

SAVE BRITAIN'S HERITAGE

Newsletter - Winter 2014

We open our winter newsletter with a call for support for our campaign to save Wentworth Woodhouse, the most important historic building at serious risk in Britain today. For two years SAVE has been working behind the scenes on this project, and we are now at a pivotal moment in the campaign. Marcus Binney, SAVE's Executive President, explains the campaign in detail below, and details of how you can help can be found at the end of Marcus's article.

Autumn saw SAVE busy with several events, including a joint exhibition at the V&A Museum celebrating 40 years since the Destruction of the Country House exhibition. To our delight it proved so popular that its stay at the museum was twice extended. Two seminars were also held at the V&A, focussing on SAVE's work and the 1974 exhibition, the latter of which reunited Sir Roy Strong, John Harris, and Marcus Binney for a lively discussion.

We continue to campaign for Smithfield General Market following our summer triumph, and an evening seminar in October brought together the inquiry witnesses to discuss the implications of the decision. Full accounts of these events can be found inside.

2015 marks forty years of SAVE, and we have a number of plans for events and celebrations, so watch this space. For forty years SAVE has relied upon the generous support of our friends, and as we enter our fifth decade of campaigning at the forefront of conservation we would like to thank you for your continuing support.

ONGOING CAMPAIGNS

Wentworth Woodhouse, South Yorkshire

Wentworth Woodhouse is the most important historic building at serious risk in Britain today. In one sense it has been at risk at least since 1945 when Manny Shinwell, the Minister of Power, told Peter Fitzwilliam, the 5th Earl, 'I'm going to mine right up to your bloody front door.' The result was a scene of hell with the entire park and gardens churned up by spoil from open cast mining.

Shinwell was determined to make an example of the Fitzwilliams, as leading coal magnates, but the local miners fiercely opposed the proposals stating that the Fitzwilliams were the most considerate private colliery owners in the region.

Wentworth has survived the last 70 years thanks to the efforts of four successive public and private sector owners. First the Lady Mabel Training College for PT teachers, followed by Sheffield Polytechnic which was rapidly elevated to university status but nonetheless paid to surrender the lease because of escalating costs.

The house and 83 acres were then sold to Wensley Hayden-Baillie, with a splendid promise of placing it in a trust with a £10 million endowment. Once again it proved too much and the house was sold by the Julius Baer Bank to the Newbold family, the present owners.

The Newbolds have opened Wentworth to the public offering guided tours and an increasing number of events. But despite considerable expenditure on repairs the fabric of the house has deteriorated, following what Arups, their advisers, state is a new bout of mining-related subsidence. Whatever the cause it is grave enough for English Heritage engineers to have sounded the alert to a possible collapse of the exquisite plasterwork in the ceiling of the great portico.



Above and below: The two faces of Wentworth Woodhouse. The Palladian east front and the Baroque west front.

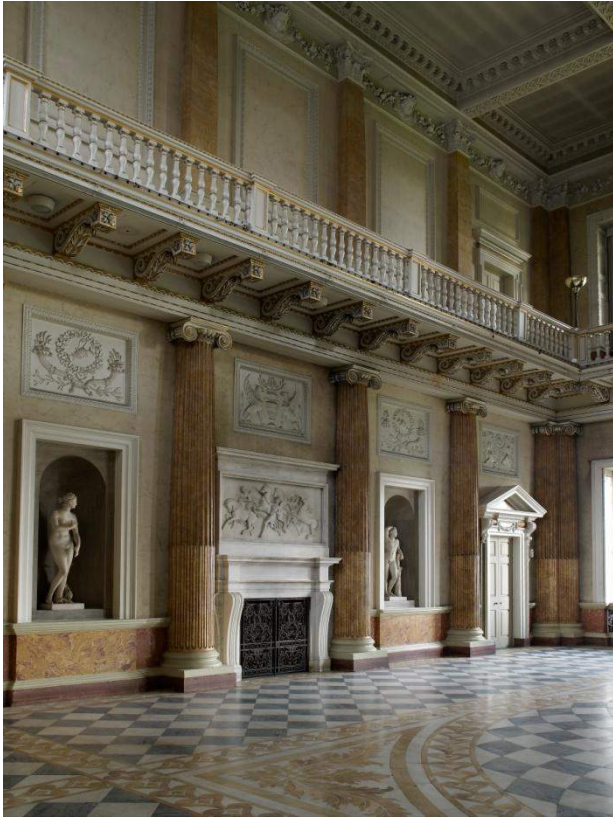
Country Life



In the face of all these problems SAVE has formulated a proposal for a new Wentworth Woodhouse Preservation Trust. This would acquire the property and raise substantial funds from charitable trusts and the Lottery that a private owner cannot. The proposals have been drawn up with leading country house experts and entrepreneurs, including Kit Martin, well known for his country house transformations, and Roger Tempest who has pioneered the use of estate buildings for office purposes at Broughton Hall in North Yorkshire.

The trustees of the new WWPT are: The Duke of Devonshire, Lady Juliet Tadgell, Sir Philip Naylor-Leyland, Julie Kenny (Chair), Timothy Cooke, Martin Drury, and Merlin Waterson. The initiation of the new trust was given a significant boost by the Prince of Wales who hosted a meeting of interested parties at Clarence House in May 2013.

