

SAVE BRITAIN'S HERITAGE

Newsletter - September 2010

BREAKTHROUGH AT SPURS



Artistic inspiration? SAVE's scheme by Huw Thomas (above) and the revised proposal submitted by Spurs (below).

Last year SAVE launched a campaign to prevent the demolition of a series of buildings on Tottenham High Road in London, including two listed 18th-century townhouses. This group was to be sacrificed to make way for a piazza fronting Tottenham Hotspurs' planned new football stadium. As well as the loss of the historic buildings, SAVE was also concerned about the wider, degrading effect on the High Road and its strong, distinct, linear character.

SAVE argued that the threatened buildings could be of substantial benefit to the redevelopment scheme, providing an attractive area for eating, drinking and shopping on non-match days. Architect Huw Thomas was enlisted to produce a design (reproduced on the SAVE Christmas card) showing the threatened terrace refurbished and the area around it teeming with life. However, despite our efforts at suggesting an alternative, and strong criticism of the Spurs scheme from English Heritage and CABE, Spurs went ahead and submitted the application without any changes.

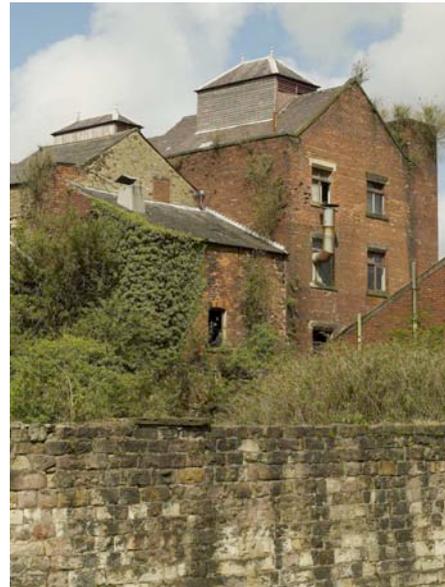


The Red House (left) which once housed the Spurs boardroom, and the Dispensary (right) are to be retained in the new scheme for the site.

SAVE was gearing up for a titanic battle when SAVE's lawyer, David Cooper intervened, offering us support and helping to open up fresh negotiations with the club. Spurs responded by overhauling its design team and putting forward a new scheme, showing a complete remodelling of the southern part of the development. Most importantly, this scheme allowed for the retention of four of the five key buildings on the High Road, namely the two pubs flanking Bill Nicholson Way (including the Red House, the historic former club headquarters), the fine and surprisingly unlisted Tottenham & Edmonton Dispensary and the Grade II-listed Warmington House. In the new scheme these buildings are to be repaired and set within a new and much improved landscape - bordered by a raised public piazza to the east.

SAVE is hugely encouraged by the revised plans and has praised Tottenham's positive response to heritage concerns. It should be said that this u-turn could not have been achieved without the timely intervention of David Cooper whose support over the years, such as in the successful Smithfield General Market Inquiry (at which he was lead advocate for SAVE), has given us many of our most famous victories.

BREWERY LISTED IN WAKE OF ARSON ATTACK



Mitchell's Brewery, Lancaster, listed Grade II after its Malthouse was found to date from 1751. Photo: Paul Barker

In the last newsletter SAVE raised concerns over the vulnerability of Mitchell's Brewery at the heart of the disputed Canal Corridor North site in Lancaster. The brewery complex, which incorporates 18th-century elements, was unlisted and sited between (and outside) two conservation areas.

In December SAVE thwarted demolition by serving an injunction on the owners, allowing English Heritage inspectors time to visit the building and conduct timber-dating tests in response to a new application to list the building. Then, in February, whilst the Minister was considering English Heritage's recommendation, the brewery was attacked by arsonists. However, thanks to vigilant locals and the quick response of the fire brigade

the blaze was contained to an out-building and disaster was averted. In the wake of the attack SAVE called on the Minister to act quickly, and she did, listing the 18th-century malthouse 'wing' of the brewery and, in doing so, conferring protection on the entire complex.

The brewery had been assessed and turned down three times before. Yet, locals and experts had always believed it was worthy of listing. The application submitted by Alan James of *It's our City* provided the evidence needed to persuade EH to investigate the building in more detail. The dendro tests (timber dating) on the roof trusses of the malthouse indicated that the trees were felled in 1751. The final listing report at last recognised the building's importance as a rare instance of a surviving building of this type so close to the centre of a major town.

