

SAVE BRITAIN'S HERITAGE

Newsletter - October 2013

This newsletter reflects over a year's work. Not all our cases are in these pages, there are many that every day we give advice on or write letters for, that are too numerous to recount. The newsletter opens with our major campaigns, and then goes on to 'Saves' and 'Losses' and then 'Buildings at Risk'. We have a guest entry from Loyd Grossman on the contentious issue of VAT rates on repairs to listed buildings, something that the Heritage Alliance is vigorously campaigning against. Finally you will find news from SAVE Europe's Heritage, office news and event details.

Due to funding constraints we have not had a dedicated Buildings at Risk Officer for over a year. Whilst we seek funding for the BaR initiative we have decided to include BaR information in newsletters rather than publish a separate catalogue. In addition we are working on reports on Liverpool, London, Tbilisi and Russian Churches.

You will have noticed a lack of newsletters this year – this is due to an enormous amount of casework. SAVE has numerous major campaigns running simultaneously, indeed, as this goes to press we are preparing for two Public Inquiries. We thank you for your continuing support without which we would not be able to operate.

URGENT FIGHTING FUND

SAVE is preparing to fight two public inquiries, and as you will see from this newsletter we are working to maximum capacity. As many of you know, we receive no public funding and rely entirely on private donations and subscriptions.

Please contribute to our fighting fund to help us fight out legal cases, we are seeking £30,000. In addition please contribute to our annual core costs of £140,000 per year. All contributions are welcome.

ONGOING CAMPAIGNS

Smithfield General Market – SAVE prepares for another Public Inquiry



Architect John Burrell's drawing of the magnificent market halls of Smithfield General Market

In September we heard that the Secretary of State Eric Pickles has called the application to demolish the magnificent market halls of Smithfield General Market in for Public Inquiry, as we had requested. This has been one of our biggest campaigns over the last year and we are extremely gratified that the Minister has taken this decision.

The City of London Corporation granted Hendersons Global Investors, planning permission on 16th July. Hendersons propose to demolish the market halls of Smithfield General Market and replace them with an office block.

In granting planning permission, the City was ignoring the conclusions of a previous Public Inquiry 2007-8, which long-term friends of SAVE will know we fought and won together with English Heritage. The Inspector concluded that the site offers an opportunity for regeneration of the kind undertaken at Covent Garden, Spitalfields, Greenwich or Camden Lock, and, crucially, that the City should place the site on the open market in order to allow conservation-led schemes to come forward. This did not happen, despite the existence of such schemes.

There is a fully-funded, viable, conservation-led alternative for the General Market, which has been developed by market entrepreneur Eric Reynolds, a key witness in the previous public inquiry. The Reynolds scheme is light of touch and would preserve the General Market and Fish Market in their entirety and allow them to open within months as a food market and a place for cafes, retail, bars and restaurants. Reynolds has made an offer to the City of London for the site.

Last November SAVE issued a booklet presenting the SAVE vision for the market, drawn by John Burrell architect of Burrell, Foley Fischer. At the same time, Henderson Global Investors revealed their plans. Their project, by John McAslan, involves the total demolition of the General Market's handsome market halls held up by Phoenix Columns, the retention of only three stretches of street frontages of the General Market, part of the Fish Market and the façade of the Red House. The market halls are to be replaced by an office block, to be matched by another, rising up behind the facade of the Red House on the other side of the street.

The General Market and Fish Market are the most Western building of Smithfield Market, built by former City Surveyor Sir Horace Jones in the 1879-83 and 1886-1888 respectively. The Red House (1898-1899) is not by Jones but influenced by his market buildings.

SAVE challenges the claim that the McAslan scheme does not cause substantial harm to the conservation area. And we are not alone: the scheme has been called 'Butchery', by the Victorian Society and criticised by the Society for the Protection of Ancient Buildings, Islington Council, the Charterhouse, the Council for British Archaeology, the Twentieth Century Society, the Ancient Monuments Society, the Heritage of London Trust, the World Monuments Fund and many local residents and businesses. Fergus Henderson of St John, the most pioneering restaurant in the area, situated in a former smokehouse, has registered an objection.

At the planning committee meeting in the City, English Heritage, who had opposed the previous scheme for total demolition, were quoted as supporting the scheme. English Heritage has said that they consider the proposed scheme causes only 'moderate harm' to the conservation area, and 'less than substantial harm'. They have also stated that the Henderson scheme is the only viable solution for the site. SAVE strongly disputes this analysis.



The magnificent market halls of the General Market

At the beginning of September SAVE submitted a 4,731 strong petition to Eric Pickles and Planning Minister Nick Boles, calling for a public inquiry. This followed a petition of almost 3,000 to Heritage Minister Ed Vaizey appealing to him to list the buildings. There has been considerable interest in the scheme among MPs nationwide, and in the House of Lords, including letters from Glenda Jackson and Bob Russell MPs and the Lord Cormack and Lord Salisbury.

SAVE's campaign has also been supported by Alan Bennett, Patricia Routledge, Julian Lloyd Weber and Jeanette Winterson.

We would like to thank all of you who have signed petitions, written letters, and engaged with this campaign to date. SAVE has launched a fighting fund to support our participation in the Public Inquiry.

Pathfinder II: the struggle continues

The campaign to halt the destructive Pathfinder policy and encourage refurbishment over demolition continues and SAVE dedicates much of its time to this cause. SAVE has been busy in and out of the courtroom, and in meetings with the government and Liverpool council. In late September we heard that a planning application to demolish some 400 houses on the Welsh Streets, Liverpool, has been called in by the Secretary of State.

Transition Fund

SAVE successfully won a Judicial Review against the Secretary of State in November last year, regarding the so-called Transition Fund: £35million handed out by government to local authorities to pave the way out of the destructive Pathfinder Policy introduced by John Prescott in 2004 that led to the demolition of almost 60,000 Victorian terraced houses all over the North. The £35m was match funded by those local authorities who successfully bid for it. Following freedom of information requests by our campaigner Jonathan Brown and Empty Homes Director David Ireland, it was revealed that in fact the bids were for money for demolition rather than refurbishment. SAVE successfully applied for permission to Judicially Review the Government's distribution of this money that so blatantly contradicted their verbal statements regarding the end of Pathfinder.

Acting for the government, barrister James Eadie QC accepted that former housing minister Mr Shapps had signed off the fund unlawfully, having "not been informed" that it provided for large scale demolition against his own stated policy. But he argued the decision should not be legally quashed, claiming the Secretary of State has no power to demand repayment from councils, or retrospectively impose conditions on use of the funding.

Nevertheless, following permission for Judicial Review, Secretary of State Eric Pickles conceded and formally quashed the decision. We are now pursuing the Government to provide remedy. Judge Justice Lang granted permission partly because QC Richard Harwood acting for SAVE, made it clear that remedy was possible. The present planning battles in Liverpool and Gateshead present an opportunity for the Government to encourage local councils to act in line with their policy to bring empty homes back into use.

Meanwhile, a large number of homes under threat from the unlawful fund have already been cleared, mainly in Liverpool's Anfield and Edge Hill districts, and the Queens Road area of Bootle in Sefton on Merseyside. We believe over half of the 5,000 still stand and are urgently pursuing the Government to provide remedy that delivers renovation.

The reports below indicate that several local authorities are set on large scale demolitions and have only been slowed down, not stopped or reversed, by the change of government policy.

Welsh Streets

Following the visit of Grant Shapps, then Housing Minister, to the Welsh Streets last June, a commitment was made by Liverpool Mayor Joe Anderson to refurbish sixteen houses on Madryn Street, where SAVE has a house. We reported this in last summer's newsletter. We are unhappy to report that no progress has been made by Liverpool council since then and the houses remain boarded up, their condition worsening.

Instead, Liverpool Council have seen fit to give approval to a planning application from preferred developer Housing Association Plus Dane, to demolish 440 houses, including the inhabited 'Phase B' on the site, that has benefited from some renovation over the last few years.

On the basis that this was a return to Pathfinder, SAVE gathered almost 1,000 objections from supporters. These include a strongly worded letter from the government's independent advisor on Empty Homes, Channel 4 TV's 'Restoration Man' architect George Clarke, who termed the scheme 'social cleansing'.

The refurbishment of the 16 and 24 other houses, totalling 40 houses on a site of 490, is tied in with the permission to demolish the rest of the site. This made it difficult for those living in the houses that were going to be saved and refurbished to object to the planning permission.

The Welsh Streets Home Group, while not objecting to the application, requested that it be amended, in order to save a further 50 houses. WSHG worked with local architects Constructive Thinking to come up with a scheme that would allow 150 new builds on the site for those who have been promised them, and also retain more houses.