The Newbolds are seeking a cash sum in recognition of the very considerable amount they have spent on work on the house. A target figure of £7 million has been agreed, to include everything that the Newbolds bought, both buildings and 'protected contents' which include antique and 18th century statues. The new trust has agreed that Mr and Mrs Clifford Newbold could remain in a self-contained wing during their lifetimes.



Above: The Marble Saloon at Wentworth Woodhouse

Country Life

Although Wentworth Woodhouse comes with just 83 acres its setting is well protected as the surrounding park, including a deer park, is vested in the Fitzwilliam Wentworth Amenity Trust [of which I am a trustee], along with the estate village, follies and temples. More than 10,000 acres of surrounding land are maintained by Fitzwilliam estates with hedges and woods, protecting views to and from the house.

The sum needed to repair the house, stables and listed features is estimated at £42 million. This is a very substantial sum but can be spread over 12 – 15 years and is not larger than the figures for Stowe or a major cathedral. There are strong indications that the Lottery will be willing to support the project and that other trusts will come forward to support the restoration and opening.

So far SAVE has raised pledges of £3.5 million towards acquisition from four sources – The Monument Trust, The Warburg Foundation, the Art Fund and the Getty Trust, the first three of which made the saving of Dumfries House possible seven years ago. These are among the largest pledges ever made to such a cause. Most recently a splendid pledge of £100,000 has been received from a local businessman.

The National Trust has agreed to handle the initial opening of the house and gardens. The arrangement would be that National Trust members would have half price admission with the proceeds from visitors going to the new trust except essential expenses of the National Trust. All the main state rooms would be open as well as the family rooms on the ground floor.

The second pillar of the rescue plan is to establish an events hall in the north wing which was converted by the university into a student refectory with a kitchen. This can operate entirely independently of the state rooms in the main house.

The third pillar is a residential element consisting of some 15-20 apartments in different parts of the mansion and stables. These would operate as holiday lets or short hold leases for people working in the Sheffield area.



Above: The stable courtyard

Country Life

The stables would be restored on the very successful model of the estate buildings at Broughton Hall which are let to an impressive series of enterprising businesses including Silvercross Prams, Weber Barbeques, and organizations providing locum doctors and nurses and entertainment for cruise ships.

The business plan, paid for by the National Trust, shows the new trust would be in surplus in year seven and thereafter a reserve could be built up to provide for major bouts of repairs.

The immediate need now is to raise further funds towards acquisition allowing the house to be placed in the new trust. Visits could continue during phased repairs as there so many rooms within the house which can be visited and special arrangements can be made to view the Marble Hall while repairs are taking place.

At a time when the Government is seeking investment in the north of England Wentworth Woodhouse can be a very significant regeneration project. It is the most magnificent country house in Britain to which the public have not had general access. It stands close to Sheffield and a very populous region in urgent need of an economic boost.

If Shinwell hadn't sent in the diggers Wentworth Woodhouse might have become another Castle Howard. The nation needs to seize the opportunity that was let slip 70 years ago.

Marcus Binney

(This is an edited version of an article which appeared in *Country Life* on November 12, 2014)

How You Can Help

SAVE is urgently seeking to raise matching funds to the £3.5m already pledged so that purchase by the new trust can take place in the first half of next year.

Both pledges and donations are welcome. Modest sums will show the numbers of people supporting our cause, and large sums will carry us towards our target. The National Trust's fundraising for Seaton Delaval and Tyntesfield showed that small donations can be extremely helpful in demonstrating public support so please pledge even a small sum such as £3.

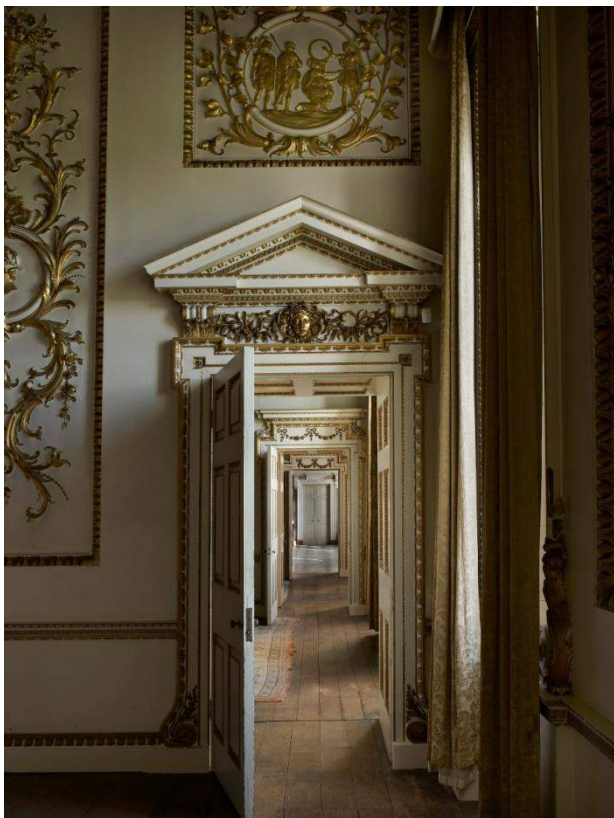
Pledges and donations towards acquisition can be made by writing to mike.fox@savebritainsheritage.org or SAVE Britain's Heritage, 70 Cowcross Street, London EC1M 6EJ.

