

# SAVE BRITAIN'S HERITAGE

## Newsletter – Spring/Summer 2015

Welcome to the first newsletter of SAVE's 40<sup>th</sup> anniversary year. The year began with the fantastic news that our public inquiry into the Welsh Streets planning application was successful and that the Secretary of State supported all our arguments. Although Liverpool Council decided to appeal, his decision letter is a shining beacon in conservation history, supporting all the reasons that we have been campaigning for terraced housing and against Pathfinder for over ten years. Local campaigners, wearied by the fight, were immensely buoyed up by it.

In May, architectural group Assemble were nominated for the Turner Prize for their project for some derelict terraced housing not far from the Welsh Streets, and by the same architect, Richard Owens. Assemble had been commissioned by Steinbeck Studios, that SAVE had introduced to the area. The tide appears to be turning, but it is important to keep up the pressure until these visionary schemes are implemented and the terraced house and those communities that live in them are safe from demolition.

In January SAVE held a reception at Christies in London in support of our plans for Wentworth Woodhouse, attended by Ed Vaizey MP who spoke favourably of SAVE as an organization and of our role in saving the building for the nation. We are currently awaiting news from the National Heritage Memorial Fund about an application that would see us reach our target of £7m.

In London SAVE has led the campaign for 152-158 the Strand, that King's College London wishes to demolish to make way for a new academic building of bland design. In May the new secretary of state Greg Clark placed a holding order on the application following Westminster Council's granting of planning permission, and we are at present encouraging all supporters of our petition, that picked up 9,000 signatures in 3 weeks, to write to Mr Clark asking for call in. The proposal is highly controversial, not least because Historic England initially supported the application: their original letter of advice concluded that the demolition would not cause substantial harm to the Conservation Area, however on the 21<sup>st</sup> May they reviewed their advice and in a statement on their website and a letter to *The Times*, stated that in fact the proposals would cause substantial harm. SAVE welcomes their change of position. *The Times* and the *Evening Standard* have taken the fight up as a campaign, the former publishing articles, opinions, leaders and letters almost every day.

In the Wirral, our northern caseworker Jonathan Brown has led the campaign for the handsome Edwardian Andrew Gibson House, owned by Nautilus Union, and originally built for sailors' widows.

Earlier this year we completed urgent repairs on the outbuildings at Winstanley Hall, Wigan, and a repair on a chimney stack on the house, that threatened to tumble in high winds. We continue to develop a scheme for the site and are in talks with English Heritage, Wigan Council, the HLF and local groups.

Another major case is that of Silver Hill, Winchester, where Hendersons Global Investors, with whom we did battle over Smithfield General Market, are determined to push through an application for an oversized development in the historic centre of the town. SAVE is working on an alternative scheme.

In a happy announcement in March, the Museum of London announced plans to move to Smithfield General Market, news that SAVE welcomes, providing that the designs show the buildings off to best advantage.

We have launched a Saviour scheme as part of a concerted fundraising push, and with help from our new fundraising committee chaired by SAVE Trustee Timothy Cantell and our fundraising officer Emily Lunn.

Please see the end of the report for details of how to become a Saviour, and the date of our Buildings at Risk Catalogue launch in June, following a two year break!

## ONGOING CAMPAIGNS

### 152-158 Strand, London

A new major campaign is underway at SAVE: SOS, Save Our Strand - a battle to save a charming group of characterful and distinctive Georgian and Victorian buildings that King's College London wishes to demolish to make way for a blandly designed new academic block. The buildings in question form the setting of Grade I listed Somerset House and St Mary Le Strand, one of the finest churches in London.



152-158 Strand

A decision to allow King's College to demolish was taken at a planning committee meeting at Westminster City Council on April 21<sup>st</sup>. The decision was supported by Historic England (formerly English Heritage) who concluded, to our bafflement, that the demolition of this group of buildings would not cause substantial harm to the Conservation Area, but they have since reviewed their decision and concluded it would cause substantial harm.

The proposal is part of wider plans for King's College to expand and open up the campus. We consider that one part of the proposal does not hinge upon the other and it is possible to improve and modernize the campus without demolishing these buildings.

Other objections to the planning application were received from the Ancient Monuments Society, the Victorian Society, the London and Middlesex Archeological Society, the Council for British Archeology, the Somerset House Trust, the Courtauld Institute, and over 64 others. The Somerset House Trust and Courtauld Institute's objections centre on the

proposed new tower extension to the King's Strand building and the impact it will have on the setting of Somerset House. Their objections also flag up what they see as major flaws in the consultation process.

These buildings are on one of London's most historic and central thoroughfares: the procession route from St Paul's Cathedral to Buckingham Palace.

This streetscape has already been damaged by King's College's brutalist building to the east of Somerset House, regarding which the planning committee expressed regret. A number of similar buildings on narrow plots were destroyed to build that; no further encroachment of this kind should be allowed. The character of central London depends on a balance between large institutional and commercial buildings and smaller scale buildings on narrow plots.

The entire group of threatened buildings are in the Strand Conservation Area, while one of them is listed Grade II. The ones condemned for demolition are singled out in the Conservation Area Audit as Unlisted Buildings of Merit, which contribute to the character and appearance of the Conservation Area. This should, according to local planning policy, safeguard them from this kind of proposal.

SAVE launched a petition on 28<sup>th</sup> April which surpassed 8,000 signatures in two weeks, and which continues to steadily grow. This is aimed at the Principal of King's College, Edward Byrne, members of the Council, and Jamie Ritblat, Chair of the Estates Strategy Committee.

