any historical significance remain on the first floor.

4.2.3 The attic/upper floor (rooms 21-25, figure 12) is reached up a straight flight of steps that leads to a passageway (room 21), except room 25 which is reached by a separate set of straight steps that leads directly to the attic space. Rooms 22 and 25 both retain hob grate fireplaces dating to the late Victorian period (plates 14 and 15). Rooms 22 and 24 contain original plank and batten doors with surviving hinges and latch (plates 16 and 17), though the door in room 24 does not retain its original latch. The roof structure can be seen in the attic area, it comprises of a side purlin roof using machine sawn softwood timbers; lath for plaster is also exposed (plate 18).

4.2.4 The building is cellared but the cellar could not be entered on health and safety grounds. The cellar will not be affected by the present redevelopment.

5. CONCLUSIONS

5.1 Historical Context

5.1.1 The historical development of the Lord Nelson can be summarised as follows:

- On the 1835 Map, the village of Eastwood is present, with Nottingham Road clearly established. However, there is no record of The Lord Nelson at this time and the plot appears vacant.
- Trade Directories first list The Lord Nelson in 1876, although the landlord, George Kington, is listed as a 'beer retailer' on Nottingham Road in the 1869 Post Office Directory. No alternative uses or names are listed for the Public House in subsequent trade directories.
- On the 1st Edition Ordnance Survey Map (1880s) The Lord Nelson is depicted as part of a the Nottingham Road shopping district.
- The 2nd Edition Ordnance Survey (1901) specifically lists the property as a Public House. Its footprint appears to have been expanded from the first edition records, suggesting a two phases of construction.
- The Lord Nelson is mentioned in passing within the D.H. Lawrence novel 'Lady Chatterley's Lover' (1928) as part of the Eastwood shopping district.
- The Lord Nelson is currently within the Eastwood Conservation Area (Broxtowe Borough Council). Whilst it is not considered a key local building, it is recorded as making a positive contribution to the local setting.

5.2 The Building

5.2.1 Map evidence suggests The Lord Nelson was constructed between 1869 and 1876, with trade directories first listing the public house in 1876. The detailing of the brick and few surviving features also suggest a mid-late 19th Century date. Three distinct phases to the build can be seen, however the footprint of the build remains as it was in the 1930's.

5.2.2 Originally a near rectangular shape (Phase A), the building may have served either a residential or commercial function. Being not dissimilar to a normal domestic dwelling, the Lord Nelson would have had private quarters for the proprietor and his family on the upper floors. It is not implausible to suggest that the public house could have been used as an inn, housing travellers on the first floor, however, with most ornate features removed it is difficult to establish if it had such a use.

5.2.3 By 1901 a second cell was built (Phase B) to the south east. Industrial in nature, it is not implausible to suggest that its original purpose was that of a maltings, with on site brewing of beer, although this possibility difficult to establish. Such enlargements and extensions of buildings around this period often mark a change in license from beerhouse to a fully licensed public house. Beerhouses were often converted workers' houses and were largely indistinguishable from neighbouring properties. Beerhouses would usually have made use of the front for trade, with goods and beer stored in the back room or in an extension; brewing of beer often occurred on the premises.

5.2.4 Alterations in the 20th century have left few surviving original features, with several windows and doorways infilled. The ground floor shows an RSG beam indicating that the room arrangement was once divided, which would have been common in the 19th century. A pantry on the first floor still retains original wood shelving; this indicates that the kitchen area next to it has always functioned as this. Single story flat roofed extensions were added to the rear (phase C) of the building in the 20th century; providing a downstairs kitchen and bathroom. Major 20th century alterations have removed evidence of how the Lord Nelson once functioned.

5.3 Setting

5.3.1 A potential issue in relation to the development is its impact to the Eastwood Conservation Area. Development in the Conservation Area should aim to not impact upon the setting of locally significant heritage assets, including 'key views' to and from said assets. Whilst The Lord Nelson is not considered a heritage asset in its own right, it is considered to positively contribute to the local setting and historic character of the area. If significant alterations were to occur to the building frontage they have the potential to negatively impact upon the historic character of Conservation Area 2: Mansfield/Nottingham Road, as currently a balance has been attained between new and historic developments in the area (although the key local buildings of The Sun Inn and 7 Nottingham Road have no direct views to the Lord Nelson).

5.3.2 The appropriateness of the proposed conversation was considered during the planning application and the application was successful.

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|------|---|
| 1835 | Sanderson's 'Map of the Country 20 miles round Mansfield' Scale 2¼", pp 32. |
| 1884 | 1st ed. 25" OS map |
| 1901 | 2nd ed. 25" OS map |
| 1930 | 25" OS map |
| 1960 | 25" OS map |