We are in the process of setting up a dedicated website for the Wentworth Woodhouse campaign, thanks to the help of SAVE

supporter Ben Furnival, and this will be able to accept online donations through the JustGiving website. Please check the SAVE website in the coming weeks for updates on this.

In the event the appeal fails any cash donations would be retained by SAVE and used for future campaigning. Should you wish for your donation to be returned please write to Mike Fox who will be happy to assist.

Alternatively, please contribute towards SAVE's costs of running the campaign either by cheque (to the above address) or using the 'Donate' button on www.savebritainsheritage.org.



Above: The view through the state rooms towards the Marble Saloon.

Country Life

Winstanley Hall, Wigan

We are pleased to report that the emergency works to the courtyard buildings at Winstanley Hall are now well underway. These works are the first stage of a rescue plan for the Hall and estate buildings, devised by SAVE with help from Kit Martin and Roger Tempest.

An excellent local contractor – Grosvenor Construction Ltd - is carrying out the work, with Ed Morton, of the Morton Partnership who have helped us on so many previous building rescues and campaigns, overseeing. Grants from English Heritage, the Country Houses Foundation and the Georgian Group, and donations from SAVE's friends and supporters are making these emergency works possible.

By cutting out undergrowth and removing debris the whole character of the site has been vastly improved. The roofs are being repaired and once complete they will be serviceable for the foreseeable future, keeping the rain out and allowing us to proceed with internal conversions as the next stage.



Above: The stable courtyard being cleared of plant growth

One main concern were the two delightful cupolas on either end of the Stable Mews range which has unusual octagonal windows and rusticated masonry. The columns were badly eroded on the inside but it has proved possible to repair them and retain the cupolas in situ, working from a scaffold at either end. Now they each stand on a pair of very solid joists.



Above: One of the cupolas being restored in situ

Repairs have also been carried out to the large tithe barn and we will shortly be reconstructing a fallen gable at one end.

Everybody who is working on the site and comes to visit warms to the magic of the place. The house is a real sleeping beauty which saplings and undergrowth had invaded, but it is now beginning to recapture its dignity and charm.

With the help of SAVE Wigan (<http://www.savewigan.co.uk/>) we have established the friends of Winstanley Hall with local people, and are now exploring the possibility of lottery grants for the next phases.



Above: The Tithe Barn Mews, in 2011

Below: The same view cleared of plant growth, in 2014



Our booklet on Winstanley can be found on our website - www.savebritainsheritage.org/docs/articles/Winstanley%20brochure%20-%20WEB.pdf

Seafield House, Ayr

SAVE's campaign to rescue Seafield House from death row has met with triumphant success, thanks to collaboration with the Friends of Seafield House. Since their formation in 2012 the Friends have gone from strength to strength and have fully taken over the running of the campaign, which has attracted considerable local, national and international support.



Above: Seafield House with its handsome Italianate tower

Seafield is a beautiful 1890s Italianate villa on the edge of the town of Ayr, built by Sir William Arrol, engineer of the Forth Bridge, as his family home. On his death the house was taken over as a maternity and children's hospital, a role it served with great success until a new children's hospital was built nearby.

The house has been empty since the 1990s, and a major fire in 2008 gutted the interiors and destroyed the roof. Despite the NHS's self insurance basic repairs were refused, allowing water to get into the building and debris to accumulate, causing massive damp problems. Even SAVE's offer to send a cherry picker to clean out the leaves from the guttering was refused.

Working with the architect Patrick Lorimer, the Friends and SAVE devised a scheme whereby the house could be restored with parts opened to the public, with apartments built above.

Despite the NHS's stated determination to demolish the house and secure developer value of the site, we continued to object until finally a sympathetic purchaser, Mr Robin Ghosh of Econstruct Design, came forward, with an offer to restore the house and we are pleased that Mr Ghosh's offer has been accepted by the NHS. The sale was formally concluded in October.

Future plans now entail the restoration of the house, and the construction of a number of new family houses on the opposite side of the grounds, which have already been agreed in principle by the council. Econstruct has initiated early discussions with both the council and Historic Scotland as it moves towards making applications for planning permission and listed building consent.

Mr Ghosh's father worked as a consultant in the hospital for many years. His son's acquisition is intended to commemorate the memory of his father's work in the house.

More information about the successful campaign for Seafield House can be found on the Friends website - www.friendsofseafieldhouse.wordpress.com

Farringdon East (Crossrail) Station, London

In October SAVE was alerted to a proposal to build a 'ground plus five storey' office block above the new Crossrail station at Farringdon. The site is adjacent to the Grade II* listed Smithfield Meat Market, and borders both the Smithfield and Charterhouse conservation areas, each of which contain several listed buildings.

SAVE objected on the grounds that the bulk, height and massing of the proposal would cause significant harm to the surrounding heritage assets. Rising up some 30m the proposal would have been the dominant building in the area, and would block views in and out of the conservation area and overshadow listed buildings.

We pointed out that in his decision letter following the public inquiry into proposals for the General Market, the Secretary of State concluded that historic environment policies should be given greater weight than local development policies, and that in this location there is no pressing need for offices to justify harmful interventions. As this proposal was similar in size, scale and materials to the proposal for the General Market, the Secretary of State's conclusion was a key consideration.