In the meantime SAVE entered negotiations with Liverpool Council to find a workable and deliverable solution for the site. We hope these negotiations can continue despite the notice of public inquiry.



21 Madryn Street, summer 2013, with resident and local campaigner Jonathan Brown.

SAVE owns a house on the site, 21 Madryn Street, at present occupied by two guardians through the Camelot Housing Scheme. SAVE bought the house to show that the houses were capable of reuse with minimum repairs.

Elsewhere in Liverpool, SAVE is glad to see that Liverpool has adopted the 'homes for £1' project, an emergency measure to salvage something from Pathfinder's wreckage. SAVE has also helped bring an innovative philanthropic investor to work with the adjacent Granby community in Toxteth, now officially withdrawn from clearance. The design concepts for these streets by Assemble Architects are original and stunning and have drawn favourable comments from designer Wayne Hemingway and architect George Clarke.

Sefton

The Transition Fund money was used to complete clearance of the Bedford-Queens Road area in Bootle, taking down dozens of substantial three-storey, five bedroom homes of real architectural character. It also threatens the 'Klondyke' area of Bootle, where about half the 1,000 homes remain standing thanks to an injunction from SAVE.

Local residents in the 'Little Klondyke' campaign group made a successful bid for £4m of government money last year, but this was vetoed by Sefton council.

On 6th September 2012, SAVE received permission from Mr Justice Walker to challenge Eric Pickles' refusal to demand an Environmental Impact Assessment (EIA) from the local council in the case of an historic Welsh Presbyterian Chapel in the Klondyke area. An EIA necessitates considering alternatives to demolition.

SAVE argues that the chapel, partially demolished by Sefton Council in January this year, falls under a larger area-wide Pathfinder scheme for demolition of some 480 homes in the Klondyke neighbourhood. We believe it should not be 'salami sliced' as if it were separate. Justice Walker decided there was 'an arguable case to advance' and that Judicial Review should take place by Christmas 2012.

Unfortunately SAVE was unsuccessful in the Judicial Review. The Judge, who did not have a planning background, took over six months to deliver his verdict in a bumper 108 page report. We have lodged an appeal.



Springwell Chapel, the Klondyke, Bootle, Sefton. Demolition was halted by an injunction from SAVE.

Gateshead

Only two weeks after Liverpool voted 6-1 to demolish 440 houses on the Welsh Streets, councilors in Gateshead, Tyneside, approved a similar application to demolish 291 of their distinctive 'Tyneside Flats', terraced streets in the vibrant and characterful Saltwell and Bensham district, the historic heart of Gateshead. They also granted themselves retrospective permission to demolish 115 properties in the so-called 'engineer streets'.

The retrospective application is for houses SAVE attempted to rescue in our court case of 2010. Gateshead defied the law by arbitrarily clearing these homes without a lawful planning approval, and were roundly condemned by the Judge in the closing statement for making demolition a fait accompli. Absurdly, the council has now prepared an assessment of demolition, several years after carrying it out.

Responding to a last minute request from Nancy Bone of the Saltwell and Bensham Residents Association, SAVE issued a strong objection and requested call-in by the Secretary of State. This yielded a rapid response, and during the course of the planning meeting Eric Pickles issued an Article 25 notice, preventing the council from approving the application.

Unfortunately we have heard since that the Secretary of State has chosen not to call this planning application in. SAVE is currently looking into ways of challenging the application. The Saltwell and Bensham Residents Association, together with SAVE, have saved hundreds of houses from Pathfinder demolitions in recent years.



Tinned up houses in Saltwell and Bensham, Gateshead

Piercefield House



Marcus Binney in character as Sir John Soane, in front of the ruins of Piercefield House

This July, SAVE launched a campaign to save Piercefield House, next to Chepstow Racecourse. Piercefield House is one of Britain's great country houses in peril, a masterpiece by Sir John Soane, with additions by Joseph Bonomi. It is situated half way along the picturesque Piercefield Walks on the River Wye. Piercefield House is a Grade II* listed building situated in a Grade I listed park.

Piercefield House was built in 1792 to a design by Sir John Soane, for banker George Smith. Smith bought the estate in 1784 from Valentine Morris whose father, also Valentine, had bought it in 1727. Valentine Morris the first was a sugar plantation owner from Antigua. He was a wonderfully extravagant figure who designed and built the Piercefield Walks, for his own and his guests' entertainment. The parkland near the house drops down steeply to the River Wye which makes two enormous bends along the eastern boundary. The walks are punctuated with interesting architectural features: viewing platforms at the most dramatic scenic points, a grotto, a bath house that was later added, an amphitheatre, and also the Giant's Cave - a natural tunnel running through the stony cliff. Originally a statue of a giant loomed over its dark entrance.

The famous Piercefield Walks have recently gone on the market - an unprecedented opportunity for the site to be reunited once again. These have been cleared and repaired over the last five years

The Reuben Brothers, major property developers, acquired the site in 2006 when they bought Northern Racing and with it Chepstow Racecourse. At that time Piercefield House was on the market, and yet several offers made on the house were ignored. Unfortunately since then the buildings and land were removed from the books of Jackson Stops estate agents. Not only this, the main house was separated from the parkland and parcelled off into an off-shore company. Such a division complicates the rescue of the house.

Some emergency stabilisation work was carried out on the house a few years ago. These temporary holding measures are fast deteriorating and will soon need to be replaced and do not offer a long-term solution for the house.

SAVE conducted a walk and picnic in Piercefield Park on 26th July. It was a great success: we were chaperoned by Bristol theatre company Desperate Men, who encouraged us to play at characters from the site's past. Marcus Binney gave a wonderful impromptu speech as Sir John Soane, standing in front of the ruined façade, and called on the Reuben brothers to follow the examples of some of the great rescues of other Soane houses, such as Pell Wall and Boconnoc House.

Some fifty guests at the picnic included local conservation officers, Sir John Soane's biographer Gillian Darley, a curator from London's Sir John Soane's Museum, expert on the influence on West Indian sugar plantations on the landscaping of 18th century parks in Britain Victoria Perry, Director of Chepstow Museum Annie Rainsbury, chief restorer of the Piercefield Walks Kate Biggs, structural engineer Sinclair Johnston and many more besides. Also present were architect Michael Davies and entrepreneur Edward Strachan who made an offer on the house in 2011, which was ignored. We are grateful for donations that made the day possible.

Since then Edward Strachan made a new cash offer on the house backed up by a pledge of three million pounds towards repairs, with half a million every year until the house and interiors are fully repaired and restored. Strachan is presently in dialogue with the Reuben Brothers who say that they are unwilling to release anything but minimal land with the house.

Wentworth Woodhouse



Wentworth Woodhouse. Image courtesy of Country Life.

Wentworth Woodhouse is one of the marvels of 18th century British architecture. Inspired by Colen Campbell's lost Wanstead House, it is the grandest Palladian composition in England, and at 600ft, longer than any English Cathedral. The noble portico approached by double flights of steps is of exquisite beauty. The big surprise is to find a very impressive and stylish baroque house behind the Palladian house which forms a separate private family wing with its own entrance and grand flight of steps. Built of red brick like many other baroque houses, including Beningbrough Hall near York, it has superb carved deal including a great coat of arms.

The 18th century house survives intact to a quite remarkable degree with a number of baroque interiors and great Palladian state rooms with their magnificent ornamental plaster ceilings, wall panelling, and chimney pieces remaining. The marble saloon which was floored over when it was used as a gym is now back to splendour with the inlaid marble floor still in almost mint condition. Everyone who has recently visited the house has been thrilled by the splendour even though the house has lost its contents. SAVE is leading on devising a scheme which will enable the house to be more widely open to the public and will secure its future.

Winstanley Hall

We are very grateful for the multiple donations from the public and generous grant offers from the Country Houses Foundation and English Heritage to start emergency works on the handsome

courtyard buildings and outbuildings of Winstanley Hall: £214,000 has been raised. A concerted effort from all parties has brought the site back from the brink of demolition. Almost two years ago, English Heritage gave SAVE a reprieve to enact a rescue package to save Winstanley Hall, an imposing Elizabethan country house with 1812 additions by Lewis Wyatt, from demolition.

The house and 10 acres were bought by leading Wigan house builder, Dorbcrest Homes in 2000 from the Bankes family who have owned the surrounding estate for four hundred years and retain the adjacent parkland and farmland.

The plan for reuse devised by SAVE with input from Kit Martin and architectural drawings from Huw Thomas, is the foundation of the rescue plan. The first stage consists of emergency works to the courtyard buildings, which include a 17th-century tithe barn and 19th-century stable. These buildings will be made secure and weathertight to prevent further deterioration. We applied to EH for 80% of the grant and to the CHF for the balance.

