

SAVE BRITAIN'S HERITAGE

Newsletter - December 2009

FIGHT IS ON TO SAVE HISTORIC BREWERY



Mitchell's Brewery, Lancaster, a rare surviving brewery complex incorporating an 18th-century malthouse. Photo: Oliver Leigh-Wood

With the result of the Lancaster Canal Corridor Public Inquiry due in the New Year, a fierce battle has begun to save a key building at the centre of the proposed redevelopment site. Currently, Mitchell's Brewery, a rare and important complex which includes an 18th-century malthouse, is unprotected by listing or conservation area designation.

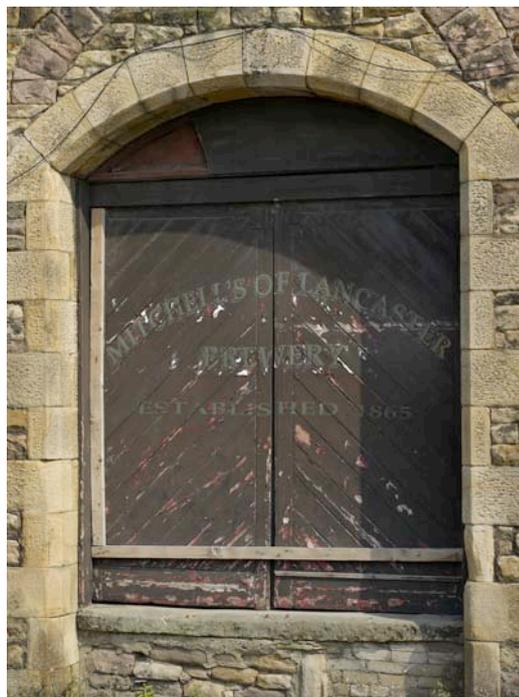
The building is still owned by local firm Mitchell's, who are committed to the big, destructive, retail scheme for the site, promoted by developers Centros, with the support of Lancaster City Council (LCC). The scheme, which involved the demolition of the brewery (and 30 other historic buildings), hit the rocks last summer when it was called in by the Secretary of State. The subsequent Inquiry, at which Centros declined to appear, then collapsed when the council realised it could not justify the heritage impact of the scheme.

Although the application now seems certain to be rejected, Centros are clearly not giving up on the site. They have been using planning consultants Montagu Evans who advised the City Corporation and its developer at the Smithfield Inquiry, and Montagu Evans have now popped-up again, this time representing Mitchell's.

The brewery complex has been empty for 10 years, during which time it has been turned down twice (inexplicably in SAVE's view) for listing. Unfortunately, the site occupies a gap between two conservation areas, purely the result of a projected road scheme which was abandoned in the 1980s. The council is now in the process of reviewing conservation area boundaries and it

seems likely that the recommendation will be for this protection to be extended to the brewery site. Local campaign group *It's our City* has also submitted a strong new listing application, compiled by surveyor Alan James. With protection for the brewery in sight, the owners appear to have become increasingly eager to hasten demolition. So far, all the familiar tactics have been employed - scheduled visits by the English Heritage inspector were 'postponed' on account of concerns over asbestos (concerns that were not expressed when the Inspector and SAVE's Secretary visited in September), then scaffolding was erected in the building for the 'removal' of this asbestos.

Seeing what Mitchell's were up to, SAVE's lawyer, Susan Ring of Richard Buxton Solicitors, attempted in vain to extract some kind of reassurance from the council that demolition would not be allowed to take place until certain obligations, including Environmental Impact Assessment and a bat survey had been discharged - threatening Judicial Review if they had not. Meanwhile, as well as pushing for access, EH made an unsuccessful request to the Secretary of State to extend conservation area designation over the heads of the council.



Mitchell's, pride of Lancaster? Photo: Paul Barker

On 2 December, demolition work suddenly commenced. Later that afternoon, the council finally released a letter (held back from us until the last minute) to say that they were satisfied the demolition was lawful. SAVE's legal team then acted with astonishing speed, with Andrew Deakin of 39 Essex Street securing an injunction by the following morning. This injunction allowed us to submit a Judicial Review request against the council to the courts the next day. In Lancaster, *It's our City* mobilised local support to monitor the building day and night.

