

# SAVE BRITAIN'S HERITAGE

## Newsletter - Summer 2014

### SMITHFIELD VICTORY!

We joyfully open this newsletter with the headline that our battle for Smithfield General Market, Fish Market and Red House has been successful – together with the Victorian Society we have won the Public Inquiry - thus throwing out the planning application from Hendersons Global Investors that proposed gutting the market buildings and replacing two sets of magnificent market halls with bulky office blocks. The report from Inspector Colin Ball supported all of our central arguments, which was fully accepted by the Secretary of State in a robust and strongly-worded letter. In what was a far-finer tuned planning argument than that of the previous Public Inquiry in 2007-8 that was for wholesale demolition of the site and replacement with an enormous block, this decision is a major boost for conservation battles everywhere, as it establishes the importance of protecting non-listed buildings in Conservation Areas. The fight has been followed throughout the country and internationally in major press coverage.



The impressive engineering work inside the General Market, including ornate Phoenix Columns

Crucially, the Decision establishes that the buildings had been deliberately neglected, something that the City of London Corporation and Hendersons vehemently denied throughout the inquiry. In a great victory for heritage it states that the policies for protecting heritage assets, in this case the Smithfield Conservation Area, outweigh other policies including those that promote intensification i.e. building more offices in the City. The Inspector states that the proposed scheme is 'wholly unacceptable.' The scheme from Urban Space Management and Cathedral Group put forward by SAVE and the Victorian Soci-

ety at the inquiry, was deemed to be 'possible, viable and deliverable' despite the claim from Hendersons that theirs was the only viable option, for which reason English Heritage was supporting them.

We have been overwhelmed with well-wishers since the decision, and a showering of welcome donations. These Public Inquiries have been extremely expensive to fight, and put a major strain on SAVE's limited funds.

June saw another Public Inquiry – to save 440 terraced houses known as the 'Welsh Streets' in Liverpool. Represented by James Potts barrister of 39 Essex Street, our team fought a strong fight against the dying embers of Pathfinder, the policy that has seen tens of thousands of terraced houses demolished throughout the north of England over the last 10 years.

We have launched a crowd-funding campaign to cover our costs of this Inquiry. Please see the back of this newsletter for details of how to support this, or look on our website for the link to the 2 minute film made by Orlando Gili for SAVE for this venture.

Instead of our annual lecture we are holding two symposiums at the Victoria and Albert Museum marking the 40<sup>th</sup> anniversary of the Destruction of the Country House exhibition that launched SAVE. See the end of the newsletter for more details.



Illustration by Robin Ollington

## ONGOING CAMPAIGNS

### Smithfield General Market, Fish Market and Red House

#### The Inquiry

Led by our redoubtable solicitor David Cooper, SAVE and the Victorian Society were represented by a team of witnesses that included Eric Reynolds the Founding Director of Urban Space Management, Jennifer Freeman former Secretary of the Victorian Society, Alec Forshaw former Chief Conservation and Design Officer at Islington Council (responsible for listing several buildings on Charterhouse Street), John Burrell architect of Burrell, Foley, Fischer, Roger Hephew Head of Planning at Savills (appearing in a personal capacity), and Chris

Costelloe Director of the Victorian Society, with written statements from Philip Davies former Senior Director at English Heritage, leading engineer Alan Baxter and former SAVE Secretary Adam Wilkinson. We had additional legal counsel from Andrew Tabachnik of 39 Essex Street. Richard Upton, CEO of Cathedral Group appeared as a third party witness supporting our position and presenting strong evidence regarding the viability of reusing the buildings.

Thanks to supporters of the campaign who include: Alan Bennett, Kristin Scott Thomas, Helen McCrory, Carolyn Bouquet, The Lord Cormack, Helene Darroze, Nicky Haslam, Fergus Henderson, Glenda Jackson MP, Dan Jarvis MP, Julian Lloyd Webber, Xtian Louboutin, Patrick Marber, Fay Maschler, Simon Rogan, Patricia Routledge, Bob Russell MP, The Marquis of Salisbury, Nik Slingsby, Gavin Stamp, Carolyn Steel Rory Stewart MP, Ellen Von Unwerth, Cllr Richard Watts, and Jeanette Winterson.

Public bodies include: The Society for the Protection of Ancient Buildings, The London Borough of Islington, The Charterhouse, The Council for British Architecture, The Twentieth Century Society, The Ancient Monuments Society and The Heritage of London Trust.

## The Decision

The following quotations from the Secretary of State's letter (that can also be found on our website) reflect all our central arguments.

- "the General Market, the Annex Market, the Red House and the Engine House are not listed but are clearly an integral part of the Smithfield market complex and are recognised as non-designated heritage assets which contribute strongly to the distinctive character of the Smithfield Conservation Area (IR 408)."

- "the market and the Holborn Viaduct effectively lie within a large shared setting which strongly enhances their significance and reflects their origins as grand Victorian engineering schemes that have shaped the area as it is seen today (IR416)."

- "the deteriorated state of the buildings is, at least in part, the result of the history of deliberate neglect and that, in assessing the planning balance, less weight should therefore be given to the current condition of the buildings and the consequent benefit of their repair (IR418)."

- "the proposed new build would have "an extremely harmful effect on the significance of the General Market [and Annex] as an important non-designated heritage assets. (IR423)."

- "the proposed development would cause substantial harm to the significance of the Western Market buildings, both individually and as an integral part of the Smithfield market complex...the alterations would not properly conserve the significance of the City's heritage and nor would they take sufficient account of local scale and character (IR429)."

- "In design terms, the proposed development would not be an appropriate or effective response to local character and history, and nor would it reflect the particular identity of the local surroundings, so it would not make a positive contribution to local character and distinctiveness."

- "There is some tension between the City of London Corporation's policies aimed at increasing office space and those setting out a positive strategy for the conservation and enjoyment of the historic environment... there is no pressing need for

offices in this particular location sufficient to justify such a harmful intervention. (IR447)."

- "The funding proposals from SAVE Britain's Heritage and the Victorian Society (SVS) are sufficiently convincing to indicate that such a regeneration scheme would be possible, viable and deliverable (IR457)... The SVS scheme could secure a long term future for the buildings through economically sustainable uses, provide public access to all parts of the buildings through their original gates and provide a mix of small scale uses which would maintain the diversity of character in the Conservation Area (IR457)... Since the SVS scheme could do all this and conserve the buildings in their entirety, the scheme before him would not represent the optimum viable use (IR457)."

- "The public benefits of the scheme would not be anything like substantial enough to provide a clear and convincing justification for the extensive harm it would cause to Smithfield's historic environment (IR460)."

- "Like the Inspector (IR463), he finds that the proposal to demolish important parts of significant market buildings, to the great detriment to the surrounding area, to be wholly unacceptable. He also concurs with the Inspector that the shared setting of several listed buildings would not be preserved and the character and appearance of the Smithfield Conservation area would be diminished."

- "While the proposal would be consistent with some local development plan policies promoting intensification, rejuvenation and regeneration, it would not be consistent with those policies intended to protect the historic environment from harmful development and he attaches greater weight to the latter policies."

- "Overall the Secretary of State concludes that the extent of damage that the application would cause to the important heritage assets at Smithfield runs entirely counter to national and policy objectives intended to protect such assets from harm and that this would seriously undermine any economic, social or environmental benefits otherwise arising from the development, such that the proposal would not represent sustainable development."

The major arguments of the inquiry are laid out below and can also be found in the form of a report on the SAVE website and at [www.savesmithfield.com](http://www.savesmithfield.com).

## The case made by SAVE and The Victorian Society

SAVE argued that the new office buildings proposed by architect John McAslan to be inserted into both the General Market building and the Annex do substantial damage to the Conservation Area, as well as to adjoining listed buildings and street views.

We noted that in 2008 John McAslan carried out an extensive exercise setting out what he felt to be the necessary parameters for considering how to bring these historic buildings back into use. He has since moved away from adopting any of them.

Though Mr McAslan's proposed offices in the General Market building stepped back in a series of three, in an attempt to reduce their impact, SAVE contended that at the eastern end in particular they would be bulky and ungainly and appear totally out of scale in relation to the remaining perimeter walls and other adjoining buildings including the listed Poultry Market.

SAVE objected equally strongly to the proposed new seven-storey building set behind the Red House facade. Mr McAslan

described it as having the character of anthracite. Given its size and bulk we argued that a large black building would contrast in an extremely painful fashion with the graceful and well-proportioned frontages of the Red House and Annex. The new anthracite building would have been twice the height of the Red House and would have towered above its graceful arcaded facade and be extremely intrusive in the relatively low-rise views along Smithfield Street and Snowhill.

Further damage would have been caused by the McAslan scheme to views of the Poultry Market. The Grade Two Listed, pop-art building, though of substantial size, blends into the general run of market buildings thanks to the gentle lines of its handkerchief dome. The stepped blocks of Mr McAslan's new offices would have blocked or obscured this dome in key views, thereby damaging the views and setting of an important post war listed building. The Secretary of State supported the Inspector's conclusion that the proposed removal of the canopy between the Poultry and the General Markets "would cause substantial harm to the significance of the listed market buildings."



**The Fish Market Annex**

We strongly argued that the design of the modern insertions would severely damage the Conservation Area, both street views and elevated views, both in the immediate vicinity of the buildings and in longer views.

A key issue at the inquiry was whether there had been deliberate neglect of the buildings or not. National Planning Policy indicates that deliberate neglect is not a justification for demolition. The Inspector at the previous inquiry found that there had been neglect of the historic market buildings. English Heritage reiterated in their evidence in the previous decision that there had been neglect. SAVE held that is perfectly obvious from looking at the site that there has been neglect and that it is clear that the City has not repaired and maintained the buildings in a manner of trying to retain them for the future. This became apparent when the Inspector toured the market buildings on the penultimate day of the inquiry. Glass from the roof of the canopy linking the General market with the Fish Market

was lying broken on the ground forming a clear hazard to pedestrians. Subsequently all the glass has been hurriedly removed from the canopy roof over the street.

This neglect has obviously increased the cost of refurbishing and reopening the market. However all are agreed that the structure remains fundamentally sound and serviceable. The General Market building is currently in intensive use as an office for railway associated work.

We argued that Henderson Global Investors consciously decided to leave the Annex empty since they came into ownership. The Local Planning Authority, the City Corporation, has not been pro-active in exercising its duty to preserve and enhance the character and appearance of the Conservation Area, such as using their powers to arrest the decay of the buildings or seek beneficial use. The City Surveyor did not submit evidence at the present inquiry, nor was he present to answer questions.

