

SAVE BRITAIN'S HERITAGE

NEWSLETTER
AUTUMN 2016

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Photographs of the Futurist Cinema, Liverpool, when it first opened in 1912, and during demolition August 2016. Photo credit Cinema Theatre Association (before) and Jane MacNeil (after).

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Welcome to the SAVE autumn newsletter of 2016

It has been a fantastically packed year so far – kicking off with victory in the Welsh Streets and securing a permanent reprieve from demolition for some 400 terraced houses. We are now following with interest new refurbishment and adaptation proposals by PlaceFirst, a Manchester based developer who is drawing up a long overdue regeneration proposal for the area. As we go to print, a pilot project is about to begin.

We have also been busy with major legal and high profile challenges over the Futurist Cinema and Lime Street in Liverpool, and a Victorian street and surrounding buildings in Grimsby Docks – supported and advised by our superb legal team. Both cases have garnered considerable public support, and helped focus national and international attention on unnecessary and harmful heritage destruction – see the casework section for more details.

All eyes are on the Museum of London as its re-location plans to Smithfield General Market gather pace, and we will be watching closely as the newly appointed architects' designs emerge.

We continue to be involved with detailed negotiations over the acquisition and restoration plans for Wentworth Woodhouse in Yorkshire, and we are pleased to report that the damaging plans for the re-development of Winchester town centre have been kicked into the long grass following decisive action from the Council, and a local campaign strongly supported by SAVE.

Mike Fox has been in Georgia giving advice to campaigners concerned about demolition and major new development in the capital Tbilisi, and back home in London we have hosted two book launches – the new 2016–7 Buildings at Risk Catalogue *Great Expectations*, and the lavishly illustrated *Big Saves*. Our first Saviour event led by Dan Cruickshank in March was a great success, and we are planning next year's over the coming weeks. Watch this space.

We always want to hear from you about new cases, so keep them coming in. We are also continuing to push our Friend and Saviour schemes, and telling more people about what we do. Please help us spread the word!



The east front of Wentworth Woodhouse, where negotiations over the acquisition of the house continue. *Country Life*

CASEWORK

LIME STREET, LIVERPOOL



The view down Lime Street towards St George's Hall and the World Heritage Site

After a year long fiercely fought battle, the Court of Appeal rejected our case against the demolition and redevelopment of the former Futurist Cinema and over ten historic buildings on Lime Street. Immediately after the judgment, demolition work began on the Futurist façade. In the annals of architectural history, we regard this demolition as an arch piece of civic vandalism.

We would like to thank all our supporters for donating to our funds. We could not have taken the action we did without your support. Your contributions of more than £7,000 made a substantial difference to our overall costs and we are extremely grateful.

Despite the very recent decision by UNESCO to keep Liverpool on the global heritage 'at risk list', and the threat that the city could lose its World Heritage status due to harmful new development, the Court of Appeal rejected our appeal in a judgment issued on 2 August.



The developer's proposal, with the existing buildings demolished

We had been fiercely opposing plans to demolish an entire row of historic buildings – including the 1912 façade of the Futurist Cinema. The buildings lie between two listed Victorian pubs and together frame the view of the grand portico of one of Britain's finest neo-classical buildings, St George's Hall, from the buffer zone of the World Heritage Site.

In our view, the major demolition and large scale repetitive replacement façade, overlaid with a ghost image of the lost Futurist is inappropriate and harmful. The bulk of the new 11-storey block immediately behind will be highly intrusive.

We argued throughout that the façade of the Futurist could be saved and demolition was not necessary. In May, we paid for our own structural report to investigate the possibility of retaining the façade, carried out by leading conservation engineer Edward Morton. It showed how the façade needed only a minimal amount of stabilisation to make it safe without requiring expensive road closures. The Council ignored this advice and shut Lime Street to traffic for several weeks in June – claiming the façade was in danger of imminent of collapse.

SAVE's alternative proposal showing the Lime Street terrace, with the buildings restored and reused in between the two listed pubs



In the end, and after three High Court hearings to stop demolition, far from being in a poor structural condition, an independent expert engineer's report, jointly funded by SAVE and the Council, found the façade of the former cinema to be structurally stable and the road was reopened immediately. There is no reason why the façade of this grand building could not have been incorporated into the new development.

As part of our campaign, we also drew up an alternative vision for the site, with the help of conservation architect Eva Palacios, showing how the buildings could be refurbished and adapted to provide a hotel, student accommodation and shops – as proposed by the developers wishing to clear the site. Our campaign to save Lime Street was supported by the Merseyside Civic Society, the Cinema Theatres Association and The Victorian Society and a public petition to save the Futurist was signed by more than 4,000 people.