Luminaries that have signed include Bill Bryson, Griff Rhys Jones, Starwars actor Iain MacDiarmid, Nigel Slater, authors Meg Rosoff, Susan Hill, Duncan Fallowell, Tariq Ali, Virginia Ironside and Philip Marsden. Michael Palin also supports the campaign.

The petition can be signed here:

<https://you.38degrees.org.uk/petitions/don-t-demolish-152-158-the-strand-london>

The campaign has been taken up with gusto by *The Times*, who printed a leader 'Nasty and Brutish' on May 9th. Since then there has been a steady stream of letters, comments and articles in the newspaper. There has been ample coverage, also, in *The Evening Standard*, *Country Life*, *Building Design*, the *Architects' Journal*, and on the BBC and London Live.



**The proposed building**

Following the planning committee meeting SAVE immediately wrote to the then Secretary of State Eric Pickles asking for a public inquiry, and wrote again to his successor Greg Clark following the general election. Our grounds are the following: there is a conflict with national policy on the protection of heritage assets; the case is of national significance, as the buildings are on the main historical processional route in the

country from Westminster to St Paul's; the design of the newly proposed building is poor; the case is controversial as underlined by the overwhelming response from the media and the public. In addition, Historic England's position has changed, rendering their original letter to Westminster Council that approved the proposals, null and void.

A group of councillors from Westminster Council also wrote to Mr Clark asking for a call in, citing Historic England's shifting position as grounds, as well as the fact that the case is of national significance.

We learnt on 14<sup>th</sup> May that the Minister had issued an article 31 direction, which prevents Westminster from signing off on planning permission. This is to allow the Minister sufficient time to consider the issue and whether to call the application in for a public inquiry.

We have also commissioned architect John Burrell of Burrell, Foley, Fischer to work on a drawing to demonstrate that the buildings would make fantastic academic space with minimum intervention, and would make a positive contribution to the public realm.



**Ptolemy Dean's watercolour, showing the buildings in question in relation to St Mary-le-Strand**

### **SAVE research on 152-158, Strand**

SAVE volunteer David Bade, fresh off a plane from New Zealand, worked on some historical research and discovered the following colourful information about these modest buildings that contribute so much to this stretch of the Strand.

The Strand has been the principal route between the economic centre of the City of London and the royal and political centre of Westminster for centuries. As these centres grew in the sixteenth and seventeenth centuries, the Strand became a commercial strip and significant landmark buildings and churches were established. By the end of the nineteenth

century, the Strand was renowned as an area for restaurants, public houses, music halls and theatres. As a result, the Strand has developed a variety of building stock, with its grand landmark buildings on the one hand, and an assortment of commercial building styles on narrow medieval plots on the other.

152-158 Strand were originally part of a late-seventeenth/early-eighteenth century terrace, and are sited on their original narrow medieval property boundaries. The building frontages have been partially or fully re-fronted at times during the mid-nineteenth century to early-twentieth century as the buildings have changed hands, and the majority of interior walls and rear walls relate to the eighteenth century.

The buildings at 152-158 Strand are tangible memories of the commercial businesses and occupiers of the buildings that were on the Strand for over 200 years. A variety of businesses occupied the buildings, including tailors, locksmiths, watchmakers, button-makers, umbrella-makers, architects, booksellers, tobacconists, photographers, shoe-sellers, confectioners, lamp manufacturers, estate agents and dentists. This variety and number are typical of these kinds of buildings on the Strand. Although there was a high turnover of owners and leases of the buildings, some notable businesses occupied the buildings for decades – including Firman & Sons (military button-makers founded in 1656, one of the top 25 oldest companies in the world), Thresher & Glenny (founded in 1755 and one of the world's oldest surviving tailors), George & Walter Yonge (watchmakers, notable as being watchmakers for the King and the Lord High Admiral 1820-28), and Lyons café (a successful teashop chain, particularly in the 1930s).

The buildings also provide the historical setting for the two neighbouring landmark buildings – Somerset House (a large sixteenth-century mansion which later became a royal residence) and St Mary le Strand (the first of fifty churches built by order in the reign of Queen Anne, dating from 1717). The row of buildings, which is mirrored on the southwest side of Somerset House by a similar row, provides an authentic sense of how Somerset House and St Mary le Strand church fitted into an eighteenth century streetscape. Historical paintings and photographs of these features include the buildings at 152-158 Strand, illustrating the importance of these buildings to the eighteenth and nineteenth century context of the Strand.

## Welsh Streets, Liverpool

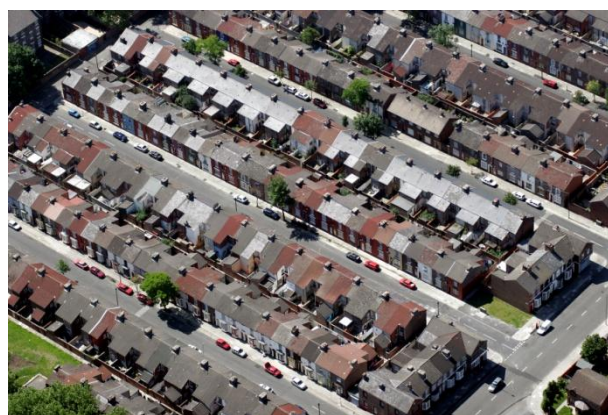
The year opened with a great victory for our campaign in the Welsh Streets, Toxteth, Liverpool. On 16th January we were informed that the then Secretary of State, Eric Pickles, fully supported our arguments, in opposition to the government inspector Christine Thorby, who had recommended permission for the planning application which proposed to demolish 400 of the 440 terraced houses on the site, bringing only 40 back into use. Pickles called for market testing and other options for refurbishment, stating that demolition should be a last resort.