Between 1992 and March 2012 it was always understood that the only real way to test the viability of a retention scheme for the site was to put the long-lease on the open market. This was recommended as a course of action by the Inspector at the previous inquiry in 2007/8. We know consistently, for whatever reasons, that the City Corporation not only hasn't done so, but has closed the door to every expression of interest from anyone else other than the previous lease-holder Thornfield and the present lease-holder Henderson, on the grounds that they're powerless to deal with any other party.

Before, during, and since the inquiry decision, Hendersons has publicly stated that they would leave the site to decay if the scheme is refused. As a company responsible to its investors, Hendersons would hardly be able to justify letting the buildings stand idle if there was rental income to be generated. Indeed, the Secretary of State addressed this in his decision letter saying: "the threat of vacancy does not weigh heavily in favour of the proposal."

### **English Heritage's position**

English Heritage presented a shaky case: it came to light that within months of the decision on the previous inquiry, English Heritage decided that there was in fact no need for market testing, despite the previous Inspector's recommendation for it, and despite the planning policy of the time that also afforded the protection of market testing in such cases. SAVE considers that this ill-judged mistake led to the highly damaging scheme that was the subject of this inquiry.

English Heritage was at pains to emphasise that its letter to the City Corporation commenting on the present planning application was not a letter of approval. The letter states that 'if the City of London corporation takes the view that the public benefits of the proposals outweigh the harm to the historic benefits, or that the proposals are appropriate in other planning respects, then English Heritage would support their approval'. In turn the City of London has based its approval on what it perceived it to be support from English Heritage. This proposal was therefore approved for planning permission without a clear statement and justification of support from either party.

In addition, SAVE continues to maintain that the General Market and Fish Market Annexe are of sufficient quality to be worthy of listing. Given English Heritage's effective support for the Henderson application it would be impossible for them at the same time to recommend the listing. Indeed, a fresh listing application made by the Victorian Society was rejected during the course of the inquiry. It needs an independent party to look at their decision-making again. SAVE submitted a petition of over 2,500 signatures to Ed Vaizey MP last year calling for the

site to be listed. We did not receive a response to this petition. The number of signatures since then has risen to almost 5,000.

**The SAVE/Victorian Society/USM/Cathedral Alternative Scheme: Viable, Fundable and Deliverable**

These three words became a mantra of the inquiry. Hendersons claimed that their scheme met these criteria and that all other alternatives failed to. These calculations were based on a simple test, that of the red book valuation used by Knight Frank. This was used as a means of dismissing alternative proposals on the grounds that they will not qualify for a bank loan. Happily the Inspector agreed with us, saying “I am not convinced that the ‘Red Book’ method is entirely suited to a ‘repair and reuse’ conservation scheme, where value, income and the costs of repair would be generated by the re-use of the existing buildings, rather than by their redevelopment.”



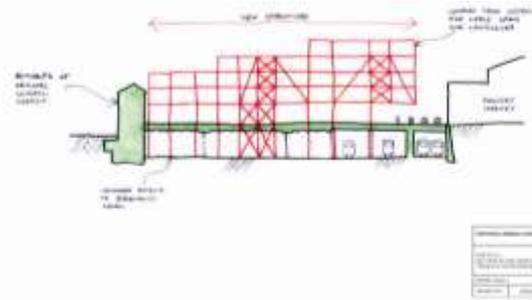
**An artist's impression of Smithfield General Market restored as a retail market (artist Catherine Aldred)**

English Heritage said at the last inquiry that the opportunity should be taken to look to non-institutional investors and publicly funded organisations. This is precisely what SAVE has done. Eric Reynolds, and Richard Upton of Cathedral Group gathered substantial interest among investors in funding this site.

Witness for Hendersons, Andrew Tyler of Knight Frank repeatedly stated that his assessments were based upon ‘cold hard facts’ but it was subsequently established that his assessment contained a significant error, miscalculating and overestimating the USM scheme to the tune of £48 million.

SAVE also questioned the profitability of Hendersons own proposals. While we did not query whether they have the necessary funds to implement their scheme, we did question how great a priority they would have attached to the scheme if it was approved, especially in relation to their recently approved scheme at Fenchurch Street, which offers a massive amount of new accommodation and a vastly increased plot ratio. SAVE submitted that the Henderson scheme for Smithfield was far from such a profitable exercise. It involves very complex engineering which was described by Mr Alan Baxter in his submission to the inquiry.

By contrast the USM and Cathedral proposals do not involve any expensive engineering or structural works and simply make use of the existing structure and the massive floor slab which supports it. Eric Reynolds is a specialist in the reuse of historic markets: he has successfully undertaken the re-use of a series of historic wholesale market buildings as new visitor destinations throughout the country. Cathedral has a strong track record of successfully taking on challenging historic buildings.



**Alan Baxter's diagram showing the engineering complexity of the Henderson proposals**

**Smithfield Planning Application**

Working with USM and Cathedral Group, SAVE and the Victorian Society has submitted a planning application for the General Market and Annex. We are applying for a change of use and proposing to repair these magnificent buildings and reopen them as a retail market and foodie destination, uses that will secure the preservation of these historic buildings and the character of the area.

Architect John Burrell of Burrell, Foley, Fischer has drawn up the scheme. We are currently awaiting a date for the planning committee meeting to determine the application.



**One of John Burrell's drawings submitted as part of our planning application**

An exhibition held in the basement at Alan Baxter's to promote our planning application in December 2013 was well attended.

**Smithfield Street Theatre**

In December last year SAVE teamed up with Invisible People, a production from 3rd Thought Theatre Company. The Invisible People are thus called because they are elderly and traditionally overlooked. They are outstanding performers and dress all in white and wear outlandish hats to attract attention.



**The Invisible People on Holborn Viaduct**

Illuminated by lanterns, three groups of Invisible People told the story of Smithfield one-on-one to passers-by in two minute performances. SAVE volunteers were on hand to distribute

further information about the buildings and our campaign to save the General Market and Annex.

Among the performers was the ghost of Sir Horace Jones, City Surveyor and architect of Smithfield Market, risen from the dead to decry the plans by Henderson Global Investors to mutilate his buildings.

Following the event we decamped to the Rising Sun pub near the Market to warm up with a few glasses of mulled wine. Thanks to USM for supporting the evening and to friends and volunteers for helping. We gave out hundreds of flyers and signed up many people to the campaign.

### Other Smithfield Events

As well as doing terrific in-depth research into Smithfield General Market, analyzing down to the last brick how much the Henderson plans were in fact going to destroy the building, Cathedral Group has been highly active in spreading the word about the threat to Smithfield General Market. They held a buzzy event with SAVE during Clerkenwell Design Week in May, at which the history and possible future of the market were discussed.

Cathedral also organized two imaginative street events that created fantastic photo opportunities and spread the news far and wide: one was a group of performance artists all dressed as Lady Gaga in outlandish dresses, who gathered on Westminster Bridge at dawn one Monday morning wielding placard saying 'You'd be Gaga to pull down Smithfield'. At the same time in Farringdon, apples and pears were handed out to passers-by along with information about the threat to the market. On the same day, Lady Gaga, wrote her first tweet for heritage, sending it to her millions of followers!



Lady Gaga lookalikes lobby parliament just before the decision

### Next Steps

Unfortunately Hendersons have been begrudging in their response to the Decision from the Secretary of State, repeating their threat, that SAVE called 'blackmail' in an article in the Evening Standard just before the inquiry, that they would leave the buildings empty if they couldn't implement their plans.

The City has been equally reluctant in their response, saying that they refuse to 'accept any criticism about heritage, we spend a fortune on heritage and heritage assets.' SAVE begs to differ as we have fought many battles in the City including for Billingsgate Fish Market, now a highly successful events venue that was to have been demolished.

SAVE continues to work with USM and Cathedral to implement a secure future for the site.

### PATHFINDER

It has been an incredibly important year for SAVE's campaign against Pathfinder, the destructive policy introduced by John Prescott some 10 years ago, also called 'Housing Market Renewal'. It claimed to address alleged housing market failure in certain parts of some Northern cities, and placed hundreds of thousands of terraced houses under direct threat of demolition. The housing targeted has been predominantly Victorian and Edwardian terraced housing. The issue is not one of vacancy or of uninhabitable homes – prior to the announcement of these schemes, occupation levels were normal, homes were perfectly habitable and the cost of repairs and updating would have been modest. The claim of market failure was essentially that house prices were lower than elsewhere.

The policy failed to consider the human element i.e. the effect it would have on entire communities that were uprooted and rehoused, often against their will.

Pathfinder was officially ended as a government-funded housing policy in November 2011 and declared to be a failed policy. The then Housing Minister Grant Shapps condemned the, "obsession with demolition over refurbishment, the lack of transparency of the Pathfinder quangos, large profits by developers, the demolition of our nation's Victorian heritage and perverse incentives being given to run down neighbourhoods." Despite these strong words, the government proceeded to give out funds supporting demolition in the form of a so-called Transition Fund. SAVE won a case against the Government regarding this in September 2012 and the Government admitted that their actions had been unlawful.

### Welsh Streets, Liverpool

In June there was a Public Inquiry, that had been requested by SAVE, and supported by a petition of over 1,000 signatures, into a planning application to demolish over 400 houses in the Welsh Streets, Toxteth, Liverpool, birthplace of Ringo Starr. The inquiry also considered a Compulsory Purchase Order of 21 Madryn Street, former home of Ringo Starr's aunt, presently owned by SAVE. We bought our house in 2011 to illustrate the point that these modest terraced houses make great homes. It has been inhabited ever since by a young professional couple who enjoy living there.

The Welsh Streets in Toxteth have been emptied and 'tinned up' over the last 10 years. Thanks to strong local campaigning with support from SAVE, and a direct intervention from former Housing Minister Grant Shapps, some 40 houses have been saved from demolition but 400 remain in the balance.



