

SAVE
BRITAIN'S HERITAGE



The Rebirth of Toxteth Street Alternatives to Demolition

A Report by **Mark Hines Architects**
commissioned by **SAVE Britain's Heritage**





Contents

Toxteth Street Neighbourhood: The Terrace reborn	3
SAVE and Toxteth Street	4
A Recent History of Toxteth Street	5
Introduction	6
The Original two-up two-down House	7
Extending the House	8
Three Basic Sizes of Extensions	9
Possible New Layouts	10
Twin Terrace House	11
The Rear Yards	12
Improving Energy Efficiency	13
Improving the Street	14
Costs	16

Toxteth Street Neighbourhood: The Terrace reborn

Executive Summary

We were asked by SAVE Britain's Heritage in June 2008 to carry out an initial investigation to see what could be done to transform the existing houses in the Toxteth Street Neighbourhood area of Manchester. This report discusses the potential of a typical house and the wider urban area.

The following is a summary of the conclusions drawn from this study:

- The existing houses have provided sound residential accommodation for over 100 years. They have proven over this period that they can be successfully adapted to suit a range of occupants and lifestyles.
- Even today, the overall general condition of the houses today still appears to be very good.*
- The houses contribute to the diverse architectural and urban character of Manchester. We believe that improvements can easily and economically be made to the existing streets to give the houses greater 'kerb' appeal.
- At 90–100 dwellings per ha, the existing dwellings still provide an appropriate urban density for the area.
- A typical house in the area is spacious enough to provide accommodation for up to three people.
- Saving the houses and streets will save the embodied energy in them and avoid the additional environmental and expense of building new dwellings, streets and infrastructure.
- Depending on the extent of the upgrading works, it may well be more economic to refurbish the houses than to build new ones.
- If the houses are retained, serious consideration should be given to upgrading the houses internally to make them more energy efficient. We believe that this work could be carried out simply and effectively. Depending upon the level of investment, we believe that it may be possible to reach the equivalent of Code for Sustainable Homes Level 4-5, the level of many new build projects.
- There are many ways in which the layouts of the houses could be altered internally to provide different accommodation and appeal to a wider market. For instance, with small new extensions, the typical house can be extended to allow a bathroom to be accommodated upstairs, and a reasonably sized second bedroom to be provided.
- Limited numbers of existing buildings could be removed or new dwelling types can be inserted within the existing grid to help reinvigorate the area. This approach to the site retains the street pattern and allow more of the houses to be kept.
- We recommend that full and detailed condition survey is carried out to establish the condition of the houses across the neighbourhood and a full study be undertaken to determine the feasibility and detailed costs associated with retaining the terraces. As part of this exercise, a trial street of houses could be refurbished to establish the actual costs and actual achievable environmental performance of the dwellings.
- The houses of Toxteth Street neighbourhood are modest yet robust – in part the essential qualities that make Manchester special. In conclusion, there is an opportunity here for Manchester City Council to continue to lead the way in urban regeneration and maximise the potential of its unique heritage. What is needed is investment and some imagination.

*(refer to Brian Morton's structural report)

SAVE and Toxteth Street

Toxteth Street forms the spine of an area of modest but attractive terraced housing in the Openshaw district of east Manchester. Currently over 500 houses in the area are scheduled for demolition to make way for a new housing development. A compulsory purchase inquiry commencing on 9 September 2008 will decide its fate.

Local residents, supported by SAVE, are fighting the scheme. They argue that these well built houses should be refurbished rather than demolished, and that the traditional street pattern which gives the area much of its distinctive character, should be preserved. Now, as part of a powerful case against the proposed redevelopment, SAVE has commissioned Mark Hines Architects, a young practice specialising in sustainable design and remodeling existing buildings, to produce a number of schemes for rehabilitating the existing homes. The plans offer a variety of living accommodation with private outdoor space and an invigorated streetscape.

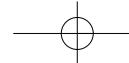
The schemes exploit the flexibility of the existing Victorian houses by joining, extending and modifying individual units to create family homes of up to four bedrooms with their own gardens. Other ideas allow residents to choose from a number of possible 'add-ons' to their properties, each offering a different living arrangement. The outdoor spaces at the rear of the houses will be re-landscaped to provide a series of private and communal secure gardens. On the street side, landscaping improvements will provide a pedestrian-friendly environment without banishing cars. The proposals exploit the embodied energy in the existing houses, and also offer other environmental benefits, combining a series of sustainability measures with high levels of energy efficiency.

Although Mark Hines's Toxteth Street proposals offers a fresh approach to rehabilitating terraced housing, other designers have already implemented successful alternatives to demolition. Last month, a refurbishment scheme by Shed KM Architects at Chimney Pot Park in Salford, was the overall winner in the Housing Design Awards.

SAVE believes the creative solutions devised by Mark Hines expose the muddled-thinking and wastefulness of the demolition plans. He has shown how the existing houses can be easily adapted to offer the variety of housing which the Pathfinder agencies say is required for the area.

William Palin
Secretary, SAVE Britain's Heritage



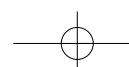


A Recent History of Toxteth Street – a Resident's View

In September 2000, the Toxteth Street locality was a vibrant community. Although the terraces between Ashton Old Road and the canal were suffering from a certain amount of dilapidation, they were occupied and the area teeming with life. The community was served by shops and small businesses along the commercial parts of the Ashton Old Road. The Toxteth Street locale has been used, during the last few years, as a set for period dramas and other productions such as 'The Stepford wives', 'East is East', 'Life on Mars' and 'Coronation Street'.

At that time, the terraces contained about 700 dwellings, each dwelling, in general, being a two-up two-down unit within a terrace block. Responsibility for the upkeep of the houses with the area was divided roughly equally between: a social housing association (now 'Adactus'), private landlords and owner-occupiers. The latter group was composed mainly of older people who had paid for their homes over the period of their working lives. In September 2005, Manchester City Council approved outline planning permission (submitted by New East Manchester Ltd and Lovell Partnerships Ltd) to demolish most of the terraces and build new housing on the site. From September 2001 NEM and Lovell began their campaign to win over the locals.

A residents steering group was formed, with a remit to support redevelopment plans. Exactly how its members were selected remains a mystery. News of the proposed demolitions introduced a sense of insecurity into the community and many residents sold their homes to the Housing Market Renewal Team at 'market value' (which in an area blighted by the shadow of CPOs is considerably lower than the normal value). These properties were then stripped and boarded up – copper pipes, lead flashings and anything else of value were removed. On 7 March 2007 over 40% of all homes were empty and sealed.