SAVE has been arguing for the heritage value of these terraced streets for many years and were delighted that it was finally acknowledged at the highest level of Government.

Liverpool Council, led by Mayor Joe Anderson, immediately announced that they were appealing against the decision. We are awaiting a date for the Judicial Review which will be held in the Courts of Justice in Manchester at which SAVE will be a witness. Unfortunately, Liverpool's decision to challenge the Secretary of State means further delay for the streets and the residents.

The Public Inquiry took place last June. SAVE was the sole Rule 6 party, and our team of witnesses was led by Barrister James Potts of 39 Essex Street.

Our case contained new evidence about the architect of the buildings, 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. Carr argued that the Welsh Streets and Owen are pivotal to the understanding and the development of the terraced house nationally and even internationally, not just in Liverpool.



**The Welsh Streets from the air**

Almost all of SAVE's arguments were supported by the strongly worded decision letter from the Secretary of State.

### Planning Framework (NPPF):

"The scheme does conflict with the Government position as set out in the Written Ministerial Statement of 10 May 2013 and the acceptance of the recommendations in George Clark's Empty Homes Review which makes clear that refurbishment and upgrading of existing homes should be the first and preferred option and that demolition of existing homes should be the last option after all forms of market testing and options for refurbishment are exhausted."

### Heritage Significance:

Contrary to Liverpool Council's arguments that the Welsh Streets have little or no heritage value, the Secretary of State considers, "that the surviving built and cultural heritage in the Welsh Streets is of considerable significance for the above reasons and that the proposal would have a harmful effect on the significance of the Welsh Streets as a non-designated heritage asset."

### Design:

"Though the proposals retain some of the existing street names and the geographical location and orientation of those streets, the Secretary of State considers that in other respects the existing character of the Welsh Streets would effectively be lost. Existing density would be halved and the Secretary of State agrees with SAVE that the proposed scheme takes a suburban approach given the space surrounding buildings and the focus on the private plot rather than the collective street."

"The Secretary of State also agrees that the loss of mature street trees would be a significant loss in design and sustainability terms, and that they should be retained and managed appropriately."

"The Secretary of State notes that new build houses themselves will not be much larger than the existing terraces in terms of internal floor space. He agrees with SAVE that the new Green

Street would be an inefficient use of space, as there is no shortage of public open space in the area”

#### The Beatles and Tourism:

“The Council state, at IR 78, that No 9 Madryn Street (birthplace of Ringo Starr) has been saved in the interests of its cultural significance, along with part of Madryn Street. The Secretary of State notes that only a stub of this terrace would be saved. The Secretary of State agrees with SAVE that the demolition of much of Madryn Street would significantly harm the ability to understand and appreciate this part of Liverpool’s Beatles heritage which he considers to be of importance to the City. Although there are other surviving terraced streets in the area where visitors could go and see a similar environment to the one where Ringo Starr was born, the Secretary of State places importance on the actual street where he was born and he agrees with SAVE that the proposal would be short sighted as regards the future tourism potential of Madryn Street.”

#### Conclusion from the Secretary of State:

“The Secretary of State considers that the potential viability of the scheme has been demonstrated but he is not satisfied that the purpose for which the Council is proposing to acquire the Order lands could not be achieved by alternative means.”

“The Secretary of State has concluded that there is not a compelling case in the public interest to justify sufficiently the interference with the human rights of those with an interest in the land affected.”

#### **Background**

Pathfinder, otherwise known as Housing Market Renewal (HMR), was introduced by John Prescott in 2002. It claimed to address alleged housing market failure in certain parts of some Northern cities, and placed 400,000 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 the scheme 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. Some 30,000 houses have been demolished.

The policy failed to consider the human element - the effect it would have on entire communities that were uprooted and rehoused, often against their will. Condemnation has been cross party, and in 2011 the controversial policy was scrapped by the present government, and resources switched from housing demolition to renovation, following a seven year campaign by SAVE and many local community groups. As a result of these efforts, public policy is now directed towards the re-use and refurbishment of empty and historic housing, with demolition only as a last resort.

#### **Turner Prize nomination 2015**

SAVE was delighted to hear that Assemble architects had been nominated for the Turner prize for their designs for the refurbishment of Ducie Street in Granby.

SAVE introduced the residents to social investors Steinbeck Studio, who in turn invited the innovative young architectural practice Assemble to the area and commissioned the drawings that have now be shortlisted for the Turner prize, along with three artists. It is unusual to see architectural projects nominated for an art prize.

Assemble goes with the grain of ruin, rather than against it, transforming parts of houses that have lost ceilings, into double height rooms and winter gardens. Their leafy vision counters

the negative press terraced housing in Liverpool has had for so many years and, we hope, marks a new era in recognition of these buildings' adaptability and ability to please.

In a scheme devised by the local Community Land Trust and Steinbeck Studios, new and renovated homes will be owned by new and long-term residents. This is a positive departure from the top-down approach of Pathfinder, which handed publicly-acquired land to private developers and major social landlords.