**The Welsh Streets, Toxteth**

### The Inquiry

SAVE was a Rule 6 Party in the inquiry, led by James Potts of 39 Essex Street, acknowledged to be one of the top planning Barristers under the age of 35 by Planning Magazine earlier this year. The grounds for the inquiry, as outlined by the Secretary of State and expanded by the Inspector Christine Thornby are as follows:

- 1) good design
- 2) conserving and enhancing the historic environment
- 3) empty homes
- 4) other matters including whether the scheme creates a healthy inclusive community, challenge of climate change, wider planning framework for both matters
- 5) planning balance i.e. whether this is consistent with national and local policy

SAVE had a great team including Alec Forshaw, who was also our planning witness for the Smithfield inquiry, architect Trevor Skempton, former Director of Empty Homes charity David Ireland, structural engineer Ed Morton, local Beatles historian Dave Bedford, estate agent Paul Sutton, and architectural historian Gareth Carr. We also had support from the National Trust, Professor of Architecture at Liverpool University Dr Neil Jackson and local Beatles historian Phil Coppell. Fiona Deaton of Maisna Heritage put together an illuminating Heritage Statement about the architectural and cultural significance of the area. This included new evidence about the architect of the building, Richard Owens, the subject of a recent PhD thesis by our witness Gareth Carr. Thanks to his research it was established that the houses were 20 years older than was originally thought and were part of a larger estate by Owens, one of several he laid out for Liverpool at this time of great expansion for the city. Owens is the architect of 200 Methodist chapels in Wales; both Gareth Carr and Trevor Skempton underlined the significance the Welsh Streets have for Welsh culture in Liverpool.

The Heritage Statement also included information about the importance of the street as a whole for the understanding of Ringo Starr. Not only was he born there and lived the first five years of his life there, his best friend lived opposite, whose mother taught him to read, his aunt lived at No.21 and his grandparents lived at the end of the street. Ringo Starr later moved to Admiral Grove across the street, before finally moving to London on hitting fame. Of all the Beatles' stories, Ringo's is the most rags-to-riches. SAVE holds that this is extremely important from the point of view of Beatles tourism, which is a huge earner for Liverpool. It is astounding that Liverpool Council should think of killing the goose that lays the

golden egg in this manner, when the site is visited by thousands of people every year and has huge potential to be a much-needed driver for the regeneration of the area.

Trevor Skempton persuasively argued that the proposed designs for the replacement 153 houses are of poor quality, detracting from the adjoining Prince's Park Conservation Area. In addition it reduces the density to a suburban level, which is not appropriate in a large metropolis like Liverpool where the population is on the rise again after a long period of decline.

Our planning case was particularly strong seeing as demolition on this scale is in direct and blatant contravention of national planning policy. Staggeringly, witness for Liverpool Council Mark Kitts argued that Pathfinder was a success, despite its total condemnation by the government as a failure, and by thousands of residents affected by it in several northern cities over the last 10 years.



**Designs for replacements for the present Welsh Streets by Triangle Architects**

Our planning witness Alec Forshaw made the important point that there are empty sites within the Welsh Streets that could be built on, and also local empty sites, some cleared under Pathfinder but left vacant. These would provide enough space for houses with gardens. In addition, the two-bed houses offered by the Welsh Streets are ideal accommodation for young families and those living alone, especially in the light of the lack of such small properties in Liverpool and the new 'bedroom tax.'



**Madryn Street today**

Part of the site, referred to as Phase B, is still mostly inhabited and permission here is sought for demolition and outline planning only. Of this area Forshaw said in his evidence: "The degradation of the area, coupled with the lack of maintenance and repairs, all over a long period of time, have persuaded some residents to believe that the offer of a new house is the only alternative, and that demolition accordingly has to take place. However, some residents would rather remain in a refurbished property, and even those who might want to move can appreciate that the existing houses could provide good accommodation for others. Some existing residents have strong roots in the area and want to stay. Total redevelopment will involve more upheaval and erode the social cohesion and sense of community that survives."

It transpired in the first days of the inquiry that the residents of Phase B would not in fact be given new houses on the demolished site, but would be rehoused elsewhere, apparently contrary to what they had been led to believe by the council.

Forshaw made the point that a policy of ‘managed decline’ in the streets, has resulted in deliberate neglect. This means that the condition of the houses should not be taken into consideration when considering the application.

This point was supported by surveys carried out by structural engineer Ed Morton on a sample of 19 properties on the site, with detailed assessments of five. Permission was not given for access to houses in Phase B, which we found puzzling. Ed Morton working with Wilf Jones Quantity Surveyor of the John Pidgeon Partnership, established that the worst case scenario for the refurbishment of the houses in the poorest condition would be in the region of £66,500. Local estate agent Paul Sutton confirmed that if demolition status was lifted he would be able to sell the houses for £80-85,000, indicating a clear potential for profit.



**9 Madryn Street, birthplace of Ringo Starr. Even in its ‘tinned up’ condition it is visited by thousands of fans every year**

In the light of this USM founding director Eric Reynolds wrote to the Planning Inspectorate before the inquiry opened, proposing financing models for the area, that he would be able to implement, with the aim of regenerating the streets and bringing the houses back into use. Indeed, it also transpired during the course of the Inquiry that other developers had approached local group the Welsh Streets Home Group as recently as March this year, expressing interest in bringing the Welsh Streets back into use. Like all previous offers, they were met with a wall of silence at Liverpool Council.

Please keep abreast of the inquiry via a website especially created for SAVE by volunteer Ollie Granath: [www.savethewelshstreets.com](http://www.savethewelshstreets.com)

Please see the last page of this newsletter for information on how to support our crowd funding campaign to pay for this case.

## 21 Madryn Street – The Re-vamp!

In preparation for the Public Inquiry, SAVE undertook to re-decorate our property, the former home of Ringo Starr’s aunt, and performed our very own ‘Changing Rooms’. Wayne and Tilly Hemingway of HemingwayDesign undertook a redesign and encouraged many of their suppliers to provide us with free product.

SAVE’s Project Manager Lesley Mullally did a sterling job of getting the house finished in time for the Inspector’s visit. Thanks to the team we received free product from British Ceramic Tiles who donated beautiful HemingwayDesign tiles for the bathroom and elegant white tiles for the kitchen; Dulux kindly donated some paint for our cheerful bright orange new door; Howdens Kitchens generously donated a new kitchen; plumber Michael Barrett gave us discounted prices; local paint and building suppliers Palace Chemicals donated paint; Hot Pots and Planters gave a planter for flowers outside the door; HemingwayDesign kindly gave of their time and expertise, and also donated some art, while Emma Bridgewater pottery provided a cheerful tea set for the kitchen.

Many thanks to everyone involved for this major bit of work that illustrated beyond a shadow of a doubt that with only a little investment it is possible to give these terraced houses a real uplift. And thanks to residents Chris and Leah for their patience, and to their trusty dog Lilo and cat Loki - an essential part of the household as they catch the vermin so rife in the largely empty streets!

Here are some before and after pictures – please see the website for more.





**Tilly Hemingway's fiery staircase, bringing some pizzazz to the terraced house**

### **Saltwell and Behsham, Gateshead**

An application to demolish 300 houses in Saltwell and Bensham, Gateshead, was not called in by the Secretary of State last summer, despite a request from SAVE and the local residents' association. SAVE has been involved in this case for six years, and the local residents ten years. With Richard Harwood QC of 39 Essex Street and Susan Ring of Richard Buxton Environmental and Public Law, SAVE has successfully fought three Judicial Reviews in this area, thus saving many hundreds of houses. However, following a valiantly fought, but unsuccessful Judicial Review launched by SAVE in February, these houses have been demolished.

These are handsome rows of terraced houses built on a hill with an attractive vista opening out towards Newcastle. The area is low-rise and of a human scale. The entire area is made up of these houses, most of them 'Tyneside flats' – i.e. they have two main entrances leading to two separate flats. Some

residents in non-threatened areas have chosen to knock them through to create one house, while many choose to remain in the flats. The area, apart from the condemned terraces, is fully occupied and the houses make popular homes. One of the aims of Pathfinder was to improve problem areas, however a 2007 report from the National Audit Office said: 'there is no guarantee that intervening in the housing market in this way will address causes rather than symptoms of the problems experienced in these neighbourhoods.' In addition the area in question is stable and safe, only a few minutes from Newcastle city centre.

In this latest Judicial Review, SAVE challenged Gateshead Council over retrospective planning permission for the demolition of 115 houses, and the further demolition of 180 houses, some of which were still occupied. In order to secure retrospective planning permission, the Environmental Impact Assessment (EIA) dictates that 'exceptional circumstances' must be proved.

SAVE argued that Gateshead council failed to consider the views of English Heritage, and was in breach of regulations and the EIA directive. Gateshead consulted EH, but, Harwood argued, ignored the advice they received, that weighed against the grant of planning permission. EH indicated that the information provided by Gateshead on the significance of the housing to be demolished was inadequate in planning policy and EIA terms and that the housing in question has heritage significance. Gateshead Council also failed to take into consideration conservation advice from their own officers.

Unfortunately our judge was entirely unsympathetic to our arguments and dismissed our grounds. Demolition recommenced in Saltwell and Bensham days later, to the dismay of local residents.



**Condemned houses, now demolished, in Saltwell and Bensham, Gateshead**

Gateshead Council was utterly brazen in their behavior over the previous six months when Judicial Review proceedings were already underway. They commenced demolition last November, following which SAVE secured an injunction, which we had to renew following more demolition activity.

Although we lost this most recent Judicial Review, a total of 1,240 houses in the area were to have been demolished under Pathfinder, and only 300 were ultimately demolished thanks to a strong local campaign supported by SAVE and our previous victories in court. We thank Richard Harwood and Susan Ring for their stamina and determination, and applaud the stalwart local campaigners who managed to save so many of their local streets over the course of this long campaign. <http://www.sbresidents.org/>

## Klondyke



**Springwell Chapel, Klondyke, now demolished**

Another long-term case came to an unhappy conclusion this February for SAVE: Springwell Chapel in Klondyke, Bootle, Sefton. The Victorian Welsh Presbyterian Chapel was a local landmark in this large area of some 1,000 terraced houses until the council began demolishing it saying that it was 'unsafe'.

Richard Harwood QC strongly argued for SAVE that Sefton Council was 'salami-slicing' the area, i.e. rather than putting in a full application to demolish the entire area that would demand an Environmental Impact Assessment and therefore necessitates considering other options to demolition, it was picking off parts of the area. This is typical of Pathfinder: local landmarks are picked off as part of the managed decline approach. The area quickly appears run down, thus losing the sympathy of the local community and making the case for retention increasingly hard to argue. However both in the High Court and in the Court of Appeal our claims did not stand. The Chapel, which only two years ago was in perfectly good condition, with a strong roof, has since been demolished in what is a terrible waste and demonstrates cynicism of the worst kind. The claim that it was unsafe is doubly ironic in that there were almost no residents left at the time the Council commenced demolition.