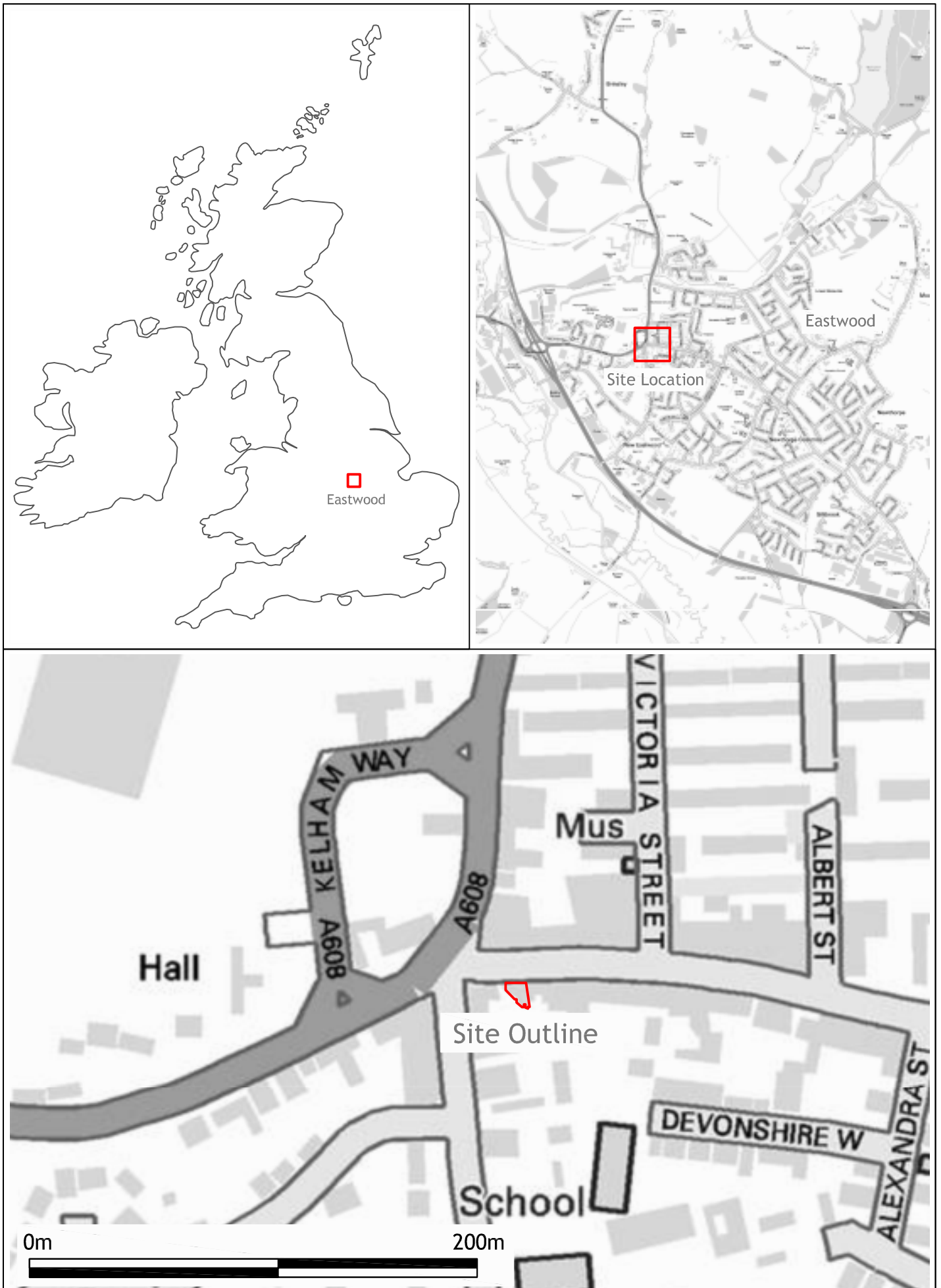


Figure 1: Location Map
Scale 1:2500

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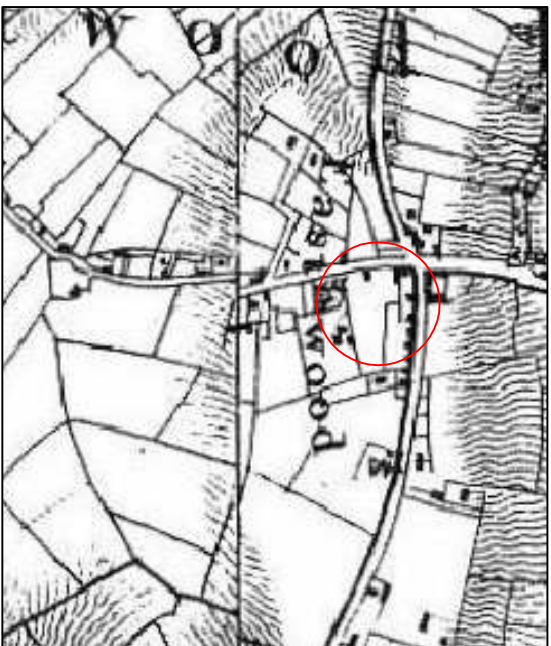


Figure 2: Sanderson's Map (1835)