EH then upped the ante by offering to underwrite any compensation claims arising from a Building Preservation Notice (BPN) - and asking for the council

to serve one immediately in order to allow the listing assessment to take place. The council had thus far refused to issue a BPN, giving costs as the main excuse. Now they cited various 'technicalities' but refused to specify what these were. In SAVE's view the council was clearly failing to take the necessary lawful action required to protect the building pending a number of outstanding heritage and environmental issues.

Depressingly, LCC's elected councillors continue to inhabit a parallel universe in which the disastrous and ill-conceived Centros scheme, with its clumpy retail blocks and 70s-style pedestrian bridge, represents a Utopian vision for their city. It was revealing that the council blamed EH for the Inquiry fiasco, rather than its fair-weather developer-partner and the poor judgement of its own officers. Meanwhile, Centros, having avoided the expense of a Public Inquiry, is now working behind the scenes in order that its grim vision for this characterful and finely-textured site can still be implemented in some form.



32 Parliament Street, Lancaster, built in 1865 for marble merchant and sculptor, Richard Fawcett. Last in use as an Indian restaurant

This year's Buildings at Risk Catalogue provides a sobering reminder that the brewery is just one of several important historic buildings near the centre of Lancaster which face an uncertain future. With its energies directed at promoting the doomed Centros comprehensive development scheme, the council is failing to protect important listed buildings such as the remarkable Venetian Gothic house at 32 Parliament Street (pictured), which stands empty and decaying.

PATHFINDER

Legal Breakthrough in Gateshead

After three successful legal bids by SAVE to prevent demolition of 140 Victorian homes in Saltwell, Gateshead, the Government Office North East (with the appropriate acronym GONE) has finally conceded that any future application should be subject to an Environmental Impact Assessment (EIA). GONE had previously advised the council that no such assessment was necessary, but a recent landmark ruling in the

European court has forced them to concede to SAVE's calls for EIA consideration.



Houses successfully refurbished close to the proposed clearance area in Saltwell, Gateshead. Surely now the council will abandon its plans for demolition

The implications of this are profound. For the first time demolition has been accepted by government to attract EIA. Gateshead council will be required to undertake a detailed study of the impact of demolition on both the community and the physical environment. This will require extensive consultation, and the process will, necessarily, be lengthy and costly. It is hoped that now, rather than deal with the trouble, expense and potential embarrassment of this process, Gateshead Council will at last abandon demolition plans in favour of refurbishment (a policy which has been pursued successfully elsewhere in the area).

Welsh Streets, Liverpool - will Insanity Prevail?



The Welsh Streets, Liverpool, from the air. Photo: Jonathan Webb

Artist Nina Edge has been fronting the campaign to save the Welsh Streets area of Liverpool since the district was first designated as a Pathfinder clearance area 6 years ago. The appalling situation there was highlighted in SAVE's 2006 Pathfinder report.

A Heritage Assessment of the area in 2007 was followed by a Sustainability Report which looked at the proposals in the face of the economic downturn and in light of increased awareness of the environmental cost of demolition. It was hoped that the report would give Liverpool City Council (LCC) the chance to make a dignified retreat from its disastrous decision to wipe the area off the map.

However, it now turns out that LCC was merely using the Sustainability Report as another opportunity to assemble evidence in favour of demolition - quoting very high figures for eco-refurbishment and putting a negative spin on all alternatives to demolition. The fact that the report spent a long time to-ing and fro-ing between the council and lawyers indicates that it was being prepared as a political document rather than an impartial investigation into the benefits of retention.

At the start of December, residents of the Welsh Streets learnt that the consultants advising on the sustainability of the streets had indeed recommended the demolition of the whole site - including Kelvin Grove, High Park Street and Admiral Street. This was despite previous advice from the Heritage Assessment that these three streets should be retained.

The council is expected to make a Planning Application in February next year and, as Nina Edge says, 'time is short and the job-sheet is long'. If you would like to contribute your time or expertise please be in touch with Nina and the Welsh Streets Home Group. Email nina_edge@btinternet.com

THE SAVE TRUST

Castle House, Bridgwater

After long delays, the project to repair Grade II* listed Castle House in Bridgwater, Somerset, is forging ahead. Earlier this year, thanks to a substantial grant from English Heritage, the SAVE Trust, which owns the building, was able to appoint a new project architect, Chris Balme of Acanthus Ferguson Mann. This coincided with the resolution of the on-going dispute with Sedgemoor Council over the erection of scaffolding on land around the building.