An application has since been submitted to demolish the rest of the area, that has received numerous objections despite the fact that the local community is almost entirely depleted. We salute local campaigners Juliet Edgar and Ed Holland for their determination over the years, against extremely difficult odds.

## Winstanley Hall, Wigan

In September, emergency repairs will commence on the courtyard buildings of Winstanley Hall thanks to grant money from English Heritage, the Country Houses Foundation and SAVE's friends and supporters. Structural Engineer Ed Morton carried out preliminary surveys with a cherry picker earlier in the year.

SAVE is working on a rescue plan for the site that includes the Grade II listed hall itself, originally built in the late 16<sup>th</sup> century and extensively re-modelled in the 19<sup>th</sup> century by Lewis Wyatt.

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

The plan for reuse devised by SAVE with input from Kit Martin and Roger Tempest and architectural drawings from Huw Thomas, is the foundation of the rescue plan. The first stage consists of emergency works to the courtyard buildings, which

include a 17<sup>th</sup>-century tithe barn and 19<sup>th</sup>-century stable. These buildings will be made secure and weathertight to prevent further deterioration.



**Interior of the 17<sup>th</sup> century tithe barn at Winstanley Hall, Wigan. The roof will be repaired as part of the emergency repairs.**

On a visit to Winstanley Hall earlier this year Andrew Arrol, surveyor of York Minster, suggested that it was highly desirable to erect a temporary roof over the main house to allow it to dry out before repair work is started.

## Castle House, Bridgwater

SAVE continues to work closely with Sedgemoor District Council to find a suitable end-user for our 'concrete castle,' after the local Carnival decided it was not an appropriate site for their headquarters. The council is in the process of conveyancing a piece of adjoining land to SAVE which could be used for development, such as purpose-built offices of which there is a lack in the town.



**The back of Castle House, Bridgwater, that has been partially repaired by the SAVE Trust.**

Conservation architect Chris Balme of Fergusson Mann has conceived an outline scheme for the site. In addition, Chris has

written up a report on repair works on the house that he has overseen over the last 2 years. His report can be found on our website.

We are currently exploring the possibility of further grant funding from English Heritage.

## Seafield House, Ayr

Following initial local campaigning, SAVE and Friends of Seafield House have been campaigning to save this beautiful Italianate house, on the seafront just outside Ayr town centre, for almost three years. Grade B listed, it was built for Sir William Arrol, the renowned Scottish engineer whose company constructed the Forth Rail Bridge and London Tower Bridge among other important structures, by architects Clarke & Bell. Seafield House is unusual in the Clarke & Bell repertoire, which is largely commercial. As Sir Robert Purvis noted in his 1913 biography of Sir William Arrol, "[in] its general features the new building was designed by Sir William himself". As Rob Close, the noted architectural historian and Chair of Friends of Seafield House has said, Seafield House is "one of the best houses of that style in Scotland and extremely well constructed".



Seafield House, Ayr

A tooled tablet above the porch features Sir William's initials and the house's distinctive tower is a much-loved landmark. Seafield was Arrol's home from the late 1880s until his death in 1913. As in his own work, Arrol's home reflected his ingenuity, one example of which was the pumping of seawater to the master bathroom for saline baths.

The house was purchased by the Ayrshire Maternity and Child Welfare committee in 1920, and for the next 70 years it served as a hospital and as the NHS Trust HQ, closing in the 1990s. Since then Seafield has been without a use, and has suffered as a result. A fire in 2008 gutted much of the house and destroyed a number of its wonderful interiors. However, the external structure of the house remains in sound condition, and Seafield could therefore be restored and brought back to life.

Chairman of the Friends of Seafield House, Rob Close, writes:

"Following the setting of a closing date in December last year for the sale of Seafield House by way of enabling development, The Friends of Seafield House have been in close contact with the owner NHS Ayrshire & Arran to support the conclusion of a sale to a sympathetic new owner. We hope that we may be close to breakthrough, but as of July 2014, we cannot say more than that we remain optimistic!"

"We continue to press NHS Ayrshire & Arran to remedy the years of neglect that Seafield House has suffered in the ownership of the health board. A meeting took place at Seafield House at the end of July with the Health Board's head of property services. FoSH suggested that the meeting take place on site where the effects of neglect are hard to deny. At the meeting, we put – once more - the generous offer that SAVE made of £1,000 financial assistance towards gutter cleaning. Shamefully, thus far, the offer has been refused."

"FoSH is contributing to the Forth Bridges Festival, which takes place from 4-13 September, one strand of which is a digital scrapbook project. Kirsty Menzies, FoSH Committee Member and Arrol relative, has created a wonderful scrapbook on the connection between Seafield House and the Forth Rail Bridge, also designed by Sir William Arroll. We look forward to participating next year in the 125<sup>th</sup> anniversary celebrations of the Forth Rail Bridge. This will be a particularly landmark year if the Government bid for UNESCO World Heritage Status for the Forth Rail Bridge is successful."

"FoSH gives sincere thanks to SAVE for its tremendous support of our campaign. For further details, please check our website [www.friendsofseafieldhouse.wordpress.com](http://www.friendsofseafieldhouse.wordpress.com) where you can sign up to receive posts; our Facebook page [www.facebook.com/FriendsOfSeafieldHouse](http://www.facebook.com/FriendsOfSeafieldHouse); and Twitter feed @FriendsSeafield."

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



Our Lady and St Winefride's Church

Since 2012 SAVE has been involved with a campaign to prevent the demolition of St Winefride's church in the Aberystwyth Town Conservation Area. The Diocese was planning to demolish the 1874-5 church and presbytery and sell the land for residential use. The profits from the sale would then be used to fund a new church on the outskirts of the town. These plans were opposed by the majority of the church's parishioners.

Since our last newsletter there have been developments and we are pleased to report that following sustained lobbying from SAVE, the SOS group (Save Our St Winefride's) and many others, the demolition application has been withdrawn by the diocese.

As SAVE argued in our objection letter, demolition of this fine church should not be considered until it had been clearly prov-

en that it was a final resort. This would need to include a marketing exercise to demonstrate that there were no other options for reusing the building. This was not done by the Diocese and as a result, facing a planning refusal, they withdrew their application.



**An alternative to demolition, by architect Gareth Lewis, which has planning approval.**

The Diocese has now conceded that the church will remain in its current location at the heart of the town, and we welcome this news. However, the Bishop of Menevia is still intent on demolishing St Winefride's to replace it with a new church.

We continue therefore to support the SOS campaigners and parishioners in their bid to keep St Winefride's as their place of worship and the centre of the Catholic community in Aberystwyth. This can be achieved by adopting the alternative conservation scheme by the SOS group and architect Gareth Lewis. This would see the restoration of the church and the construction of a church hall. A planning application for the Gareth Lewis scheme, submitted at around the same time that the Diocese submitted their demolition application, has been approved and we urge the Diocese to engage with this alternative to demolition.

## Perth City Hall, Perth

In 2011 SAVE strongly objected to an application to demolish the Category B listed Perth City Hall for replacement with a 'civic square'. At the time we were very pleased that Historic Scotland refused the application, and sent Perth and Kinross Council, who is both the applicant and the planning authority, back to the drawing board to consider reuse options rather than demolition.



**Perth City Hall**

Perth City Hall was built between 1909 and 1914 to handsome neo-classical designs by H E Clifford and Lunan, as a concert hall. It is considered to be one of the finest civic buildings in Scotland.

Fast forward three years and disappointingly we find ourselves in the same situation, where Perth and Kinross have once again applied for demolition. SAVE considers this to be an act of civic vandalism, and in March we submitted very strong objections to the application, which supported the many hundreds of other objections submitted.

A marketing exercise was carried out last year which resulted in a mixed-use proposal to reuse City Hall as a market, exhibition, and restaurant space. This proposal had been developed with support of the Prince's Regeneration Trust, significantly boosting its chances of success, yet the Council voted to reject it and press ahead with another demolition application.

Reassuringly, Historic Scotland has advised Perth and Kinross that all alternative schemes "should be given every opportunity to progress" before an application for demolition can be fully considered. Since the submission of the demolition application a second proposal to reuse the building as a hotel has come forward.

At the time of going to print the hotel application has been approved, and consequently Perth & Kinross have placed a hold on the demolition application for six months to allow the building to be remarketed and for interested developers to show the viability of a repair and reuse scheme.

The deadline for offers is the 16th January 2015 and interest should be sent to Perth & Kinross Council.

## Wilton Terrace, Cambridge

Wilton Terrace is a strikingly embellished late Victorian terrace of four homes, featuring attractive polychromatic brickwork, crows stepped gables and colourful tiled spandrel decoration. Locally listed and in a Conservation Area, and still in use as offices and not in any state of distress, the terrace should have been secure from any threat of demolition.



**Wilton Terrace, Cambridge**

Unfortunately the terrace has been under such a threat since 2010 when a masterplan for the area was approved by the council. This included the proposed demolition of Wilton Terrace and its replacement with two bulky office blocks of eight and nine storeys respectively, as part of the large 'CB1' redevelopment scheme.

In August 2013 SAVE was contacted by the Friends of Wilton Terrace, a local residents group who were opposing a demolition application for the third time, having successfully seen off two earlier applications. SAVE sprung into action and submitted a strong objection, and we were pleased to hear that when the planning committee met in September our letter made an impact and the application was refused.

However, whilst the third demolition application was being considered, the applicant had appealed the earlier refusal of a near identical application, and an appeal took place in October. Astonishingly, at the appeal Cambridge City Council decided not to defend its decision, leaving it up to the Friends of Wilton Terrace to make the case.

Despite a valiant effort by the campaigners who argued strongly for the retention of Wilton Terrace, which included working up alternative plans for how the site could be developed whilst retaining Wilton Terrace, we learnt at the end of November that the Inspector had overturned the Council's decision, and granted approval for demolition.

The Inspector rightly branded the Council's actions in this case as bewildering, and much of the blame for the loss of this building, and the harm its replacement will cause to the Conservation Area, rests with the Council.

## The Stew, Shrewsbury

Currently threatened with demolition is the historic Stew building on the Shrewsbury riverfront, one of two remaining buildings with a tangible link to the town's historic river trade. An application has been submitted to demolish the building and replace it with a large hotel.