Introduction

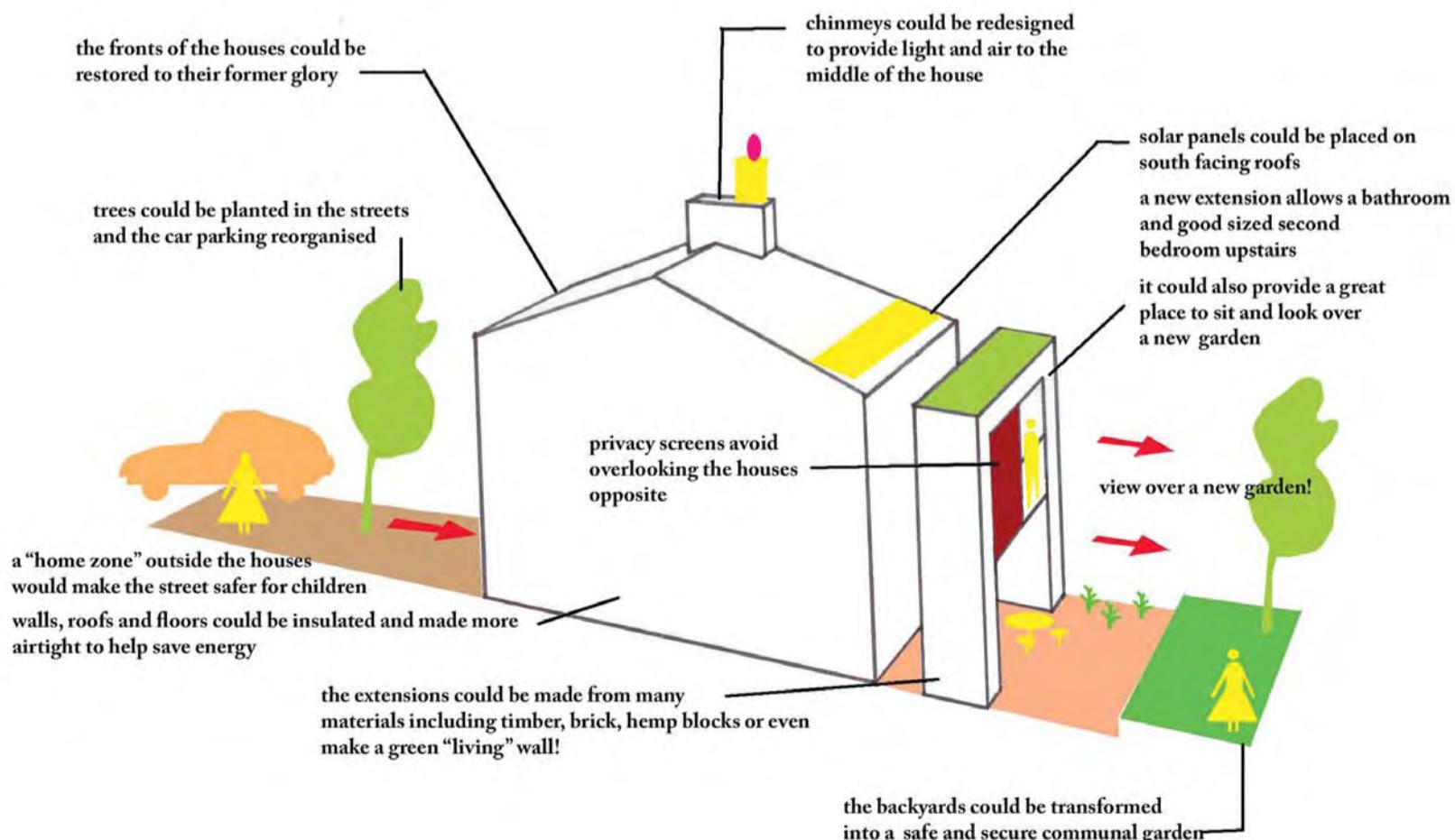
This study looks at what can be done to protect and enhance the character of the Toxteth Street neighbourhood. At its heart lies the desire to ensure that a local community, and the 500 dwellings that form a major part of it, can be saved. We feel that the modest terraces of Toxteth Street are vital part of Manchester life – they allow people to afford to buy in a central location, be close to city centre facilities, and remain close to their work, friends and relatives.

The arrangements and conditions of the existing houses vary, and most have been altered and extended to varying degrees. We have looked briefly at a range of options, from making minor improvements and the general upgrading of a typical house, to improving energy efficiency and major remodelling.

The upgrading of the houses and the area can be carried out simply and effectively, with little cost. Within the scope of the study, we believe that if the following improvements are made that it may be possible to reach the equivalent of Code for Sustainable Homes level 4–5*, the level of many new build projects.

We have been asked by SAVE to also consider the wider regenerative potential of the area, and the potential of a typical terraced house. To do this, we have looked initially at a range of options, from making minor improvements to improving energy efficiency of houses to improving the streets and rear yards. If the houses can be saved, these options could be discussed further with residents and designers together to determine the extent of any changes which may or may not be desirable.

Our ideas are based on a ‘typical’ unaltered terrace in atypical urban block, but could be adapted if people wanted to refurbish their own individual property. It demonstrates that even a modest Victorian terrace house is still capable of meeting our future housing needs. These are not finished designs – rather ideas that could be explored further if the buildings are preserved. Most importantly, these are **ideas for discussion**.



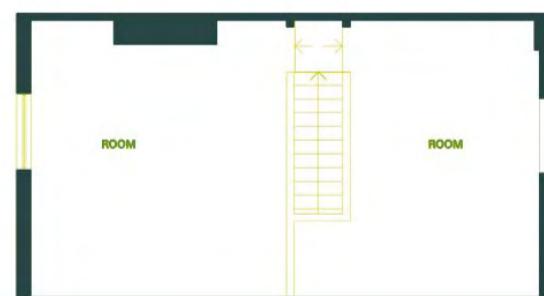
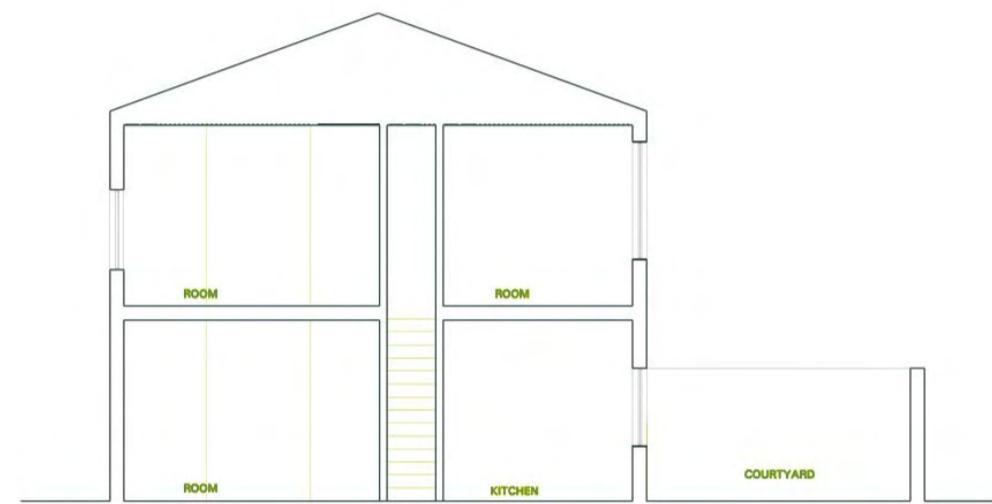
Room for Improvement? A summary of our proposed improvements

The Original two-up two-down House

The houses of the Toxteth Street neighbourhood formed the early inner suburbs of skilled artisans – the aristocracy of industrial workforce. The new terraces allowed dense occupation as well as individual control. The original two room arrangement over two floors is conventionally known as a two up, two down. A steep staircase runs across the centre of the dwelling and divides the house into four zones. It is an elegant and simple plan. The original plan would have provided the following accommodation:

- Front room
- Rear room scullery
- Two bedrooms
- An external WC
- Small rear yard

There are four similar sized rooms on two floors, providing the potential for a variety of internal layouts. A typical house has a gross floor area of approximately 64 sq m², which is large enough for a modern three-person dwelling.