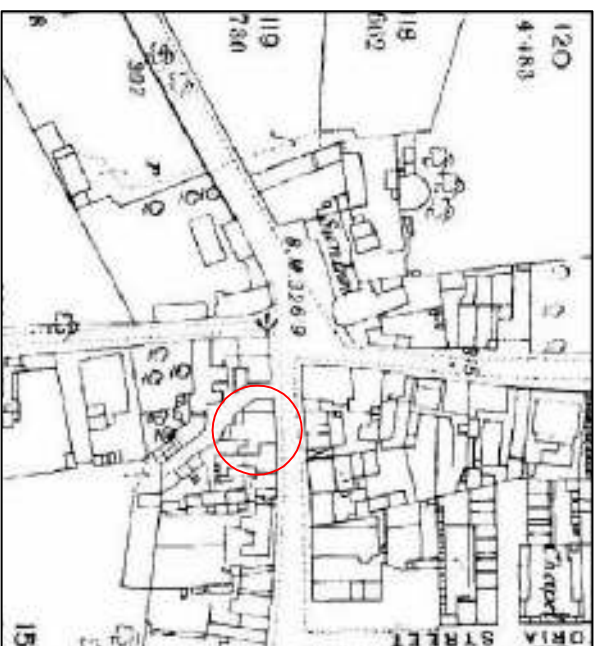


Figure 3: 1st Edition Ordnance Survey Map (1884), depicting the site location

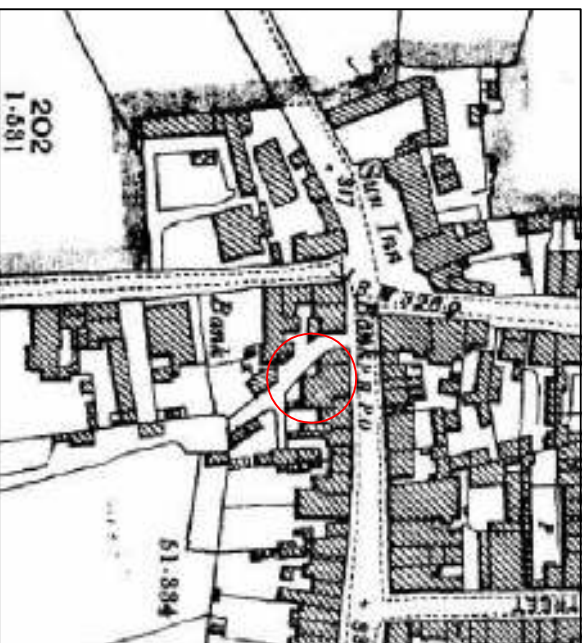


Figure 4: 2nd Edition Ordnance Survey Map (1901), depicting the site location