The grants are in the process of being signed off by Dorbcrest. In parallel with the commencement of emergency works, we intend to continue to work with Dorbcrest, the local council, English Heritage and others towards securing the future of this important country house and associated buildings. The second phase of the project entails the full repair and conversion of the courtyard buildings into work and residential units. This will be followed by the repair and conversion of the Hall. Finally, the grounds, full as they are with unusual sculptures, will be restored.

Since the last newsletter we have visited the site with a delegation from the Country Houses Foundation and with Director of the Landmark Trust, Anna Keay.



Winstanley Hall

Our Lady and St Winefride's Church and Presbytery, Aberystwyth

Towards the end of 2012 the Victorian church of Our Lady and St Winefride's Church and Presbytery, Queen's Road, in the Welsh seaside town of Aberystwyth, was threatened with demolition. The Diocese of Menevia applied to the council to demolish the church on the grounds it was not financially viable to repair – estimating repair costs at £2million. SAVE believed these costs to be inflated and commissioned an independent report from The Morton Partnership, leading structural engineers, who assessed them to be c. £600,000.

The diocese wanted to demolish the church and develop the land with townhouses and build a new church on the outskirts of the town.

St Winefride's Church and Presbytery were built in 1874-5 and are by local architects, George Jones and Son of Aberystwyth, principal architects in Aberystwyth at this time. The buildings are handsome and well built, constructed from local stone and are Gothic in style. Although unlisted, they are in the town conservation area to which they make a positive contribution. Their loss would represent a devastating blow to the history and character of the town.

Defining features of the church include its four-light English Gothic Decorated window, and the first storey of an unfinished tower and spire on the south west corner. Inside the church, there is a carved stone reredos, a stone pulpit, a drum font, and an organ dating from c.1790.

St Winefride's played a pivotal role in developing Welsh language liturgy in the Catholic Church in Wales. The Mass in Welsh was developed at St Winefride's, the Welsh Missal (mass-book) was published at the church, and Emynuau Catholig, the first and only Welsh-language hymnbook was compiled and published there. Also the parish was one of the small number of places in Wales where a confession could be made in Welsh.

The diocese withdrew their application following significant objections, but in May resubmitted with additional documentation, including a heritage statement, which was missing in the previous application. Working with the parishioners, the majority of whom oppose the demolition, SAVE has again written to the council calling for the application to be refused. We now await the planning decision which is being delayed due to the need to place the site on the open market prior to any consideration being given to demolition.

In July, the parishioners' alternative scheme for the repair and reuse of the church was granted planning permission, which strengthens the case for refusing the Diocese's application for demolition.



Our Lady and St Winefride's Church

The Frank James Hospital, Isle of Wight

The pitiful state of this delightful Edwardian hospital is a cause not just for concern but for real anger at the failure of the Isle of Wight and indeed English Heritage to get to grips with small buildings of exceptional architectural quality.

Built as a home for retired seamen in memory of Frank James, an explorer and Royal yachtsman who was killed by an elephant in

1890, the building has steep roofs, gable dormers and clusters of barley sugar chimneys, and is an achingly picturesque composition. The central cupola tower surmounted by a weathervane in the form of a ship depicts his ship, the Lancashire Witch.

The architects were Micklethwaite and Somers Clarke. Somers Clarke was the architect of famous landmarks such as the Shepherds Hotel in Cairo (burnt down alas by the mob) and Reids Hotel in Madeira, which has recently been restored by Orient Express Hotels. He was Surveyor of St Paul's. Micklethwaite was the Surveyor of Westminster Abbey.



The Frank James Hospital

The scandalous plight of the hospital follows on from the granting of permission for enabling development for housing built immediately alongside the old building. Though it was intended that the new development would pay for the repair of the old hospital, the conditions attached were not properly drawn up and not a penny was put towards maintenance of the old building, which was sold off separately and has been allowed to continue to decay. It has since been subdivided and sold, making for a complicated situation.

The Isle of Wight County Council should serve a Repairs Notice as a matter of urgency. English Heritage for its part should give the hospital a Grade II* listing opening the way to grants for repair. This is an altogether exceptional little building in the best almshouse tradition and would clearly make a delightful place for the new owners to live in.

The Friends of Frank James are ensuring the site is maintained and that the plight of the building is not ignored by the council. SAVE is continuing to press the council to take action and serve a repairs notice.

The Mid-Wales Hospital, Talgarth

This model Edwardian hospital of 1900 designed by London architects Giles Gough and Trollope, with an unusual echelon plan set in rolling green fields on the lower slopes of the Brecon Beacons National Park, was saved from demolition in October last year by the unanimous vote of members of the planning committee of the National Park Authority.

SAVE visited the Mid-Wales Hospital in January and met with local campaigners the Mid-Wales Hospital Adjoining Adjacent Neighbours Group (MWHANG) and Phil Collins, the owner and developer of the site, to discuss options for the hospital's future. Graham Frecknell, architect of the conversion scheme for nearby Pen-y-Fal Hospital at Abergavenny, a former mental asylum, joined the visit and has drawn up a sketch scheme showing how the Mid-Wales hospital could be converted. He informed us that the hospital at Abergavenny was in far worse condition than the

Mid-Wales Hospital when they commenced work, which is encouraging!

A harmful application submitted by the developer for major demolition of the hospital buildings – ie of every historic building bar the administrative block and the chapel, has been rejected by the National Park Authority. Collins wanted to build some residential development and a 60-bed care home.



Mid-Wales Hospital, Administrative Block.

The buildings suffered during the course of last winter, and one side of one of the ward buildings collapsed. Most of the buildings' roofs have been stripped of slate and the site is also not secure against vandalism. Regrettably the developer does not have the means to rectify this and so the buildings continue to decay.

The buildings are not listed but they are in the Talgarth conservation area which the council extended in 2011 specifically to include the hospital on account of its historic and architectural significance. At present MWHANG is closely monitoring changes to the Local Development Plan to ensure that the site is not assigned for intensive development.

SAVE has also spoken to the Heritage Lottery Fund and established that they would be interested in seeing an application to develop the site using enterprise grant funding.



New vision for Mid-Wales Hospital by Graham Frecknell architect.

Battersea Power Station

When the closure of Battersea Power Station was announced in 1978, SAVE's Chairman Marcus Binney was asked by Newsnight whether it should be preserved. The answer was a resounding yes and SAVE immediately set to work on a scheme for alternative use. At the time the building was not listed: Michael Heseltine

gave it a Grade II* listed in 1980. In 1981 SAVE received planning permission for reuse of the power station for sports and leisure purposes and the Central Generating Electricity Board abandoned its plans for demolition and marketed the building on the basis of the SAVE permission.

As everyone knows, the power station has had many ups and downs. Interestingly when SAVE was first taken round by the Central Electricity Generating Board officials we went on to lunch at Bankside Power Station. "You wouldn't want to preserve this would you?" they asked nervously. With designer Barry Mazur we proposed it should become an art gallery and so it has!

As recently as February 2012 Stephen Bailey, writing in *The Times* argued that all efforts to save Battersea Power Station had failed and that its great hulk was a blight on the area and indeed the whole of south London.

SAVE went back into action and contacted Graham Morrison of Allies and Morrison who had worked on SAVE's original scheme as assistant to Martin Richardson. Allies and Morrison, now one of London's leading architectural practices, produced with SAVE a scheme showing how the power station could be revived in a series of stages as a venue for major events.

All previous developers had been defeated by the huge void left between the four chimneys when the boiler houses had been removed. SAVE proposed this could become first an open-air concert hall with temporary stage and seating, then a more permanent venue covered by a lightweight roof.

Alternative proposals were put forward by Sir Terry Farrell for preserving Battersea as a romantic ruin, and we argued that the associated turbine halls had to be preserved. Remarkably the campaign for Battersea received a completely unprecedented boost from the London Olympics. The flyover preceding the Opening Ceremony began over the chimneys of Battersea Power Station and the spectacle in the arena included a celebration of the Industrial Revolution in which a whole series of grand factory chimneys arose from the arena floor. Better still in the Closing Ceremony Battersea appeared as one of the fifteen prime landmarks of London along with Tower Bridge, the Wheel and The Gherkin.