Castle House in Bridgwater, Somerset - built in 1851 by John Board, a local builder, as a family home and a showcase for the 'modern' cements he was manufacturing at the time

After a year held together by lorry straps (see picture), the building is now safely in the embrace of new scaffolding (purchased with the aid of another EH grant). This has allowed Chris and his team to begin to put together a schedule of works and a revised costing for repair and conversion. Chris is also looking ways in which the context of the building could be improved and how Castle House could work as a catalyst for the regeneration of this part of Bridgwater.

Castle House was a pioneering building both in terms of materials and construction and this has created a particular set of problems. One of the most challenging aspects of the project will be dealing with the corroded iron ties which reinforce the floor joists in the building. Project engineer Rik Fox of the Morton Partnership has proposed various ingenious solutions. These include laying a new floor which will adhere to the existing structure and provide support, without necessitating the removal of the reinforced beams.

With the help of regeneration consultant Martin Davidson, a series of options are being prepared for reuse and the exciting news is that the Bridgwater Arts Centre, which has long coveted the building, has shown renewed interest in taking it on as its new headquarters and as a base for the Bridgwater Carnival - a major event which will become one of the themes of Somerset's 2012 Cultural Olympiad.

UPDATES

Aveling & Porter Building, Strood



Built in 1903, the A&P building occupies a fine position overlooking the Medway with views towards Rochester Castle

In September a Scrutiny Panel meeting at Medway Council considered a 1500-name petition calling for the retention of the Aveling & Porter office building - a fine Edwardian commercial block earmarked for demolition. SAVE's Secretary attended the meeting armed with details of an alternative scheme for the site, devised by architect Huw Thomas, and a report by structural engineer Ed Morton, rubbishing council claims that the building had serious structural issues.

After presenting the case for preservation to the panel, our Secretary was dismayed that the members showed no interest in the argument for retention, swallowing whole, without questions, the distorted picture put forward by the council officer present. The next day, upset by what he perceived as an unfair hearing, he wrote a complaining email to the Leader of the Council:

'I have attended a number of such meetings in the past, across the country, but I must be frank and tell you that this was the most inept by far. I hardly need to remind you that the panel exists to perform an important function - to question and examine council decisions.

This is not what I witnessed last night. Not only was there virtually no scrutiny of the evidence provided to justify the demolition of the A&P building, but the council legal officer, in my view, clearly misled the committee on a number of points.

... I feel strongly that if this meeting was representative of how your scrutiny committee functions then the people of your borough are being very badly let down. It seems that Strood is on the verge of losing an important, much loved historic building – eminently capable of repair and reuse - on the back of figures which have been conjured from the air – and which have not been open to any kind of rigorous investigation or scrutiny.'

Although a spot-listing request has been turned down by EH, a chink of light has now appeared, thanks to the efforts of Councillor Stephen Hubbard. At a subsequent meeting of another scrutiny panel Councillor Hubbard promoted a motion that the committee 'recommend to Cabinet that a feasibility study be undertaken to investigate the retention of the Aveling and Porter building, specifically to look at the financial viability of incorporating the building into any redevelopment of the Civic Centre site, before the Strood Town Centre Masterplan is finalised'. Remarkably, the motion was passed, allowing the building a reprieve.

Meanwhile, Huw Thomas has made contact with a number of developers (including a housing association) interested in taking on the site, and retaining the A&P building. This has put further pressure on the council, undermining its argument that retaining the building would reduce the value of the wider development site.

British Museum

A new application has been submitted for the controversial north-west extension of the British Museum. The previous application was turned down by Camden Council in the face of strong opposition, despite support from English Heritage.