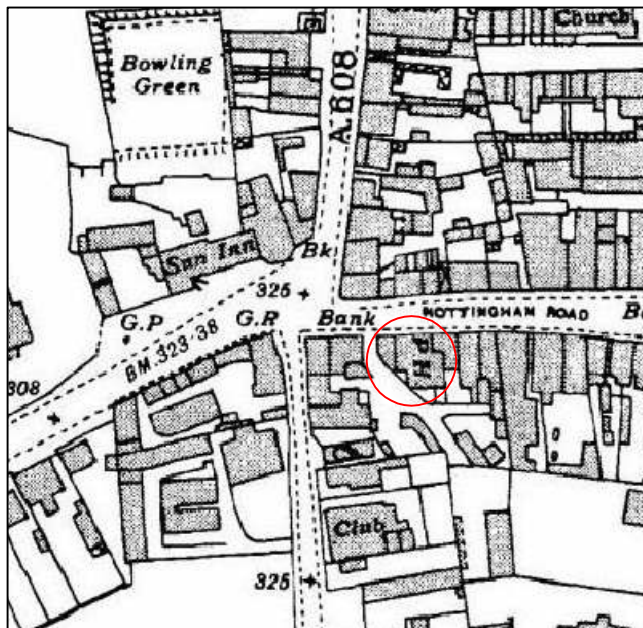


Figure 5: Ordnance Survey Map (1930), depicting the site location

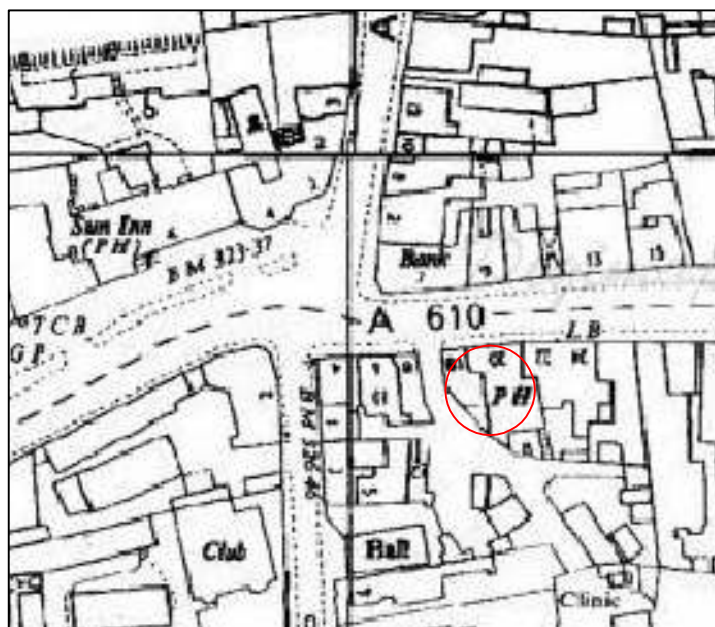
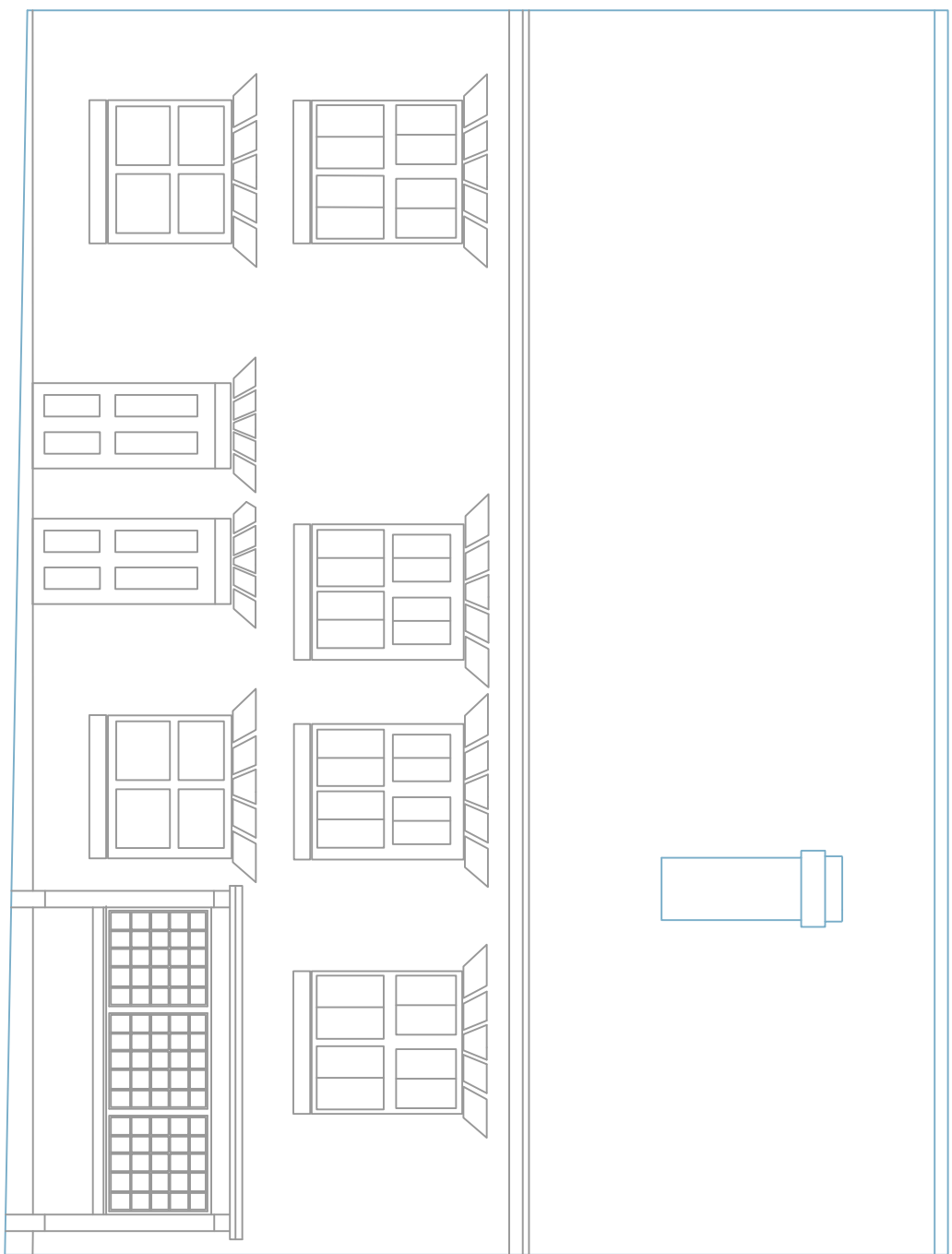


