

# SAVE BRITAIN'S HERITAGE

Newsletter - December 2008

## BOARD SCHOOL VICTORY CAPS A YEAR OF LEGAL SUCCESS FOR SAVE



SAVE has halted demolition at Clarence Street Community College, Bolton

This is proving to be a remarkable year for SAVE. Victory at the Smithfield Inquiry has been followed by three more successful legal challenges, the latest involving a handsome, but regrettably unlisted, former Board School in Bolton. The council-owned school, used until last year as a community college, is sited in Little Bolton, an architecturally rich, but much fragmented district close to the town centre. The building dates from the 1880s and was designed by Jonathan Simpson, a prominent local architect whose principal patron was William Lever, 1st Viscount Leverhulme (1851-1925), the Bolton-born philanthropist. Lord Leverhulme, best known for his celebrated model community at Port Sunlight (home to the Lever Art Gallery), was also a great patron of Bolton School and even devised a grand scheme for redeveloping the centre of Bolton itself (rejected by the council). Although Simpson's new school was not a Leverhulme commission, it was considered important enough to feature in *Building News* in 1889 where it was reproduced with engraved plans and a view. In later years the building became home to the first Women's Institute to be established in an industrial town.

Bolton, despite its proud past and impressive legacy of late Victorian and early 20th-century buildings, is now a town struggling to find its identity. In recent years it has lost a number of landmark buildings and a petition signed by a staggering 85,000 people was not enough to prevent the fine covered market in the town centre from being disfigured by the insertion of a new shopping centre. Little Bolton, where Clarence Street stands, has been sadly degraded by road schemes and crass, car-

based retail developments. Its built heritage has been neglected, the fine old Town Hall, just a few metres from the school, is boarded up and empty.

It was heartening, therefore, that earlier this year the council's regeneration team produced a Development Brief (pictured) which praised the Clarence Street school building as being 'of architectural merit', 'worthy of retention' and 'a significant landmark feature'. Its future seemed secure. Three months later, however, the council had submitted an application to replace it with a temporary 103-space car park.

When SAVE heard about this case we wrote a strong letter of objection, making the obvious points that Board School buildings all over the country have been successfully converted for a variety of new uses - most popularly as residential apartments. Indeed SAVE's 1995 report, *Beacons of Learning*, lists dozens of successful examples. SAVE also discovered that the demolition threat had prompted a listing request to English Heritage, but given EH's notable reluctance to tackle the thorny issue of Board School listing, we were not holding out much hope that Simpson's fine school would be granted statutory protection. Our main hope was that Bolton Council itself would, in light of the advice given in its own Development Brief, see sense and refuse the application.



However, it seemed that SAVE had underestimated the council's determination to see the back of Clarence Street for, a week before the proposed date for decision on the application, we heard that demolition had already started. In a shocking move, the council had approved clearance of the site under delegated powers. A call to our legal team - Susan Ring of Richard Buxton Solicitors and Richard Harwood and Caroline Allen, barristers at 39 Essex Street quickly established the seriousness of this case and, in a dramatic move, we served an injunction on Bolton Council to halt demolition work immediately pending Judicial Review proceedings. Stripping out works had already begun and, fearing the council might claim that the building was now unsafe, we dispatched structural engineer Brian Morton to assess the site. He concluded that, although damaged, the building was stable and easily capable of repair.

Finding itself in a corner, and embarrassed by a series of critical reports in the local paper, the council eventually

conceded defeat and admitted that the decision to approve the application was unlawful - paying all costs. The consent for demolition has now been quashed and the building is safe - for the time being at least.

Having secured a reprieve for Clarence Street SAVE is now actively investigating options for reuse. There is huge community-level support in Bolton for heritage regeneration projects as demonstrated recently by the Heritage Lottery Fund's decision to give £3.3million to repair grade II\* All Souls church and convert it for use as a community centre. SAVE has commissioned architect Huw Thomas to produce an outline scheme for conversion of Clarence Street and we hope that the council will now focus its energies on considering the diverse options for reuse. More urgently, the council needs to make the building weather-tight to avoid any further deterioration.

Marcus Binney, SAVE's President, who had described the council's decision to demolish the school as akin to 'mounting a Baedeker bombing raid on its own town centre', was quick to note the special significance of this legal victory:

'This is the first time we have stopped a demolition that has already begun, thanks to lightning action by our lawyers. We are determined this prominent landmark should be given the new lease of life the council originally intended. This case illustrates a wider threat to numerous solidly built and well-designed older buildings which are not protected by listing.'