A view from Malet Street of the proposed north-west extension to the British Museum, designed by Rogers Stirk Harbour & Partners. The block on the right replaces two replica Georgian houses

Although one of the blocks has been lowered in the new plans, the scheme remains very similar to its predecessor and SAVE has written again to recommend refusal. In addition to our previous concerns we felt that the proposed pavilion fronting Montague Place would have a detrimental effect on the northern staircase of Sir John Burnett's Edward VII block. Burnett conceived the staircase as a key display area and an integral part of his new galleries. The proposed pavilion will deprive this

impressive and beautiful stairwell of natural light, badly undermining its spatial impact and effectiveness as an exhibition space.

63 Clerkenwell Road, London

Contrary to the previous news report, we are pleased to report that the application for the demolition of the former Turnmills nightclub building in Clerkenwell was actually *refused* by Islington Council. The nightclub was to be replaced with an over-sized and banal 7,060 sq m block housing offices, retail units and restaurants.

This important 'gateway' building dating from 1880s and situated in the Clerkenwell Green Conservation Area represents a good example of reuse, having been converted from warehousing and stables to offices and, latterly, a famous nightclub.

Developers Derwent London have now lodged an appeal against Islington claiming that their application had enjoyed 'extremely strong support' from senior planning officers. SAVE is considering making a representation at the appeal hearing.

Smithfield Market, London

With John McAslan and Partners now appointed officially by developer Thornfield as architects for the Smithfield General Market buildings, there is hope that a decent conservation-led scheme can be developed. The challenge will be reconciling the developer's demands for office space with the conservation of the existing buildings. SAVE awaits McAslan's scheme with interest.

In November, SAVE's Secretary and President were conducted on a tour over the impressive roof of the General Market block to inspect the 'holding' works carried out by Thornfield. Much to our relief, the roof has now been cleared of vegetation and debris, the gutters unblocked and temporary coverings introduced where none existed. SAVE has been assured that these works will be regularly monitored.

Leigh Grammar School, Wigan

SAVE has been following the desperate plight of Leigh Girls' Grammar School for over a year now, supporting locals in their desperate efforts to prevent its senseless demolition.

The school opened in 1921, and its foundation, which provided educational facilities solely for women, marked a major step in women's education in the Wigan area. It was designed by the architect Henry Littler who built many public buildings in the North West and was made Lancashire's county architect in 1900. His buildings include Whittingham Mental Hospital and Chapel (1868 & 1873) and Preston County Sessions Hall (1900-03). Many of his buildings are now listed.

The red-brick school building has a variety of attractive details, such as the Portland-stone door surround, quoins,

pilasters and lintels fashioned in brick (characteristics of Littler's work). The large windows on the second floor extend above the cornice level of the roof, forming elegant dormers. These, together with the bellcotes and chimneys, create the building's distinctive and pleasing roofline.



Leigh Grammar School, side by side with its modern replacement. The original school building, which is in excellent condition, faces demolition in January

The school is scheduled for demolition in January - the victim of the failure of the education authority to plan its integration into a new school which has now been completed next door. The school is unlisted (wrongly in our view) and is not located in a conservation area so remains completely unprotected.

SAVE believes that with even a little imagination the existing school building could be successfully adapted and its teaching spaces either used by the new school or converted to other uses. Its destruction would represent a tragic waste - and, in these days of increased awareness of environmental issues and sustainability, it is surely not the kind of example which an education authority should be setting.

NEWS

Planning Policy Statement 15 (PPS15)

Consultation on the new draft PPS15 document closed in October. The draft guidance document and its associated practice guide are intended to replace PPG15 and 16 with the aim of achieving a simpler and clearer system for heritage protection.

The draft statement was widely criticised by heritage groups and planners alike, with Heritage Link, the Royal Town Planning Institute and the Institute of Historic Building Conservation all expressing concerns about the potentially disastrous implications for the historic environment. SAVE also objected. The key criticism was that the new guidance failed properly to recognise the economic benefits of built heritage - implying that historic buildings stood in the way of economic growth.

Thankfully, in response to the criticism, John Healey, the Planning Minister, has confirmed that the PPS15 document will now be comprehensively redrafted.

CASEWORK

Moat Brae House

The successful campaign, two years ago, to secure Dumfries House and its contents for the nation, has been followed by another, smaller, but nonetheless significant Scottish rescue. Moat Brae House, situated in Dumfries, was built in 1823 to the designs of distinguished local architect Walter Newall. Listed Category B, It is one of the town's finest Georgian mansions and its garden is said to have given J M Barrie the inspiration for Peter Pan. Its recent history is one of neglect - with water damage and attacks by vandals leaving the building in a poor state of repair.