It was hoped that the listing of the brewery would finally kill off plans to redevelop the entire 'canal quarter' as a shopping centre. The application, put forward by the developer Centros, and backed by the council was thrown out after a Public Inquiry last year. However, despite the fact that the developer declined to attend the Inquiry, leaving the council to shoulder the burden and the expense of defending the scheme, Centros are still very much in the picture. Latest news is that the developer and the council are back together and in discussion over the future of the site. SAVE continues to argue that there needs to be a very different approach to this site, and that a phased conservation-led scheme offering a mixture of uses and focusing on the concept of a 'cultural quarter' is the best and most viable solution. With big retail schemes in trouble across the country, the concern is that the site will sit decaying for years until such time as the market for shopping centres improves.

HIGH COURT SETBACK OVER EIA

Although listing has effectively saved the brewery, in April SAVE went to the High Court in Manchester to pursue its Judicial Review case over the council's initial decision to allow demolition without planning permission. SAVE's claim, made against Lancaster City Council and defended by the Secretary of State, was that this decision contravened European legislation intended to assess the environmental impact of development. Under European law, any development project which is deemed to have significant effects on the environment is subject to this process known as Environmental Impact Assessment (EIA) and so requires planning permission. Up to now, the government has argued that demolition does not constitute a 'project' and so escapes EIA. This has the bizarre implication that new development and partial demolition can attract EIA but wholesale demolition cannot.

As SAVE's President, Marcus Binney, put it: 'It is a nonsense that substantial redevelopment requires an EIA but substantial demolition does not. Clearly, large scale demolition and clearance has as much impact as subsequent redevelopment. This is yet another case where property and development interests threaten to override the legitimate concerns of local people.'



SAVE's test case is tied in with the legal bid to prevent the demolition of 400 houses in Gateshead, which the council claims is not, in itself, a development 'project' and so escapes full environmental scrutiny.

In this instance the ruling went against SAVE but an appeal has now been lodged and the battle looks set to continue. In the meantime SAVE can look back with some satisfaction over what it has achieved over the last year - first helping to bury the potentially disastrous Centros scheme at Public Inquiry and second, in securing listed status for the brewery. The latest, welcome announcement by the council is that it will restart the process of reviewing the conservation area boundaries on this site, a process that was put on hold during legal proceedings.

AVELING & PORTER STEAMROLLED

One of the saddest and most frustrating cases of the last year has been the Aveling & Porter Building in Strood. This fine Edwardian block, once home to the world-renowned manufacturers of steam rollers was owned by Medway Council which, in January, began demolishing the block as part of a plan to sell the site for redevelopment. As one of the few local landmarks of interest and quality in the vicinity the A&P building should have been cherished. Furthermore, it was in good condition and ripe for conversion.

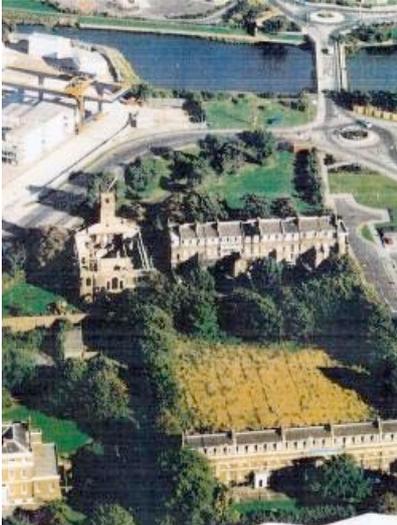


The Aveling & Porter Offices.. Demolished for a car park.

SAVE commissioned Huw Thomas to produce a scheme showing how it could form the prestige centrepiece of a new development - a plan which elicited interest from at least three developers. There was also fierce local opposition to demolition - with a 2,000-signature petition and the support of two brave councillors, Susan Haydock and Stephen Hubbard. But all this fell on deaf ears and the building has now been flattened. The wider site will take three years at least to empty and clear

(there are still functioning council offices next door to the A&P building) and in the meantime the ground once occupied by the offices of one of Strood's great manufacturers will become a car park.

SHEERNESS DOCKYARD



Aerial view of the eastern end of the dockyard, showing Dockyard House and Regency Terrace (bottom left and bottom right); restored Naval Terrace (top right) and the shell of St Paul's Church (top left).