Figure 6: Ordnance Survey Map (1960), depicting the site location



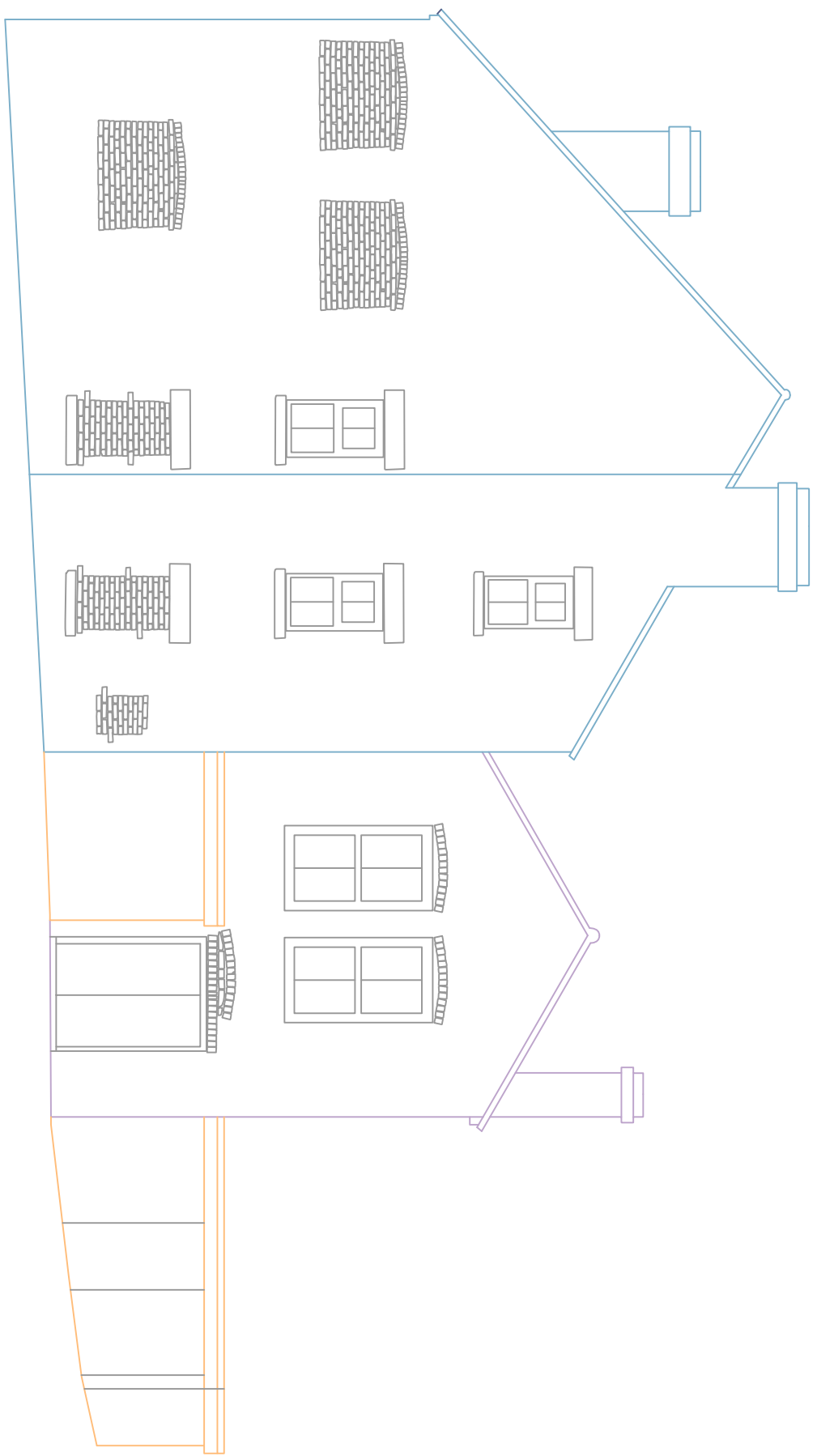
Key
Phase A



Figure 8: Side Elevation