Battersea Power Station from the South

SAVE had initiated its proposals when the Power Station had been put into receivership. Soon after the Olympics it was bought by a Malaysian consortium including the main Malaysian government pension fund - the fifteenth largest in the world. At last sufficient funds are there to ensure the power station will be preserved and what is unexpected and remarkable is that the new owners see the power station as a landmark that brings value and distinction to the site. The first flats were marketed with huge success on the

basis that they provided a view of the massive silhouette of the power station and its four chimneys. None of the previous owners manifested such enthusiasm for Giles Gilbert Scott's masterpiece. The viability of the scheme has been further improved by the decision to extend the Northern Line of the tube with two new stations serving Nine Elms and the Power Station. Remarkably the £1,000,000,000 pound investment has been guaranteed by the Chancellor of the Exchequer, George Osborne and will be repaid out of levies from the new flats as they are sold.

The large area on the river in front of the power station – the former coal pit – will open as a public garden. Though many issues remain to be resolved Battersea Power Station is now on the mend and the public will have access to it.

Seafield House

The battle to save Seafield House in Ayr continues. This handsome Italianate house with splendid campinile tower was built for Sir William Arrol the engineer-contractor of the Forth Bridge and Tower Bridge. On his death he bequeathed it to the town of Ayr as a children's hospital and so it flourished for half a century.



Seafield House, Ayr

When a new hospital was built, it was left empty and caught fire and NHS Estates applied for permission to demolish it. SAVE objected strongly and has supported local enthusiasts in setting up the Friends of Seafield House. The architect, Patrick Lorimer, kinsman of the great Sir Robert, has taken the lead in pressing for repairs and searching for alternative uses. Together we have enlisted the support of Andrew Arrol, kinsman of Sir William and the engineer, Charles Blackett-Ord. SAVE has also offered to pay £1,000 towards the hire of a cherry picker to clear the gutters, which are choked with grass and weeds causing serious damage to the exquisite stonework. This offer has so far been refused by NHS Estates. They are conducting their own survey of the building and the option for its future.

The options we have been looking at for a new use for the building include an Arrol exhibition devoted to great works of engineering. A second and very practical alternative is a straightforward residential conversion as apartments with a terrace of new family houses on the far side of the grounds – the local authority has already indicated it would give the NHS permission for such a development.

The listing description of the house was recently reassessed and it remained Grade B. This is hopeful news and takes demolition off the agenda. An open day was held at the house in September, to encourage developers to come forward for the house. SAVE attended the open day and met the NHS representatives who publicly expressed their commitment to securing a safe future for the house. Two property developers attended, as did supportive MSP Chic Brodie and the local planning officer. There is clearly a great deal of support for initiatives to save the house.

In October it was announced that Sir William Arrol has been inducted into the Scottish Engineering Hall of Fame.

For further information please contact Lianne Hackett, Secretary of the Friends of Seafield House:

<http://friendsofseafieldhouse.wordpress.com/>

SAVES

Eton Sanatorium

In January SAVE objected to an application by Eton College to demolish its former sanatorium, The Sandles, a Victorian building of 1843 built in Tudor style, to make way for a new development of 11 four-bed townhouses. The building, mentioned in the Pevsner architectural guide is striking and features multiple Flemish gables and is redbrick with attractive grey diapering.

Although it was turned down for listing by English Heritage it is clearly a building of character and individuality, which is well-built, nicely detailed and in reasonable condition. We were of the view that if adapted and refurbished the building could provide attractive residential accommodation for a long time to come. SAVE offered to participate in bringing such a conservation/conversion option forward, and visited the site in March.

Fortunately the application was refused, and the developer behind the proposals agreed to consider alternative uses which would retain the main Sanatorium building. We are pleased to report therefore that a new scheme has been developed which, if planning permission is granted, will see the main building converted for use as seven or eight residential units, with five new homes built in the grounds.



Eton Sanatorium

The Knowle and the Knowle Park, Sidmouth

Since last September SAVE has been helping campaign group, Save Our Sidmouth and Britain's oldest civic society, the Sid Vale Association fight a harmful application in Sidmouth, Devon, a remarkably well-preserved Regency town in a beautiful setting on the Jurassic coast. The application was submitted by East Devon

District Council and was for the demolition of its 19th-century offices, The Knowle, and development of part of The Knowle Park, attractive and extensive historic landscaped grounds in the centre of the town within which The Knowle stands.

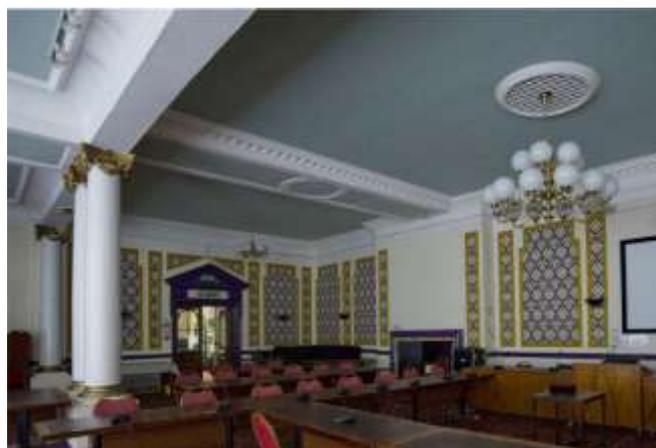
In a shocking case of a council seeking to destroy its own heritage, the application was to build a residential development of 50 new houses and a 60-bed care home in the park. The council sought to construct new premises on the outskirts of town. Loss of the Knowle and development of the park on the scale proposed would represent a devastating blow to the history and character of Sidmouth. We held that a more appropriate site for the proposed development could surely be found on the outskirts of the town.

The Knowle is a handsome three-storey building which started its life as a cottage orné in the Picturesque style and was adapted in the mid-19th century as a hotel before becoming the council's offices in 1969. Although it has undergone alterations, the Knowle retains much of its late-19th century interior decoration including fireplaces with delft tiles, decorated timber door frames, an open-string main staircase, some plaster ceilings, Pugin-style patterned wallpaper and painted columns. These features give the interior a grand and imposing feel.

The Knowle is eminently capable of conversion and re-use. The application stated that the council wishes to move to modern premises because it believes The Knowle is not fit for purpose because it is 'ageing' and is expensive to run.

Parts of The Knowle Park were designated in 1973 as Public Open Space. The park is a much-loved local amenity and provides a visual contrast to the urban landscape.

Neither the Knowle building or the Knowle Park is listed or in a conservation area. However, we are delighted to report that at a recent planning committee meeting in February the application was turned down despite recommendation for approval by the planning officer. We hope that the council will reconsider its proposal and if it does decide to submit another scheme that it will be for the reuse of The Knowle and will not involve any development of the Knowle Park.



The charming interior of The Knowle

The Marquis of Lansdowne, Cremer Street, Hackney, London

SAVE played a role in a well-orchestrated campaign to save this corner pub, the property of the Geffrye Museum, from demolition. The museum had applied to demolish it, to replace it with a cumbersome new extension from David Chipperfield that would have served as a new entrance to the museum, for visitors arriving by overground, following the opening of a new station just behind the pub.

The proposal was highly controversial: while everyone wants to see the Geffrye doing well, the proposals were heavy-handed and unnecessarily destructive. A headline in Building Design summed it up: "Is the proposed demolition of the Geffrye Museum's adjacent pub an unforgivable vanity?"

SAVE objected on several grounds: the pub is a corner building and one of the few historic buildings left on Cremer Street, thus plays a vital role in the streetscape. We also argued that as well as having manifest charm, the pub has a human face, both of which were absent from the Chipperfield designs. The pub is blessed with the patina of time and history, all huge assets, we felt, for a museum, especially one as atmospheric and characterful as the Geffrye. The pub is in use, as offices for two graphic design companies, and is therefore, while in need of repairs, not unsafe. The Spitalfields Trust led a strong campaign to save the building, commissioning a drawing of how it could look if repaired, and making an offer to the Geffrye to buy the site. At the planning committee meeting in May, Hackney Council rejected the application.



The Marquis of Lansdowne Pub, Cremer Street, London.

The Former White Bear Public House, Hendon

In March, SAVE was alerted to the imminent threat of demolition to the former White Bear pub, an unlisted building in the Burroughs conservation area in Hendon, north London. Built in 1932, the White Bear is a good example of an inter-war public house in mock Tudor style, with charming details such as an inlaid coat of arms in the windows. Although the pub ceased trading in the mid-2000s, it is still in use as a residential property.



The White Bear Pub, Hendon

The owner was seeking to demolish the building and replace it with several new build residential properties, with no justification given for demolition. At the request of local residents, SAVE submitted a letter of objection condemning the demolition of this fine building which contributes positively to the conservation area. We were delighted to hear then that the application was rejected at a planning committee meeting, with the panel

commenting favourably upon the heritage value of the White Bear.

An active group of local residents are now seeking to have the White Bear included on the local list, to add further protection to the building.