The original two-up two-down House

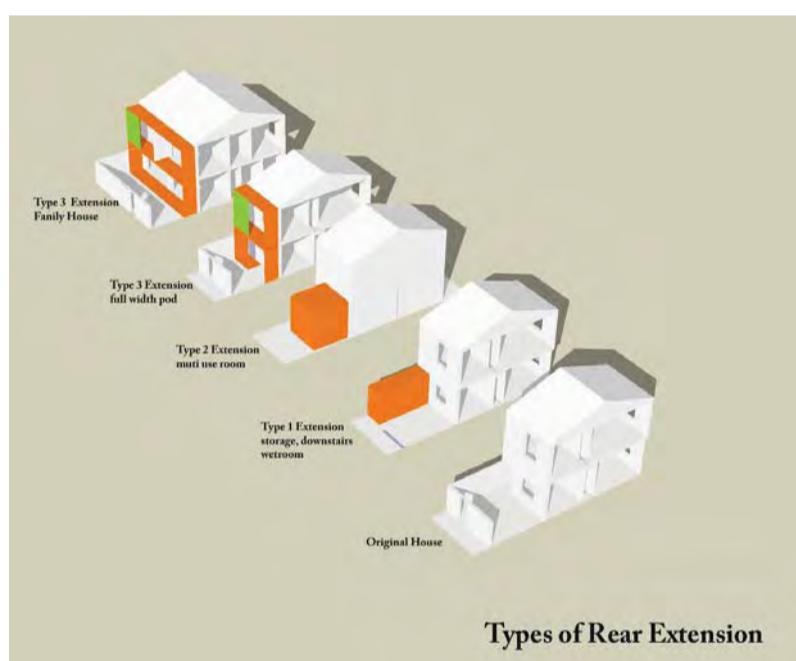
Extending the House

To create more space the original house was sometimes extended. Many of the existing houses have been adapted and remodelled over the years, although spatial constraints have tended to precluded loft or basement extensions. As a consequence most of the houses have had rear extensions built in the courtyards, of varying quality, and built at different periods.

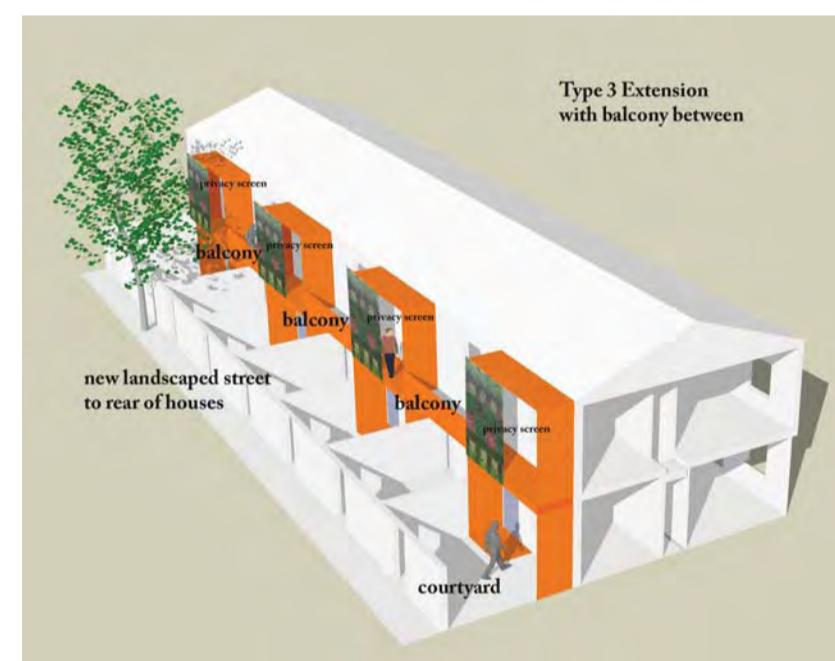
If new extensions were built to the rear of the terraces these would bring several benefits:

- They allow a bathroom to be accommodated upstairs whilst retaining a good sized second bedroom
- They would bring a fresh look to the rear of the terraces
- They would allow more light into the houses
- They would open up the rear of the properties to the rear garden.
- They could contain small outdoor balconies at first floor, which would overlook a new landscaped space
- They would create a thermal buffer zone, and help the existing houses retain heat