The Stew's 19th century exterior features architectural details commonly found on industrial/warehouse buildings from this period, including service doors on each floor, a variety of windows and blinds, and corner quoins. However, as we understand it the core of the building is of a much older merchant's house, which increases its significance.



**The Stew building**

The river trade played a significant role in how Shrewsbury developed between the 16th and 18th centuries, and the Stew is a very important survival as a result. It is located in the Town Centre Conservation Area, in the Frankwell district of the town, and has considerable townscape value. SAVE believes, along with many others including English Heritage, the Society for the Protection of Ancient Buildings, and the Shrewsbury Civic Society, that the Stew is a building worthy of retention, and that all efforts should be put into this.

At the time of going to print we heard the application has been refused, but there remains a concern that the applicant will appeal this decision. The Shrewsbury Civic Society are currently investigating ways to ensure repair action is taken, and SAVE is helping them with this.

## The Bradford Odeon, Bradford

Each month the SAVE website features a building which has recently been added to our at risk register. The buildings we choose to feature are usually selected for timely reasons, and the December/January entry was the former Bradford Odeon. Its owner, Bradford City Council, was seeking expressions of interest for how to reuse the vacant building. SAVE was alerted to this window of opportunity by the Bradford Odeon Rescue Group.

The former Bradford Odeon is located at the heart of the city, flanking one side of the enormous City Park/Centenary Square. Although unlisted, the 1928 building is striking. In an Italian Renaissance style, the building has a red brick exterior and two large octagonal domes clad in copper. It has an equally grand interior, although much of it has been damaged and altered.

As well as being a cinema, the building has hosted some of the biggest names in music, including Bill Hailey and the Comets, Buddy Holly, and multiple visits by the Beatles. Before it closed in 2000 the building was in use as a bingo hall, as many former cinema buildings often are.

In contrast to its glamorous past, its recent history has been dogged by problems and threats. After it closed it was immediately threatened with demolition, and an application was approved in 2001. A number of new-build office and mixed use schemes have been proposed for the site, the most recent being in 2009, but thanks to the a strong local campaign the building still stands. As the first UNESCO City of Film, Bradford's cinema heritage is a major attraction to the city, and it would be unthinkable that it would lose one of its main historic cinema buildings.

In 2013 Bradford Council bought the building for £1 from the Homes and Communities Agency, and quickly set to work finding a new use for the building, as opposed to demolishing it. SAVE fully supports this move, and we decided to make the Odeon our building of the month to highlight that the council were seeking interest from architects and developers.



**The Bradford Odeon**

Since then, three bids were successful in getting past the first stage, and two are now progressing to being developed into full schemes, both seeking to reuse the building as a live performance space, in keeping with its original use.

With the support of a well organised local campaign and a proactive council, we hope that the Bradford Odeon will be restored as one of the jewels in Bradford's crown.

## Ancoats Dispensary, Manchester

A long running saga, the uncertain future of Ancoats Dispensary has featured in previous newsletters. This Grade II listed Gothic Revival building was purchased by developer Urban Splash in 2001 with plans to restore it as part of their wider redevelopment proposals for the New Islington area of Manchester. However, following the disbanding of the Regional Development Agencies (RDAs) in 2010, and therefore the loss of significant funding for the restoration project, we were horrified to learn that a demolition application was submitted in 2011.

SAVE, along with many others including the Victorian Society, the Greater Manchester Building Preservation Trust and a well organised local campaign group, submitted objections to the demolition application. Deferred three times, the application was approved subject to conditions in June 2012.

This only further galvanised the campaign group into action, and they successfully managed, with the support of SAVE and others, to defer a decision on the planning conditions. This allowed time for Alex Finlason, a conservation architect, to come forward with alternative proposals for the retention of the building. These were presented to Urban Splash in July 2013 and we are delighted to report that the application for demolition has been withdrawn, with Tom Bloxham, founder of Urban Splash, giving his support to the alternative proposals.

Ancoats Dispensary Trust has continued to campaign for the Dispensary, and in July we heard the fantastic news that their application to the Heritage Lottery Fund was successful. They have been awarded £770,000 for immediate stabilisation works.



**Ancoats' Dispensary**

Their application targeted the relatively new 'Heritage Enterprise Grant'. These grants aim to help bridge conservation deficits, therefore making it easier for private owners to restore heritage assets, and many projects are being to benefit from them.

We wish the campaign group the best of luck with future work and grant applications.

## Listing Applications

Since our last newsletter in October 2013 SAVE has written to English Heritage in support of two listing applications. At the time of going to print we disappointingly heard that both listing applications had been unsuccessful.

### Athlone House, Highgate, London



**Athlone House**

Athlone House was built in 1872 for the industrialist Edward Brooke, a pioneer of chemical dyestuffs, to the designs of architect Edward Salomons. Salomons was a notable architect of the period, responsible for a great many buildings in Venetian Gothic, but also other styles. His impact and influence is frequently overlooked however, as many of his buildings were designed in partnerships with others, such as the Holloway Sanatorium in Surrey (Crossland, Salomons and Jones), and the New West End Synagogue in Bayswater (Joseph and Salomons), both now Grade I listed buildings.

The listing application was submitted by the Highgate Society, as a response to the current demolition application which hangs over Athlone House. This application proposes the demolition of the current building and its replacement with a much larger house, out of keeping with its surroundings and the protected heathland around it.

A previous listing application was rejected in 2009, but the report concluded that 'one rejects a building of such character for listing with a heavy heart.' The new evidence submitted by the Highgate Society, focussed on Edward Salomons and the several owners of Athlone House. Unfortunately EH declined to list Athlone House but the application to demolish has been refused.

### The Odeon West End, Leicester Square, London

In January Westminster Council approved plans to demolish the Odeon West End Cinema and associated neighbouring buildings, for replacement with a new building which apes the original. Although unlisted, the Odeon West End is in the Leicester Square Conservation Area, and is one of the focal points of the square, and its loss and replacement would cause significant harm.



**The Odeon West End**

The application was opposed by English Heritage, the Greater London Authority, The Twentieth Century Society, The Victorian Society, the Ancient Monuments Society and the Cinema Theatre Association, as well as many members of the public.

In the face of this threat a local resident wrote to SAVE to request support for a listing application he had submitted, and SAVE was glad to assist.

SAVE believes that the Odeon West End is of sufficient architectural and historic interest to be listed. It is the work of Andrew Mather, who was one of Oscar Deutsch's preferred architects for his Odeon chain, and who is the architect of two other buildings in Leicester Square – Fanum House and the Odeon Leicester Square. Its use and location at the heart of Britain's film and entertainment industry further contributes to its significance, which we felt made it a candidate for listing.

## BUILDINGS AT RISK

Following positive feedback, and in the absence of a dedicated Buildings at Risk Officer, we have decided to continue including new BaR updates in our newsletters for the time being. We will be returning to a printed catalogue next year and we will send out information about this closer to the time.

Our online register of buildings at risk is continually revised and updated, and Friends of SAVE get access to this, which includes over 1,300 entries.

With the help of our dedicated volunteer Liz this process of revising and updating has been vastly improved. Liz started volunteering with SAVE last summer, and we are hugely grateful for her ongoing assistance.

All details below correct at time of going to print.

## New Entries

**FOR SALE: Castlehill Church, Forres, Scotland**  
**Status: Category B listed and in a Conservation Area**  
**Planning Authority: The Moray Unitary Council**



This decorated gothic church is seeking a new owner to continue restoration work which has already begun.

The work of architect John Rhind, an architect responsible for many buildings in Moray and Inverness-shire, Castlehill was built in 1871 as a United Presbyterian Church. It served this purpose into the twentieth century before being converted into a church hall in the 1970s. Although vacant for several years, the church could fulfil several uses, most obviously as a centre for the community, but also could be converted into residential units. Planning approval has been granted to convert the church into two out-of-the-ordinary homes.

Spacious in size, the church possesses a wealth of attractive features, inside and out. Most notable are the large stained glass windows, illuminating the interior with rich colours. In addition, the exterior is lively as a result of gothic decoration, with gables, pinnacles and buttresses.

Since purchasing the building, the current owner has carried out significant conservation works. The roof has been repaired, dry rot has been treated, and modern features such as partition walls have been removed. It therefore presents an ideal opportunity for someone looking to dive straight into a restoration project, be it for residential, community, or other future use.

Offers for this beautiful church should be in excess of £160,000 and directed to the current owner Claire Love - [clairelove@gmail.com](mailto:clairelove@gmail.com) Tel: 07766 767073

### **Conservation Officer contact:**

Listed Building and Conservation Officer  
The Moray Council, High Street, Elgin, IV30 1BX  
Tel. 0300 123 4561  
Email. [Development.control@moray.gov.uk](mailto:Development.control@moray.gov.uk)

**FOR SALE: Saltersgate Inn, Whitby, Yorkshire**  
**Status: Unlisted but in the North Yorkshire Moors National Park**  
**Planning Authority: North York Moors National Park Authority**



Originally built as a farmstead, the Saltersgate Inn was converted in the 1730s, and is best known for being a stop off point for 18th-century smugglers trading in salt.

It's location on high ground within the North Yorkshire Moors National Park provides the Inn with views out to sea and also back across the moors, excellent for spotting Excise and Customs officials. Local folklore tells of a macabre incident where smugglers, caught red handed, murdered an Excise-man and concealed his body beneath the fireplace of the Inn. Legend has it that should the fire ever die out the ghost of the Excise-man would appear.

Unfortunately, in recent years the fire has died out (no ghosts though!), and the building has become neglected. Water ingress is becoming a significant problem and the Inn needs intervention soon to prevent further problems from developing.

It is currently being marketed for sale. The Inn could be restored as a working public house, and the site benefits from planning permission for a new-build nine bedroom hotel and restaurant. It's location on one of the main roads passing through the National Park ensures lots of passing trade.

Sales particulars can be seen here:  
<http://search.knightfrank.co.uk/cpd168075>

**Conservation Officer contact:**

Beth Davies, Building Conservation Officer  
North York Moors National Park Authority, The Old Vicarage,  
Bondgate, Helmsley, York, YO62 5BP  
Tel. 01439 772 700  
Email. [b.davies@northyorkmoors.org.uk](mailto:b.davies@northyorkmoors.org.uk)

**FOR SALE: Market Hotel, Hartlepool,**  
**Status: Grade II listed**  
**Planning Authority: Hartlepool Borough Council**

SAVE added the Market Hotel to our online register in 2010 when the building was threatened with demolition. Thankfully this did not come to pass, and the conservation officer for Hartlepool succeeded in devising a scheme to retain the building and reuse it for residential use. It is now being marketed on this basis, and at the request of the conservation officer we feature it in this newsletter in the hope of helping with the search for a sympathetic buyer.