Pensioners' Hut on the Victoria Promenade in Widnes, Halton Borough Council

We made this our 'Building of the Month' in August when a local campaigner contacted us and told us this charming building was under threat of demolition. We also submitted a strongly worded objection, adding our voice to an incipient local campaign. Several days later the local council withdrew their application. They have now given the Pensioner's Hut a reprieve of at least six months to provide local residents and activists time to develop new uses for the hut.

West Bank Prom, as it is known locally, opened in 1903 in commemoration of Queen Victoria's reign, and the Pensioners Hut also dates from this time. Historically, the prom has often been the centre of social events such as swimming contests and beach games, and the Pensioners' Hut provided the senior citizens of the area with a privileged viewing position of such activities.

Whilst the fashion for riverside games has disappeared, the hut has remained a place for community interaction, with generations of surrounding residents using the hut for social activities, such as playing dominos.

Accessed from Victoria Gardens, the hut extends out across the promenade, and provides wonderful views of the Runcorn-Widnes Bridge. In addition, the planned Mersey Gateway Bridge further up-river will give the Pensioners' Hut even more impressive views.

Although the hut has been unused for several years, we understand it remains in a good condition and could be reopened as a community facility.



Pensioner's Hut, Widnes

Liverpool Saves

Our Liverpool work while often frustrating, is also fruitful, as our campaigner Jonathan Brown points out in these four cases:

Liverpool is enjoying a resurgence in population and investor interest, with booming higher education and tourism sectors sustaining healthy development activity throughout the recession. Happily, this buoyancy has brought investment to a number of

Liverpool's finest redundant historic landmark buildings, which are now promised a new lease of life.

St. Cyprians, Edge Lane, 1881, Culshaw and Summers



St. Cyprians

The latest good news regards St. Cyprian's church on Edge Lane. Grade II listed and dating from 1881, Culshaw and Summers' substantial landmark was abandoned by the Church of England Diocese in 2006 as its congregation disappeared in the evictions of surrounding villas and terraced streets. It has lain empty since, slowly stripped of historic features, slates and lead, just one of the more high profile victims of the costly Pathfinder which has disfigured Liverpool's inner city through the last decade.

Now, plans have been approved to convert the building to student accommodation, linked to a reasonably well-designed new block on the site of a demolished villa next door. SAVE supported a strong campaign and this is the third heritage landmark along Edge Lane that has been secured with SAVE support.

Littlewoods, 1938, Gerald de Courcey Fraser



Shed KM's proposals

Last year, SAVE raised the alarm over Edge Lane's Art Deco Littlewoods Building, a magnificent white stucco industrial palace completed in 1938 by Scottish architect Gerald de Courcey Fraser, who also designed a number of department stores for Lewis's and others.

This imposing 1930s building sits on one of Liverpool's highest points, and dominates the main Edge Lane approach to the city centre. Its tall central clock tower and streamlined white concrete profile are visible across the eastern suburbs, and the bright stucco concrete was described by Pevsner as 'outdazzling' contemporary industrial buildings.

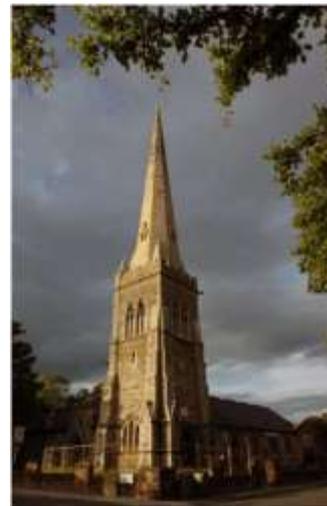
It is associated with one of Britain's most famous philanthropic families, the Moores brothers, who built Littlewoods into the country's biggest family-owned firm. Yet English Heritage has inexplicably refused to list the landmark, and the government's Homes and Communities Agency (HCA), who owned the building, were last May reported to be courting developers with the prospect of demolition.

SAVE produced a hard-hitting press release, making clear Ministers would be held personally responsible were the building lost on their watch. We gained coverage in Private Eye and in October 2012 former SAVE Deputy Director Rhiannon was invited to appear on ITV's Alan Titchmarsh show, where she won support for Littlewoods from historian Dan Snow.

Just two months later, the HCA announced it had done a deal to rescue the building with Manchester based firm Capital & Centric, that has since received planning permission to restore Littlewoods as a hotel and work space, using Liverpool architects Shed KM.

HCA's subsequent press release drew heavily on SAVE's own words, and we have since been told by an internal contact that our media coverage helped prompt a change of heart. We feel this is a classic 'rapid reaction' case, where SAVE's national profile helped magnify a local campaign.

St. John the Divine, 1851, William Raffles Brown



St. John the Divine

Within sight of the Littlewoods Building and St. Cyprians, the elegant spire of St. John the Divine stands proud despite the Anglican Diocese's attempt to sell the church for demolition in 2009. This is thanks to a well-run local campaign and direct intervention from SAVE, who funded a survey by structural engineers that disproved claims that the building was at imminent danger of collapse. A series of local press articles put pressure on the Bishop to seek an alternative future for the unlisted building. The latest news is that the building is back in use as a place of worship by a local evangelical church.

Royal Liverpool Seamen's Orphanage, Newsham Park

Alfred Waterhouse's extraordinary building of 1874 was built on the donations of philanthropic ship owners to provide a home for children who had lost their families at sea. Fabulously situated overlooking the lake of Grade II listed Newsham Park, which was landscaped by Paxton's apprentice Edward Kemp, it became an NHS hospital in 1949, closing in 1988, and is now cited by the Victorian Society as one of England's ten most important 19th century buildings at risk.

Its overseas owners have maintained a live-in security presence and undertaken basic repairs, but have proved elusive to contact for many years. Thanks to the work of a local community group, with support from SAVE, local MP Steven Twigg is in dialogue with the owners' agent, who has started to promote the building for 'meanwhile uses' such as ghost tours and filming. At the same time, a community group have secured £10,000 for an initial feasibility study, which it is hoped will be a step towards stimulating developer interest and a possible Heritage Lottery Fund bid.



Royal Liverpool Seamen's Orphanage

LOSSES

Jessops Hospital, Sheffield

Earlier this year SAVE was contacted by valiant Sheffield campaigner Nick Roscoe to help save the Edwardian wing of the Jessop Hospital, a Grade II listed building.

Jessop Women's Hospital was built under the patronage of Thomas Jessop, one of Sheffield's great industrial fathers, and designed by important regional architect John Dodsley Webster. The first wing, in gothic-revival, was designed by Webster in 1878 and extended by him, sympathetically to the original building, in 1902.

Sheffield University bought the site from the NHS in 2001, demolishing all but the listed buildings by 2007, and converting the Victorian wing into a music department.



Jessops Hospital Edwardian wing by John Webster, photograph Philip Wright

Permission was given by Sheffield Council in February this year to Sheffield University to demolish the Edwardian wing, in order to make way for a new engineering block. Objections had been received from English Heritage, the Victorian Society, The Conservation Advisory Group, the Sheffield Community Heritage Forum and many others. A petition organized by Nick Roscoe, had received almost 4,000 signatures. Local feeling is extremely strong since many of Sheffield's inhabitants were born in the hospital. The University was also criticized for the garish design of the new block that would only increase available space by some 5%.

The decision to permit demolition was referred to the Secretary of State who did not challenge the decision.

SAVE Britain's Heritage joined forces with the Victorian Society to challenge Sheffield Council in court. Applications to demolish listed buildings are rare and deserve proper scrutiny.

Our case, masterfully argued by Richard Harwood QC of 39 Essex Street concerned the correct interpretation of the crucial and controversial paragraph 133 of National Planning Policy, which reads:

"Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss."

Mr Harwood argued that Sheffield Council failed to consider whether there were substantial public benefits which justified the exceptional course of authorising the demolition of the listed building when compared with the benefits of a scheme for a new engineering building which would have retained the listed building e.g. its retention or (a less desirable option), façade retention. He questioned whether the council considered if demolition was necessary in order to achieve public benefit. Did they ask the question - what is the public benefit to be had from the non-demolition options versus the demolition option?

In the Court of Appeal Lord Justice Longmore and Sir David Keene accepted Mr Harwood's interpretation. However, Sir David Keene did not agree that the council had failed to consider the benefits of the non demolition options. SAVE and the Victorian Society therefore won in principle, but lost in fact.

The University began demolition of the Edwardian wing of Jessops Hospital at the end of July.

London Fruit and Wool Exchange

In November last year, SAVE submitted a listing application to English Heritage for the London Fruit and Wool Exchange, built in 1929 as an adjunct to Spitalfields Market to a design by Sydney Perks, the City Corporation's Surveyor which drew influence from one of London's finest buildings, the awesome Hawksmoor church, Christchurch of Spitalfields only metres away on Commercial Road. For many years the buildings was a busy fruit and wool exchange but ceased in this function in 1991 and since has been tenanted by various small businesses.