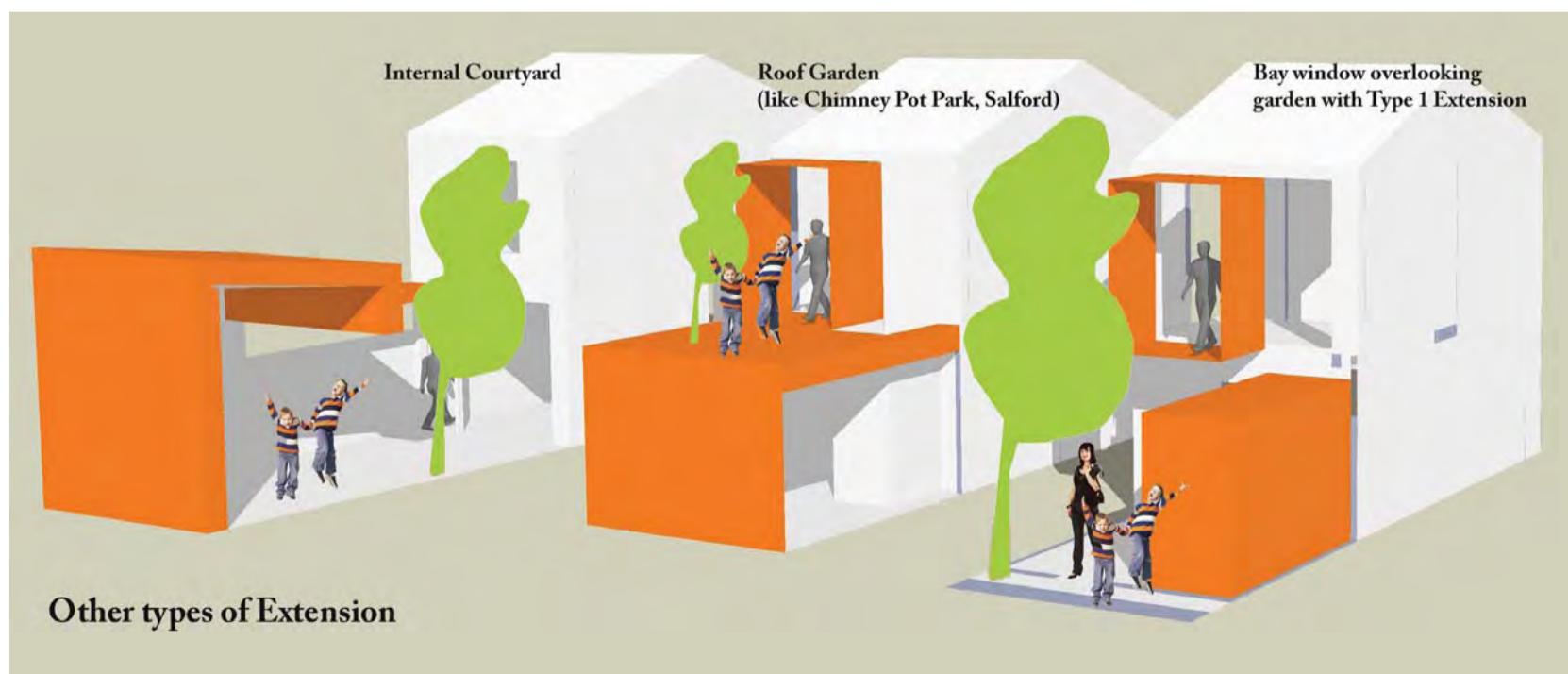
To minimise cost, disturbance and ensure build quality, the extensions would be prefabricated off site to suit individual requirements. They could even be pre-ordered by residents. They would be highly insulated, with green roofs, and could even contain solar panels where there orientation is suitable. With bright new interiors, modern attractive extensions, and new landscaped gardens, the character of the rear yards to could be transformed. Staggering the window openings of the new extensions on opposite sides of the garden and providing external screens will maintain privacy.



There could be three basic types of extension



Bringing a fresh look to the rear of the terraces



Other possibilities for extension

There would be Three Basic Sizes of Extension (See Figs. 3 and 4)

Type 1 – Ground floor single storey (1100 mm x 4000 mm x 2700 mm high)

This retains a reasonable sized private outdoor space and maintains light to ground floor rear room. It provides storage space, and/or a small wet room. (fig 3/4)

Type 2 – Multi pod (2265 x 2600 mm x 2700 mm high)

This is a flexible room that could be used in different ways. It could contain a small kitchen, bathroom, bedroom, study, home office, workshop or store.

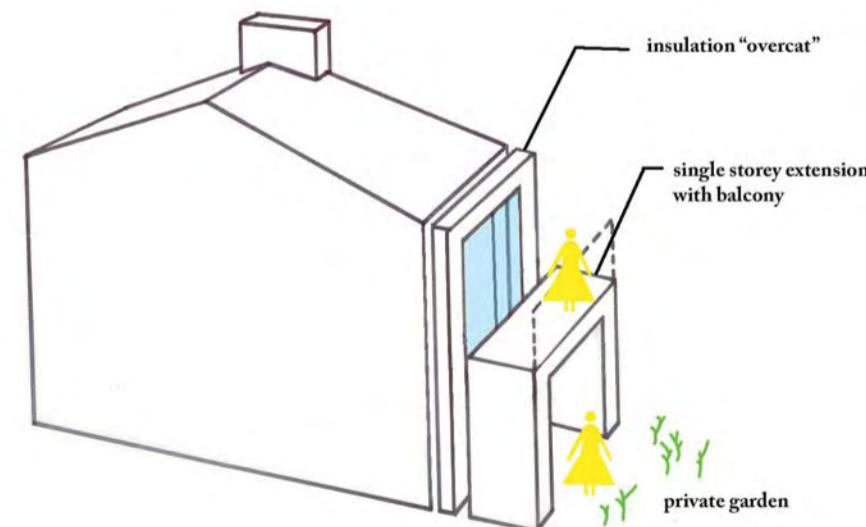
Type 3 – (1200 mm x 3900 mm full width extension) x 2700 mm or 5400 mm high)

This extends the living space at ground floor, and if two storeys high, creates a larger bathroom, second room, and/or balcony upstairs. If fitted on the south facing side of a terrace and fully glazed, the house would benefit from solar gain, and heating bills reduced.



Fig. 4 Section and plan showing three types of extension to the rear of a typical terrace

Fig. 3 Three types of extensions



A single storey, ground floor extension would increase the size of the rear room and overlook a garden.

Possible New Layouts

The extent to which the inside of the houses can be upgraded to meet modern expectations needs to be established in more detail, but with minor adaptations to the layout, the drawings show how a typical original terraced house (at 4.2m wide) could provide the following accommodation:

- Living space
- Kitchen
- Master bedroom
- A second flexible space (single bedroom, study, play room, office)
- Bathroom
- Ground floor WC (to building regulations approved document Part M standard)
- Storage space
- Private outdoor space, to be used for cycle storage, clothes drying, recycling storage, and composting space

A huge variety of dwelling types can be developed within a typical house. These options include one bed dwellings with office/study, two bed family houses with garden, and even four bed houses. Although the designs are diagrammatic only at this stage, they are based on the following basic principles:

- The refurbished dwelling be as flexible and adaptable as possible
- The interior layout should provide a direct view of the rear garden
- Day light into the houses should be maximised, whilst retaining the original street elevations.
- Improvements should be made where possible to bring the dwelling closer to meeting Lifetime Homes standards.
- Improvements should be made to bring the dwelling closer to meeting Lifetime Homes* standards.

Changing the position and size of the original stair to sit alongside a party wall offers some different possibilities:

- It allows a less steep and wider stair to be installed
- A stair-lift to be fitted when necessary
- It provides space for a WC to be placed underneath the staircase
- It forms a draft lobby downstairs.