Other objections were submitted by the Smithfield Trust, the Charterhouse, who pointed out the negative impact light pollution, derived from such a large glass building, would have on the historic Charterhouse Square, and the Borough of Islington, who expressed their concern about the impact on the listed Meat Market.

At the planning meeting on 1st December SAVE Caseworker Mike Fox addressed the committee with these concerns. Charlie Hobson, Master of the Charterhouse also spoke. We were pleased that our arguments resonated with the committee, who shared our concerns about height and the proposal's impact upon the setting of the heritage assets.



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

As a result the committee voted to defer the application so that a redesign can take place to take into account the concerns of SAVE, the Charterhouse, and others who had objected.

We are now looking to work with Crossrail and other parties to ensure the best outcome for the site can be achieved.

Bishopsgate Goodsyard, London

At the time of going to print comments and objections are still being received by both Tower Hamlets and Hackney Borough Councils for the proposed Bishopsgate Goodsyard development.

Being proposed is a major residential and commercial development consisting of several high rise buildings, the tallest of which is a whopping 48 storeys, but also includes towers of 46, 34, and 30 storeys. This is in an area of East London which is noticeably low rise and human in scale, where such towers will cause significant harm to the townscape and streetscape. Five surrounding conservation areas will be affected, and many listed buildings.

The East End Preservation Society have produced a handy guide for submitting an objection to this scheme, which can be found in full here: <http://spitalfieldslife.com/2014/11/02/on-the-bishopsgate-goodsyard/>.

We understand that comments will be accepted until the New Year.



Above: A before and after shot down Elder Street

Former Brewery, Ulverston

In 2012 SAVE strongly objected to a planning application seeking the total demolition of the former brewery in Ulverston, Cumbria. The brewery site dates from the mid-eighteenth century and is a major local landmark, occupying a key gateway site into the conservation area.

Strong opposition from SAVE, working with campaign group Keep Ulverston Special (KUS) and many local people, saw the first application withdrawn. A second proposal was submitted for planning, which whilst retaining a few token facades, was equally as damaging.

Again SAVE and many others strongly objected. However at planning committee the proposals narrowly won planning permission (Seven votes for – six against).

KUS decided boldly to pursue a judicial review of the planning decision, and SAVE suggested they instruct Richard Buxton solicitors. The decision was contested on five grounds, and permission to proceed was granted earlier this year.



Above: The Ulverston Brewery

We are delighted to report therefore that following the judicial review, Judge Waksman QC quashed the planning permission, on the grounds that South Lakeland District Council did not give sufficient weight to the potential harm the proposed development would have caused to Ulverston's conservation area and heritage assets.

This is a fantastic achievement for KUS, who have fought a valiant campaign from the start. We will continue to support them to ensure this positive decision leads to a positive outcome for the historic brewery buildings.

PUBLICATIONS

The Destruction of the Country House: Forty Years On

Marcus Binney and John Harris

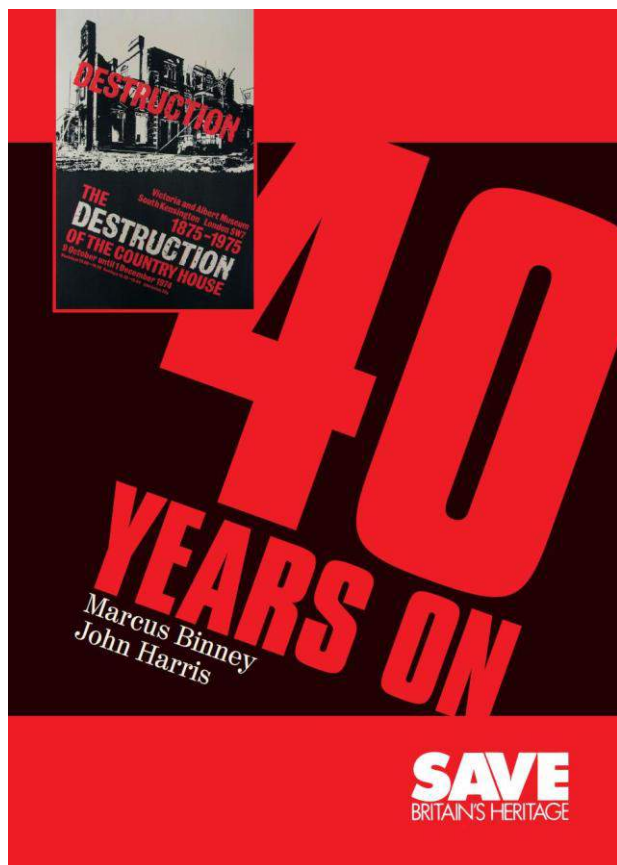
£20.00 (£18.00 Friends), 74pp

A forty year fight to save great historic country houses from decay and demolition is celebrated in SAVE's latest publication *The Destruction of the Country House: Forty Years On*.

Published in October this new book records the enormous impact of the V&A's landmark exhibition in 1974 and includes illustrations of over 120 major houses lost between 1875 and 1974.

The book tells the story of SAVE's many campaigns to restore, revive and reuse endangered country houses in the forty years since the 1974 exhibition. The plight of these houses has been illustrated in successive SAVE reports since 1978, starting with *Tomorrow's Ruins?*, a catalogue of some 60 endangered houses.