Looking at the bigger picture, Clarence Street is just one of many 19th- and early 20th-century school buildings across the country which face an uncertain future. These schools face many threats including the Government's Academy School building programme 'Buildings Schools for the Future' (launched with assurances that demolitions of good existing buildings would be rare). Stonebridge School in Brent, north London, recently topped a list of endangered buildings published by the Victorian Society and SAVE is currently dealing with two other cases, St Aidan's in Wigan and Leigh Girl's Grammar School near Carlisle, the latter a particularly fine unlisted Edwardian building set for demolition as part of a redevelopment scheme for two primary schools. It seems extraordinary that, in light of increasing awareness of the environmental cost of demolition and the need for sustainable development, the destruction of good, sound institutional buildings such as these should even be considered. Surely our education authorities and the Department of Education should be setting a better example.

## **PATHFINDER**

### **SAVE fights Manchester CPO Inquiry**

In September, after months of campaigning, SAVE finally had the opportunity to put its case against the proposed compulsory purchase and demolition of 500 houses in east Manchester at a CPO Inquiry. Represented by junior barrister Caroline Allen of 39

Essex Street, SAVE built its case around the failure of the council to consider the options for reuse of the existing housing stock. Mark Hines, the architect commissioned by SAVE to produce a report showing how the existing houses could be retained, modified and improved, gave compelling evidence as did structural engineer Brian Morton who described the council's condemnation of these well-built and attractive Victorian terraces as 'a nonsense'.

Despite continued questioning, none of the council's witnesses could supply any figures for the cost of the proposed redevelopment project. This was particularly galling in light of the fact that SAVE's costings were continually analysed and criticised by the opposition's counsel. Another startling hole in the council's case was its admitted failure to take into account the embodied energy of the houses it wanted to demolish or make any arrangements for recycling the building materials. Throughout the inquiry the council's barrister referred to the characterful existing terraces a 'monoculture' of 'unattractive' housing - providing confirmation of the council's complete failure to understand, appreciate or value the city's most successful housing model.



Toxteth Street in the 1960s. 'Unattractive monoculture' or model of sustainable urban development?

In her closing submission, which can be read in full on the SAVE website, SAVE's barrister rounded on the council's proposed scheme to replace the demolished houses. The whole project, she argued, was environmentally unsound, of unknown cost, and 'wholly detrimental to the distinct character and heritage of the Toxteth Street area'. 'Given the considerable resources at the Council's disposal' she argued 'it is extremely exciting to consider what might be achieved if those resources could be directed to a scheme such as that proposed by SAVE. SAVE believes that the residents of Toxteth Street deserve real choice in the redevelopment schemes offered to them, and that Toxteth Street is an area worthy of retention and uplift.'

Interestingly, one factor which the Secretary of State has a duty to consider when deciding whether or not to confirm the CPOs is the viability of the council's scheme. With the collapse of the housing market this

must surely be brought into question. The decision will be announced in February.

### SAVE Triumphs in Gateshead

SAVE has recently scored another notable legal success, this time in Gateshead, where we have succeeded in halting the demolition of some 140 houses as part of Pathfinder scheme in the Saltwell and Bensham area. Details of this scandalous case appeared in the last SAVE newsletter - plans involve the demolition of some 400 sound houses in a pleasant area of the city to make way for ...well, nothing. Locals have been fighting these demolitions since they were first proposed in 2004 and so far the council has succeeded in flattening just one terrace and grassing it over. In September, when demolition work started on the other side of the street, SAVE decided it was time to act. Our superb legal team (see Clarence Street) succeeded in securing a Judicial Review against the council for its failure to carry out an EIA (Environmental Impact Assessment) screening opinion. The council, acknowledging its error, conceded, agreeing to pay full costs.