As a small organisation with very limited funds, we do not take decisions to go to court lightly. This case had national and international significance given Liverpool's World Heritage status, and in a city with such a rich architectural heritage we were determined to make sure that the decision making process about such an important gateway site was robustly scrutinised.

In granting us permission to appeal in May, Lord Justice Lindblom said: "I accept that the appeal has a real prospect of success, and in any event that the matters raised on the interpretation and application of guidance in paragraph 18A-036 of the Planning Practice Guidance are important enough to afford a compelling reason for the appeal to be heard."

The basis of our challenge was the consultation notification process to the World Heritage Committee (WHC) of a major demolition and re-development scheme in the buffer zone. We argued that because of the impact of the proposals and their sensitive locations, the Department of Culture Media and Sport (DCMS) and the WHC should have been notified by Liverpool City Council before planning permission was granted.

The demolition of Lime Street and the Futurist has been extensively covered in the local press, on BBC Radio Merseyside, Bay TV, City Radio, the *Liverpool Echo* and *Liverpool Confidential*, and our campaign has been picked up in *The Guardian*, *Private Eye* and the architectural press – *Building Design* and *Architects Journal* and *Planning Magazine*.



The Futurist Cinema, during demolition.
<http://johnjohnson-photography.com>

Our legal challenge has brought major national attention to the unnecessary and harmful demolition of this part of Lime Street, and the loss of so many historic buildings. It has also raised significant questions for the Council when assessing similar applications in the crucial buffer zone of the World Heritage Site.

We have written to Karen Bradley the new Secretary of State at DCMS to request she call a summit meeting to address the serious issue of Liverpool's World Heritage Site.

The shock and pain at the loss of buildings dating back to 1780 will add strength to future campaigns. We will ensure that the destruction of the Futurist, one of the grandest examples of early cinema architecture, will be the focus of a new drive to protect and re-use historic cinema buildings, continuing an impressive revival which is underway in towns all over the country.

SAVE was represented at the Court of Appeal by Richard Harwood QC OBE and Susan Ring and Harry Campbell of Harrison Grant Solicitors.



WELSH STREETS, LIVERPOOL

A more positive story from Liverpool is our long running campaign for the Welsh Streets, an area of some 400 terraced houses threatened with demolition.

At the start of the year Liverpool City Council withdrew their legal challenge to the Secretary of State's decision in the 2014 public inquiry, which endorsed SAVE's campaign and required the Council to pursue restoration options for the houses.

Shortly after withdrawing the challenge in January, Liverpool City Council announced they had invited PlaceFirst, a Manchester based developer, to prepare proposals to refurbish five of the ten streets.

We welcomed this news and the change of direction from Liverpool Council, which is a vindication of the work of SAVE, and many communities all over England, over the last decade, against Pathfinder proposals.

PlaceFirst have a good track record of working with terraced housing and former Pathfinder sites in the North West. They are currently on site in Woodnook in Accrington, Lancashire, refurbishing and renovating three streets, and have recently completed work on 27 houses in Colne, Lancashire.

In July it was announced PlaceFirst would begin a pilot project on two of the streets – Voelas Street and High Park Street – which would see 35 houses refurbished and reconfigured to create 25 homes of varying sizes, ranging from one to four bedrooms. Plans include a range of adaptations, including converting three houses into two, to create larger rooms and living spaces.



The Welsh Streets from the air



Voelas Street. *Google Streetview*

We understand that similar proposals for the other five streets, in different ownership, are due to be announced in the next few months.



Concept image of Voelas Street. Note: For illustrative purposes only and subject to detailed design development. *PlaceFirst*

111-119 CHARING CROSS ROAD, LONDON



The Foyles building in 2008. *Ewan Munro via Flickr*



The developer's proposal for an oversized bulky office block, with the existing buildings demolished.

In June, SAVE joined the battle against proposals to demolish a key site in the Soho Conservation Area.

The application would see 113–119 Charing Cross Road, the old Foyles Bookshop buildings, and No. 111 Charing Cross Road, a 1920s commercial deco building, demolished. These are handsome brick, stone and stucco buildings, which make a positive contribution to the Conservation Area. One-to-three storeys higher than buildings in the central Soho grid, they form a distinct but not overbearing boundary to the Conservation Area. In addition, the entire south side of Manette Street, a simple but respectful 1950s building, would be demolished.

In their place a large nine-storey block is proposed. This building would be visible from a wide range of views, and, as a result of its height, bulk, and limited variation of scale, would be entirely out of keeping with the Conservation Area and would cause significant harm. It is the type of building that Westminster City Council has already identified elsewhere in the Conservation Area as causing harm.