Very soon after its foundation in 1975 SAVE began to come forward with practical solutions for individual historic houses, working with entrepreneurs and architects including Kit Martin, who has rescued a series of major country houses, including Gunton Hall, Hazells Hall, Cullen House and Burley-on-the-Hill.



Memorably in 1981 SAVE bought the derelict Barlaston Hall for £1. It was no bargain as rain was pouring through the roof, bringing down the ceilings and floors and the house was suffering from severe mining subsidence. It took a major fight with the National Coal Board to secure compensation, but SAVE carried out the structural repairs and found a purchaser willing to complete the restoration, including all the wonderful Rococo plasterwork.

Many of these houses have been rescued by individuals and entrepreneurs who first saw them in SAVE's reports, and these successes are celebrated with a large series of before and after pictures.

It is lavishly illustrated with numerous colour photographs throughout, and is available to purchase now. Please see the order form at the back of this newsletter, our website, or phone the office on 0207 253 3500 to place an order.

We dare to care: 25 years of Buildings at Risk

After a break of two years, we will resume publishing our printed Buildings at Risk Catalogue in 2015. SAVE were the first organisation to launch a register of buildings which were seeking new owners and new uses, and next year marks the

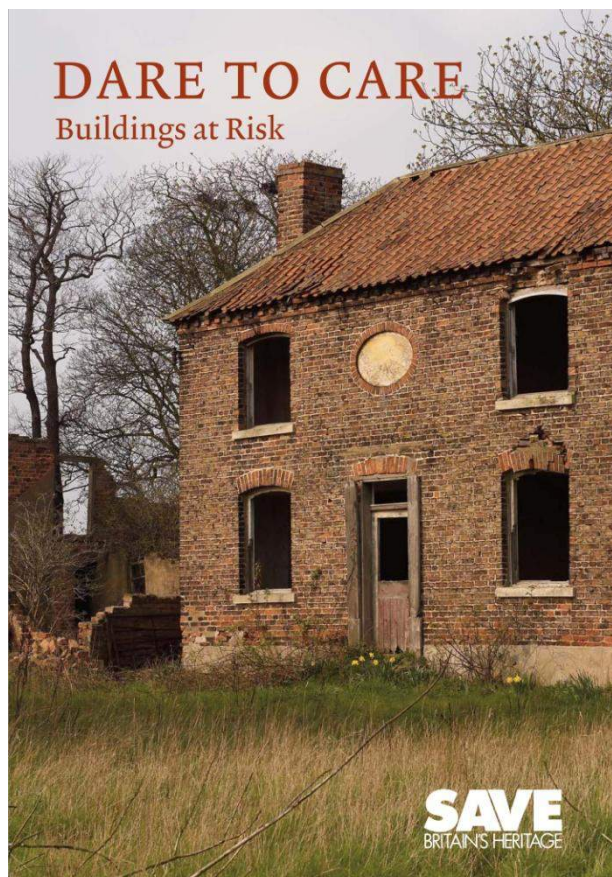
25th anniversary of this part of our work. Over the years we have illustrated examples of almost all building types, and seen inspiring saves and some tragic losses.

As in previous years, the 2015-16 catalogue will feature around 100 buildings selected from those suggested by conservation officers or brought to our attention by members of the public. Each entry will include architectural and historical information, as well as pictures and points of contact.

Featured spotlights will focus on Stoke-on-Trent and efforts taking place to save its unique cityscape and housing stock, the fate of Birmingham's Victorian libraries, and a report on Tbilisi in Georgia, in advance of a SAVE Europe's Heritage report on the city, also due to be published next year.

Whether you are interested in finding a property to restore lovingly, want to start a campaign to save a building, or are just interested in supporting the work that we do, you will want to secure a copy.

To register your interest for the Buildings at Risk Catalogue 2015-16 please contact Colette Swires, SAVE's administrator, on 0207 253 3500 or administrator@savebritainsheritage.org, and we will alert you when it is available for purchase.



Above: Dare To Care: Buildings at Risk, 2012-13. Still available to purchase.

BUILDINGS AT RISK

Call for new entries for the 2015-16 Buildings at Risk Catalogue

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. The new Buildings at Risk Catalogue will contain around 100 new entries and will be published next year with the aim of inspiring and empowering people to take an active part in protecting and cherishing their historic environment.

Please send details of potential entries as soon as possible (**preferably by 19 December 2014**) together with a high-resolution picture - we cannot feature a building without a picture - to Liz Fuller, Buildings at Risk Officer at SAVE Britain's Heritage on volunteer@savebritainsheritage.org or on 020 7253 3500. www.savebritainsheritage.org

Just one building at risk included in this newsletter as we begin to compile 100 for the next publication:

Hill Top, Ambleside, Cumbria

Status: Unlisted

Planning Authority: Lake District National Park



November's Buildings of the Month slot starred an early-nineteenth century gem at the heart of historic Ambleside in the Lake District. Hill Top has a rich literary and educational history and was unbelievably at risk of demolition for replacement with a 64 bedroom hotel.

Built in the local vernacular with rendered stone walls, slate roofs and crow-stepped gables, the house principally served as an educational establishment. It was attended by the daughters of both Wordsworth and Coleridge and more recently was a University annex

We heard about Hill Top from concerned local residents who were shocked by the apparently well-advanced proposals to demolish the building and replace it with a hotel.