**Assemble’s design for a communal winter garden in the shell of a terraced house**

None of this would have been possible without the determination of local residents living in blighted areas, with whom it has been a privilege to work. SAVE considers that it is extremely positive that the Council chose to work with Steinbeck Studios and Assemble, and that hopefully this ushers in a new era of respect for the modest terraced house, and the communities that choose to live in them.

However, only half a mile away in the Welsh Streets, there are 400 terraced houses by the same architect Richard Owens, that remain under threat of demolition (see previous entry about the Welsh Streets Public Inquiry).

#### **Wentworth Woodhouse, South Yorkshire**

The campaign to save Wentworth Woodhouse for the nation continues in earnest, following the announcement of our plans in our winter 2014 newsletter (see below for background information).



**The east front of Wentworth Woodhouse**

*Country Life*

## Fundraising update

Since January public support has been substantial, with pledges and donations being received on a steady basis. To date this totals over £21,000, and shows the clear national public support for the project, vital to ensuring the campaign is a success. Our thanks to all those who have pledged or donated.

SAVE and the Wentworth Woodhouse Preservation Trust have raised pledges of £3.4m from four major grant giving bodies – The Monument Trust, The Art Fund, Sir Siegmund Warburg’s Voluntary Settlement, and the JP Getty Jnr Charitable Trust. A further £100,000 has been pledged by a local businessman.

An application is currently with the National Heritage Memorial Fund, and if successful will enable us to reach our target figure of £7m. We expect to hear the outcome of this decision shortly.

## Christie’s Reception

In January we hosted an evening reception at Christie’s Auction House on King Street, where Marcus Binney and Julie Kenny, chair of the Wentworth Woodhouse Preservation Trust, explained the project to a packed audience of heritage experts, donors and supporters.

We were delighted that Ed Vaizey, the Minister for Culture, not only attended the event but spoke passionately about the house and the need to save it. Addressing the room Mr Vaizey said: “I am pretty certain that whoever is in government will help realise this heroic vision for Wentworth Woodhouse that would bring so much to the region.

“I congratulate the efforts of SAVE - an organisation that saves hundreds of buildings nationwide, all on a shoestring. We should salute the heroic efforts of Marcus Binney who has done so much to save Britain’s heritage.”

Our thanks to all those who attended the evening, and especial thanks to Christie’s who provided the venue and ensured the evening went without a hitch.



Ed Vaizey addressing the audience at Christie’s

## Support from Westminster

Following the reception, several members of parliament expressed their support for the campaign. Robert Jenrick, Conservative MP for Newark, asked a question in the Commons, which William Hague MP answered, expressing the support of the Government. John Healey MP also tabled an early day motion endorsing the work of SAVE and the WWPT, which gained cross party support.

## The Proposals

Under the proposals the house and 83 acres will be acquired by the WWPT from the Newbold family, who for the past 16 years have expended considerable time, money and effort into maintaining and repairing the fabric of the house.

SAVE and the WWPT have, working with Kit Martin, Roger Tempest, the National Trust and others, developed a business plan which will ensure Wentworth’s future is secured through four supporting pillars.

The splendor of the main state rooms will be opened to the public, managed initially by the National Trust; some 15-20 residential units will be created in the south wing of the mansion and the stables; the north wing will be converted into a self contained events space; and small business units in the stable courtyard will be created on a similar model to the estate buildings at Broughton Hall. The pillars will support each other whilst ensuring the future of the house is not solely reliant on one funding stream.

For more detailed information about the proposals please see <http://www.savewentworth.co.uk>, which was created by SAVE supporter Ben Furnival.

Pledges can be made by emailing Mike Fox at SAVE on [mike.fox@savebritainsheritage.org](mailto:mike.fox@savebritainsheritage.org), and donations can be made via <https://www.justgiving.com/SAVEWentworthWoodhouse>

## Smithfield General Market, London

Since our last newsletter there have been developments at Smithfield General Market: in March the Museum of London announced it wishes to relocate there by 2018.



The interior of Smithfield General Market

The Museum is currently located a short distance away on London Wall, in a Powell and Moya building, but has now started to consider a new home in Smithfield. This would allow the Museum to welcome more visitors and display more of its collection. It would also put the Museum at the heart of the Crossrail network, with Farringdon tipped to be one of the best connected stations in the country with over 140 trains an hour passing through at peak times.

SAVE has cautiously welcomed the proposals – such a use would safeguard the western market buildings, bringing them back into use after almost two decades of sitting empty. What a change from the original plans first for full demolition in 2005, and more recently for 75 per cent demolition in 2013! The devil will be in the detail – these buildings must shine, including the market halls, and not be overshadowed by any new scheme.

At the public inquiry last year SAVE and the Victorian Society successfully argued that the interiors of the market buildings were of great significance and that any development of the site must respect them. In particular, the interior of the General Market, designed by Sir Horace Jones, with its unique Phoenix Columns and handsome ornate ironwork must be preserved and enhanced. SAVE is in contact with the Museum.

More information on the Museum of London's plans can be found here: <http://museum.london/>

Dr Jennifer Freeman, architectural historian and expert witness at both Smithfield public inquiries, has written a paper on the importance of Horace Jones's Smithfield interiors, and this will be available on our website shortly.

### Smithfield Greetings Cards

We have a limited number of artist Lucinda Rogers' greetings cards still available for purchase, showing the view of Smithfield General Market from Holborn Viaduct.

More information about Lucy and her work can be found on her website: <http://lucindarogers.co.uk/>

Please contact the SAVE office to order a pack. Packs of five cost £10 (£7 for SAVE Friends).