Although moving the staircase means that the living space is narrower (approximately 3100mm wide), this is compensated by a more open plan layout and a clear visual connection with the garden outside. The rear wall opening could be widened to create seamless connection between inside and outside, and extend the sense of space within the house. A bathroom would be located against the external wall, with a small second bedroom alongside. Alternatively, a void could be created in the floor to allow even more light into the dwelling, with a gallery/study space overlooking the part double height living room. (fig 6)

With the additional benefit of a Type 3 extension, a larger bathroom can be moved between the bedrooms. (fig 7)

If the Lifetimes Homes requirement for a ground floor living space was not adopted, the cooking eating and living area could be relocated on the first floor to maximise light to the living spaces, with car parking underneath. (fig 8)

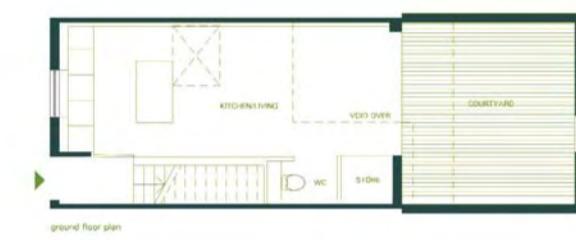
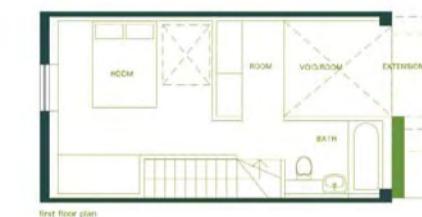
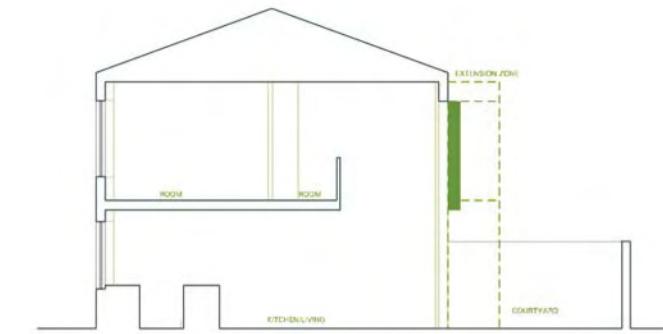


Fig. 6

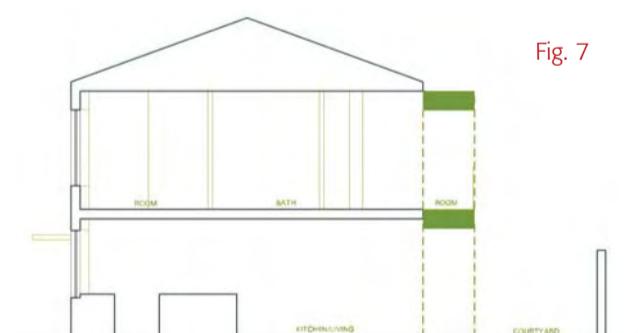


Fig. 7

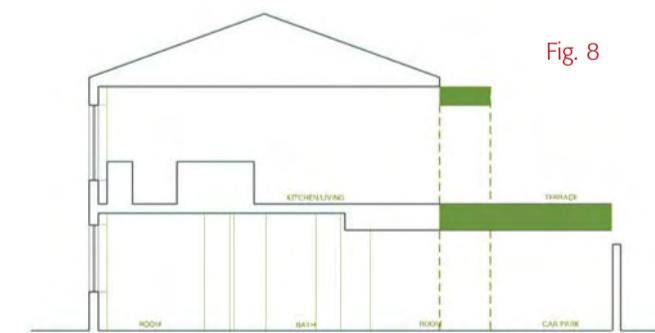
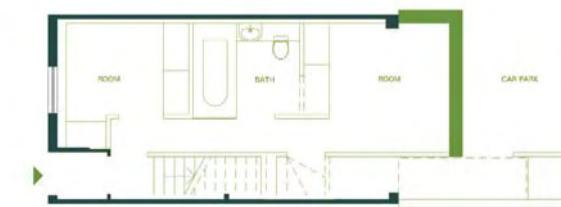
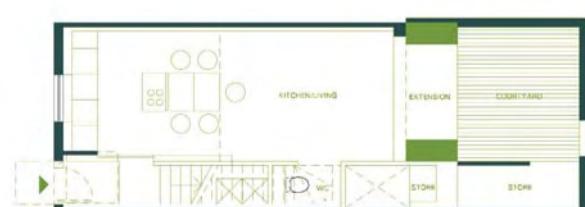
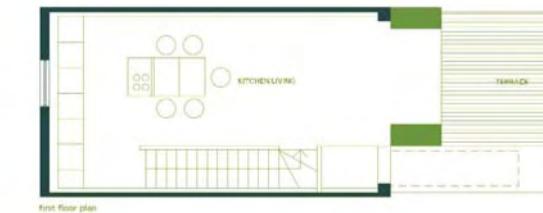
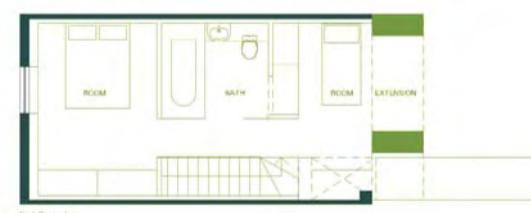
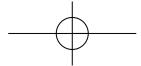


Fig. 8





Twin Terrace House

By modern standards, the existing houses are ideally suitable for up to three people. However, by removing part of the party wall adjoining two neighbouring terraced houses, a comfortable family home suitable for 4–7 people can be provided. There are many variations within this type, but we have initially looked at a courtyard house (fig 9), and L-shaped house (fig 10). The rear courtyard space could also be extended by the limited removal of dwellings on the other side of the block to create larger gardens where necessary. (fig 11)

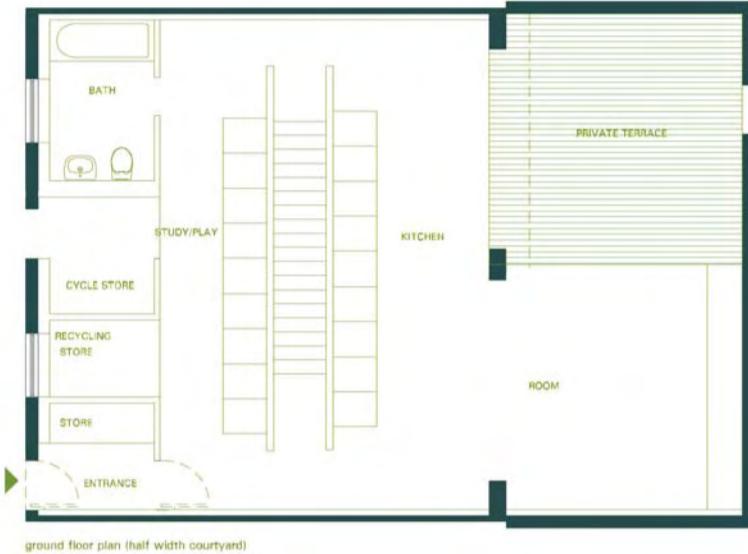
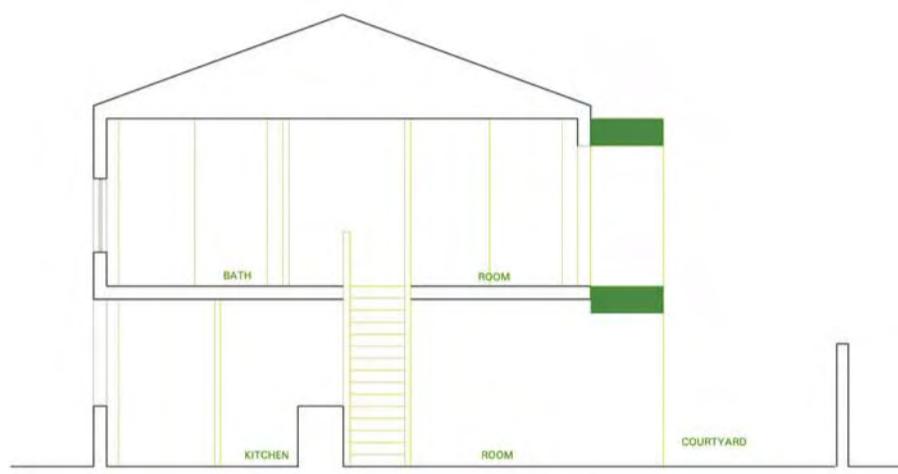