We were delighted therefore to hear that just a week after we featured the building on our website the proposals were withdrawn, and we understand that the hotel company is now looking for alternative sites.

It appears that English Heritage expressed their desire for this building to be retained, and the well coordinated and articulate local campaign was also a factor in the decision. We like to think that the Hill Top's appearance as the Building of the Month tipped the balance.

Now the question is whether an alternative commercial use can be found for Hill Top. It could be returned to some form of educational use, perhaps as an outward bound centre or field study base. Equally, it could be converted for residential or holiday accommodation if the right buyer and scheme could be found.

A local group has been formed to campaign against demolition and other issues affecting Ambleside. To follow them go to www.twitter.com/FutureAmbleside.

For more information about the history of Ambleside and its surroundings, visit the Armit Museum and Library in Ambleside www.armitt.com.

You can read the full Hill Top entry on our Building of the Month page on our website:

www.savebritainsheritage.org/building_of_the_month.php

2014 EVENTS

SAVE Symposium, V&A, Monday September 15th

A morning symposium at the V&A discussed SAVE cases past and present. Marcus Binney spoke on SAVE's forty year battle to save country houses, the most recent of which is as big as they come - Wentworth Woodhouse.

Will Palin, former secretary of SAVE, discussed conservation in London and the problems posed by its future development, including the impact of tall buildings and the skyline campaign.

Jonathan Brown, SAVE's Northern Caseworker, focussed on SAVE's longstanding involvement in Liverpool. This included our successes at St Francis Xavier, the Lyceum and the Littlewoods building, and also the public inquiry into proposals for demolition of the Welsh Streets. The inquiry took place earlier this year. At the time of writing we are still awaiting the decision from the Inspector and the Minister.

Clem Cecil rounded off the morning with a report of the Smithfield campaign, the implications of the decision, and what SAVE has been doing since to ensure the General Market buildings are brought back into use.

Our thanks to the V&A for helping to organise the morning and for hosting us in the Manfred Gorvy Theatre.

'Breathless Beauty, Broken Beauty' and 'Country House: Past, Present and Future', V&A, September – November

For the London Design Festival in September SAVE helped mount two joint exhibitions at the V&A, to celebrate the 1974 'Destruction of the Country House Exhibition'.

The exhibits comprised a display by Marcus Binney and Mike Fox, showing a cascade of several hundred lost houses, contrasted with those rescued from demolition and dereliction, often as a result of SAVE campaigns. The large building block design which housed the monitors echoed the tumbling columns and masonry of the original Hall of Destruction at the 1974 exhibition.

The other exhibit featured impressive audio and visual work by artist and filmmaker VanessaJane Hall, which took the viewer on an atmospheric journey through the sparkling splendour and faded glamour of several country houses, including Castle Howard, Chatsworth and Houghton Hall.

'Breathless Beauty, Broken Beauty' was housed in an equally impressive classically inspired pavilion, (picture below) and displayed across three screens so as to fully immerse the viewer.

The exhibits proved so popular it was twice extended, and we were delighted to be able to host a number of evening receptions at the V&A with friends and supporters.

Our thanks to the VanessaJane Hall and Mark Gilbert, the V&A, and the London Design Festival.



Above: 'Country House: Past, Present and Future'

Below: 'Breathless Beauty, Broken Beauty'



Destruction of the Country House Study Day, V&A, Saturday November 15th

The SAVE study day at the V&A marking the 40th anniversary of the Destruction of the Country House exhibition was a sell out and a resounding success.

Roy Strong opened with a passionate introduction saying that it would not be possible today to mount a campaigning exhibition of this kind. He added that he would like to see the cause of churches, particularly country churches taken up in three years time, which will be forty years after 'Change and Decay: The Future of Our Churches'. This landmark exhibitoin prompted the first grants for repairs to historic churches within three weeks of its opening.

For John Harris's talk Mike Fox organised a continuous showing of 130 lost houses arranged in chronological order of loss. On the V&A's large screen these made a colossal impact, indeed an even greater impact than in the original exhibition as so much of the architectural detail showed up.

Marcus Binney spoke on SAVE's great campaigns and the numerous houses which were found to be at risk and later saved through our campaigning. Many of these are discussed in our new companion book.

Simon Jervis, who worked in the V&A's furniture department before going on to be director of the Fitzwilliam Museum, discussed the key role of the V&A in promoting scholarship in the arrangement of interiors, and in advising on the acceptance of historic contents in lieu of tax in an impressive series of houses.

Tim Knox gave a compelling illustrated lecture on a long series of major works of art coming from country houses, dramatically alternating from losses in the auction room with successful saves, including those where contents have remained in the house after acquisition by museums through the 'in lieu' procedure. John Goodall gave a richly illustrated lecture showing numerous houses which have been rescued and revived by their owners including interesting contemporary country houses and recent work at a number of older houses.



Above: The morning session's speakers. L-R: John Harris, Sir Roy Strong, Marcus Binney, and Simon Jervis

Christopher Ridgway from Castle Howard described the work of the Country House Partnership in Yorkshire in bringing universities and individual researchers to work on houses. This has resulted in a series of themed exhibitions which show simultaneously at a number of houses, describing, for example, how houses fared during the two world wars. Oliver Cox, at 26 our youngest contributor, told a similar story for Oxfordshire.