Moat Brae House, Dumfries, birthplace of Peter Pan

Earlier this year the building was purchased by a housing association which proposed, shockingly, to demolish it (claiming the house was in danger of 'imminent collapse'). A vociferous campaign, to which SAVE added its support, was organised to oppose these plans. Campaigners managed to obtain an interim injunction to prevent demolition (which was planned to begin on 10 August). Meanwhile, SAVE's President, Marcus Binney, penned a strong letter to Historic Scotland urging immediate action.



The magnificent hall at Moat Brae. Extensive works are now needed to tackle dry rot and arrest structural movement

Seeing that demolition could end in prosecution, the housing association finally agreed to enter negotiations with the newly formed Peter Pan Moat Brae Trust. On 1 October came the welcome announcement that the Trust had struck a deal to purchase the house.

The Trust intends to restore the house and gardens as a tourist attraction - focusing on its status as the birthplace of Peter Pan - and a major fundraising campaign has now

begun. SAVE has given the Trust an interest-free loan of £5,000 to help get things started. For information on how to help see www.moatbrae.org

Garden Grabbing

Planning Policy Guidance Note 3 on housing, published in 2000 by the Deputy Prime Minister John Prescott, introduced a dramatic change to planning law, categorising gardens as brownfield sites.

The consequence of this decision can be seen in areas throughout the south east where developers have been buying up properties with sizeable plots in order to build over the gardens, often demolishing the existing building in the process. In some cases, the character of whole suburban areas has been drastically changed. In addition to the loss of green space, new development creates pressure for car access and associated clutter.

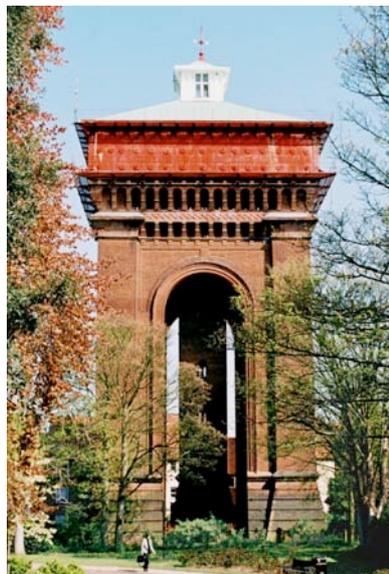
A new PPS3 document, which came into effect in 2007, may have helped slow PPG3's harmful effects by passing responsibility to local planning authorities. SAVE was pleased to be able to comment on a classic garden grabbing case in Reading where developers had proposed to replace an Edwardian house in Western Avenue (a leafy street) with five new properties, extending the length of the garden. The application was refused and was then taken to appeal where it was refused again. Although the property in question was not in a conservation area, at the Inquiry the Inspector concluded that the loss of the existing building would 'dilute' the character of the area and that its replacement 'would not make a positive contribution to the street scene'.

'Jumbo', Colchester

'Jumbo' is the largest remaining Victorian water tower in Britain and a rare unconverted example of its kind. Ever since its construction in 1882, this massive structure has been a dominant presence on the Colchester skyline - and has become a much-loved feature. Its architectural interest and importance is reflected in its Grade II* listing.

The tower is currently subject to proposals for radical alterations. Ten floors are to be inserted, enclosing the exposed structure and considerably altering its form - and, most importantly, the water tank (the tower's key feature and *raison d'être*) is to have two of its brick walls replaced with glass panels.

Colchester is a Roman city but the monumental presence of the water tower is a reminder of another great era of building - reflecting as it does the ambition and engineering brilliance of the Victorian age. The tower is already a visitor attraction and it is clear that if it were opened to the public, there would be great interest in using the platform as a viewpoint.



SAVE wrote objecting to these plans and advocating a more sensitive approach, concentrating on retaining and reusing the existing historic features. The Balkerne Tower Trust, which SAVE supports, has already developed plans which include the provision of public access and the preservation of the architectural integrity of the tower.