Fig. 10

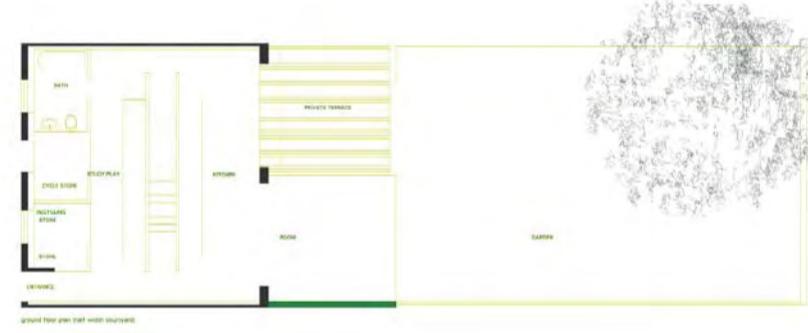
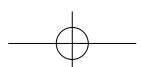


Fig. 11



Fig. 9



The Rear Yards

The existing rear yard spaces are used in a variety of ways – as useful spaces for extension, storage, relaxing, drying clothes, and recreation.

To improve the attractiveness and security of the rear courtyards, the existing central access alleyway and extensions could be removed to create more defined, functional private open space. The area could then be re-landscaped to form a green street with private terraces for residents, and places for children to play and people to sit (see sketch). Private terraces and a small shared communal space would run through the width of the block. This would improve security as the spaces would be open to view, and enclosed at the ends of the terraces with gates. Privacy would be achieved by planting, privacy screens and developing the landscape strategy in more detail. (fig 13)

This presents the challenge of what to do with the bins that currently occupy the rear alleys. The idea would be to rethink the waste disposal strategy and provide communal drop-off points for domestic rubbish, which would be linked to a central collection system. This way, no wheelie bins would not be required, and people could simply walk to the central collection point to dispose of their rubbish.

Other ideas for the rear yards

Put car parking underneath a raised first floor garden

The landscaped area could be raised to first floor level. The main advantage is that the living spaces at first floor are well lit, and pressure on on-street car parking is removed. The potential disadvantages are that whole block would need to be developed, with the living space at first floor, the rear ground floor rooms would have no view, and the rear room would require a light well to provide daylight. (fig 15)

Build across the full width of the urban block

One dwelling would extend across the entire width of the block to provide more space and a new room. Lighting would be provided by an internal courtyard. The adjoining dwelling would have a balcony at first floor, and light wells providing light to the ground floor accommodation. (fig 16)



The rear yards could be transformed into a communal garden

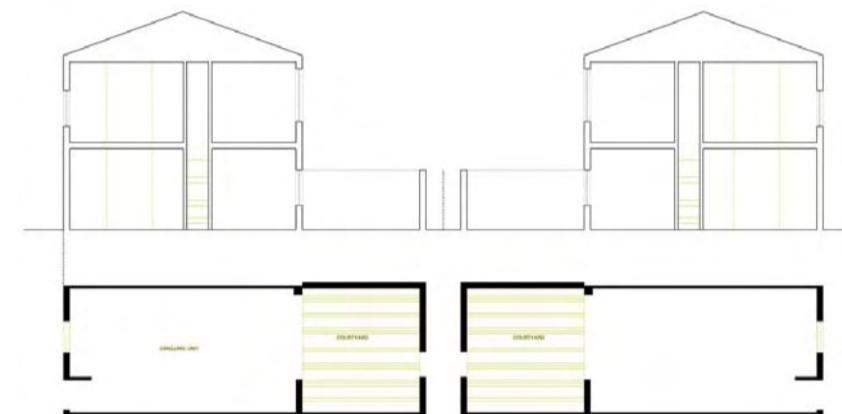


Fig. 12 The existing rear yards and alleyway

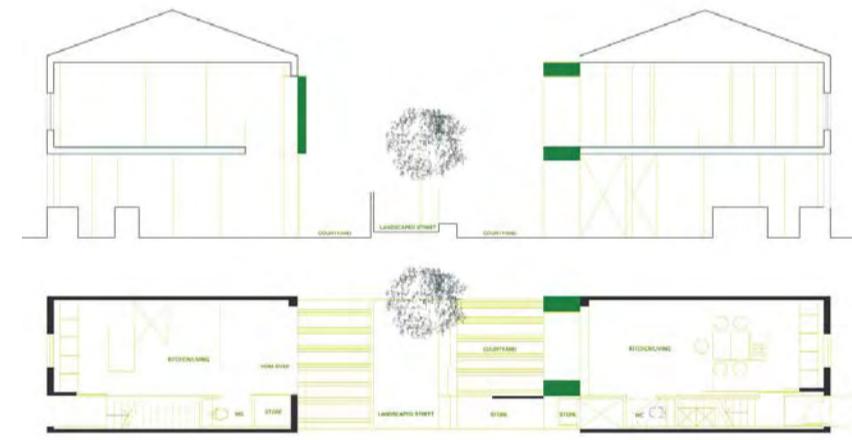


Fig. 13



Fig. 16

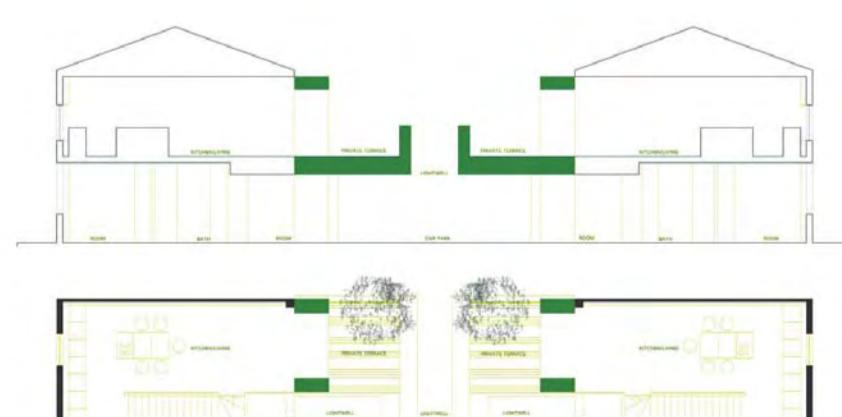


Fig. 15

Improving Energy Efficiency

Embodied Energy

The environmental case for reusing and recycling the existing houses is very strong. Based on initial calculations, the embodied energy locked into the materials of typical Toxteth Street house is around 35,000 kwh/m³. The embodied energy in a new family house is about 90,000kwh. For comparison, a typical £40,000 refurbishment of a three-bedroom semi might use only 15,000kwh of embodied energy.