It is also of historic significance as it was used as an underground shelter during the Blitz. It became one of the biggest shelters in the East End and was run by Mickey Davis, also known as Mickey the Midget or the Midget with a Giant Heart, because of his dwarfism. His valiant efforts revolutionised the health care and

hygiene of the shelter, and as a result he became a celebrity with his fame reaching as far as the United States.



Archive photograph of the London Fruit and Wool Exchange with Hawksmoor's Christchurch in the distance.

A planning application submitted by developer Exemplar in partnership with the City of London for the gutting of the building, leaving only one façade, and its conversion to offices was turned down by Tower Hamlets Council after much local objection and from many heritage organisations including the Spitalfields Trust and SAVE, but Boris Johnson stepped in and gave permission for the application. This was the sixth time in post he had used his planning powers, each time allowing demolition-led development. This was greatly disappointing and, we believe, he failed to understand the negative impact the scheme would have on the local area, the conservation area it is situated within and the setting of Christchurch, a Grade I listed building.

In April English Heritage informed us that they were not recommending the London Fruit and Wool Exchange for listing despite acknowledging that it is a 'solid, dignified, and contextually sensitive building' with considerable townscape merit. SAVE contested this decision and requested that Maria Miller, Secretary of State for Culture Media and Sport, overrule English Heritage's advice. We were supported in this request by two London Assembly Members – John Biggs and Nicky Gavron.

Our request to review the decision was turned down by the DCMS; the developer is now permitted to begin demolition works.

Century House, Manchester

SAVE was contacted by the Manchester Modernist Society in June with news of an application to demolish Century House, an elegant 1930s office building at the heart of Manchester city centre. Five storeys in height, faced in Portland stone, and decorated with sculpture and reliefs, the building responds well to its surroundings - three conservation areas and a number of listed Victorian and early twentieth century buildings. Century House is

unlisted, but sits in the George Street conservation area, which borders Albert Square and St Peter's conservation areas. Any redevelopment of the site would therefore need to be extremely sensitive and in keeping with the character of the conservation areas.

What was proposed however was clearly not: the application was for the demolition of the entire site, which also included three 1980s office blocks, and their replacement with a 12 storey office block clad in a mixture of glass and stone facing, which would overwhelm its surroundings. Along with the 20th Century Society, SAVE submitted an objection letter, and the planning committee agreed to defer the application for a site visit for members of the committee, and to allow time for alternative proposals to come forward. However at its second hearing at committee the application was approved, a very disappointing result, especially for the local campaign group.

The local campaign group wrote to the Department of Communities and Local Government requesting that the application be called in for review, but this request was rejected, and Century House is therefore set for demolition.



Century House, Manchester today

Dalston Lane

SAVE does not often intervene in planning applications that do not involve demolition, but in this case we decided to submit a letter of objection on the grounds that a new high-rise residential block would cause substantial harm to the local conservation area, in a part of London that presently suffers from huge development pressures. Unfortunately the local authority seems happy to kill the goose that lays the golden egg.

Although it contradicted recently approved local policy, Hackney Council approved a plan to build a 10-storey residential block. There was a strong local campaign with 136 letters of objection. The application was weak with misleading images of the proposed building. Nevertheless, the local community was ignored and the Planning Committee approved the scheme.

The site overlooks the Grahame Road-Mapeldene Conservation Area, which is largely characterized, by low, two-storey late Victorian cottages. Its low height is one of its key characteristics. It contains several listed buildings as well as being a Conservation Area.

While we understand the need to develop the site, and do not regret the loss of buildings, we do regret the loss of the open sky

that at present enhances the character of the Graham Road-Mapeldene Conservation Area. By reducing the proposed height of the development, it would be possible to preserve the distinctive local character of the area.

During the course of the planning process it became known that a large area between Dalston Lane and Kingsland Road has been designated for several high-rise developments in the coming years.

SPECIAL SECTION: BUILDINGS AT RISK

Mike Fox, SAVE Caseworker

Former Methodist Chapel, Appledore, Devon

Status: Grade II

Planning Authority: Torridge District Council



This Methodist Chapel is in need of a new owner who can provide the building with a new lease of life.

Built in 1851 the chapel served the local community until 2008, when it closed due to a declining congregation. Amongst several attractive features are the double height lancet windows, which flood the chapel with light, and the plaster tablet above the central doorway indicating the building's original purpose. Internally, the building retains its galleried first floor seating area, pews, organ and pulpit.

Although the chapel is largely in a stable condition, there are concerns about a damp problem, and it is important that the building finds a new use soon before this problem worsens. The building is no longer required as a chapel, but could be adapted for other uses. The architect and acting agent is keen that the building should retain the essence of its design and internal layout, and as such a community facility would be a suitable development option.

Any enquires should be made to the architect listed below.

Clive Jones Architect Ltd
141 Irsha Street, Appledore, Bideford, Devon EX39 1RY. Tel:
01237 421262

Conservation Officer - Sarah Chappell
Torridge District Council, Riverbank House, Bideford, Devon,
EX39 2QG sarah.chappell@torridge.gov.uk

Birch St Peter, Birch, Essex **Grade II listed/In conservation area**



Having been vacant for 23 years, its time Birch St Peter found a new use and occupier.

The work of renowned church architect Samuel Sanders Teulon, Birch St Peter is a prominent feature of the conservation area in which it is located. Built in 1850, the church is constructed from flint with limestone dressings, with a prominent spire rising some 34 metres. Internally, there are stained glass windows and several monuments. The church is immediately surrounded by a large churchyard, with farmland beyond.

Having been disused for 23 years, the church is in a poor condition. Its wooden floors are rotten and the stonework, both externally and internally, is crumbling. Recent repair costs were estimated to be in the region of £1.2 million.

Previous attempts have been made to convert the church for residential use, but nothing has been achieved to date. A suggestion of the creation of a trust to retain the spire has also been discussed, but at present, unless a new owner and use can be found for Birch St Peter's, the diocese is considering demolition.

Although the cost of repair is significant, Birch St Peter is fully capable of restoration and reuse, and would suit either residential or civic/community use.

Further information can be obtained from the Church of England Church Buildings Committee - Anne Griffiths, Church House Great Smith St, London, SW1P 3AZ
Telephone 020 7898 1742
Email anne.griffiths@churchofengland.org

Eastbourne House, Acocks Green, Birmingham **Locally listed grade B** **Planning Authority: Birmingham City Council**

One of the remaining grand houses of Acocks Green is on the market for a very reasonable asking price. The final survivor of a set of four similar properties, Eastbourne House dates from the 1850s and is locally listed Grade B. Externally the building is symmetrical, featuring projecting front gables, solid window surrounds, quoins, and a charming open-gabled porch. Internally, much of the original fabric survives, including Minton type floor tiles, carved wood newel posts, and decorated doorframes and cornices. In addition to the main building, the property comes with a 1950s residence, joined to the rear of the original house, and gardens.



The internal completeness of the site is surprising due to Eastbourne House being used as a private school from the 1940s, only closing in 2008. As a consequence of being in use until very recently, the house is in good structural condition, although we understand there appears to be signs of damp. A sale to a sympathetic buyer therefore would prevent the condition of the house deteriorating through lack of use.

Acocks Green is increasingly becoming a popular suburban area of Birmingham, with good shopping facilities and transport links. In recent years however, this popularity has at times come at the cost of the area's heritage. Since 2008 eight fine Victorian homes have been lost to developers, the land being used for new build properties; planning permission (now lapsed but established in principle) for 14 homes has been granted for the rear of Eastbourne House, and although the Council made it clear that Eastbourne House must not be demolished, the fear is that a developer will purchase this site with that intention. The land to the rear of the site is also available for sale, and so the opportunity exists to reunite Eastbourne House with its former gardens.

Sale details and more images can be found on Right Move.

Contact Newman Estate Agents for further information:
Joseph House, 970 Stratford Road, Solihull, West Midlands, B90 4ED, Solihull@newman.uk.com

**Former Coventry and Warwickshire Nurses Home,
Stoney Stanton Road, Coventry.**

Status: Grade II
Planning Authority: Coventry City Council



Opened in 1906 and designed by Tiltman and Chattaway architects, this former Nurses Home was built as an extension to the Coventry and Warwickshire Hospital which had been

operating since 1864. Since 2008 the building has been vacant, when the hospital moved to a new site within the city.