Originally located in the centre of Hartlepool in a terrace of commercial properties, this Grade II listed building was left somewhat isolated after many of the surrounding properties were demolished in the 1960s.



This is a characterful building which retains many of its original features, including windows and doors, but it has suffered from poor maintenance. External hung tiles, which should add decorative interest to the façade, have been painted over rather than being repaired.

The area to the south and west of the site comprises thirty four, two, three and four bed houses recently constructed by the local housing provider, Housing Hartlepool. Directly opposite the Market Hotel on Lynn Street is a large, retail warehouse unit, formerly a DIY store, now used by the local authority. Diagonally opposite is the Council's Works Depot.

The immediate surrounding area is of a genuine mixed use. A range of uses would be suitable on the site, including office/business, education, retail, leisure and entertainment or residential. The last use granted on the site was conversion of the property to nine self-contained flats. Further information, including the approved plans, can be found on the Planning section of the Councils website by searching reference H/2013/0407 or H/2013/0408.

The council has advised that the above should not be seen as a prescriptive list of uses for the property, but a guide for potential commercial uses for this site. There may be suitable charitable uses that lend themselves to occupying the property, which do not conform to the suggestions above, that may be acceptable.

Market Hotel is now for sale. Prospective purchasers should register interest with the council or the agent as the owners are open to discussion. A development brief is also available for the site which provides further information on the building or contact the conservation officer.

**Property Agent:**

Greig Cavey Commercial  
Tel 01429 275791  
[www.greigcavey.com](http://www.greigcavey.com)

**Conservation Officer contact:**

Sarah Scarr, Landscape and Conservation Team Leader  
Planning Services, Hartlepool Borough Council, Civic Centre,  
Victoria Road, Hartlepool, TS24 8AY  
Tel. 01429 266522  
Email. [sarah.scarr@hartlepool.gov.uk](mailto:sarah.scarr@hartlepool.gov.uk)

**Firbeck Hall Stables, Firbeck, Rotherham**  
**Status: Grade II listed**  
**Planning Authority: Rotherham Metropolitan Borough Council**



Both Firbeck Hall and Firbeck Lodge have been on our online buildings at risk register for almost ten years, but somehow the other main estate building, the Stable Block, slipped through the net.

The Stable Block dates from the late 18th century, when the hall was remodelled. Further alterations followed in the early 19th century, in line with work undertaken at the house. Built of rubble and ashlar limestone, with shaped gables and a basket arch entrance, the Stable Block complements the hall.

The fortunes of the Stables mirror that of the Hall, as the two remain in the same ownership. Originally a prosperous country estate, the hall has been used for a variety of different functions through the years, including a hotel and country club. The most recent use was as a rehabilitation centre for injured miners.

The estate has languished unoccupied for over twenty years, and this has caused significant problems for all the buildings on the site, including the Stable Block. We are keen to see a new use found for these impressive buildings, and soon, as a bad winter would be extremely damaging.

In recent years the site has passed through a number of different hands. A new owner acquired the site in 2010 and, as of 2013, we understand plans are at an advanced stage to convert the hall and stables into a number of individual residences, with enabling development built in the grounds. Whilst we welcome the will to restore and bring back into use the hall and outbuildings, any development must be sympathetic, and therefore the devil will be in the detail of the planning application when submitted. Along with the Friends of Firbeck Hall, we continue to keep a close eye on this handsome estate.

**Friends of Firbeck Hall** - <http://www.firbeckhall.net/>

**Conservation Officer contact:**  
Jon Bell, Assistant Conservation Officer  
Rotherham MBC, Bailey House, Rawmarsh Rd, Rotherham, S60 1QT  
Tel. 01709 382 121  
Email. [jon.bell@rotherham.gov.uk](mailto:jon.bell@rotherham.gov.uk)

**2 Dame Flogan Street, Mansfield, Nottinghamshire**  
**Status: Unlisted but in a Conservation Area**  
**Planning Authority: Mansfield District Council**



In the shadow of the Mansfield and Pinxton Railway viaduct is the former Plumb and Richardson factory, constructed in 1884 as a printing works.

The original building, on the left in the picture above, is faced in stone and features five bays of Romanesque windows with keystones. A date stone above the central window records the founding of the company in 1837 and the construction of the building in 1884, and a pedimented end gable adorns the roof. An extension was added at the turn of the twentieth century which replicates the earlier building, albeit in a less detailed fashion.

Internally the building is notable for its brick jack-arch floor and original cast iron columns, windows and roof trusses.

Having been vacant for several years the former Plumb and Richardson factory is suffering, with the signs clear to see. The stone work of the original building is damaged, with the date stone in particular being badly worn, and the later building is missing much of its render revealing the brickwork beneath. In addition, the building requires a new roof covering, and the restoration of its windows which are currently boarded up following acts of vandalism.

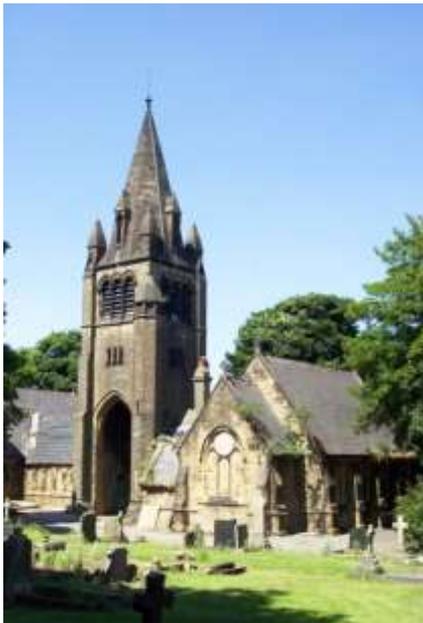
The former Plumb and Richardson factory would lend itself to a variety of new uses, and it benefits from its close proximity to the centre of the town. A planning application for change of use to a restaurant and wine bar was approved in 2003 but never implemented, which suggests at least one possibility.

**Conservation Officer contact:**  
Denise Varley, Conservation and Heritage Officer  
Mansfield District Council, Civic Centre, Chesterfield Rd South, Mansfield, Nottinghamshire, NG19 7BH  
Tel: 01623 463806  
Email: [dvarley@mansfield.gov.uk](mailto:dvarley@mansfield.gov.uk)

## **Pudsey Cemetery Chapels, Pudsey, Leeds**

**Status: Unlisted**

**Planning Authority: Leeds City Council**



These two Gothic Revival mortuary chapels and central tower and belfry by High Victorian cemetery designer, William Gay, date from 1875. They are part of Gay's formally planned cemetery which is a Grade II\* Registered Park and Garden. They are described as key to the setting and appearance of this historic landscape which has earned its notable status partly because its planting and structures have so far survived largely intact.

The two chapels are in a poor state of repair with roof slates missing and have lain empty for at least a decade. Owned by the Council, it is anticipated that the best future use would be a public one, perhaps by a community group. Without maintenance and occupancy, it is sadly inevitable that these striking buildings will quickly slip into disrepair and possibly even ruin.

### **Conservation Officer contact:**

Matt Bentley, Senior Conservation Officer  
Sustainable Development Unit, Leeds City Council, Leonardo Building, 2 Rossington Street, Leeds, LS2 8HD  
Tel. 0113 2478145  
Email. [Matthew.Bentley@leeds.gov.uk](mailto:Matthew.Bentley@leeds.gov.uk)

## **Former showroom for the Watcombe Pottery Works, Torquay, Devon**

**Status: Unlisted**

**Planning Authority: Torbay Borough Council**

Following the discovery of a fine terracotta clay in 1865, pottery production became a significant feature of the Torquay economy. The first company to capitalise on the discovery was the Watcombe Terracotta Clay Company, and this featured building at risk is the only surviving building of the once extensive Watcombe production site.

Dating from 1874, 416 Teignmouth Road served as the company's show room, showcasing a variety of Watcombe terracotta busts, statues, urns and vases, which were in high demand. The company traded until 1962, following which the land and buildings were sold, with all but the showroom being demolished.



The showroom is a small but handsome structure, rendered and painted white. The street frontage features three arched bays with terracotta hood moulds and keystones, although the windows have since been blocked. A plaque commemorating the Watcombe Pottery Works is placed above the entrance. It has twice been assessed by English Heritage, but has not been recommended for listing.

The building has been without a use for a number of years, and as a result its condition has deteriorated. Plasterwork has broken off in several places through water ingress, and with no immediate plans for the building this is only set to worsen.

The former showroom could make a wonderful museum showcasing the history of the Torquay potteries, therefore continuing its original purpose as an exhibition space.

### **Conservation Officer contact:**

Tony Garratt, Conservation officer  
Torbay Borough Council, Town Hall, Castle Circus, Torquay TQ1 3DR  
Email. [Tony.Garratt@Torbay.Gov.uk](mailto:Tony.Garratt@Torbay.Gov.uk)

## **The Royal York Hotel, Ryde, Isle of Wight**

**Status: Grade II listed**

**Planning Authority: Isle of Wight Council**

'Described by Pevsner as a, 'modernist shock of between the wars', the former Royal York Hotel played host to some of the biggest music acts of the 1960s and 1970s, including Pink Floyd. Sadly it is now on our at risk register after being vacant for five years.

A good example of the Modernist Movement, the former hotel is the work of architects Harrison and Gilkes. The building is a clever response to the site, with the entrance being set back diagonally from the street so as to soften its impact when viewed from the esplanade at the bottom of the hill. The five bay entrance front features a projecting semi-circular three bay tower with tall windows and pilaster buttresses, whilst curved balconies hang over the street. Painted lintel bands run around the building. The building is equally attractive inside, with coloured glass, decorative metalwork, and parts of the original wooden ballroom dance floor remaining.

The hotel closed in c.2008 and since then the building has steadily deteriorated. Render is peeling away from the outside, Japanese knotweed has been spotted, and acts of vandalism have seen windows broken and graffiti daubed on the walls. The entrance porchway which once proudly displayed 'ROYAL YORK' is now devoid of all its letters.