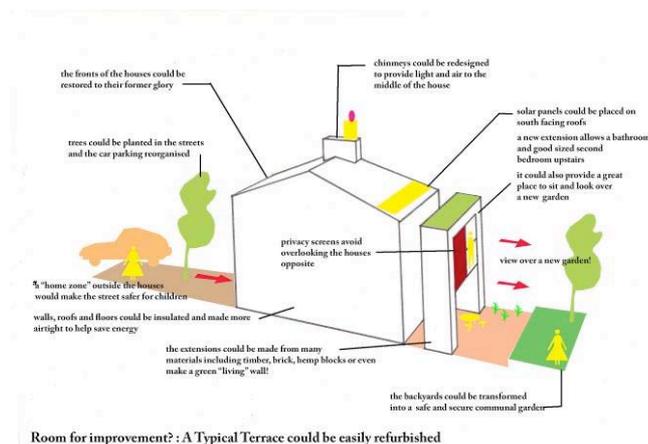
The 'insane' demolition of terraced housing in Gateshead

No further demolitions in the area can take place until the council's paperwork is in order, by which time we hope that this insane project will be abandoned altogether (the project is already five years behind). Gateshead's regeneration team is quick to point out that it has already carried out a number of successful refurbishment schemes elsewhere and now, at last, the council seems willing to discuss new options for Saltwell and Bensham. SAVE's Secretary is due to meet the council shortly to discuss what these might be.

### Eco-Neighbourhoods

SAVE has long argued (since its launch article in December 1975) the environmental case for building preservation. Now, with green issues supposedly at the forefront of Government policymaking we feel there is no better time to reiterate the arguments for repair and reuse. Pathfinder demolitions have always represented a blatant and absurd contradiction of all sensible green thinking and SAVE, together with the Empty Homes

Agency and Mark Hines Architects, is currently developing an exciting project which takes a fresh look at the many thousands of terraced houses earmarked for destruction under Pathfinder and how they might be rehabilitated as 'Eco-Neighbourhoods'. With rapid advances in technology, existing houses can now be upgraded to a high level of energy efficiency for relatively little cost. Mark Hines explored some of these options in his report for the Toxteth Street area in Manchester and has now drafted a proposal which we hope to expand and present to Pathfinder agencies.



Room for improvement? : A Typical Terrace could be easily refurbished

Some of Mark Hines's ideas for eco-refurb in Toxteth Street, Manchester

What gives this project added impetus is the meltdown of the government's eco-town initiative. Not only are many proposed sites unpopular with local residents, the policy has come in for fierce criticism from planners, environmentalists and local government (only one proposed town has passed the government's own eco-audit). New small towns would of course encourage additional car use, require huge infrastructure cost and be basically environmentally unsustainable. To add to the problems, several developers are pulling out on economic grounds. There must now be real doubt as to whether any of these new towns will ever get built.

Most of the Pathfinder areas, on the other hand, are well served by public transport and by local shops and facilities. SAVE argues that these existing terraces, not new build suburbs of satellite towns, should be the eco-settlements of the future. We are currently looking at ways of funding a pilot project to look at how these ideas might be implemented. The idea has already received a positive response from some local authorities. So, who knows, the condemned terraces of Gateshead and east Manchester could now be reborn as the greenest communities in the country.

### UPDATES

#### Lancaster under threat

Depressingly, but as expected, the proposals to redevelop the 'canal corridor' site to the east of Lancaster town centre were approved at a raucous meeting of the council's planning committee in October. This terrible scheme, which involves the demolition of

20 historic buildings (in two Conservation Areas) and the loss of the existing medieval street pattern, has been vigorously opposed by locals as well as national conservation bodies including English Heritage, the Georgian Group, VicSoc, CABA and the CPRE. Under the current plans, devised by the council's partner developer Centros Miller, the 8-hectare site will be covered by a series of large retail blocks serviced from the town by a 1960s-style pedestrian footbridge. In August SAVE published an e-Report (available on the website) showing the damaging effects of the proposals. Since then, SAVE trustee Ptolemy Dean (see Annual Lecture) has become the most outspoken opponent of the plans, penning critical pieces in *Building Design* and *Country Life* featuring drawings of the threatened buildings.



Buildings on Stonewell, Lancaster, set for demolition as part of a major inner-city retail development by Centros Miller. Drawing by Ptolemy Dean

It seems almost certain that the application will now be called in by the Secretary of State. SAVE, together with most of the other objectors, has written requesting a call in and it is hoped that English Heritage will follow suit. It is our firm view that the very complex matters raised by this application can only properly be examined and assessed in the open forum of a public inquiry.

In the meantime, SAVE has commissioned Richard Griffiths Architects to produce a 'high-level' alternative treatment of the site - based on his successful scheme at the Regent's Quarter, King's Cross. The plan is for this scheme to be presented at a small exhibition in Lancaster, together with Ptolemy's drawings.