Energy in Use

The long runs of the existing terraced housing form part of the character of the area, but also mean that the heat is shared between the party walls of the dwellings – compared a detached house, the fabric heat loss rate in a terraced house is 22% lower in a mid terrace dwelling. If the houses are saved, we would recommend that they should be upgraded internally to improve their environmental performance. To determine the potential performance of a single house, we propose that a typical mid terraced dwelling should be taken as a case study, refurbished, and air tested to determine the overall improvement in environmental performance.

Energy efficiency measures that should be considered are:

Proposed Primary Environmental Improvements to individual dwellings

- Insulate roof, walls and floors
- fit energy efficient light fittings
- Seal air gaps to eliminate drafts and improve air tightness as much as possible
- fit Replacement windows or install Secondary glazing
- fit an energy efficient boiler, CHP, or biomass boiler.
- Install energy monitoring device
- Install external clothes drying line.
- Ensure external space for recycling, composting, and bicycle store

Secondary Improvements to individual dwellings

- Install solar thermal panels to roofs (to south facing roofs)
- Install Ground source heat pump in the rear yards
- Install new concrete floor slabs with under floor heating
- Install photovoltaic panels (to south facing roofs)
- Install Energy efficient appliances
- Install low flush we and aerated taps.
- Install Grey water or rainwater harvesting system.

South facing Terraces

A fully glazed extension fitted to the garden side of south facing terraces would maximise solar gain within the house. This would reduce energy bills and provide more space within the dwelling.

East- West Terraces

A north-south orientation is the optimum orientation for solar gain. However improvements can also be made to the terraces that are orientated east west.

- Extensions with a south facing wall can accommodate solar thermal or photo voltaic panels.
- Chimneys can be extended and adapted to allow the fixing of vertical fixed solar thermal panels or photovoltaic panels.

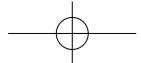
Materials, Chimney pots and front doors

These are important reminders of the historic character of the streets. They create a recognisable rhythm to the street and could be given new uses – extended to house thermal solar or photo voltaic panels, or form new light and ventilation stacks.

Wider Communal improvements

By retaining an overall high density of the houses, more open land can be freed up for other uses. With appropriate financing it may be possible to reach Level 5 of the Code for Sustainable Homes, which will mean use of district-level biomass and CHP, supported by other technologies on other land in the area. An Energy Centre could be provided on site and bicycles and bicycle facilities provided to residents.

It is possible to remove the poorer quality dwellings and build a shared combined heat and power plant. This would provide local power and heat to the dwellings. Other spaces could become play areas, an area for wind turbines, or even community allotments.



Improving the Street – and Working with the Existing Urban Form

We believe that the existing urban form of the Toxteth Street neighbourhood serves as its great asset. The familiar densely occupied terraced grid of the area has proved successful and durable in many areas of the country. There are many social and economic advantages of this form of housing. At 90–100 dwellings per hectare, many people can be accommodated within buildings that are only two storeys high. A successful urban design solution should build on the character and existing urban form of the area.

Working with the existing grain of the area, the outside of the houses have the potential to be improved to increase the kerb appeal of the dwellings and the streets redesigned to make the area a safer place for people. This relatively simple investment could have a major positive impact in the regeneration of the neighbourhood.

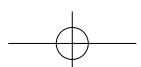
Externally, the facades of the properties could be refurbished to reinstate the architectural cohesion of the streets and enhance the original character and period features of the terraces. Environmentally efficient small paned windows could be installed to echo the original windows – and could be repainted in an original sympathetic colour. To the rear, the simple cobbled rear yards could be reinstated.

Reducing the typical existing road width to a narrow single lane will slow traffic down mean that pavements can be widened and the area landscaped to improve the amenity value of the streets. With further work, other improvements to be considered would be;

- Treating some of the streets as 'outdoor rooms'
- Some streets could be closed to through traffic.
- Narrowing the road will allow trees to be planted and car parking to be ordered
- The pavements can be widened.
- Where traffic flow is limited 'Home zones' will give children priority and allow them to play safely in the street. The road width would be narrowed to just 3m, with passing places every 90m.
- Individual houses could be removed within the terraced streets locally to create 'pocket parks' or car parking courts and increase the feeling of greenery within the streets. The new landscaping could work with the geometric character and grid layout of the existing street layout.



The urban character of Toxteth street neighbourhood is perhaps the areas greatest asset.





Chimney Pot Park in Salford, an award-winning rehabilitation (before and after development by Urban Splash)



Rockfield Road, Liverpool (before and after repair by the AHDC)



Toxteth Street before ... and after?

Costs

A preliminary draft cost report has been provided by Peter Gittins Associates to give an initial indication of the likely costs of a typical refurbishment. The cost of upgrading will ultimately depend upon the condition of the individual existing properties and the final extent of the alterations. Based on the indicative specification below, we believe that a typical upgrade costs might be around £60,000 (excluding preliminaries and contingencies) per property. However these do not take into account the savings that could be accrued through the repetitive nature of the work, and the potential for supplementing the refurbishment costs through grant funding, which would lower the costs. It should be emphasised that the report should be treated as guidance only and is subject to further detailed work.

This is a draft specification for upgrading a 2 bed Typical House.

- Strip existing roof and supply new welsh slate roof
- Carry out redecoration throughout (natural paint)
- Repoint and make good brickwork to external elevations
- Insulate roof, with 400mm loft insulation (thermafleece or similar)
- Supply and fit Internal wall insulation throughout (Sempatap or thermafleece board on 75x50 battens fixed to wall, or lime/hemp render) (100mm to party walls, 300mm to external walls)
- Supply and fit external wall insulation to existing rear external wall
- Draft proof floorboards, seal gap between skirting and floorboards
- fit energy efficient light fittings throughout
- Seal air gaps to eliminate drafts and improve air tightness as much as possible throughout dwelling
- fit replacement timber windows to match original design (vertical sliding sash with 12 panes glass)
- fit an energy efficient boiler, CHP (whispergen or similar), or biomass boiler.
- Install energy monitoring device
- Install rainwater butt
- New rainwater goods throughout (galvanised)
- Install External clothes drying line.

Secondary Improvements to individual dwellings

- Install solar thermal panels to roofs (to south facing roofs) (4 m²)
- Install Ground source heat pump in the rear yards
- Remove existing ground floor timber floor and install new eco concrete floor with insulation
- Install photovoltaic panels (to south facing roofs) 10m²
- Install Energy efficient appliances throughout (AAA rating)
- Install Grey water or rainwater harvesting system to each property
- Carry out complete rewiring throughout
- Carry out complete re-plumbing throughout (Install Ifo ES low flush wc low flush wc and aerated taps.)
- Install under floor heating throughout

New prefabricated extensions

Structure: OSB, or SIP clad in timber with hemp Block infill to timber frame.