Brook House, Tiptree

Brook House is a Grade II listed, mid-18th-century house and the kind of property that would ordinarily have a price tag of £1 million plus.



Brook House in 2007. It has since been allowed to deteriorate at an alarming rate

Sadly, however, over the last decade, the building has been allowed to fall into a dreadful state of repair. The current owner has now submitted an application for demolition, supported by a letter from English Heritage inferring that the building is beyond any economical means of repair.

SAVE is concerned about this case, partly because the Local Authority has failed over a long period to halt its decline through the serving of any urgent works or repairs notices, and partly because we feel that, if it had been offered at a price reflecting its condition, a sympathetic owner, such as a building preservation trust, could have successfully restored the house.

Athlone House, Highgate, London



Athlone House, with its distinctive tower

Athlone House (built as Caen Wood Towers) is a substantial mansion on the fringes of Hampstead Heath. It was built in 1870 for the industrialist Edward Brooke, designed by Edward Salomons (architect of the Manchester Reform Club). It is now subject to an application for demolition and replacement by a grand new house by architect Robert Adam.

The application is controversial for a number of reasons, one of which is that previous owners of the building were given permission to construct new flats on the site under the condition that Athlone House was repaired. The flats have been built but no repair work has been carried out.

Surprisingly, Athlone House is not listed. While it is not in the top rank of Victorian country houses, it is a major landmark and despite some ugly scars at the back resulting from demolitions, it remains a vigorous composition, retaining its elaborately varied fish-scale roof tiling. Inside there is an imposing stair, lit by a splendid four-light Gothic window with Gothic vault intact. While chimneypieces have been stripped out, there are a substantial number of handsome and well detailed timber ceilings.

The building has been included within the Highgate Village Conservation Area, and its contribution to the character and appearance of the local area is clearly recognised in the appraisal. It is also situated on Metropolitan Open Land.

Given the stipulation that the building should be repaired and converted, SAVE feels it would set a very worrying precedent if its demolition should be agreed now, when the initial applicants have clearly enjoyed the benefit of a major planning gain.

SAVE has written to the Local Authority (Camden), objecting to the application. In the unfortunate event of demolition being approved we have insisted that, at the very least, a substantial sum must be made available for Hampstead Heath and its heritage in a way which will benefit local people who have rightly fought for the retention of this landmark.

PUBLICATION

Samara: Endangered City on the Volga



This latest report from the Moscow Architecture Preservation Society (MAPS) and SAVE Europe's Heritage outlines the threats facing the rich architecture of Samara, a great city on the Volga, where the people of Moscow were evacuated during the World War II.

The report is edited by Moscow-based architect Vitaly Stadnikov. Stadnikov is a native of Samara, an author of a book on its 20th-century architecture and an expert on provincial Soviet Constructivism. The report is the work of Russian and foreign experts, drawing on examples of sustainable development from all over the world to point to a way forward for Samara.

Corruption in Samara has led to uncontrolled demolition of huge areas of the city, massive new construction and even the assassination of planners and architects. The book details losses and features the city's remaining architectural gems, including its beautiful wooden architecture, Art Nouveau, industrial and Constructivist buildings, and presents a plan for the regeneration of the city.

176 pages, fully illustrated, bilingual. Limited copies of the report are available from SAVE at £15.00 (no discount for Friends).

EVENTS

Annual Conservation Book Fair

Tuesday 22 June 2010. 12.00 to 7pm

SAVE's annual book fair provides an opportunity for heritage organisations and publishers to gather together in one place to promote and sell publications. This year the day will also feature short talks and new book signings by well-known authors. The event is part of the London Festival of Architecture which runs from 19 June to 4 July 2010.

If you are interested in booking a sales table then please contact the SAVE office. Otherwise we hope you will visit on the day.

The venue is The Gallery, here at 70 Cowcross Street.

Full publications list and order form*Prices in brackets are for Friends of SAVE.***NEW PUBLICATIONS - SAVE BRITAIN'S HERITAGE**

BRIGHTON CHURCHES: The Need for Action Now (2009)	£20	(£18)
TRIUMPH, DISASTER AND DECAY: The SAVE Survey of Liverpool (2009)	£12.50	(£10)

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