Norman Hudson who through the HHA has advised owners on opening houses and finding ways of increasing income provided numerous examples of houses where owners have taken an imaginative lead.

Dr. Ruth Adams of Kings College London, whose work has included assessing the impact of the Destruction of the Country House exhibition, gave a lively assessment of the way owners were being encouraged to adapt, notably through television programmes such as Country House Rescue.

Our final speaker, Richard Compton, Chairman of the Historic Houses Association, celebrated the role historic houses play, both in their local communities and in the British Economy, but also highlighted the threats which are still present. He pointed to four key things that are needed to make a difference between dispiriting decline and a bright future for country houses – the removal of excess regulation, fulfilling the potential of Lottery funding, an explicit commitment to expert advice and grants under the new Historic England body, and tax reform for commercially active country house businesses.

Jo Banham, Head of Adult Programmes at the V&A, who kindly organised the day said: "It was a hugely interesting, thought-provoking and informative day. The feedback from

visitors has been unanimously positive with many of them saying how valuable and enjoyable they found the event. Everyone was full of praise for all the speakers, and also for the incredibly important work that SAVE do. John Harris's images of Lost Houses from the 1930s, 40s, 50s and 60s were particularly poignant and showed in an especially vivid way how urgent the situation was in 1974 and still is today."



Our thanks go to all of the speakers and the staff at the V&A for organising the event. Also thanks to those of you who came and supported us on the day.

After Smithfield, The Gallery, Cowcross Street, 16th October 2014

Following the great victory SAVE enjoyed this summer in the public inquiry regarding Smithfield General Market, on 16th October Burrell Foley Fischer Architects, together with SAVE and Alan Baxter Associates, held an evening symposium to discuss the implications of the public inquiry. The speakers at *After Smithfield* included John Burrell, Alan Baxter, David Cooper, Alec Forshaw, Marcus Binney, Clem Cecil, with contributions from the floor from Roger Hephher, Eric Reynolds, Ian Lerner and Jenny Freeman.

SAVE has been campaigning for over 15 years for the General Market, since it was first boarded up. The public inquiry in 2007-8 that we fought together with English Heritage, threw out a scheme that would have destroyed the buildings entirely and replaced it with a giant office block by Lee Polisano (the architect of the above ground Farringdon Crossrail development – see above).

SAVE led the latest campaign and secured a call-in challenging a new scheme commissioned by developers Hendersons Global Investors by architect John McAslan. Permission for a call in followed a huge public campaign that was supported by celebrities from Alan Bennett and Helen McRory to Kristen Scott Thomas and Jeanette Winterson.

The inquiry itself was held in February this year. Led by our solicitor David Cooper and with a strong group of witnesses, with support from Andrew Tabachnik QC, we fought a strong fight, together with the Victorian Society who came on board at our invitation once we had secured the inquiry. Our arguments were fully supported in the Inspector's report and then in the Secretary of State's decision letter delivered in July.

As always at SAVE, our strategy was to present an alternative scheme for the site which we did with Burrell, Foley, Fischer, in the form of our publication "Smithfield Market: The New Vision". Working closely with Eric Reynolds, of Urban Space Management, we devised a fundable, viable and deliverable

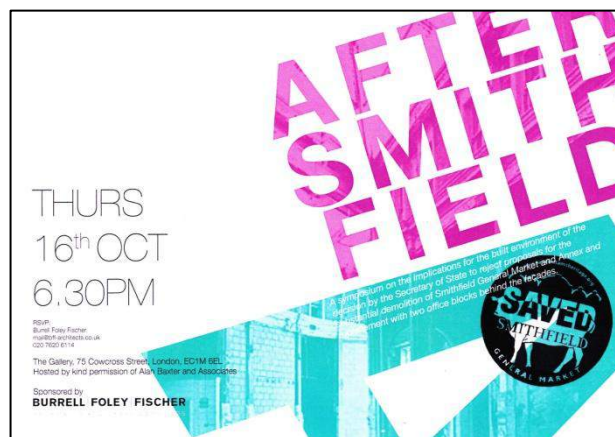
scheme that fully preserves the set of buildings and brings them back into active use primarily as a market with the shops around the perimeter reactivated.

John Burrell led the evening's discussion with a run through of his work on Smithfield General Market: his approach took in the whole area and treated the Western Market Buildings as an integral part of Smithfield Market and analysed the interplay with the surrounding conservation areas. BFF's work was undoubtedly crucial to our success at the inquiry at which John Burrell was a witness.

At the event David Cooper said that in 47 years fighting public inquiries, he had never seen a decision letter like this. It was the first time he had seen a decision in which Deliberate Neglect was found as a matter of Fact, by both the Inspector and the Secretary of State. He said, "We lawyers will use this decision letter time and time again – this is the best guarantee that it [the decision] won't be forgotten."

"The Secretary of State found that when weighing the tension between the need for offices and the need for good conservation, the need for conservation outweighed the need for offices - this is a dramatically important decision for London."

"You can't ignore this decision – it's as high profile as they come and the chosen words are as high profile as they come."