Glass specification: triple glazed, with soft low e coating with argon gas fill

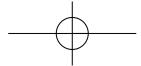
Sliding HW timber doors fully glazed: triple glazed, with soft low e coating with argon gas fill

Sliding Douglas fir louvered Privacy screen 2700mm x 1150mm

Vertical 18mm dia CSS galvanised steel @100mm centres, hardwood handrail



Prefabricated hemp panels being lowered into position – the new extensions could be constructed off site in a similar way



SAVE Britain's Heritage has been one of the strongest critics of the demolitions proposed as part of the government's Housing Market Renewal (Pathfinder) Initiative. SAVE's hard-hitting report on Pathfinder, published in 2006, highlighted the devastating effects of these clearances on both the communities and the architectural cohesion of towns and cities. SAVE has also drawn attention to wastefulness of demolition. SAVE's position has been vindicated by a report by the Commons Committee of Public Accounts published in June 2008. The report warns of "...a risk that demolition sites, rather than newly built houses, will be the Programme's legacy" and concludes that 'the needs of those who wish to remain in an area should not be overlooked in developing more mixed and sustainable communities.'

SAVE Britain's Heritage has been campaigning for historic buildings since its formation in 1975 by a group of architects, journalists and planners. It is a strong, independent voice in conservation, free to respond rapidly to emergencies and to speak out loud for the historic built environment.

William Palin, Secretary, SAVE Britain's Heritage, 70 Cowcross Street, London EC1M 6EJ
 E: william.palin@savebritainheritage.org T: 020 7253 3500 F: 020 7253 3400 www.savebritainheritage.org

Mark Hines Architects is a young architectural practice specialising in sustainable new design and the sensitive remodelling of existing buildings. They have specialist skills in working with historic buildings, and their extension, adaptation and repair. Mark Hines Architects are currently completing the design of a new community pavilion in nearby Ashton under Lyne, which will be one of the largest straw bale buildings yet constructed in the United Kingdom. Mark Hines was previously a director of MacCormac Jamieson Prichard architects and was the responsible for the conservation and remodelling of the BBC's Broadcasting House.

Mark Hines can be contacted at: E: markhines@markhines.co.uk T: 020 3217 2050 M: 07816 492337 www.markhines.co.uk



Extension to Senior Common Room,
 St John's College, Oxford



A New House in a Ruined Castle, Astley Castle, Warwickshire



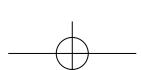
Christ Church Community pavilion, Ashton under Lyne



Extension to a Georgian House, London



Conservation and Refurbishment of Broadcasting House



Home alone battle

■ Valerie's street is to be bulldozed
■ She makes last stand to save house

PAUL BRITTON

VALERIE Besseny is the only person living in her street ... but she has no place to stay. Everyone else moved out after Bury council served a compulsory purchase order on its neighbours to make way for redevelopment.

Outrage at Prescott's £168m bill for housing consultants

By Jill Sherman
Whitehall Editor

JOHN PRESCOTT has spent £168 million on private consultancy to draw up plans for the regeneration of 168,000 Victorian houses in the North despite fierce criticism of the scheme. A report by SAVe Britain's Housing campaign today strongly condemns the Deputy Prime Minister's programme of 'bottom-up' regeneration and calls for an immediate halt to further demolitions, which it claims that houses with historical significance are being demolished without proper inspections, with little or no public consultation. It would be better to repair and adapt the existing buildings, they argue.

Prescott is mounting an all-out attack on one of the classic forms of the English town, says SAVe Britain. On

Wednesday, John said: "It is a tragedy and outrage that Mr Prescott's department is here to do nothing.

DEMOLITION PATH

The Pathfinder scheme was set up in 2002 to deal with the regeneration of inner city and district housing in the North, where populations have declined.

■ It ends in 2016, and will cost £1.2 billion until 2008.

■ So far, 4,000 homes have been demolished and 13,000 refurbished.

■ The nine areas covering 850,000 homes are: Liverpool, Sefton, Wirral, North Staffordshire (Stone-on-Trent/Newcastle-under-Lyme), Cheshire, Warrington, Hyndburn, Burnley, Pendle, Rossendale; Newcastle upon Tyne, and the East Riding of Yorkshire, Oldham and Salford, Greater Manchester (Sheffield, Barnsley, Rotherham and Doncaster).

■ Under Prescot's original scheme, 10,000 homes were to be demolished and 10,000 built.

■ In the first year, 1,000 homes were demolished and 1,000 built.

■ In the second year, 1,000 homes were demolished and 1,000 built.

■ In the third year, 1,000 homes were demolished and 1,000 built.

■ In the fourth year, 1,000 homes were demolished and 1,000 built.

■ In the fifth year, 1,000 homes were demolished and 1,000 built.

■ In the sixth year, 1,000 homes were demolished and 1,000 built.

■ In the seventh year, 1,000 homes were demolished and 1,000 built.

■ In the eighth year, 1,000 homes were demolished and 1,000 built.

■ In the ninth year, 1,000 homes were demolished and 1,000 built.

■ In the tenth year, 1,000 homes were demolished and 1,000 built.

■ In the eleventh year, 1,000 homes were demolished and 1,000 built.

■ In the twelfth year, 1,000 homes were demolished and 1,000 built.

■ In the thirteenth year, 1,000 homes were demolished and 1,000 built.

■ In the fourteenth year, 1,000 homes were demolished and 1,000 built.

■ In the fifteenth year, 1,000 homes were demolished and 1,000 built.

■ In the sixteenth year, 1,000 homes were demolished and 1,000 built.

■ In the seventeenth year, 1,000 homes were demolished and 1,000 built.

■ In the eighteenth year, 1,000 homes were demolished and 1,000 built.

■ In the nineteenth year, 1,000 homes were demolished and 1,000 built.

■ In the twentieth year, 1,000 homes were demolished and 1,000 built.

■ In the twenty-first year, 1,000 homes were demolished and 1,000 built.

■ In the twenty-second year, 1,000 homes were demolished and 1,000 built.

■ In the twenty-third year, 1,000 homes were demolished and 1,000 built.

■ In the twenty-fourth year, 1,000 homes were demolished and 1,000 built.

■ In the twenty-fifth year, 1,000 homes were demolished and 1,000 built.

■ In the twenty-sixth year, 1,000 homes were demolished and 1,000 built.

■ In the twenty-seventh year, 1,000 homes were demolished and 1,000 built.

■ In the twenty-eighth year, 1,000 homes were demolished and 1,000 built.

■ In the twenty-ninth year, 1,000 homes were demolished and 1,000 built.

■ In the thirtieth year, 1,000 homes were demolished and 1,000 built.

■ In the thirty-first year, 1,000 homes were demolished and 1,000 built.

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