Now is the time to act to prevent this fine building from falling into further disrepair. The size of the building makes it adaptable for a variety of different uses. Its location, just a stone's throw from the Ryde seafront, should make it attractive for a hotel developer, but residential use may also be considered. The building isn't for sale, but we hope a solution can be found to bring it back into use.

**Conservation Officer contact:**

Lee Byrne, Principal Conservation Officer  
 Isle of Wight Council, Seaclose Offices, Newport, Isle of Wight, PO30 2QS  
 Tel. 01983 823552  
 Email. [Lee.byrne@iow.gov.uk](mailto:Lee.byrne@iow.gov.uk)

**Existing Entries**

**Success:** Warehouse at Tardebigge Wharf, Tardebigge, Worcestershire  
**Status:** Grade II listed and in a Conservation Area  
**Planning Authority:** Bromsgrove District Council



**Before restoration**

Set within the Worcester and Birmingham Canal Conservation Area, this is a good example of a 19th century canalside workshop and boat store. It occupies a prominent position at the northern end of the famous Tardebigge Flight, where around 30 locks occupy a short stretch of water.

In the mid-20th century, the narrow boat 'Cressy' was moored here at Tardebigge wharf. 'Cressy' was the floating home of

the author L T C Rolt who wrote so engagingly about Victorian engineering – bringing canals to life for thousands of readers. He also campaigned for the protection of the nation's waterways.

Although in an attractive location with bags of potential the warehouse sat vacant and at risk for a number of years. It was added to our register in 2009, and featured in *All We Need is Love*. SAVE argued that its proximity to one of the most popular and well conserved passages of canal in the country meant that a viable alternative use, such as a café for boaters, should be possible.

We are delighted to report that the warehouse has now been fully restored and converted to residential units by SJD Architects & Developments Ltd, and impresses all who pass by on the canal and towpaths.



**After restoration**

**Scandal:** Barn North of Manor House and Stores, Winterbourne Gunner  
**Status:** Grade II listed  
**Planning Authority:** Salisbury District Council

Built in the early to mid-17th century, and featuring an attractive thatched roof and timber framing, the barn formed part of the estate of Winterbourne Manor. Parts of the original Manor House are incorporated into the mid-19th century farmhouse.



SAVE added the barn to the register in the early 2000s, as a result of structural problems and lack of maintenance and repair. English Heritage and the local authority attempted to work with the owner to bring about urgent repairs, but their

efforts were in vain. In 2005 the owner illegally demolished two-thirds of the barn, for which he was successfully prosecuted.

However, with much of the structure compromised, an application for demolition was approved in 2011. The above picture shows what remained after the illegal demolition work.

Regrettably the site has now been cleared, and a fine piece of vernacular agricultural architecture has been lost.

## SAVE EUROPE'S HERITAGE (SEH)

### Château de Noisy/Miranda Castle, Belgium.

The SAVE Europe's Heritage inbox doesn't often receive last-gasp pleas for assistance, but at the end of January we were contacted about the urgent threat of demolition to the imposing Chateau de Noisy in the Ardennes.

Chateau de Noisy is by architect Edward Milner, a pupil of Joseph Paxton, and was constructed in 1866 for the powerful Counts de Liedekerke-Beaufort. At the time it was one of several large country houses in this area of Belgium, but following demolitions in the 1970s Noisy is one of only two still standing. It is all the more remarkable as it is a completely British composition, with Milner taking complete charge of the design of the house and grounds. To look at its Baronial design one could easily be fooled into thinking it was in Scotland.

We were concerned that such a spectacular building was threatened with demolition, and wrote to the Walloon Minister for Heritage, strongly objecting to demolition, and offering our assistance with a way to find a new use for the chateau.

We were pleased to hear that in early February the minister responded to the many objections and granted Noisy protected status for a year so that alternatives to demolition could be found.

### Sarny Castle, Silesia, Poland

SAVE's quest to rescue great country houses from distress has extended to Jamaica, France, the Veneto, Hungary, and most recently Silesia. *Silesia – The Land of the Dying Country Houses* is still available to purchase.

The Silesia report was prepared by Marcus Binney, Kit Martin and Wojciech Wagner. Following the expression of interest from HRH the Prince of Wales we launched an initiative with cooperation from the Polish Monuments Service to look for a castle which could serve as a pilot project. A ruinous 16th century castle was chosen, Sarny, standing on a hilltop above a river.

The castle was built about 1590 by Fabian von Reichenbach. Soon after it came into the hands of the von Götzen family with whom it remained until the late 19th century. From 1945 the farm buildings were taken over for collective farming and the house was gradually deserted and left to decay.



Sarny Castle, Silesia, Poland

Working with Kit Martin, Polish architect Rafal Maciejewski and architect Doug Reid, we drew up plans to show how the castle and the extensive estate buildings could be restored in phases on a revolving fund basis.

The plan was to open the handsomely vaulted ground floor of the castle to visitors with a restaurant and an exhibition with admission to the handsome oval baroque chapel, as well as access and the grounds to see the various estate buildings as they were restored. The upper floors of the castle and the gatehouse would be used for residential use, which could either be let as holiday apartments or on short tenancies to local people.

The Polish Agricultural Agency put Sarny Castle up for tender on a number of occasions. The price was beyond our resources. At the last tender it was bought by an organisation which promotes Baroque music. Their plans are complimentary to ours. They hope to hold concerts of early music in the chapel and to use the castle as a concert and exhibition venue with accommodation for artists and audiences.

Information can be seen here:  
<https://www.facebook.com/dworsarny>

We are hoping to arrange a small concert of baroque music when the new owners next come to London, and at which they can explain their plans. Naturally they have our strong support for their project and the opportunity to use our plans. As readers of *Land of Dying Houses* will know there are many more houses in need of rescue. The good news is that people are beginning to come forward to take them on.

A must for anybody who visits Silesia is a visit to Łomnica Castle. The castle has been brought back into use as an exhibition and gift shop space, whilst the nearby villa has been elegantly transformed into a comfortable small hotel by Elisabeth von Küster. She has also restored the handsome farm courtyard which is regularly used as a farmers market.

### Tbilisi, Georgia

SAVE Director Clem Cecil paid another visit to Tbilisi in October last year to give a master class in campaigning over two days to campaigners from Georgia, Armenia, Ukraine and Azerbaijan. It was also attended by the deputy Culture Minister Marine Mizandari. Representatives from the different countries made presentations about the most difficult cases in their capitals. Similar problems are clearly shared by many post-Soviet countries. These include long-term lack of maintenance, lack of responsibility for communal spaces, crude restoration methods, inappropriate use of modern materials, and extreme development pressures.

Work is progressing on the report that SEH has undertaken to compile with the Tbilisi Heritage Group and local campaigners Tiflis Hamqari.



**Art Nouveau mansion No. 3 Kargateli Street, Tbilisi**

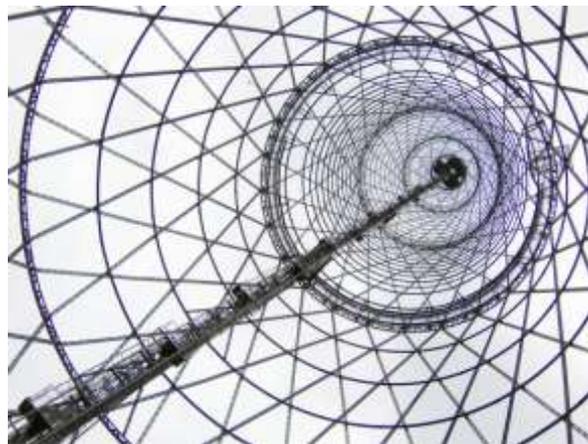
## **Shabolovka Radio Tower, Moscow**

SEH and the Moscow Architecture Preservation Society have been helping the campaign to save the Shabolovka Radio Tower, Moscow, built by engineer Vladimir Shukhov in 1922. Its owner, the Russian State Committee for Television and Radio Broadcasting, this year claimed that it was unsafe and that in situ repairs were impossible. They wanted to dismantle it and re-erect it elsewhere following repairs, replacing it with new blocks of residential housing. This news was greeted by dismay by campaigners all over the world and many petitions and letters followed.

The owners contacted SEH for advice. We submitted a letter following discussion with engineers Alan Baxter and Michael Coombs of Alan Baxter Associates, and also sent a suggested plan of action for putting together a comprehensive survey of the tower from Stuart Tappin engineer. SEH advised that the cost of dismantling, repairing and reassembling the tower would be more expensive than repairing it in situ. In addition, damage would be caused to the structure by dismantling it, and Moscow would lose an important element of its skyline during the process of repair, which may last a considerable time.

The tower was built in 1922 and marks the beginning of the Constructivist period in Russia. It is Moscow's Eiffel Tower. Shukhov was an extremely talented and far-sighted engineer whose imaginative approach meant that some of the more outlandish designs of the Soviet avant-garde could be realized.

The tower consists of a series of stacked hyperboloids of diminishing size. SEH and MAPS believe that following a proper measured survey, it would be possible to perform repairs in situ, possibly without the need for full scaffolding. In addition, recent developments in anti-corrosive paint mean that decay can be halted and the rest of the structure protected for many years to come. The tower is a highly visible and elegant component of Moscow's skyline.



**Shabolovka Radio Tower, Moscow**

## **SAVE NEWS**

We are honoured to be welcoming two new Trustees to SAVE: Paul Zuckerman and Guy Oliver.

Paul's background is in economics and finance, and he has a long-standing interest in historic buildings. He was Managing Director and Founding Director of Caspian Securities, Ltd (1995-98); and before that Executive Director, S G Warburg & Co Ltd, London; Vice Chair, S G Warburg International; Chair S G Warburg Latin America Ltd (1981-95). He is on the board of, amongst others: ArcelorMittal Ltd Brazil; and JMFInancial Ltd and Great Eastern Energy Company Ltd in India. He was Chair of the Intermediate Technology Group (1990-95), Treasurer of the International Women's Health Coalition in New York (2000-10) and on the board of The African Medical Research Foundation in Nairobi (2002-10). Paul is Treasurer of the Art Fund, and oversaw the first £250,000 grant for the Dumfries House rescue. He is also a Trustee of the Foundling Museum.

Guy Oliver is the owner and Managing Director of Oliver Laws Ltd, a London based design company. He has worked closely with a number of international museums and charities including for The Princes Foundation, The Turquoise Mountain Foundation ( TMF ); Start and the AtoZ Trust to name a few.