Above: The event invitation, designed by Burrell, Foley, Fischer

Former conservation and planning officer for Islington Council and expert witness in the public inquiry, Alec Forshaw said that some of the key lessons from the Smithfield decision for planners and conservation officers might include:

- When balancing harm to heritage assets against public benefits, great weight should be given to the importance of the heritage assets.
- Both designated and undesignated heritage assets are important.
- Interiors of unlisted buildings can be just as important as the exteriors. Beware facadism!
- Even in a large conservation area, harm to one or two individual unlisted buildings can result in substantial harm to the whole conservation area
- Character is just as important as appearance, history just as important as architecture, in the preservation or enhancement of a conservation area. The historic function and raison d'être of the Western Markets was crucial, so Local Authorities should make sure that conservation area appraisals cover land-use and activity, not just a catalogue of architectural details.
- If a conservation area is very large and varied in character, Local Authorities should consider sub-areas, and their distinctive qualities.

- Consider Optimum Viable Use seriously for heritage buildings. It is for the Local Authority, not the applicant, to consider what these options might be – they don't have to be actual alternative proposals by another developer (although that might help make a stronger case). Have the confidence to turn away proposals that are not the Optimum Viable Use.
- Don't be afraid to challenge the institutional developers' 'Red Book' approach.
- Local Authority officers should use their powers against negligent owners, including where necessary their own councils.

Our host, Alan Baxter, pointed out that the Henderson scheme was over ambitious from an engineering point of view, and that he doubts that it would have in fact been implemented because it would have been extremely costly.

Roger Hephher, chief planning consultant at Savills, who appeared in a personal capacity as a witness at the inquiry, noted that Eric Pickles calls in very few applications and it was notable that Smithfield had been one of them, showing a care for the historic centres of cities.

Jenny Freeman said that the Inspector's report and Secretary of State's decision letter showed a good and effective use of the NPPF, proving that it works as a piece of legislation.

Many thanks to Burrell, Foley, Fischer and to Alan Baxter for all their help during the campaign, and for organizing the evening so beautifully and providing refreshments.

Smithfield Greetings Cards

Artist Lucinda Rogers has very generously designed and gifted SAVE 200 greetings cards showing the view of Smithfield General Market from Holborn Viaduct.

Lucy has been a key supporter of SAVE's Smithfield campaign since the start, donating her time and beautiful artwork to the cause, and we are delighted that she has created a card to commemorate our triumph earlier this year.

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

Suitable as Christmas cards or general greetings cards, we are selling them in packs of five for £7.00. Please contact the SAVE office to order.



Above: Lucinda Rogers' greetings card, showing Smithfield General Market

2015 Events

2015 marks 40 years of SAVE and we are currently planning a number of events to celebrate this milestone. We hope to organise a series of lectures and debates across the country, and hopefully an exhibition of SAVE saves, featuring the huge number of buildings we have been involved in.

Our next newsletter will detail these events. Please also keep an eye on our website for updates.

SAVE EUROPE'S HERITAGE (SEH)

Russian Churches Report



Above: An abandoned early 19th century church in Yeski, Tver Province

SAVE Europe's Heritage, the Moscow Architecture Preservation Society (MAPS) and The Village Church Society are currently finalising their report on abandoned rural churches in central Russia. We hope to have this published mid-way through 2015.

Russia has tens of thousands of abandoned churches in rural and village settings, with the Orthodox Church preferring to build new rather than preserve old. MAPS has been conducting tours of some of them since 2008, and The Village Church Society has been performing emergency repairs on rural churches for 20 years.

The new bilingual report will feature some 50 examples of these magnificent but decaying structures. Please contact SAVE's administrator Colette to register your interest.

SAVE NEWS

As ever, our thanks to the many volunteers who support SAVE's work in a variety of ways.

Friendship price and direct debits

As of September we have increased the annual price of a SAVE Friendship to £36 per year. The last price rise came in

2004, and since then SAVE's costs have increased substantially as our campaigning has expanded. We hope you find this modest increase acceptable.

In addition, we have introduced a new concessionary membership category for pensioners, students and those unemployed. This remains at £25 and is currently only available through direct debit payment. Please send proof of status if opting for this rate.

Yes, after many years of promising it, we can now accept direct debit payments, and we are very keen to encourage Friends to join and renew in this way. Direct debit makes collecting gift aid much easier, and allows us to more accurately plan ahead financially for each coming year. It also saves you the bother of having to renew each year.

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 40th 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.

Christmas wish list

SAVE relies on your support, and we cannot thank you enough for your generous donations.

If you would like to help SAVE further there are a number of things on our wish list:

- We still require funding for printing and designing the next Buildings at Risk Catalogue. Our previous two catalogues cost us c. £6,000 each, so any contributions towards this cost would be gratefully received. This could come in the form of taking out an advertisement in the publication.
- We would like to get the entire back catalogue of SAVE publications scanned and available to view online. To do this we need volunteer help, and the use of a large scanner (larger than A4). Please contact us if this is something you can help with.
- Contributions towards an entertainment budget for SAVE events such as book launches, lectures, and exhibition openings.
- If you happen to have spare office equipment or stationary, please think about us this Christmas (or anytime of the year). In particular, the following things could help us:
 - Reams of A4 printing paper
 - SD memory cards for the office camera, and flash drives.
 - A laptop.
 - Printer inks and toner – black toner cartridges for HP Laserjet 1320n, or black and colour cartridges for a Canon Printer – CLI-521 or CLI-520.