Last year, SAVE successfully nominated Sheerness Dockyard for inclusion in the World Monuments Fund (WMF) 2010 international Watch List for endangered historic sites. The former naval dockyard (now a commercial port) was built in one campaign from 1813 to 1830 to a plan devised by the legendary engineer John Rennie. After the closure of the naval yard in 1961 a number of key buildings were tragically demolished, however, much of the Regency complex survives, including T E Greene's pioneering Grade I listed Boat Store.

Also surviving is a complete residential quarter, unique to any dockyard of this date. Regency Close includes an elegant terrace of 5-bay officers houses and the imposing Commissioner's House (all Grade II*). Since being sold to a developer nearly a decade ago this group has been empty (save for a single tenant) and subject to various proposals for new housing which have prompted strong local and national opposition.



Regency Close, a terrace of fine houses for Naval Officers dating from the 1820s.

The most recent application sought permission to build three new blocks of flats within the grounds of the houses, and breach the dockyard wall for a new access road. SAVE felt strongly that this scheme would degrade the historic landscape and deter restoring owners from bringing the historic buildings back to life. Also, rather than being a condition of the consent, the repair of the listed buildings was to be the subject of a 'unilateral agreement' between the owner and the council - something SAVE felt was deeply unsatisfactory. In objecting to the scheme, SAVE was joined by the World Monuments Fund Britain, the Georgian Group, the Naval Dockyard Society and a number of local groups. Despite a recommendation for approval by the council officers, the planning committee refused the scheme unanimously.



The garden front of Dockyard House, Sheerness.

SAVE believes that this site holds the key for the regeneration of the entire historic dockyard - and ultimately to the whole Isle of Sheppey, which has a rich architectural heritage. Elsewhere in the area the signs are positive - the commercial port is the process of developing plans for a new marina and residential area beside the working port and, on the fringes of the site, Grade II* Naval Terrace is in the process of being restored by individual owners. These points were made by SAVE's Secretary, William Palin, in a press statement: 'Sheerness Dockyard stands at a crossroads - with the backing of the World Monuments Fund Britain there is a real opportunity now to reverse many years of neglect and to heal one of the most important and overlooked late Georgian enclaves in the country. If this application is granted then Swale will be waving goodbye to one of its most valuable historic assets - and throwing away the key to the regeneration of the whole Isle of Sheppey and adjoining coast.'

SAVE's view was supported by David Gundry, Project Director of WMF Britain who commented: 'The extraordinary value of Sheerness Dockyard is displayed in the rare and collective survival of many elements of administrative, residential, industrial and architectural fabric. Sheerness's inclusion in the WMF 2010 Watch List both recognises this and acknowledges the threats to the integrity of the entire site. Inappropriate development such as this will destroy a fundamental part of the heritage value, and will likely hinder the sustainable development of the area in the long run.'

SAVE hopes that with the refusal of the current application for Regency Close, the developer might be persuaded to sell to a building preservation trust which would have the expertise and the backing to bring the various properties back to life as single dwellings and restore the historic landscape without the need for new development.

KING STREET, BLACKBURN



The Georgian Group poster, featuring Huw Thomas's sketch of 53 King Street, restored.

SAVE has joined a campaign, spearheaded by the Georgian Group, to preserve a listed 1780s house in Blackburn which stands in the way of a proposed link road. The fight to save 53 King Street hit the headlines thanks to an ingenious 'publicity stunt' in which a huge advertising billboard next to the house was rented for two weeks by the campaigners.

The Grade II listed house, most recently a police station, is on the edge of Blackburn's 'Georgian quarter' but now stands isolated following the loss of adjacent buildings. It is a building of very high quality, finely proportioned and sturdily built with crisp stone dressings and elegant ironwork with Grecian detailing. Campaigners argue that the new road could be routed elsewhere. An application for 'sensitive demolition' (whatever that may be) was first submitted last year, drawing strong objections from SAVE, the Georgian Group and the Heritage Trust for the North West. This was thankfully refused, but the future of the building remains uncertain.



The handsome stone doorcase at 53 King Street, Blackburn

To help the campaign SAVE put the Georgian Group in touch with architect Huw Thomas, who produced a scheme showing the restored building reconnected to neighbouring Georgian houses, by sensitive infill. The Huw Thomas design was included on the giant billboard to illustrate an alternative to the demolition plans.