### Norton Folgate, London

SAVE has been supporting the Spitalfields Trust's campaign to save Norton Folgate, an area of eighteenth and nineteenth century warehouses in Spitalfields in the Borough of Tower Hamlets, just over the border from the City of London.

The site is located in the Elder Street Conservation Area, notable for its low-rise character and mixture of small light industrial buildings, yards, shops and public houses sitting together cheek by jowl. The area was made famous by Dan Cruickshank and the Spitalfields Trust in 1977 when they successfully saved Elder Street from clearance and redevelopment by squatting the threatened buildings.

Now almost 40 years on British Land has returned and is proposing to demolish around 70% of the current buildings on the Norton Folgate Site, for replacement with large office blocks rising to 11 and 13 storeys. The site will be reduced to a few facades and shells.

These proposals are vastly out of scale with the conservation area (existing buildings are three, four and five storeys), and seek to take their cue from the larger blocks over the road in the City of London. In addition the diverse mixture of buildings and uses will be lost amid corporate office blocks with large floorplates.



CGI visual of Norton Folgate currently



CGI Visual showing the scant amount of historic fabric to be kept

There is still time to object to the proposals by writing to Beth Eite at Tower Hamlets noting the harm caused to the conservation area, the treatment of historic buildings, the height and massing of the new buildings, and the poor consultation process which failed to respond to local objections.

Comments should be sent to

[planningandbuilding@towerhamlets.gov.uk](mailto:planningandbuilding@towerhamlets.gov.uk)

More information on the campaign can be found at [www.facebook.com/savenortonfolgate](http://www.facebook.com/savenortonfolgate)

### Winstanley Hall, Wigan

This January we completed urgent works on the courtyard buildings and chimney stack of the main hall, thanks to funding from English Heritage and further donations from the Country Houses Foundation, the SPAB, the Georgian Group, and SAVE friends.

SAVE was licensed to carry out the works by the owner Kierstan Boylan and these were conducted between November 2014 and January 2015 by Grosvenor Construction, overseen by Ed Morton structural engineer. These works not only cleared overgrowth, revealing further the beauty and potential of the buildings, but will also ensure that the courtyard

buildings and tithe barn are weather proof and water tight for five years minimum.

Several discoveries were made in the course of the repairs including further statuary and a set of iron gates. Equally evident were signs of neglect: mostly lack of maintenance that had led to water ingress.

Thanks to a small excess in funding we were able to erect scaffold and mend a large hole in the chimney stack over the main entrance of the hall, that may have toppled in a storm.

SAVE has been involved with Winstanley Hall since November 2011 when we objected to its proposed demolition. It was agreed that SAVE would be given a chance to implement a scheme for repair and reuse, devised with some of the country's leading professionals in the field of bringing old and derelict buildings back into use.

At a meeting at Wigan Council in April this year, with representatives of the Friends of Winstanley Hall including Martin Ainscough, and Historic England, it was established that demolition was no longer an option.



**One of the restored cupolas atop the stable mews**

Winstanley Hall is a 420 year old Elizabethan house extensively remodelled by Lewis Wyatt, the talented son of James Wyatt's brother Benjamin in the early-19th century. It was the home of the Bankes family until it was sold in the 1980s. The stable court and other buildings to the side of the main house are a prize example of English eccentricity, with rugged Primitivist masonry and designed with heady mix of Norman, Tudor and Baroque motifs, and a Swiss cottage covered in Celtic-style ornament at the end. They were commissioned by Meyrick Bankes II, a colourful character who travelled extensively in Europe and America and adorned the grounds with statues of animals.



**Repairs to one of the chimney stacks on the main house**

Winstanley is a significant country house, whose rescue will be a great gain to the local area and the nation. It was conceived as a handsomely landscaped site with an approach affording good views of the imposing house. Although there was extensive open-cast mining near the site, the grounds have since been restored and the nearby M6 motorway is mainly in a cutting. Winstanley remains a romantic place, secluded by trees and woodland and approached by a long drive.

SAVE is in the process of establishing a Building Preservation Trust as a possible body to drive the scheme forward

## **Farringdon East (Crossrail) Station, London**

In November SAVE objected to the proposed above ground development at Farringdon East Crossrail Station. The site abuts the Smithfield and Charterhouse Square Conservation Areas, as well as the Grade II\* listed Smithfield Meat Market, and the height, bulk and overall design of the proposed buildings would cause harm to the assets.

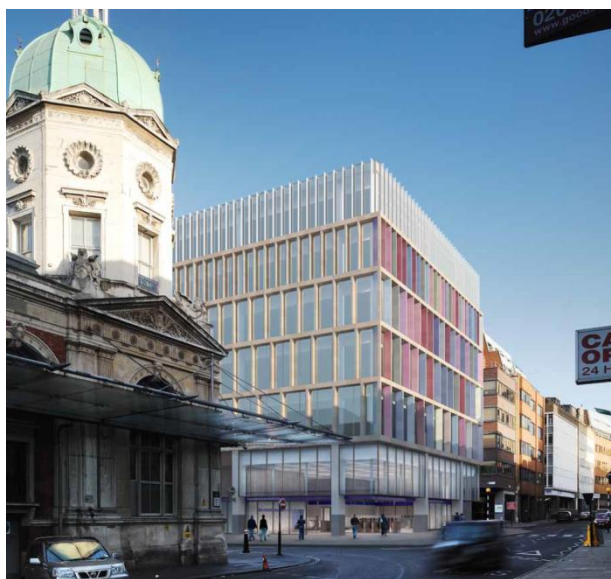
At the December planning committee the plans were deferred for a redesign, as the committee made it clear they shared the reservations of SAVE and others – height, bulk, design, impact and light spillage.