The influence of Arts and Crafts domestic style is evident, including good detailing and decoration, with stone mullion windows, tall chimney stacks, and playful carved crocodiles on the timber barge boards. In addition to its design qualities, the building has added significance by being the oldest surviving part of the former hospital, which was significantly destroyed during the air raids on Coventry between 1940 and 1941.

Having been vacant for five years, the building's condition is starting to deteriorate. Its windows are boarded up to prevent intruders, and the theft of metal piping has resulted in water damage. A new use is needed to prevent this deterioration from continuing.

There are no current planning applications which apply to the former nurses' home. However, the building has great potential for conversion to residential use, with both private apartments and student accommodation being viable options, especially with its attractive location close to the city centre. We hope the inclusion of this building on SAVE's Buildings at risk register will prompt a new use and new future for this building.

Local Authority contact: Christopher Patrick, Conservation Officer, Coventry City Council, Tower Block, Much Park Street, Coventry, VC1 2PY
Tel: 024 7683 1271

Elmswell Old Hall, Garton on the Wolds, East Riding of Yorkshire

Status: Grade II*
Planning Authority: East Riding of Yorkshire



The home of Henry Best, the notable 17th century author of Best's Farming and Memorandum Books, Elmswell Old Hall is desperately in need of some care and attention.

Elmswell Old Hall first featured in SAVE's 'Endangered Domains' publication in 1986, and much has changed since then. This picture was taken in 1993 some six years before scaffolding was erected all round it by the LPA, and the roof tiles taken off. Grade II* listed, the hall dates from 1634, and it was built as a farmhouse. Later alterations were made during the 18th century, such as the Georgian sash windows of the north facade. The hall is of red brick with some cavetto moulded brick window surrounds, and features a pantile roof, impressive chimney stacks, and a variety of windows. Brick buildings of this date are rare in the East Riding of Yorkshire, adding to the building's significance. Internally there are some remains of seventeenth century panelling which once graced the best parlour.

Henry Best's Farming and Memorandums Books are a vital source of information on farming and day-to-day life in rural East

Yorkshire during the seventeenth century, and it is therefore of great concern to see this fine brick house in such a state.

The hall has been in a poor condition for a long time. It has not been lived in since 1965, and has not been weathertight for almost as long, resulting in significant decay. Most windows are smashed, and the roof is missing. Recently, two of the chimney stacks collapsed, and all of the building is now surrounded by scaffolding.

Whilst evidently requiring a lot of care and attention, the building would make a wonderful family home and is in a beautiful rural setting. The hall is clearly capable of reuse, and we hope therefore that we won't be featuring Elmswell in another 28 years' time!

Conservation Officer: Malte Klöckner, East Riding of Yorkshire Council, County Hall, Beverley, East Riding of Yorkshire, HU17 9BA.

Email: Malte.klockner@eastriding.gov.uk

Former College of Art and Design, Eleanor Way, Grimsby

Status: Grade II

Conservation Area

Planning Authority: North East Lincolnshire



Built in 1894 by H. C. Scaping, a local architect responsible for several public buildings in Grimsby and the surrounding area, this former art and design college has been sitting vacant and neglected for over 20 years, when the college moved to new premises.

Red brick with sandstone dressings, the building boasts Flemish gables and attractive decorative elements such as keystones above the windows and marble plaques denoting the building's original use, architect, and school board members.

Although located in the Holme Hill Conservation Area, the building is in an extremely poor state, following a number of years without maintenance or repair work. Its ground floor windows are boarded up, whilst those above are largely open to the elements, and the site is suffering from significant vegetation overgrowth. In addition, the site is often subject to acts of vandalism, and following an inspection last year it was noted that some of the internal floors have collapsed.

Planning permission was granted in 1999 to convert the former college into 20 apartments, but these plans were never materialised. Since then, the building has changed hands, and the local authority has had difficulty in contacting the new owners to discuss the shameful condition the building is now in. Although the cost of conservation and repair would be high, the council is

currently considering ways to move this site forward and SAVE hopes a long-term solution can be found to see this building restored and reused.

Conservation Officer: Elizabeth Mayle, North East Lincolnshire Council.

Tel. 01472 324266

Email: elizabeth.mayle@nelincs.gov.uk

Halstead Air Raid Shelters, Halstead, Essex

Status: Some listed Grade II

Planning Authority: Braintree District Council



Built for the workers in the Courtauld Factory and residents in the nearby tenement housing, these air raid shelters constitute the most comprehensive group of air raid shelters in Essex. Estimated to be able to hold up to 500 people, the site contains 16 air raid shelters in total, five close to the factory terrace, a brick overground shelter, and a further ten sunken shelters a few metres north of the factory terrace. Nine of the shelters are listed as part of the curtilage of the Grade II listed Factory Terrace, but the rest remain unlisted.

The sunken shelters are built of precast concrete segments cemented together, forming an internal arched tunnel. Although not unique, they are rarer than the more common Stanton Shelters. Inside blast-proof doors, electricity boxes and escape ladders survive. The overground shelter is brick built and may have housed a radio station, although a first aid centre is also a possibility.

The Courtauld Factory played an important part in the war effort, producing parachute silk. It is believed that factory workers were allocated a shelter and divided into work groups so that if a bunker was hit, the factory could continue to operate.

The shelters today are disused and suffering from structural problems. This includes the corrosion of steel reinforcements and water ingress. A planning application in January 2013 for a retail store included the removal of the shelters, but the application was refused by Braintree District Council. The site is currently being marketed.

Their survival depends on a new use being found, and suggestions include a visitor and heritage centre. Due to the size of the site a number of different aspects of memorializing the Second World War could be considered, and this would link well with the surrounding legacy of the Courtauld Factory and properties.

Planning Services, Braintree District Council, Causeway House, Braintree, Essex, CM7 9HB

Email: planningpolicy@braintree.gov.uk

The Mansion of Cilwendeg, Boncath, Pembrokeshire
Status: Grade II
Planning Authority: Pembrokeshire County Council



With 21 bedrooms, 6.6 acres of gardens and grounds, and two glasshouses, the Cilwendeg Mansion is currently on the market seeking a new owner.

Built in the 1780s for a Mr Morgan Jones, the mansion has been remodelled several times, most recently when it was converted for use as a residential care home. The original central core of the mansion is of unpainted stucco with a slate roof, and features five bays, with an alternating rhythm of triangular and segmental pediments on the first floor. The ground floor projection dates from 1884 and is of Bath stone, featuring Doric columns on either side of the main house. The two glasshouses also date from this time. A modern fire escape staircase currently detracts from the garden frontage. The entrance front is simpler, although the portecochère, also of Bath stone, is significant in both size and decoration.

The Cilwendeg Mansion is currently in a reasonable condition. Pembrokeshire Council purchased the property in 1952, and until recently it had been in continuous use. Unfortunately the building is now unoccupied and the concern is that with no maintenance taking place its condition will begin to deteriorate.

Due to its size Cilwendeg Mansion has great potential. It could be turned back into an exceptionally large family home, sensitively divided into handful of residences, or be reused as a care home. Sales details can be found on Right Move.

Conservation Officer: Matt Pyart, Historic Building Conservation Officer, Pembrokeshire County Council, County Hall, Haverfordwest, SA61 1TB
Tel. 01437 775720
matt.pyart@pembrokeshire.gov.uk

Redcliffe, 34 Wellington Road, New Brighton, The Wirral.
Status: Grade II
Planning Authority: The Wirral Borough Council

With tremendous views over Liverpool Bay and dating from c. 1845, this Scottish Baronial style sandstone building would provide a great opportunity for residential conversion.

Notable features include chamfered mullioned windows, a great quantity of handsome chimney stacks, rising gables and pinnacles. Although later 20th century additions such as the replacement of original windows and the bricking up of some window frames has

impacted negatively on the building, its architectural quality still shines through.



The building is currently vacant, apart from one flat letting, and its condition is considered to be poor. Prolonged periods of disuse can have hugely damaging consequences for historic buildings, and it is important therefore that Redcliffe finds a new use soon.

Planning permission to restore the building was granted in 2008, but since then no such plans have been implemented. Its location in the desirable suburban area of New Brighton, just a stone's throw from the local train station, should make Redcliffe an attractive opportunity for a developer to repair and reuse this building.

Conservation Officer: Matthew Crook, Senior Conservation Officer, Wallasey Town Hall, Brighton Street, Wallasey, Wirral, CH44 8ED
matthewcrook@wirral.gov.uk

SAVE EUROPE'S HERITAGE (SEH)

SEH and MAPS Prepare New Report on Threats to Architectural Heritage of Tbilisi

SAVE Europe's Heritage visited Tbilisi this May to gather material for a report on threats to that city's heritage. The SAVE party consisted of Marcus Binney, Clementine Cecil and Antony Gibb, a Jersey-based consultant with great experience of converting historic buildings for holiday-let. His entrepreneurial eye was a great asset on the trip and was of great interest to the Minister and Deputy Minister of Culture with whom we had meetings. We were guided by Peter Nasmyth of the Tbilisi Heritage Group, a UK-group recently set up to raise awareness about the present threats to Tbilisi's rich architectural heritage. We were also guided by Tiflis Hamqari, a local grassroots campaign group that has had a number of successes.