### Smithfield General Market

With the City Corporation facing a substantial repair bill for the Smithfield Market buildings (news is that English Heritage have now agreed a provisional sum with the City to cover urgent works) the full implications of the defeat at Public Inquiry are now beginning to sink in. At a meeting of the City Planning and Transportation Committee in October, Member John Brewster sulkily complained, 'The City does not come well out of this. It is a pity [the buildings] don't just fall down.'

Meanwhile the site's developer, Thornfield PLC, has announced the appointment of John McAslan as architect for a new 'conservation led' scheme. SAVE cautiously welcomes this news - McAslan is widely respected and has a good record of working, sensitively, with historic buildings (as lead architect at the King's Cross Station redevelopment for example) - but much still depends on Thornfield's expectations of the site. We will be watching developments very closely.

### Barford Granary

The good news from Wiltshire is that repair works to Barford Granary are now complete. These works, carried out under the supervision of local engineer and builder Ian Payne, involved the stabilisation and levelling of the structure and the repair and recovering of the roof.



Barford Granary, back on its staddle stones again thanks to SAVE

With this delightful little building now back on its feet (or staddle stones, rather) SAVE is planning a celebratory party in January to help raise funds for the repair works. We have already received generous donations from Society for the Protection of Ancient Buildings and a number of individuals but we are still in urgent need of funds to cover the project shortfall. So please, send in your cheques. Any donation over £50 will earn you an invitation to the opening party and for £100 you can be immortalised on a framed plaque on the wall of the building. We are now in discussions with the tenant farmers and the Longford Estate to decide on how the building might best be used in the future. Current ideas range from a holiday let to a furniture workshop. As part of the repair deal SAVE will have regular access to the building for its own events.

### CASEWORK

#### Spurs Football Ground Redevelopment

Tottenham High Road is home to White Hart Lane, the football ground of Tottenham Hotspurs. For some years the club has been looking to expand and improve its facilities and until recently it looked likely the club might move out of its home borough and build a new ground in Hertfordshire. However, much to the delight

of local supporters, and Haringey Council, which sees the club very much as an asset, it has now decided to redevelop a 60,000-seater ground on the existing site.

The plans were unveiled in November and, as feared, they involve the loss of a number of historic buildings, two of which are listed. The affected area is the stretch of buildings fronting the High Road, just south of Dial House. Dial House is the southernmost building in a very fine group of long-neglected early Georgian houses. The best of these, No. 810, is currently being repaired as part of a project headed by the Heritage of London Trust.

Although none of the early 18th-century houses are under threat, two later Georgian buildings embedded in the next stretch of terrace, Fletcher House and Warmington House (both grade II listed), are due to go, along with the surrounding group of 19th-century buildings. These buildings are to make way for a forecourt in order to give the stadium a stronger 'presence' on the High Road.



Fletcher House, Tottenham High Road, earmarked for demolition

Although SAVE is pleased that the football club is choosing to remain in the area we are strongly opposed to the demolitions of the historic buildings on the High Road. We believe that these buildings could easily be retained and integrated into the redevelopment scheme - helping to preserve the important linear quality of the High Road and preventing the stadium from losing its urban context. We also believe that the club should see these buildings as assets - they could easily be converted as bars and shops to keep the area alive and buzzing on non-match days. SAVE has asked the architect Huw Thomas to draw up a scheme showing how this might be achieved - and we are hoping to present this to the club and local authorities in the next few weeks.

### St Saviour's Church, Reading

Earlier this year an application was submitted by the Elim Pentecostal Church for part-demolition of this large, handsome late Victorian church in Coley, Reading. One would have hoped that the part of the church the applicant wanted to demolish was the

extension added in the 1980s but, amazingly, the proposals were for the demolition of everything *but* the later addition. SAVE visited the site to meet local campaigners and found this substantial and imposing church sited at the centre of a pleasant Victorian suburb, just outside a conservation area. Although access to the church was not possible on this visit, research later revealed that the interior was largely intact - and featured a beautiful painted apse.



SAVE wrote objecting to the application and we have since learned that the church is being considered for listing. We are pleased to report that the application has now been withdrawn.