Robert Bargery, Director of The Georgian Group said: 'There are alternative routes for the road. We need to avoid the one that's most destructive to our built

heritage. The message from us is clear: Blackburn can have the link road and keep this historic building.'

SAVE has included 53 King Street in this year's buildings at risk catalogue, *Live or Let Die*, and we have vowed to continue the fight to prevent the wasteful and short-sighted demolition of this important building.

PATHFINDER



A partly demolished street in the Edge Hill area of Liverpool. Photo: Olivier Sykes

A damning report in *Property Week* quoted some stark figures on the state of the government's disastrous Housing Market Renewal (Pathfinder) scheme. It revealed that, to date, the scheme has cost £2.2 billion and knocked down four times as many homes as it created. Yet, despite many stalled schemes and a widespread realisation that the policy has been a disaster, the juggernaut rolls on, and good terraced housing continues to fall to the bulldozers. In recent years SAVE has concentrated its efforts in two areas, Bensham, Gateshead and Toxteth Street, East Manchester.

Pathfinder: Bensham, Gateshead



Glossy posters in Gateshead cover good terraced houses left empty and decaying by the council

In 2008 SAVE's lawyers intervened to prevent the demolition of around 130 houses as part of a wider clearance programme in Bensham, a Victorian suburb of Gateshead. Since then SAVE has successfully thwarted repeated attempts by the council to send in the bulldozers. Having successfully quashed demolition consent twice, SAVE is now attempting a hat trick - having secured a further injunction in April. Sadly, this

now no longer appears to be about any rational argument for keeping or demolishing homes, but simply about a council determined not to lose face.

Pathfinder: Toxteth Street, Manchester

Manchester City Council secured the right to the Compulsory Purchase of 500 Victorian houses in the Toxteth Street 'regeneration' area at an Inquiry in 2008. The intent was to demolish the existing terraces (which SAVE argued at Inquiry were well-built and capable of refurbishment and remodelling) to make way for a new area of 'family' housing. As SAVE predicted, the recession has hit the scheme hard, with the private housing component now looking particularly unappealing to the council's commercial developer partner. The original timetable for redevelopment has slipped dramatically.

The latest news from Manchester is that demolition has now started on some of the existing blocks. With the renewal project not due for completion until 2019, parts of this once thriving neighbourhood look likely to be left as wastelands for years to come. Meanwhile, in a move which encapsulates the lunacy of Pathfinder, the City Council allowed apprentices from a local college to re-point the brickwork on one of the condemned blocks as part of a training programme.



Nothing more than a memory: Toxteth Street in the 1960s. The entire area has now been flattened, even though redevelopment plans have stalled.

In 2008 SAVE commissioned the architect Mark Hines to work on alternative refurbishment and remodelling proposals for the Toxteth Street houses. Mark's study showed how the simple terraced house plan could be adapted and reconfigured to suit a range of housing needs. Mark's innovative ideas included prefabricated extensions of different shapes and sizes which can be 'plugged-in' to the rear of the houses, and the creation of a larger house by knocking two together. Mark has also proposed a range of options for upgrading Victorian terraced houses to a high level of energy efficiency and, perhaps most excitingly, shown how whole blocks could work from communal green power sources creating genuinely sustainable 'eco-communities' as opposed to energy- and material-hungry new build eco-towns. The results of Mark's work forms the core of a new SAVE

report, *Reviving Britain's Terraces: Life after Pathfinder* (see Publications).

Pathfinder: Welsh Streets, Liverpool



Edge Lane, Liverpool, with the church of St Cyprian in the distance. Only the church remains after the clearance of area for a new road. Photo: Paul Barker

In July SAVE's Secretary and President were given a tour of the Victorian suburbs by local resident, planner and member of the Merseyside Civic Society, Jonathan Brown. The tour focused on the terrible destruction wrought by Pathfinder, the scale of which must be seen to be believed. Huge swathes of Anfield, Toxteth, Edge Hill and Bootle have come under assault, with whole neighbourhoods wiped off the map. Where terraces have escaped demolition, they lie empty and boarded up, prey to thieves and vandals. Fine unlisted churches have gone too, such as St John and St James in Monfa Road, Bootle. And in a chilling reminder of the clearances of the 1960s, the few listed civic buildings and churches which have been spared by the bulldozers (such as St Cyprian's on Edge Lane) have been left isolated and vulnerable, deprived of their urban context.