We were disappointed to learn that the applicants sought only to address the problem of light spillage before taking the application back to planning committee in May this year.

At the meeting Clem Cecil and Charlie Hobson, Master of the Charterhouse, addressed the committee, pointing out that little has changed from the original application. Once again the committee voted 24 – 3 to defer the application.

The members made it very clear that this was a second and final chance to address the concerns of the committee and the objectors, rather than attempting to ride roughshod over them.

We hope this outcome will lead to the opening of dialogue between the applicants and SAVE and other objectors. However we understand the applicants may now be seeking to appeal the decision, rather than take on board and address the reasons for deferral.



**The proposed above-ground development at Farringdon East Crossrail station.**

## **Silver Hill, Winchester**

SAVE strongly objected to proposals for a large redevelopment scheme at the heart of Winchester in September 2014, lending our support to a very well organised local campaign.

Henderson Global Investors, the developers also behind the destructive plans for Smithfield General Market, were seeking permission for a large mixed use shopping and residential scheme, with buildings of seven storeys proposed at the historic heart of the city. This would have threatened to compete with the Cathedral, Guildhall and Woolstaplers' Hall, and would have been harmful to the historic character of this ancient city.

Strong local opposition groups organised a huge demonstration outside the Guildhall, with architects Robert Adam and Huw Thomas amongst those calling for the plans to be rejected, but the planning committee granted planning permission in December.

However, a judicial review, led by Councillor Kim Gottlieb, saw the plans struck out in the High Court, with the Honourable Mrs Justice Lang delivering a damning verdict on the actions of the council, particularly in committing a serious breach of procurement policy. She said the council's actions cast, "real doubt on whether the scheme proposed by the developer is the best scheme on the best terms available."



**Above and below: The Silver Hill proposals, and the same view stripped back showing the bland designs.**



Crucially, Hendersons were arguing that the provision of affordable housing as part of a consented 2009 scheme was no longer viable, and that they therefore should be allowed to reduce their contribution by some £5m. The council had accepted this without taking into account alternative proposals for the site.

SAVE is now working on an alternative scheme for the site, that will enhance the city and its historic character.



**The protest against the proposals, organised by Winchester Deserves Better.**

### **Andrew Gibson House, the Wirral**

In February Andrew Gibson House, an Edwardian home for seafarers' widows, was threatened with demolition by its owners Nautilus, the maritime professionals' union.

Completed in 1906, it is a handsome red brick building with stone dressings, occupying a commanding position on the Mersey, opposite the instantly recognisable Liverpool waterfront World Heritage Site. Unfortunately Andrew Gibson House is neither listed nor in a conservation area, leaving it particularly vulnerable.

It was occupied and in use until about a decade ago, but since then it has been empty and in decline. In spite of Wirral Council having given planning permission for enabling development and conversion, and offers from developers willing to renovate the building, Nautilus has successfully applied for 'prior approval' to demolish with the intention of either developing or selling a cleared site.

SAVE launched a petition calling upon the owners to reconsider their plans, which garnered over 4,000 signatures in a very short space of time. The *Liverpool Echo* dedicated several full page features to the story, which was picked up nationally by *Building Design* and *Private Eye*. This led to a meeting with Nautilus, at which SAVE's northern caseworker Jonathan Brown secured a commitment from the union to at least receive offers to restore the building.



**Andrew Gibson House**

A listing application was also submitted with the help of John Hinchliffe, Liverpool's former World Heritage Site officer,



which demonstrated new information about the architect A. P. Fry, who designed a series of important cultural and care institutions, including Liverpool's Royal School for the Blind. In 2008 SAVE supported a spot-listing application for one of these, the Gregson Memorial Institute in Liverpool's Wavertree District which was listed Grade II on the very day the planning committee granted permission for demolition. In the case of Andrew Gibson House however listing was refused.

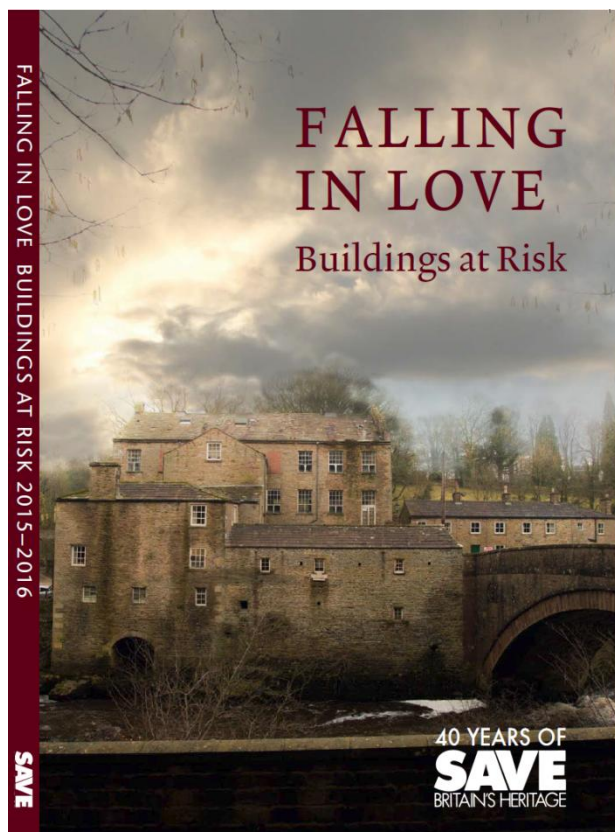
Despite the fact that demolition could now go ahead, we are pleased that Andrew Gibson House is still standing, and understand that at least one conversion specialist has held meetings with the Union and the local authority. We continue to hold out hope that a sympathetic purchaser will come forward. SAVE will be pleased to forward inquiries from developers willing to bring the building back into use, to Nautilus General Secretary Mark Dickinson.