Crumbling Art Nouveau apartment block in Tbilisi, Georgia

The situation is critical in Tbilisi: after decades of neglect in Soviet times, the new President who succeeded Eduard Shevardnadze, Mikhail Sakaashvili, embarked on a building spree in the last decade that triggered some highly insensitive renovations and led to some tragic demolitions. Tbilisi now boasts some extraordinary modern buildings, not all of them popular with locals. The Deputy Minister of Culture Marine Mizandari was particularly upset by the construction of a new concert hall on the banks of the Kura River, in the form of two giant metal tubes, by Italian architect Massimiliano Fuksas. At a press conference that rounded off the SAVE visit, she asked Marcus what should be done about the tubes. He suggested selling them – an idea that was warmly greeted.



The offending ‘tubes’ by Massimiliano Fuksas

Tbilisi is a stunningly beautiful city – set in a bowl of hills within sight of the Caucasus mountain range, it has a naturally picturesque setting. Tbilisi Old Town, which contains ‘Asian’ and ‘European’ sections, is a maze of intertwining cobbled streets of wood and brick, clinging to the hillsides and running down to the Mtkvari River. Finely carved balconies overlook the streets. One of the great unique qualities of the city is that Classical and Art Nouveau street frontages conceal, almost always, Asian-style courtyards with wide balconies running all around their perimeter.

Tbilisi enjoyed great wealth in the late 19th century and early 20th century resulting in fantastic classical and art nouveau buildings, often constructed by Armenian merchants. These are sturdy and handsome, and likely everything in Georgia, highly decorative and playful. We saw some breathtaking interiors including in the Children’s Palace (former Russian Viceroy’s residence) on Rustaveli Avenue and the Kutateladze Tbilisi State Academy of Arts on Griboedov Street which boasts extraordinary and elaborate Islamic-style interiors behind a classical façade. The detailing and finishes of many of these buildings are exquisite. However, many are in a parlous state. In addition, many of the large art nouveau mansions and apartment blocks were converted into communal flats in Soviet times. They desperately need renovation but their inhabitants cannot afford it. In addition, they would like better housing. This is a serious crisis with no clear remedy: the state needs to provide for its citizens and protect the city’s precious heritage at the same time. Happily the new Minister of Culture and his Deputy are prioritizing heritage, and understand that tourism has great potential for Georgia.

The Ministry of Culture is supporting the SAVE report. We have had a generous anonymous donation but continue to seek funds, approximately a further £10,000. The report is being prepared with Tiflis Hamqari and the Tbilisi Heritage Group and will be published in 2014.

Russian Churches Report

SEH, the Moscow Architecture Preservation Society (MAPS) and Russian charity The Village Church Society, are preparing a report, with input from the Society for the Protection of Ancient Buildings, on abandoned rural churches in central Russia. The design stage has commenced and we hope to publish in spring 2014.

There are tens of thousands of abandoned churches in rural Russia, many of them deep in forests, others in the centre of villages, presenting an agonising spectacle. In Soviet times they were often put at the service of agriculture or used as garages and workshops. The Village Church Society, led by Svetlana Melnikova, has been performing emergency repairs on rural churches for the last 20 years, but the issue has been consistently ignored by the Russian Government. The Russian Orthodox Church prefers building new churches to restoring the old, and the situation is now desperate.

The report is being edited by Clem Cecil, architectural historians Ekaterina Shorban from the Institute of Art History in Moscow, and Andrei Tchekmarev from the Society for the Study of the Russian Country House. It will be bilingual and feature 50 or more threatened churches.



Novotroitse Church, Russia

OFFICE NEWS

There have been big changes at SAVE. Deputy Director Rhiannon Wicks left SAVE at the end of March to travel the world with her husband. She was at SAVE for four years during which time she made herself invaluable. Several of the ‘saves’ in this newsletter and many before, are down to the hard work and application of Rhiannon. She played a crucial role in the Smithfield campaign, in the campaign for Winstanley Hall, Sidmouth, Mid-Wales Hospital, Piercefield and many others.

Mike Fox joined us as Buildings at Risk Officer in February this year, on a part-time basis. He was promoted to full-time Caseworker when Rhiannon left and now divides his time between major casework and the BaR. Mike is a graduate of Leicester University where he also did an MA in Urban Conservation. Mike is a native of Birmingham where he was on the Victorian Society Casework committee.

Thanks to a generous anonymous donation SAVE has been able to employ David Gundry, who worked at the World Monuments Fund for many years, as a part-time fundraiser. We are delighted to be working with him.

Our administrator Alison Hunt is very sadly leaving at the end of October, also after four years during which time she has helped keep us, and the office, organised. We will miss her a great deal.

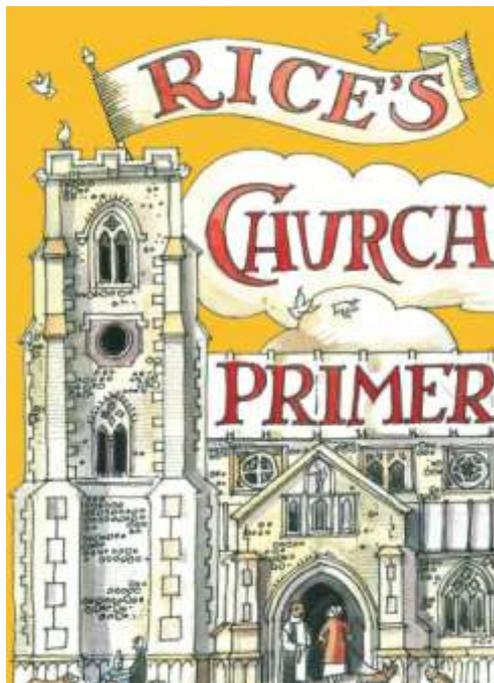
EVENTS

On Tuesday 26th November, architectural historian Matthew Rice will give a SAVE lecture in St Mary Abchurch, a Wren church in the City of London, managed by the Friends of City Churches who are kindly allowing us use of the venue.

Matthew Rice is a painter, author and architectural enthusiast. He has just published Rice's Church Primer, following on the success of Rice's Architectural Primer. He is also the author of Building Norfolk and Lost City of Stoke. Matthew Rice runs Emma Bridgwater pottery in Stoke.

"Magic, Beauty and Mystery - Exploring the glories of the great pottery churches" will start at 7.30. Tickets £15. Spaces limited, please write to office@savebritainsheritage.org to reserve a place.

All money raised from tickets will go towards core funding of SAVE Britain's Heritage.



OTHER NEWS

VAT – an update from Loyd Grossman, Chairman of the Heritage Alliance



New build pays no VAT, but VAT is levied at 20% on maintenance, repairs and now even on alterations to listed buildings. Such a tax regime is economically and environmentally wasteful.

The Treasury is resisting all calls to use preferential VAT rates as an incentive - to promote tourism for example or energy efficiency. For the heritage lobby, the options are pretty limited too. One would be to cut VAT on repair, maintenance and improvement work from 20% to 5% as permitted under EU rules. Attractive as it is, this option is limited to dwellings in private ownership, not the building stock at large and there is some way to go in persuading the UK government to opt in. An overall 2.5% reduction, if only temporary, could make financial planning for heritage projects a nightmare. More radically, if Britain left the EU what would happen to VAT? One informed source suggests that VAT would still continue: we wouldn't necessarily need to comply but in practice it would hardly diverge. Every penny in the pound reduction means the Exchequer would lose £5.1bn, so foregoing such a huge tax take is hardly on the cards.

VAT isn't the only game in town. We have a substantial evidence base connecting the historic environment with key policy areas. Investing in our heritage creates relatively more jobs than new build. Good care of our heritage underpins the all-important tourism revenue and jobs. Distinctive areas attract the fast-growing creative industries and start-up enterprises. The growth potential of the repair, maintenance and adaptation element of the construction industry, largely neglected, invigorates small businesses and local economies. Incentivising the repair, alteration and adaptation element of the construction industry, could well sit alongside housing and major infrastructure ambitions.

Our heritage is an asset that can play its part in national recovery, helping restore confidence as it did at the opening of the London Olympics. Investing in our heritage assets makes social and economic sense.

www.theheritagealliance.org.uk

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