Madryn Street, Liverpool, with Ringo's birthplace and childhood home (No.9) on the left. Photo: Marc Loudoun

And the destruction continues. The fine houses on and around Edge Lane (pictured) have now been demolished and next in line for the clearance is an area known as the Welsh Streets in Toxteth. This is a mixed area of good 19th-century housing which, until the dreaded red line was drawn around it by the planners, was a thriving community. Now Liverpool City Council has submitted an application to demolish around 400 houses including, remarkably, 9 Madryn Street, the birthplace of the Beatles' drummer Ringo Starr.

So far, over 100 letters of objection have been lodged with the council, and the campaign, spearheaded by the Welsh Streets Home Group, is continuing to gather pace. SAVE has offered to provide legal support, in the form of a possible challenge on the grounds of Environmental Impact Assessment (see p.2). Liverpool City Council has a reputation for operating outside the normal rules of engagement and in a perfect example of this, it admitted to drafting and submitting a crucial environmental scoping document *after* the deadline for objections.

For more information on how you can help contact Nina Edge, Secretary of the Welsh Streets Home Group, on welshstreetshomegroup@googlemail.com

CASEWORK

Threat to Birmingham's 'Forgotten Arcadia'

Earlier in the year SAVE launched a campaign to halt the destruction of two villas in one of Birmingham's most attractive Victorian suburbs.

The houses in Flint Green Road were sold privately, ahead of auction, raising fears that they were earmarked for redevelopment. Despite forming part of a coherent and elegant group, they are not part of a conservation area so are particularly vulnerable. In March SAVE wrote to the council calling for these fine villas and those on neighbouring roads to be afforded conservation area protection.



42 Flint Green Road, Birmingham

Acocks Green is a leafy residential suburb, south-east of Birmingham City Centre, developed after the opening of a new station there in the 1850s. The area offered well-built family homes in spacious, green surroundings for those who wished to escape the noise and grime of what was at the time one of the world's largest manufacturing centres.

In a plea to preserve the villas SAVE's President, Marcus Binney, described them as 'charming and attractive with a wealth of lively detail – arch headed windows, gabled porches, bracketed cornices built in warm, soft, brick.'



Minton tiling in the entrance hall at 44 Flint Green Road

'In most other cities groups of houses like these would be protected by conservation area status. These houses must not be sacrificed to inappropriate insensitive redevelopment. They are unusually well preserved and stand in a delightful leafy setting. Larger replacements would devalue the whole area.'

The latest news is that these two villas are now being refurbished as single dwellings. Although there are concerns over details of the conversion work (UPVC windows are being installed on one of the buildings) at least the villas appear safe for the time being. However, it is clear that a conservation area review is urgently needed if more good Victorian buildings in the area are to be spared demolition or unsympathetic alterations.

In Headingly, another Birmingham suburb, SAVE was notified of an application for the demolition of the Victoria nursing home. Dating from 1885, this is an impressive building with a range of pleasing details including a deep eaves cornice, large windows and high chimneys - lending the building the air of a large suburban villa in keeping with its neighbours. The villa is bounded by fine stone walls and gateposts and is surrounded by mature trees.

Although it has been turned down for listing and is beyond the boundaries of the nearby conservation area, SAVE argued that this was, nonetheless, a substantial and handsome landmark building and should be preserved and, if necessary, adapted for a new use. Sadly, the application has been approved at planning subject to a section 106 agreement.

Surrounding streets have already seen demolitions. For example, a number of houses on adjoining Sherbourne Road have already been demolished (to be replaced with buildings sporting replica frontages).

Elsewhere in Birmingham, it appears that even established conservation areas are coming under intense pressure. The Barnsley Road Conservation Area is currently under threat from a £40 million retirement village which entails the demolition of six large Victorian and Edwardian villas.

Canterbury Baptist Church



School (left) and church (right) form a delightful pair on St George's Place.

In Canterbury, a fine church of 1863 and its adjacent hall of 1914 were also threatened with demolition. SAVE supported the Victorian Society in opposing the proposals which were thankfully withdrawn. The church is the work of Jennings and Gray, a local firm, and is a beguiling composition in a Byzantine style, with Italianate elements. It sits back from the road (in the chapel tradition) and its front courtyard is flanked by the side wall of the church hall, a more sober classical composition with a pediment and large Venetian window. The church retains good interior fittings, including pews and a panelled gallery.