Guy has been on the SAVE committee for several years following his involvement in the fight to save Fortress House. He is a voluntary Design Director for TMF and oversaw their first large-scale woodwork commission - an interior for the Connaught Hotel, London.

We were sad to say goodbye to Administrator Alison Hunt in November, she had worked at SAVE for four years as the crucial backbone to our front-of-house work. Her replacement Esther Robinson Wild managed a smooth takeover but also moved on in May after six months, to take a job with Alan Baxter Associates. Colette Swires has now taken on the role and we welcome her to the team.

Project manager and fundraiser David Gundry worked part-time with SAVE for a year. His input was invaluable: securing a catalyst fund-raising grant from the HLF, considerably progressing Castle House, and knocking our database into shape as well as making funding applications. He is now working full time as a Chartered Surveyor but continues to give some volunteer time to SAVE on UK projects as well as the Tbilisi report.

As always SAVE's work has been magnificently supported by volunteers to whom we are very grateful.

## EVENTS

### SAVE Lecture 2013

A huge thank you to Matthew Rice who gave the SAVE annual lecture in St Mary Abchurch (thanks to the Friends of City Churches). The title was "Magic, Beauty and Mystery: Exploring the glories of the great pottery churches," and the buildings in question were in and around Stoke-on-Trent where the Emma Bridgewater Factory, of which Matthew is Managing Director, is based. Matthew introduced us to, among others, the Bethesda Chapel and his favourite - St Joseph's, Burslem, a brick building of fantastic eccentricity. Matthew is the author of the very charming, unusual and beautiful *The Lost City of Stoke*, including the pencil and watercolour illustrations. Matthew's two architectural primers are essential reference books on the SAVE shelves.



Matthew Rice, in the pulpit, taking questions from the audience

### The Grange Opera

The Grange Opera hung an exhibition this summer commemorating forty years since the Destruction of the Country House Exhibition at the Victoria and Albert Museum curated by John Harris and Marcus Binney. The Grange exhibition was mounted with tremendous style by painter Alexander Creswell and featured photographs of lost houses dramatically tumbling down the great staircase at The Grange. Marcus Binney says of The Grange: "Today no house in Britain more dramatically portrays how close many great country houses came to complete destruction." We are grateful to Grange Park Opera for hosting a SAVE party during their summer season, and to the Creswells for organising a wonderful picnic.



Alexander Creswell's installation at the Grange

## UPCOMING EVENTS

### 40<sup>th</sup> Anniversary of the Destruction of the Country House joint exhibition: 'Breathless Beauty – Broken Beauty' and 'Country House – Past, Present and Future'

Sept 12-27 October 2014 Victoria and Albert Museum  
Sponsored by Gallery SIENNA.

This joint exhibition is curated by artist VanessaJane Hall, Mark Gilbert and Marcus Binney. 'Breathless Beauty - Broken Beauty' - is an immersive Sculptural 4k Video Art Installation by artist VanessaJane Hall, created to mark 40 years since the landmark 'Destruction of the Country House' exhibition at the V&A. This atmospheric three dimensional work takes a paradoxical journey through the sparkling heavens and faded underworlds of the country house.

The 1974 exhibition was curated by John Harris, Marcus Binney and Peter Thornton for Roy Strong, then Director of the V&A. This new display echoes the original exhibition's 'Hall of Destruction', presenting a cascade of the finest lost country houses. Alongside it highlights the story of many others rescued from demolition and decay and adapted to sympathetic new uses.

It also looks back to the 1974 exhibition, its impact including massive press coverage which led to the founding of SAVE Britain's Heritage, and a deeper national appreciation of the value these historic structures represent.

Please join us for a late night viewing on 12<sup>th</sup> September 6pm-10pm, entry is free and the V&A bar will be open for drinks.

### SAVE Symposium, V&A

15<sup>th</sup> September, Lydia and Manfred Gorvy Theatre  
10.30 am – 12.30pm

Please join us for this morning symposium at which major SAVE cases past and present will be discussed.

SAVE Founder and President Marcus Binney will speak on the destruction and revival of the country house over the last 40 years.

Former SAVE Secretary Will Palin will speak on the future of London, and present threats facing it including high-rise construction and the erosion of the traditional streetscape.

SAVE's Northern Caseworker Jonathan Brown will speak about threats currently being faced by historic buildings in Liverpool.

SAVE Director Clem Cecil will speak about the campaign to save Smithfield General Market – the recent milestone victory and what the future holds.

Please see the V&A website for ticket details [www.vam.ac.uk](http://www.vam.ac.uk)

### Destruction of the Country House Symposium

V&A November 15th 2014

A reunion of the original curators of the 1974 exhibition The Destruction of the Country House, Sir Roy Strong, John Harris and Marcus Binney, for a panel discussion to review the changes in the fate of country houses in Great Britain over the last forty years and the central challenges facing them today. Times to be confirmed, please see the SAVE website or the V&A website [www.vam.ac.uk](http://www.vam.ac.uk)

## Save The Welsh Streets 2014 Crowd Funding Appeal

SAVE Britain's Heritage is campaigning to save the Welsh Streets in Liverpool, England from demolition – and we need your help! We need to raise £40,000 to cover the costs of a major Public Inquiry. Please help us. Visit our website to watch the 2 minute film made for the campaign by film-maker Orlando Gili.

The Welsh Streets are an historic quarter of tree-lined Victorian terraced houses that are under threat of demolition. We fought a Public Inquiry in June this year to overturn a decision from Liverpool Council to demolish the streets and replace them with a bland modern development. SAVE's vision is to preserve the uniqueness of the streets and refurbish them - a happier and more sustainable solution.

We need to raise £40,000 to fight the inquiry, and you can be a part of it by supporting our campaign. The more you contribute, the more involved you can become - from being one of the first to hear campaign news, to visiting the site, VIP invitations to special events, bespoke Beatles tours and books, and even having tea at Ringo's Auntie's place, 21 Madryn Street!



CGI of how Madryn Street could look if brought back into use.

### How to support

It couldn't be easier to get involved with this campaign. Please go to the dedicated website found here <http://digventures.com/projects/save-the-welsh-streets-2014/>, or send a cheque to SAVE Britain's Heritage, 70 Cowcross Street, London, EC1M 6EJ, with a note that it is for the Welsh Streets.

### The benefits:

Depending on how much you contribute you can enjoy the following benefits:

- **£10.00 - With a Little Help From My Friends:** Welcome to the project! You'll receive access to daily updates on the progress of the campaign, have your name remembered in a poster at 21 Madryn Street, and of course - an invitation to the end of summer campaign party on 4th September in The Empress Pub, as featured on the cover of Ringo Starr's solo album, A Sentimental Journey.

- **£25.00 - Don't Pass Me By:** All the above plus a postcard of our vision for how Ringo Starr's birthplace, Madryn Street, could look if brought back into use.
- **£50.00 - Dear Prudence:** All of the above, and a copy of the SAVE report on the Public Inquiry with your name acknowledged in it.
- **£75.00 - Please, Please Me:** All the above, plus a one-year membership (friendship) of SAVE including a SAVE publication;
- **£100.00 - Baby, You're a Rich Man:** All of the above, plus you'll receive a campaign tea-towel, specially designed and hand-printed for this campaign by British artist Kitty Rice.
- **£150.00 - Fixing a Hole:** You're now a SAVE member, you're coming to the party, you'll receive the report on the Public Inquiry with your name acknowledged in it, you'll be remembered on the poster in 21 Madryn St, and you will receive a signed copy of Beatles expert Dave Bedford's book 'Liddypool' OR a signed copy of his new book, 'The Fab One Hundred and Four.'
- **£300.00 - Ticket to Ride:** You're now a SAVE member, you're coming to the party, you'll receive the report on the Public Inquiry with your name acknowledged in it, you'll be remembered on the poster in 21 Madryn St, and you will enjoy a three-hour personal Beatles tour for two people, with Beatles expert David Bedford as their guide. Provided by Liverpool Beatles Tours. OR an Architectural tour of Liverpool with expert Jonathan Brown of Share the City.
- **£400.00 - Magical Mystery Tour:** You're now a SAVE member, you're coming to the party, you'll receive the report on the Public Inquiry with your name acknowledged in it, you'll be remembered on the poster in 21 Madryn St, and you will enjoy a three hour personal Beatles tour for four people, with Beatles expert Phil Coppel as your guide.
- **£500.00 - We Can Work it Out:** You're now a SAVE member, you're coming to the party, you'll receive the report on the Public Inquiry with your name acknowledged in it, you'll be remembered on the poster in 21 Madryn St, plus afternoon tea at 21 Madryn Street, the former home of Ringo Starr's Aunt (recently redesigned by Tilly and Wayne Hemingway of Hemingway Designs), with a local Beatles expert and the Director of SAVE Britain's Heritage.
- **£1,000.00 - Here Comes the Sun:** You're now a SAVE member, you're coming to the party, you'll receive the report on the Public Inquiry with your name acknowledged in it, you'll be remembered on the poster in 21 Madryn St, plus participation in a discussion about the future of Ringo's birthplace No.9 Madryn Street, to take place at No. 21 Madryn Street (recently redesigned by Tilly and Wayne Hemingway of Hemingway Designs), with Beatles' experts and representatives of SAVE.



## SAVE PUBLICATIONS Summer 2014

<b>SAVE BRITAIN'S HERITAGE</b>	£	£ (Friends)
A FUTURE FOR FARM BUILDINGS (1988)	5.00	4.00
BEACONS OF LEARNING (1995)	11.00	9.00
BRIGHT FUTURE: The Reuse of Industrial Buildings (1990)	7.95	6.40
BRIGHTON CHURCHES: The Need for Action Now (2009)	20.00	18.00
CHATHAM HISTORIC DOCKYARD: Alive or Mothballed (1984)	4.00	3.20
CHURCHES: A Question of Conversion (1987)	5.00	4.00
COLCHESTER: Back to the Future (2010)	7.00	5.00
DAMNED BEAUTIFUL: Buildings at Risk (2005)	10.00	8.00
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SILENCE IN COURT - The Future of the UK's Historic Law Courts (2004)	12.00	10.00
TAKE A CHANCE ON ME: Buildings at Risk 2011-12	15.00	13.00

### SAVE EUROPE'S HERITAGE

SILESIA: The Land of Dying Country Houses (2009)	15.00	15.00
ST PETERSBURG: Heritage at Risk (2012)	15.00	15.00
VENETO: Unforgiveable Assault On A World Heritage Site (2003)	5.00	4.00
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