The Council's planning committee approved these plans in May despite strong objections from Historic England, The Victorian Society, and the Greater London Authority. SAVE, together with Historic England and The Victorian Society, wrote to Sadiq Khan, the new Mayor of London, requesting he intervene and refuse the application, but he chose not to.

We therefore requested that Greg Clark MP, then Secretary of State for Communities and Local Government, call in the application for a public inquiry. This request was backed by The Victorian Society, and we launched a petition that attracted over 5,000 signatures. We followed up with the new Secretary of State for DCLG, Sajid Javid, following the reshuffle.

The Minister decided against a call in of this application, despite the strong opposition to the scheme. We continue to be concerned about recent developments in the Soho Conservation Area, and will be keeping a close watch on future proposals.

GRIMSBY DOCKS

With the greatest reluctance we decided at the end of July that we could not continue the legal challenge into the demolition of the historic Cosalt buildings at Grimsby Docks due to escalating costs. Our advocacy is now focussed on persuading Associated British Ports to live up to its own claim that it they take their ‘obligations to the protection of its architectural heritage extremely seriously’.

The decision not to pursue the legal challenge followed a ruling from the Court of Appeal in July refusing SAVE permission to proceed with the case. Whilst there was an option to continue with an oral hearing, this would have added considerably to our costs and so we decided not to continue.

The Cosalt buildings are a group of mid to late nineteenth-century buildings in an area of Grimsby Docks known as the Kasbah. Together, with the Grade II* listed Ice Factory, they constitute a unique and irreplaceable testimony to Grimsby’s position over two centuries as the greatest fishing port in the world. Remarkably a few of the historic buildings in the Kasbah remain in constant use, notably as traditional family owned smokereries which supply leading hotels and restaurants.

They are set to be demolished to make way for open storage of offshore wind turbines, although insufficient justification has been put forward as to why the storage is required in this location, or why the buildings have to be demolished given the extensive area of land to their rear.

The Cosalt buildings as seen from Hutton Road



We remain extremely concerned about the imminent threat to the Cosalt buildings, and the impact that the demolition will have on the wider historic Kasbah area of Grimsby Docks, which has been stated by Historic England to be unique in the world.

Our letter published in *The Times* at the beginning of August, signed by us, four other leading national heritage organisations and the local trust seeking to save the Ice Factory, received considerable publicity, and has helped focus major attention on the historic buildings in the Docks. Following *The Times* letter *The Observer* ran a strong article on the case.

We are calling on North East Lincolnshire Council and the building owners Associated British Ports to revive and regenerate the existing historic buildings on the Docks – including the Grade II* listed Ice Factory – which lies next to the Cosalt buildings, in a serious state of decay. Urgent repairs are required before it and other buildings fall into an even worse condition.

A strategic masterplan for the area is urgently needed to ensure that Grimsby’s heritage assets are regenerated and revived alongside new development. The historic Kasbah buildings and the Ice Factory have the potential to become a cultural, business and tourist destination, like Gloucester or Liverpool docks, and bring great benefits to the economy of the area. The demolition as proposed by ABP is short term, irreversible and unnecessary and if everything is left to rot and decay there will be very little of Grimsby’s great fishing heritage left.

Our campaign to save the buildings is supported by World Monuments Fund, The Prince’s Regeneration Trust, The

Victorian Society, the Ancient Monuments Society, Great Grimsby Ice Factory Trust and the Grimsby Traditional Fish Smokers Group, and more than 750 people signed a petition to save the buildings. We have received strong public support and fundraised £2,000 towards our costs for the legal challenge, for which we are tremendously grateful.

Our campaign to highlight the threats to these buildings, and others in the area, continues.

SAVE was advised on this case by Susan Ring at Harrison Grant Solicitors, and John Steel QC.

Pictures by Eveleigh Photography



Images of the existing buildings due to be demolished, as seen from different angles on Fish Dock Road



ANDREW GIBSON HOUSE, THE WIRRAL

Staying with a nautical theme, readers may remember that in January 2015 SAVE launched a campaign to save Andrew Gibson House, a home built for the widows of merchant navy ship-masters and officers.

Andrew Gibson House was built in 1906 to designs by H & Arthur P Fry Architects, a Liverpool practice. It is an attractive example of the Edwardian Baronial style, with red brick and sandstone dressings, set in attractive landscaped grounds with views out over the Mersey and Liverpool's iconic waterfront.

Despite all of this, it is unlisted and not in a Conservation Area, and an application had been submitted by Nautilus Union, the owner of the building, for prior approval for demolition.