## BUILDINGS AT RISK

### Falling in Love: 25 years of Buildings at Risk

Our next Buildings at Risk Catalogue will be published on 22<sup>nd</sup> June, and is available to order now.

After a break of two years, the 2015-2016 catalogue marks the 25<sup>th</sup> anniversary of our first publication of a buildings at risk register. SAVE was the first organisation to launch this kind of register highlighting the many wonderful listed and unlisted buildings around the country, in need of new owners and new uses.



Above: *Falling In Love: Buildings at Risk, 2012-13.*

Of course, more is required to save a building than just falling in love with it, but an ability to appreciate the beauty and value of historic buildings is a good place to start. Highlighting the charm of these buildings should not detract from the immense challenges faced by the custodians of this heritage – both public and private – but it can help to attract new and

enthusiastic supporters to shore up and refocus efforts to save them.

The 2015-16 catalogue will feature 100 buildings selected from those suggested by conservation officers or brought to our attention by members of the public. Each entry aims to bring to life the individual qualities of each building from the modest beauty of a disused coach house in Mansfield to the epic industrial splendour of an old colliery in Kent. Contacts at the local authority are provided for each entry.

#### MERSEYSIDE

#### The Wellington Vaults, Mill Street, Toxteth, Liverpool

This imposing former public house stands in a dilapidated state opposite The Florence Institute, one of the great restoration success stories of Liverpool. It also has a claim to fame: when Prince Charles came to open the Florence Institute after its restoration, he popped into the Wellington for an impromptu half.

The building exudes great presence and character, standing squarely on the corner of two streets. Built of brick with stone dressings, its first floor windows and doors are framed in stucco pilasters. Its large windows allow light to flood in.

The Wellington Vaults could have a new life as a pub, restaurant or cafe or alternatively as offices. It appears to be for sale and so available for someone to come in and breathe new life into it. We hope there could be two success stories in the same street.



Photo: Barry and Genesis Eveleigh

<b>Status</b>	Unlisted
<b>Local Authority Contact</b>	Christopher Griffiths, Principal Conservation Officer, Liverpool City Council, Municipal Buildings, Dale Street, Liverpool L2 2DH, 0151 233 0321, chris.griffiths@liverpool.gov.uk

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#### A sample entry from the new catalogue

Many photographs have been taken especially for us by Barry and Genesis Eveleigh ([www.eveleighphotography.net](http://www.eveleighphotography.net)) and we are confident that they will make leafing through the whole catalogue an enjoyable experience.

In addition to the individual building entries, we have a number of more in-depth articles which will focus on Stoke-on-Trent and the efforts taking place to save its unique cityscape and housing stock, the fate of Birmingham's community libraries, and a report on the extraordinary flamboyant architecture of Tbilisi in Georgia, in advance of a SAVE Europe's Heritage report on the city.

If you are interested in finding a property to restore lovingly, want to start or join a campaign to save a building, or are just interested in supporting the work that we do, please buy a copy.

Available to order now, online, by post or over the phone, *Falling in Love: Buildings at Risk 2015-16* is priced at £15.00, or £13.00 for Friends of SAVE (+£2.50 P&P).

Please join us for the launch – see below for details.

### Call for new entries for the Buildings at Risk register

We continue to search for buildings to publicise in the hope of finding a new owner or new use. We are grateful to the many people who help with this process: please continue to send us

possible entries. We continue to add to and update the online register, accessible to Friends, throughout the year. A reminder of what we are looking for in more detail is set out below.

SAVE is looking for Grade II or unlisted vacant buildings of historical or architectural note which are at risk from dereliction/decay/vandalism, and in need of new owners or uses (they don't necessarily need to be for sale). We also want to hear about Grade I and II\* listed buildings at risk which are vacant and for sale. Our register covers England, Scotland, Wales, and Northern Ireland.

Our existing online register contains over 1300 entries.

Please send details of potential entries together with a high-resolution picture - we cannot feature a building without a picture - to Liz Fuller, Buildings at Risk Officer on [volunteer@savebritainsheritage.org](mailto:volunteer@savebritainsheritage.org) or on 020 7253 3500.

## 2015 Events

### Buildings at Risk Publication Launch

22<sup>nd</sup> June 2015 – 6-8pm

The Gallery, Cowcross Street

Please join us for the launch of the 2015-16 Buildings at Risk catalogue, in the Cowcross Street Gallery.

There will be short speeches from those involved in producing this year's report, including Marcus Binney, and drinks and refreshments will be available.

Please RSVP to [office@savebritainsheritage.org](mailto:office@savebritainsheritage.org) so we can estimate numbers.

### 40 Years of SAVE Celebrations

2015 is SAVE's 40<sup>th</sup> anniversary, and we are planning to celebrate with a party later in the year. Please keep a close eye on our website for further details. SAVE Friends will receive invites once the date and venue have been confirmed.