Key

- Phase A
- Phase B
- Phase C



Key

- Phase A
- Phase B
- Phase C

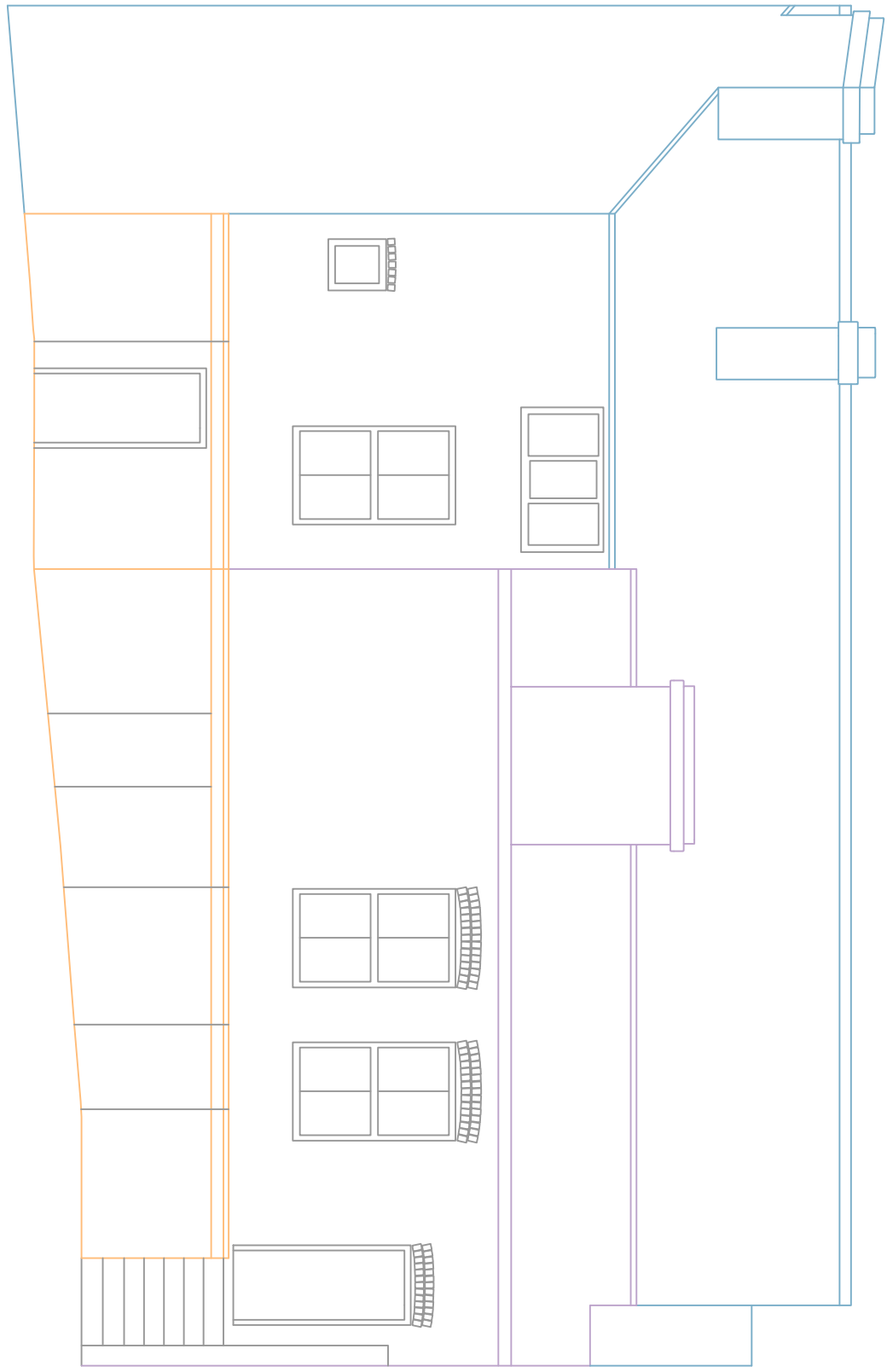


