

WALKS OF LIFE



33 Lincoln Road
Tuxford
Newark
NOTTS
NG22OHR

Contact Diane Hunt [REDACTED]
email [REDACTED]

Dear Bassetlaw planning department

Re: Application in respect of change of use on 33 Lincoln road Tuxford NG22OHR

The house is the site of the late Dorothy Harrison's estate .She lived in the property and had a handcart museum for over 30 years .Prior to her death she formed an educational trust leaving her estate and assets to the trust .

The house has been empty since her death in 2019 .Which the council are aware of as we have sent updates and photos .We have sought advise through the Building Preservation Trust and Bassetlaw including Mike Tagg .The conservation officer from Nottingham county Jason Mordan is involved . We have now discovered the house is of significant historical interest ,and has an original timber frame .It has yet to be formally dated but is at least 16th century .It may become a listed building an important part of Tuxford's history .

A restoration plan has now been formed with Alan Waldars from Nottingham Building Preservation trust who is the architect and drew up the plans .In the short term the aim is to restore the building using the skills and advise of the above and volunteers .To reinstate the property so the inappropriate parts of the house are repaired and replaced in line with an historic buildings appearance .e.g. such as replacing PVC windows and paint removal on exterior walls as well as poor render .Making the house into a useable state with a total replacement of electric plumbing and services .We have already had a structural survey and quotes for removal of the red paint on the outside and asbestos in the house .As we as replacement of all essential services .

We are planning to incorporate the house into part of the museum .Using it for educational purposes .The Trust is linked to both Nottingham Universities and have students who undertake research as well as learning skills related to conservation of objects in the collection .Doing this in the house is ideal. We plan to run a series of traditional building skills workshops in the spring Which we can share offering to the public so these skills can be developed and retained for future generations . Such as lime render and repairing sliding sash windows .These will be run by Jason Mordan conservation officer and supported by the trustees and volunteers .

The rest of the estate and the museum is already registered with the valuation office .It is difficult to give an exact time frame on completion of the work .Due to the nature of the work and the need to raise some external funding .However incorporating the house as part of the museum will ensure the building is preserved and give us options for its future use rather than leaving it as an empty unusable building .Trees there has been consultation with Bassetlaw in terms of trees on the land and we are aware that the large tree near the house has a conservation order on it .

Land register the process of registering the estate hasn't been completed .As the various parts of the estate was brought in different ,and some of the deeds were missing .This process is at the final stages and is being managed by Gareth Day of Jones and Co solicitors Retford

Should you need any further information please contact me

Yours sincerely .Diane Hunt treasurer /trustee