A new publication celebrating the 'big SAVES' from the past 40 years is also being prepared.

## SAVE EUROPE'S HERITAGE

### Tbilisi, Georgia

We are making good progress on the SAVE report on threats to Tbilisi's heritage. Two lectures this year have helped with fundraising: the first was at the Georgian Embassy in March and the second at the European Bank of Redevelopment in April. Both were well received and led to some donations that have allowed us to plan another trip to the city this summer with architectural photographer Richard Davies, author of the stunning book on Russian wooden churches. He will generously provide photographs for the report pro bono.

We need to raise a further £8,500 and plan to proceed to publish this year. There is not a moment to lose - an extremely ambitious hotel project called Panorama that involves the construction of four multifunctional complexes at four highly visible spots in Old Tbilisi, two of them in the hills around the city, is in development at present, despite strong local opposition.



Courtyard building in Kala, Tbilisi

### Russian Churches

We will shortly have a date for publication - watch this space and keep an eye on the website!

The report is a detailed description of the present plight of rural Russian churches in central and western Russia. Written together with the Department of the Inventorisation of Russia's monuments at Moscow's Institute of Art History and the Society for the Study of the Russian Country Estate, with input from the Village Church Society, the report contains fascinating original research about the evolution of provincial Russian architecture. It includes a chapter about the interior of the churches, an overview of Russian church architecture and the treatment of churches during soviet times, as well as examples of good and bad restoration and recommendations about what actions need to be taken to save, or at least document these churches. The situation is lamentable and we recommend the report to all those with an interest in church architecture or Russia.



# SAVE NEWS

## Office News

As ever, our thanks to the many volunteers who support SAVE's work in a variety of ways. Ben Furnival has created a website explaining the Wentworth Woodhouse Preservation Trust aims; David Bade has researched in great depth the history of 152-158 the Strand, whilst Nancy Arbuckle has tirelessly aided our letter writing campaign to get the message out to King's College alumni; Amy Smith has researched listed school buildings for a forthcoming e-report; Alison Homewood is helping research pictures for our forthcoming publication on the 'Big Saves', as part of our 40<sup>th</sup> year celebrations; and Alison Hunt, SAVE's former administrator, continues to be a fantastic support, ensuring the SAVE office remains tidy and ordered.

SAVE would especially like to thank Jim Davies for his generous gift of two computers earlier this year. We had been struggling on slow machines for far too long and we are immensely grateful.

Following a generous donation from the Amberstone Trust and an anonymous patron, SAVE has employed Emily Lunn as a fundraising officer, to pursue grant applications and launch our new Saviour scheme. Emily is a graduate of UEA and recently received an MA from SOAS, having written a dissertation on threats to architectural sites in Iraq. We were struck by Emily's passion for heritage in interview and she is a valuable addition to the SAVE team. SAVE is aiming to stabilise its core funding in order to increase our capacity for casework and campaigning.

## Friendship price and direct debits

We announced in our winter newsletter that the price of an annual SAVE Friendship has increased to £36 per year, from £25. The last price rise came in 2004, and since then SAVE's costs have increased substantially as our campaigning has expanded.

In addition, we have introduced a concessionary membership category for pensioners, students and those unemployed, priced at £25.

Many of you have now switched to direct debit payments, which is a big help for our planning ahead and budgeting. If you haven't done so already please consider setting up a direct debit to support our work. Direct debits can be set up online, over the phone, or by requesting a direct debit form and returning it completed to the SAVE office.

SAVE Friendships are one of our key incomes, and in our 40<sup>th</sup> year we hope to grow the number of Friends SAVE has. Please help us to do so by spreading the word, gifting memberships for Christmas or birthdays, and generally shouting about SAVE.

If you sign up three Friends let us know and we will send you a complimentary SAVE publication of your choosing.

## The Saviour Scheme

SAVE is pleased to announce the creation of the Saviour scheme.

Saviours will receive all the benefits of being a Friend, with the addition of a hand printed tea towel by designer Kitty Rice and an invitation to an exclusive annual evening symposium and drinks.

The Saviours will be supporting SAVE in a big way, and therefore allowing us to do what we do best – saving Britain's Heritage.

The Saviour scheme starts at £250 per annum. Our thanks to those who have already signed up.

If you wish to upgrade your membership to become a Saviour, and contribute further to the work of SAVE, please see our website or contact Emily Lunn on 0207 253 3500 or [Emily.lunn@savebritainsheritage.org](mailto:Emily.lunn@savebritainsheritage.org)



Saviour tea towels

## Legacies

We have received several legacies this year, for which we are extremely grateful. By including a donation to SAVE in your will, large or small, you are helping to ensure that we continue campaigning to save Britain's heritage for many more years to come.

Alternatively, you can donate to a specific project, by labelling any donation for the desired cause.

To make a donation, or to discuss your support:

Visit 'Support Us' at [www.savebritainsheritage.org](http://www.savebritainsheritage.org), call us on 020 7253 3500, or email [emily.lunn@savebritainsheritage.org](mailto:emily.lunn@savebritainsheritage.org)

## Fighting Fund

SAVE is delighted to announce the creation of a Fighting Fund, with a generous donation from a major supporter. This fund will be used to pay for public inquiries and judicial reviews.

This is a tangible way to contribute to SAVE's core work and we invite you to support it.

Please contact Emily Lunn at SAVE for more information on [emily.lunn@savebritainsheritage.org](mailto:emily.lunn@savebritainsheritage.org)

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