Figure 9: Rear Elevation

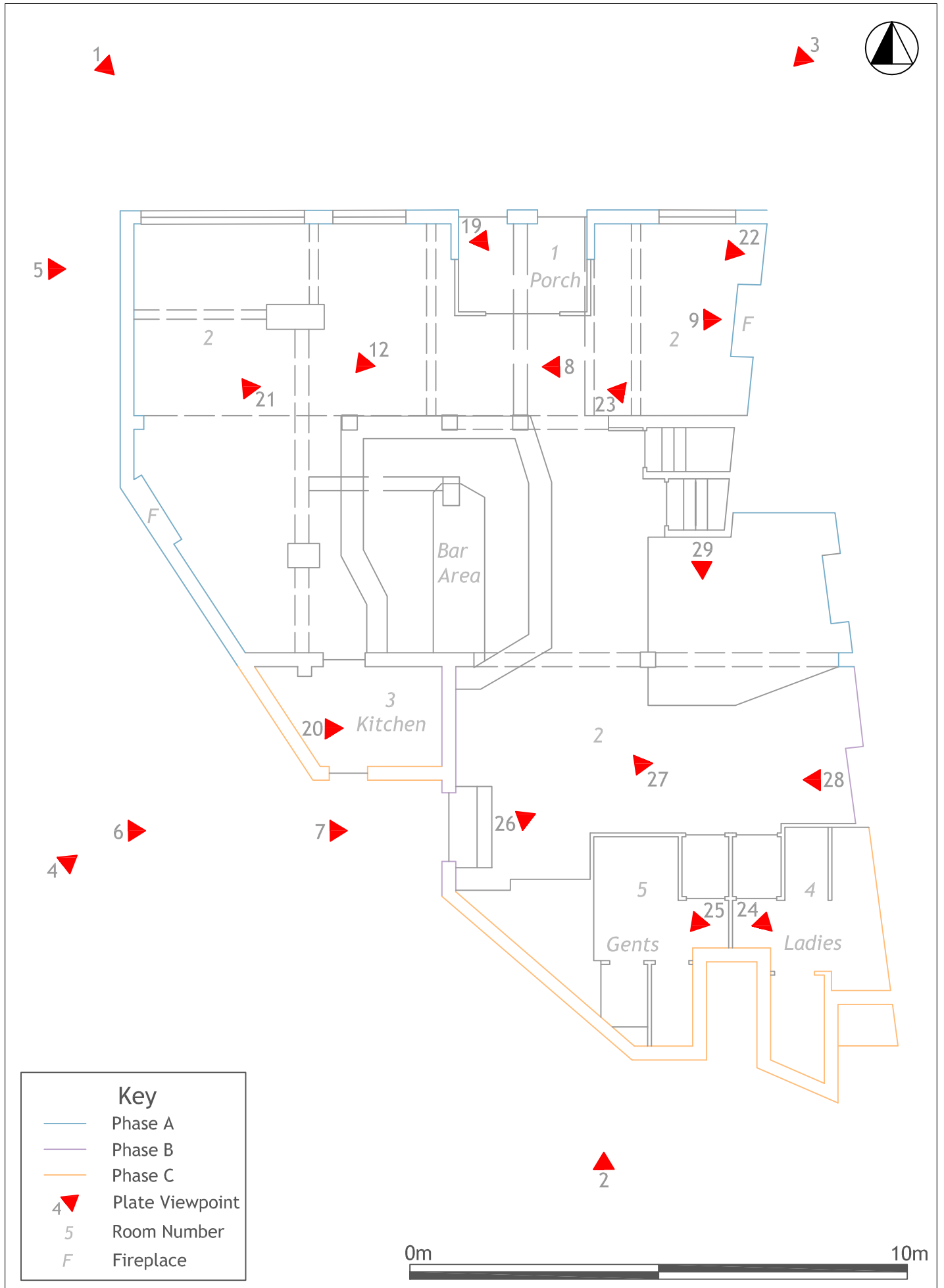
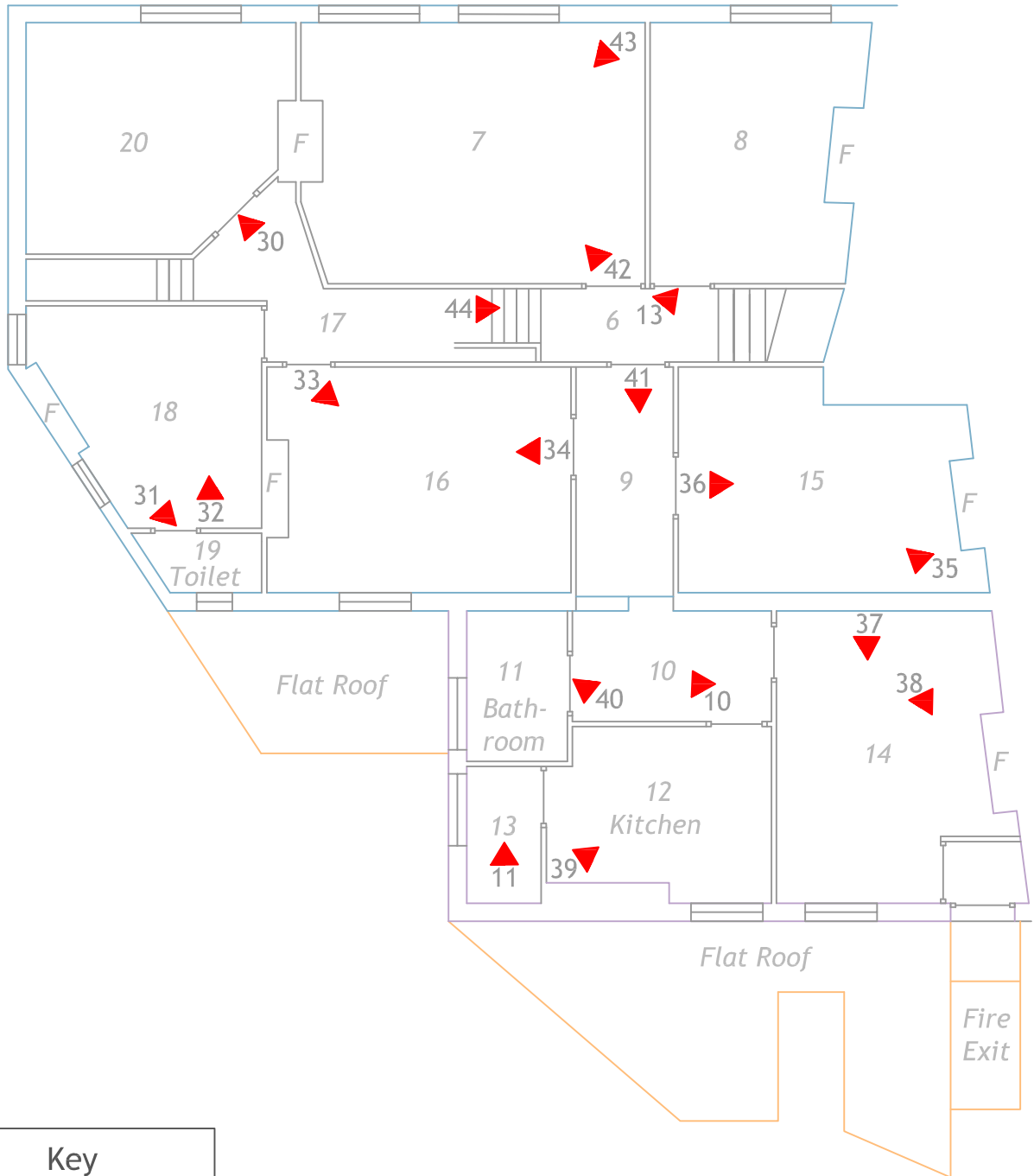
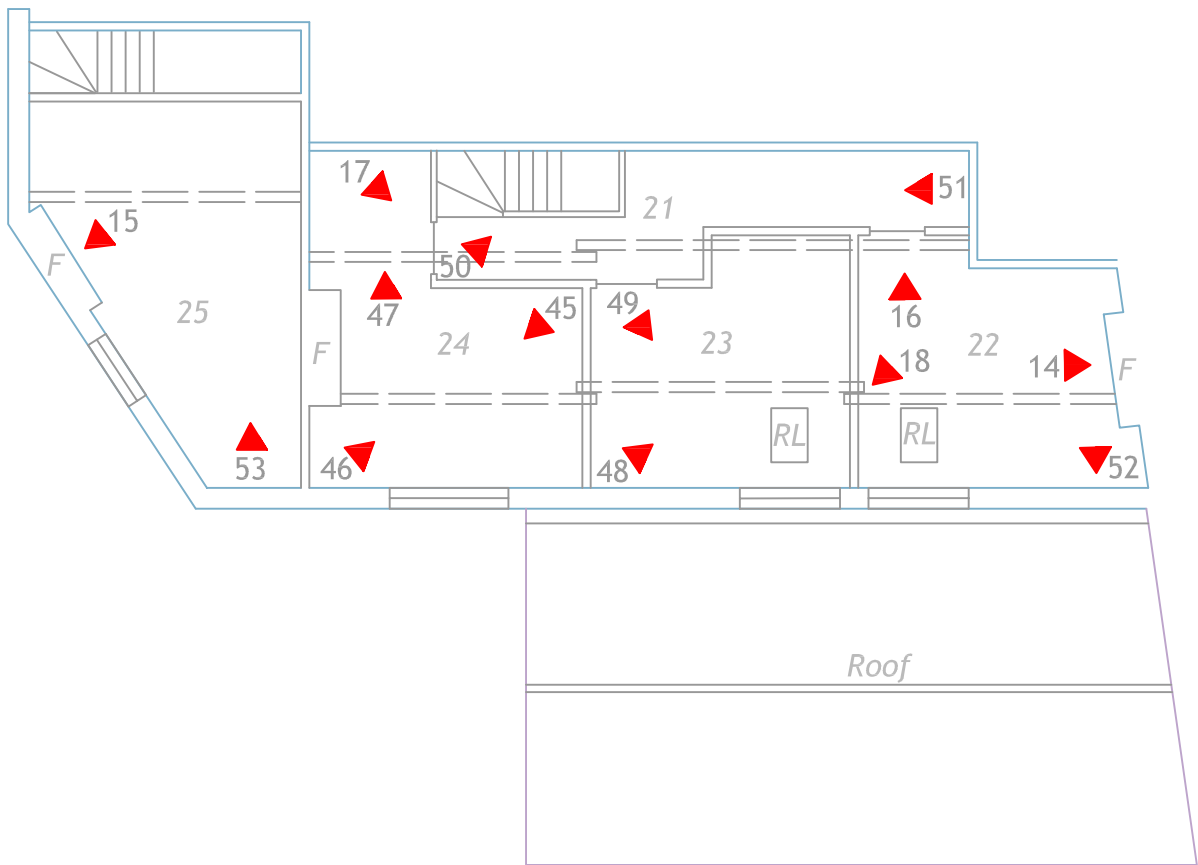