Perversely, the application for demolition described the pair as 'alien'. Like many streets in Canterbury, St George's Place is made up of a variety of buildings from different periods and of different styles, and this diversity contributes to the character and attractiveness of the area. The church and hall take their place alongside the city's other fine Victorian and Edwardian buildings adding colour, depth, and interest to their setting.

The case has echoes of the fight to save Union Chapel, Islington, London, in the early 1980s. The redundant red-brick chapel was similarly deemed out of character with the Georgian terraces on either side. Despite the council approving demolition, a successful campaign was launched and the building is now a thriving and highly popular music venue whilst still in use as a place of worship.

Crossways, Ealing

Crossways is a curious and attractive two-storey house, dating from the beginning of the 18th century (possibly earlier), which occupies a prominent site in the Hanwell Green Conservation Area.

Despite alterations and a recent prolonged period of neglect, the building retains important elements of its original design, including high chimney stacks and a number of interior fittings.

An application was made for the demolition of Crossways in 2007 but was refused and later dismissed at Appeal. However, the owner put in another application for demolition early in the year. SAVE argued that the necessary statutory tests for demolition had not been met by the applicant. The assessment

accompanying the application referred to the costs of repair as 'incalculable'. SAVE disputed this, arguing that any qualified historic buildings surveyor could easily give an approximate cost for this work. We also pointed out that many of the building's structural problems are the result of deliberate neglect and could not therefore be used as a reason for its demolition.



Crossways in Ealing: up for auction after two failed bids for demolition consent.

Latest news is that the application has been refused. It has since been offered at auction but failed to sell.

Battersea Power Station

In February SAVE submitted comments on the current scheme for Battersea Power Station - which is currently still with the planners. SAVE's involvement with the Power Station goes back many years. We led the campaign to save the building long before it was listed, and obtained - with the architects Martin Richardson and Graham Morrison - the original permission for change of use to leisure and residential. Ours was a carefully worked out scheme which brought life to every part of the building and limited the scale of new development around it to a size that would leave the power station standing in its original sublime splendour on the Thames.



Viñoly's scheme for Battersea Power Station: fantasy or reality?

Sadly, each scheme submitted since has involved higher and more dense development around the power station, without a satisfactory solution for the listed buildings. This trend continues with the latest scheme by Spanish Architect Rafael Viñoly, which although presenting an encouraging vision for the reuse of the power station itself (which is left open to the river), proposes new

development which will engulf the power station and rob it, from many viewing points, of its enormous value as one of London's principal and most visible landmarks. From many angles only the chimneys will be seen, cut off from their natural relation to Gilbert Scott's magnificent stepped stacks below.

These concerns were voiced in a letter to the council from SAVE's president, Marcus Binney: 'When such planning permissions have been granted in the past they have not been implemented and the site has simply been sold on at a greatly inflated price.'

Battersea Power Station has remained one of London's leading landmarks thanks to the determination of your council to ensure that no substantial development can be begun on the site until work on the power station is itself underway. We very much hope that you will maintain this position. This is a very large site which could be one of the foremost city centre developments in Europe in terms of quality, both attractive landscaping and sensitive new architecture.'

Another of SAVE's concerns and one which is shared by the 20th Century Society, is the proposal to dismantle and re-erect the iconic chimneys. We don't believe the case for this has been made and the worry is that once down, there is a danger that the structures will not be rebuilt.

SAVE has also objected to the demolition of the listed pumping station on the site which in our view is a building of considerable quality and presence. On such a large site a building of this character adds to the interest of any development and should be preserved and reused.

PUBLICATIONS

Since our last Newsletter no less than four new SAVE publications have become available. They cover a range of subjects and there follows a brief description of each. These reports can be ordered via the website or by using the order form in this newsletter (or on the enclosed leaflet). In the New Year we hope to add a substantial report on London Churches to this list.



Vacant for decades: the extraordinary Symonds Farmhouse, The Saxhams, Suffolk, which features in *Live or Let Die*. Photo: Matthew Andrews

Live or Let Die: Buildings at Risk 2010-2011

This year's BAR report, *Live or Let Die*, lifts the veil on over a hundred alluring properties. Remote farmhouses and grand crumbling country mansions vie for attention with Georgian townhouses, mills, redundant churches, town halls, schools, libraries and even post offices in what is a surprisingly diverse selection. Some of the featured buildings have been empty for years, whilst others are newly abandoned as the result of the recession. *Live or Let Die* is more than just an illustrated list, it also features reports on successful restorations; scandalous demolitions; pubs at risk and sections looking at individual towns such as Doncaster and Reading.