### Blenheim and Woodstock Station, Woodstock, Oxfordshire



Blenheim and Woodstock station was built in 1885 by the 8th Duke of Marlborough to serve both Woodstock and Blenheim Palace (the station was carefully sited outside one of the Palace's main gates). Although the station was shut in 1958 it remains largely intact (most recently used as a garage) and is one of only 9 GWR stations to survive in Oxfordshire. It was carefully designed to harmonise with its surroundings, exhibiting a combination of traditional GWR features and elements drawn from local buildings, such as Cotswold stone

walls and chimney stacks. An application is now in for demolition as part of a redevelopment by Berkeley Homes which will include 30 apartments and a new health centre.

SAVE is supporting local efforts to save this dignified and historically significant little building. We have written to object to the application and have also contacted English Heritage urging it to look again at this building for listing (it has been turned down once).

SAVE feels strongly that the station building should be retained and sensitively incorporated into any future scheme. We believe that this would enhance the status of any new development and benefit the town as a whole. It is, after all, these modest 'background' buildings which help to define the texture of our historic towns. Woodstock is renowned for its attractiveness and its diversity of well-preserved historic buildings, all highly sought after. The station must be saved, not casually thrown away.

### **The Maltings, Thorpe-le-Soken**



The grade II Maltings complex at Thorpe-le-Soken, Essex, was added to SAVE's Buildings at Risk register almost 10 years ago. Since then it has continued to deteriorate badly and, recently, approval was given for the demolition of the roof and the kiln towers. SAVE has been very disappointed by Tendring Council's lack of action on this case and its failure, up to now, to serve a repairs notice on the owners, Rosegrad. It is now feared that this fascinating 19th-century complex will eventually be replaced by a pastiche.

### **Prince of Wales Hotel, Manchester**

The former Prince of Wales hotel occupies a prominent position on the corner of Piccadilly and Newton Street in central Manchester. Built in the 1840s as the Adelphi Hotel, the building was closed only five years later. It has since had a range of uses including a bank and a warehouse. There is some suggestion that the former hotel is the oldest surviving hotel in this area as well as the second oldest surviving building on Piccadilly.

A developer was granted approval to demolish the building despite its situation within a conservation area, however we understand that planning permission might now have expired. Having only recently been alerted to the building's fate, we will now have an opportunity to object to future applications for the site and help push for a suitable scheme for restoration and conversion.

### **EVENTS**

#### **Triumph, Disaster and Decay: the SAVE survey of Liverpool's Heritage**

As Liverpool emerges from its year in the limelight as European Capital of Culture, SAVE is mounting a new exhibition which will take a sobering look at the state of the city's architectural heritage. As ever-taller apartment buildings spring up along the waterfront, countless historic buildings are still being left to rot, or demolished in the name of 'regeneration'.

Less than a hundred years ago, Liverpool was a city of phenomenal wealth - its great dock system one of the wonders of the world. In the wake of World War II, changing patterns of industry and shipping led to steep economic decline, and in the decades that followed, the city's built heritage was to come under terrible assault. In 1958 the bombed-out shell of one of the city's finest landmarks, the monumental Custom House, was torn down to 'relieve unemployment' and countless Georgian and Victorian terraces were to follow - swept away for new housing estates. Shockingly, large clearance schemes were to continue into the 1970s and 1980s, with Grade II-listed Clayton Square in the heart of the city demolished in 1986 to make way for a shopping centre. Today, whole terraces of good-quality Victorian houses are being cleared again, for the Edge Lane road-widening project, and for the Government's Pathfinder housing scheme.



An Ionic column from a doorcase is all that remains of this recently demolished Georgian townhouse in Everton.

SAVE has fought two of its most memorable campaigns in Liverpool, first rescuing the beautiful Regency Lyceum Club after consent to demolish had been granted and, second, taking legal action to stop the imminent demolition of the spectacular church of St Francis Xavier. In 1984, SAVE's report *The Agony of Georgian Liverpool* documented the plight of dozens of Georgian houses. 25 years on, it is sad to report that many of the

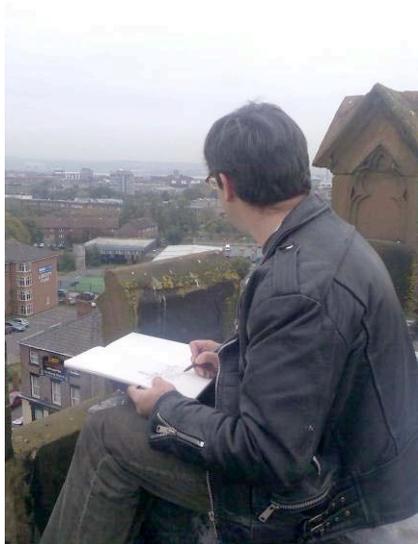
buildings featured in the report have been demolished, while others still cling on today in a desperate state of decay. Encouragingly, a number of fine inner-city Georgian terraces were saved in the 1980s through refurbishment programmes grant-aided by English Heritage, which, more recently, has conducted extensive research into Liverpool's heritage and helped to fund a much-needed Buildings at Risk Officer.