Figure 10: Plan of Ground Floor
Scale 1:100



Key	
	Phase A
	Phase B
	Phase C
	Plate Viewpoint
	Room Number
	Fireplace





Key	
	Phase A
	Phase B
	Roof Light
	Plate Viewpoint
	Room Number
	Fireplace





Plate 1: General shot of front elevation, viewed looking south-east



Plate 2: General shot of rear elevation, viewed looking north



Plate 3: General shot of front elevation, viewed looking south-west



Plate 4: View of the side elevation, looking north-east



Plate 5: Detail of blocked up brick arch window in phase A, viewed looking east



Plate 6: Detail of brick arch window in phase B, viewed looking east



Plate 7: Detail of the former brick arch opening, viewed looking east



Plate 8: Detail of ceiling beam and exposed joist viewed looking west



Plate 9: Detail of Victorian tiling around the fireplace, viewed looking east



Plate 10: View of room 9, central landing area, viewed looking north-west



Plate 11: Detail of original pantry shelving viewed looking north



Plate 12: General shot of room 2, RSG beam can be seen in shot, viewed looking south-west

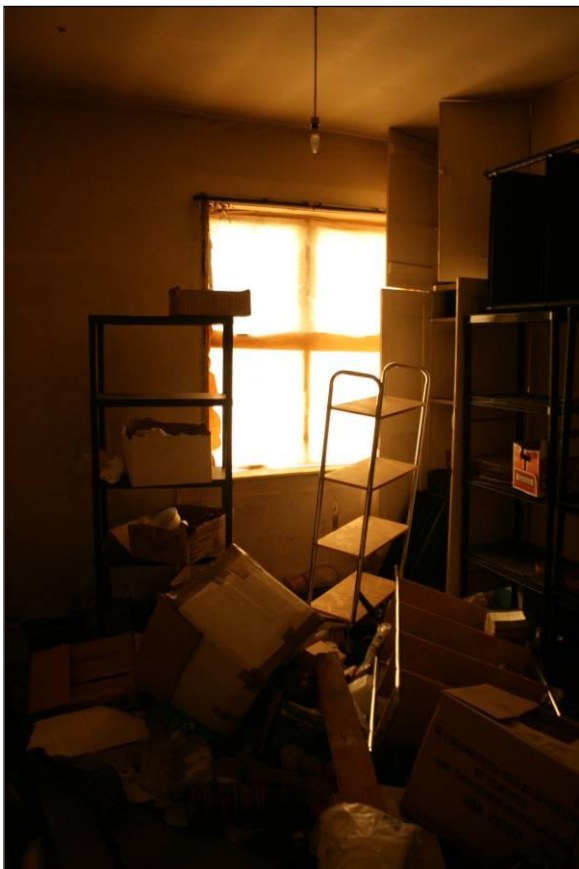


Plate 13: View of room 8 showing original plank and batten cupboards, viewed looking north-east



Plate 14: Detail of original hob grate fireplace in room 22, viewed looking east



Plate 15: Detail of original hob grate fireplace in room 25, viewed looking south-west



Plate 16: Detail of original plank and batten door in room 22, viewed looking north



Plate 17: Detail of original plank and batten door in room 24, viewed looking south-east



Plate 18: Detail of roof purlins and exposed lath for plaster in room 22, viewed looking south-west



Plate 19: General shot of room 1, viewed looking south-east



Plate 20: General shot of room 3, viewed looking east



Plate 21: General shot of room 2, viewed looking north-west



Plate 22: General shot of room 2, viewed looking south-west



Plate 23: General shot of room 2, viewed looking north-east



Plate 24: View of room 4, viewed looking south-east



Plate 25: View of room 5, viewed looking south-west



Plate 26: General shot of room 2, viewed looking north-east



Plate 27: General shot of room 2, viewed looking north-west



Plate 28: General shot of room 2, viewed looking west



Plate 29: General shot of room 2, viewed looking south-west



Plate 30: View of room 20, viewed looking north-west



Plate 31: View of room 19, viewed looking south-east



Plate 32: View of room 18, viewed looking north



Plate 33: View of room 16, viewed looking south-east



Plate 34: View of room 16, viewed looking west

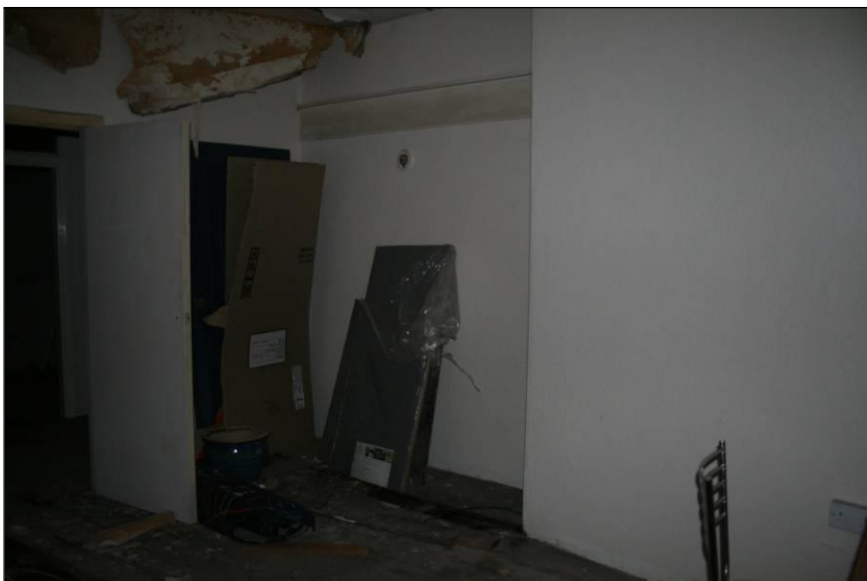


Plate 35: View of room 15, viewed looking north-west



Plate 36: View of room 15, viewed looking east



Plate 37: View of room 14, viewed looking south



Plate 38: View of room 14, viewed looking south-east



Plate 39: View of room 14, viewed looking north-east



Plate 40: View of room 11, viewed looking north-west



Plate 41: View of room 9, viewed looking south



Plate 42: View of room 7, viewed looking north-west



Plate 43: View of room 7, viewed looking south-west



Plate 44: View of room 6, viewed looking east



Plate 45: View of room 24, viewed looking south-west



Plate 46: View of room 24, viewed looking north-east



Plate 47: View of room 24, viewed looking north



Plate 48: View of room 23, viewed looking north-east



Plate 49: View of room 23, viewed looking south-east



Plate 50: View of room 21, viewed looking north-east



Plate 51: View of room 21, viewed looking west



Plate 52: View of room 22, viewed looking north-west



Plate 53: View of room 25, viewed looking north