Also, for the first time, this year's report looks at examples of buildings at risk in Scotland and London - areas not covered in the full list.

Colchester: Back to the Future



Colchester has buildings of the highest calibre from nearly every era - here jettied mediaeval buildings jostle with later cottages and an old mill complex

Colchester is one of England's most overlooked historic county towns. It retains its Roman grid, with a castle, town walls and street after street of handsome buildings. This report aims to highlight the wealth of Colchester's built heritage, show the good work that has been done in conserving and augmenting these assets, and put forward ideas for the future - from the small scale to the highly ambitious.

Colchester, Back to the Future argues that the town must capitalise on its history and heritage rather than bend to the concrete will of those who mistakenly believe that economic development and physical development are one and the same. Only through conserving, and where possible, carefully adding to the town, can Colchester retain and strengthen its real identity. This will require patient discussion and negotiation, putting aside politics and working to a long-term plan. If Colchester can meet this challenge, it could be the envy of Britain.

Rediscovered Utopias: Saving London's Suburbs

London's suburbs fulfill the English dream of a house and garden in leafy surroundings, but also offer an impressive model for urban living. Now, in many places, the character of these areas is being eroded, both by redevelopment and by small but accretive changes.



Houses in the Shaftesbury Park Estate, Battersea. Photo: Kate Peters

This new book, edited by Bridget Cherry and Ann Robey and compiled with a grant from English Heritage, is intended both as a voyage of discovery and a campaigning report looking at how these precious and often overlooked areas can be better protected. It looks at 14 suburban estates developed in the 19th and early 20th centuries and assesses the special qualities that define their character, as well as the threats they face.

Reviving Britain's Terraces: Life after Pathfinder



Mark Hines shows how terraced housing destined for clearance can be rejuvenated and reinvented as eco-communities. © Mark Hines Architects

New Labour's Housing Market Renewal (Pathfinder) Initiative has resulted in the destruction of thousands of terraced houses across the north of England, ripping the heart out of communities and repeating the terrible mistakes of the 1960s and '70s.

For this report, SAVE has teamed up with architect Mark Hines to look at how housing earmarked for demolition can be adapted, upgraded and remodelled to a high standard of energy efficiency, creating a range of accommodation and forming exemplar 'eco-communities' of the future.

OFFICE NEWS

Denise Neilson, SAVE's much-loved administrator, retired in April, handing over to Alison Hunt, who has already proved a formidable force, settling in quickly, despite the upheavals of an office move which meant that at one stage she was sharing a single desk with three other people!

The SAVE office has now been reinstalled on the 1st Floor of 70 Cowcross Street. The move entailed the removal to archive of well over 100 boxes of documents,

photographs and other material. We had a very small time frame for the move (less than a week) but, thanks to the heroic efforts of the SAVE team led by Catherine Townsend, this was comfortably achieved. As well as Catherine, special thanks should go to Rhiannon Tracy and volunteer Matilda Burn for their tireless work which sometimes extended late into the evening.

NEWSLETTER BY EMAIL

Sending newsletters by email rather than post reduces our costs dramatically. If you're happy to switch from postal to email updates then please let us know, supplying us with your email address.

APPEAL - SAVE'S SHOPPING LIST

SAVE is a small charity, dependent on donations, and we survive on a hand-to-mouth basis. Once in a while we like to let our Friends know about things that we need for the office, in the hope that a generous benefactor might step forward to help. Here is our latest wish list:

- Office camera: £300
- New telephone system: £1,500
- Stationery supplies: £250
- One new PC with software: £1,500
- Website upgrade for online ordering: £5,000

LOOKING BACK AT 2010



Christopher Woodward, who gave this year's Annual Lecture, *Sleeping Beauty: Historic Buildings, the Public and the Art of Slow Conservation*.

The SAVE Annual Lecture in June was delivered by historian, writer and museum director, Christopher Woodward. In a stimulating and provocative talk, he discussed the way in which historic properties are presented (or over-presented) to the public, and advocated a lighter approach to allow buildings to speak for themselves. The venue was the Prince's Foundation for the Built Environment, in Shoreditch, London. SAVE is extremely grateful to the Foundation for allowing us the free use of this space.