SAVE's exhibition will draw attention to an alarming number of historic buildings at risk in the city today, as well as highlighting recent successes. Contemporary and historic photographs will be accompanied by commentary from leading historians, conservation experts and residents of Liverpool.

The exhibition will run from 16 February to 6 March at the RENEW Rooms: 82 Wood Street, Liverpool L1 4DQ. Open: Monday to Friday, and on Saturday 21 February.

### **The 2009 SAVE Annual Lecture Ptolemy Dean - 'Britain's Vanishing Views'**

We are delighted to confirm that the 2009 Annual Lecture will be given by architect, artist and television presenter Ptolemy Dean. Ptolemy will talk on 'Britain's Vanishing Views' - the subject of his recent Channel 5 series - and add some fascinating insights into the ups and downs of television documentary making. Full details of the lecture will be posted on our website by Christmas.



Ptolemy Dean draws the skyline of Liverpool

### **Andrea Palladio: his life and legacy Royal Academy of Arts, London 31 January-13 April 2009**

We are looking forward to the Royal Academy of Arts and the Royal Institute of British Architects' first joint exhibition to be held in London since 1975 to celebrate the quincentenary of the birth of Andrea Palladio (1508-80). Palladio was one of the greatest Italian architects.

Active in Vicenza and Venice, he created an innovative architectural language derived from classical sources answering contemporary practical and social needs. His impressive oeuvre includes public buildings and churches; but it is Palladio's town palaces and country villas that influenced subsequent generations of European and American architects. Large-scale models and computer animations will complement original drawings and works in other media to present the full range of the work of this exceptional architect and his legacy.



***For the chance to win a pair of Andrea Palladio: His Life and Legacy tickets please email your name and address to [marketing.assistant@royalacademy.org.uk](mailto:marketing.assistant@royalacademy.org.uk) with SAVE in the subject box. Winner's name to be drawn on 28 January 2009.***

### **OFFICE NEWS**

#### **Website**

We are pleased to announce that the new and vastly improved SAVE website will be live from 22 December. We expect there will be some teething problems and we will rely on your feedback and criticism in order to iron these out. So let us know what you think.

#### **Job Vacancy - Administrator**

The SAVE office is extremely sad to be losing the wonderful Denise Neilson. Denise arrived in March as part time administrator and has already worked for longer than the agreed six months. We must now, reluctantly, allow her to leave - and the search is on for her replacement.

The position is two days per week, and the salary is £17,500 pro rata. Admin experience is required, computer literacy and a knowledge of database operation essential. If you are interested, please contact the office for a full job description and application form on 020 7253 3500. The deadline for completed application forms is **Monday 7 January 2009**.

# **SAVE**

## **BRITAIN'S HERITAGE**

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## Full publications list and order form

Prices in brackets are for Friends of SAVE, numbers remaining in brackets if under 20.

BEACONS OF LEARNING	£11.50	(£9.20)
BRIGHT FUTURE: THE REUSE OF INDUSTRIAL BUILDINGS	£7.95	(£6.50)
CHATHAM HISTORIC DOCKYARD (13)	£4	(£3.20)
CHERISH OR PERISH? BUILDINGS AT RISK 2008	£12	(£10)
CHURCHES: A QUESTION OF CONVERSION	£5	(£4)
CITY CENTRE CARVE-UP (8)	£2	(£1.60)
CRISIS AT SALTAIRE (5)	£2.50	(£2)
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DAMNED BEAUTIFUL: BUILDINGS AT RISK 2005	£10	(£8)
DEAR MR HESELTINE (17)	£1	(80p)
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SILENCE IN COURT - The Future of the UK's Historic Law Courts	£20	(£16)
ST ALBANS CAN BE SAVED	£1	(80p)
STOP THE DESTRUCTION OF BUCKLESBURY (6)	£3.50	(£2.30)
UNION CHAPEL (1)	£2	(£1.60)
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Prices include postage & packing within the UK.

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