That same week SAVE held its biannual Conservation Book Fair in the Gallery at 75 Cowcross Street. This year, in order to generate more interest in the event, there were a number of guest speakers including Dan Cruickshank, Marcus Binney, Ptolemy Dean and Jeremy

Musson. It was a great success with positive feedback coming both from stallholders and members of the public.

BUILDINGS AT RISK 2011-12 - HOW YOU CAN HELP

The hunt is on for candidates for next year's buildings at risk catalogue and register. We are looking for interesting buildings in England and Wales (Scotland and London are not covered). They can be of any type, listed or unlisted, provided they are vacant or partially vacant. In terms of listed buildings, we tend to focus on Grade II to avoid duplication with English Heritage's own register which covers Grade I and II* buildings and Grade II in London.



2 Church Street, Isleham, Cambridgeshire, featured in this year's BAR catalogue.
Photo: Matthew Andrews

For more details on our buildings at risk register and catalogues, please visit: www.savebritainsheritage.org

Updates on featured buildings are extremely valuable to our work. If you notice any out-of-date information on a building entry on our online register, then please let us know. We strive to keep material as current as possible and we are always grateful to hear the latest news.

OTHER FORTHCOMING EVENTS & PUBLICATIONS

The Fortress Study Group symposium

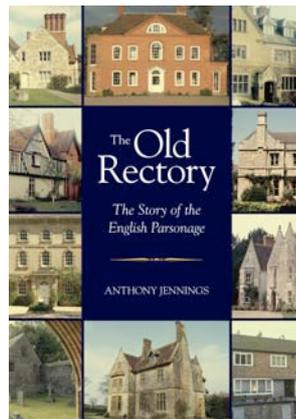
The Fortress Study Group (FSG) is holding a symposium on 8 & 9 March 2011, at the National Army Museum London entitled *Fortifications at Risk* to highlight concern at the number of 19th- and 20th-century fortifications - particularly WW1 and WW2 defences - that have become derelict or have been destroyed. Building upon the 'Defence of Britain' project, the FSG is bringing together interested parties to discuss the preservation of these structures, and imaginative ways in which they might be re-used. Speakers include prominent British and international figures in the heritage world. Details from www.fsgfort.com

The Old Rectory: the Story of the English Parsonage

Pevsner described the pairing of church and parsonage as a feature of the English village unparalleled on the Continent. John Betjeman saw the design of rectories and vicarages as highly influential on our architecture. Forsaken by the Church but coveted by the private

buyer, this is the story of these quintessentially English houses, with their combination of fine architecture, charm and character, large gardens and often splendidly rural locations.

This new book by Anthony Jennings examines the history, evolution and architecture of the English parsonage, and looks at their place in our heritage. It also explores the contribution made to our culture by the clerical families who once occupied these houses, and the famous people and eccentrics who have been associated with them. Finally, it considers their current role, and what the future might hold.



The Old Rectory (296 pages) is available from Continuum Books priced at £25.

www.continuumbooks.com

Historic Chapels Trust - Christmas Concert

The Historic Chapels Trust is holding its Christmas concert on Wednesday 8 December, at St George's Lutheran Church, 55 Alie Street, London E1 8EB. The doors open at 6.30pm and concert begins at 7pm. Tickets are £5 on the door. For more details tel: 020 7481 0533.

HOLT Lecture - The Lost Squares of Stepney

In this lecture for the Heritage of London Trust, SAVE's Secretary, William Palin will look at Wellclose Square and Swedenbourg (formerly Princes) Square. These late 17th- and early 18th-century developments, for prosperous mariners and merchants from Denmark and Sweden who had settled in and around the riverside hamlets of Wapping, and Ratcliffe were amongst the most ambitious speculations of the time. Each square had a church at the centre and was surrounded by handsome brick houses many of which survived into the late 1960s. This richly illustrated talk will trace the history and development of the two squares and chart their decline and their eventual, unforgivable, obliteration.

This Unfortunate and Ignored Locality: The Lost Squares of Stepney will take place at the Pewterers' Hall, Oat Lane, London EC2V 7DE on 10 November. Tickets are £15 and must be booked in advance by contacting Tara Draper-Stumm on 020 7730 9472, tara@heritageoflondon.com

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