Andrew Gibson House

SAVE swung into action and set up a petition to demonstrate the strong public feeling towards this building. In three days, and thanks to support from the local press, the petition surpassed 3,000 signatures. A listing application was submitted, and we also wrote to the owners requesting they reconsider their plans and reuse the building, rather than seeking to demolish it.

Although the listing application was turned down by Historic England, the delay gave Wirral Council a chance to enter into discussions with the owner about an investor who had come forward with plans to refurbish the building.

We were delighted to hear in May that Andrew Gibson House is set to be restored and converted for residential use, pending the conveyancing of a piece of adjacent land for enabling development. We are awaiting further details and for a planning application to be submitted.

THE MEMORIAL CHURCH OF THE PROTESTANT MARTYRS, LIVERPOOL

In August we were successful in getting the church of the Protestant Martyrs in Liverpool listed at Grade II.

The church was built in 1902 to designs of Thomas H W Walker, to serve the area's burgeoning Methodist community. It is a handsome building in the Italianate Baroque style, with good quality decorative details including leaded and Art Nouveau stained glass and carved stone tracery.

The church closed in 2004 and last year a planning application was submitted to demolish the church for replacement student accommodation.

Faced with the threat of demolition, SAVE commissioned Liverpool heritage specialist Jonathan Brown to prepare a listing application, which focused on the architectural quality of the building and its group value as one of a sequence of four brick built churches along Earle Road and Lawrence Road.

In response to our listing application, we are pleased to report that Historic England has now listed the church Grade II, specifically noting its architectural interest, the survival of its interior, and its group value.



The church as seen from Earle Road

MUSEUM OF LONDON IN SMITHFIELD



Stanton Williams and Asif Khan, working together with conservation architect Julian Harrap and landscape design consultants J&L Gibbons, have been announced as the winners of the Museum of London's international competition for a new home for the museum at West Smithfield. We are excited to see the move to Smithfield progressing and looking forward to following the plans closely as they evolve over the next 18 months.

This choice resonates with SAVE. Alan Stanton worked on the SAVE proposals for Old Billingsgate Market which led to its rescue and reuse; Julian Harrap's work was the basis of our successful campaign for the Royal Aircraft Establishment at Farnborough.

The Museum has been planning a relocation to the former market buildings since 2015, following SAVE's success in preventing the demolition of the markets at the 2014 public inquiry.

We have flagged a series of points to the Museum for them to consider as the plans progress, such as the importance of preserving original fabric both in terms of respecting the integrity of the original buildings, and the later additions and alterations. We have also pointed out that the retention of the internal market halls with their elaborate glazed roofs was a major issue at both public inquiries, and we encourage the Museum to retain not just the Phoenix columns, roofs and dome, but the smaller iron columns and ironwork that go with them.

Smithfield General Market



Indicative CGI image of how the new museum may look inside the General Market, beneath the impressive postwar dome.

Stanton Williams and Asif Khan Architects

TOTTENHAM HOTSPUR'S STADIUM REDEVELOPMENT, LONDON

In the last newsletter we reported on Spurs' plans to demolish three locally listed Victorian and Edwardian buildings in the North Tottenham Conservation Area, as part of their proposed stadium expansion.

SAVE's history with this site stretches back to 2009, when, working with architect Huw Thomas and lawyer David Cooper, we succeeded in getting proposals changed so that the buildings would be included as part of the new stadium development. This application was approved by Haringey Council in September 2011, and is still valid.

However last winter revised plans were submitted to demolish the three locally listed buildings, prompting us to object, along with The Victorian Society, Historic England, and many others.

It is therefore with great disappointment that we report that not only did Haringey Council approve demolition in December 2015, but that the Secretary of State ignored ours and Historic England's requests for a call in.

As a result, buildings of significant character and architectural quality with strong historical ties to the football club, and in good condition (despite being kept out of use), have been demolished for a landscaping and pavement widening scheme. This will cause substantial harm to the Conservation Area and surrounding listed buildings, and is very much regrettable.



The Tottenham and Edmonton Dispensary, now demolished

EALING TOWN CENTRE, LONDON

In February we objected to proposals to demolish an entire urban block at the heart of the Ealing Town Conservation Area. The site is characterised by fine-grain Victorian and Edwardian architecture, featuring gables, red brick, and stone dressings, no more than four storeys in height. Eight buildings noted for making a positive contribution to the Conservation Area would have been demolished, with just a couple of façades retained.

The proposed scheme, by contrast, is much taller and bulkier, with the tallest block rising to 18 storeys. Other blocks rise to eight, seven and six storeys respectively. The proposed streetscape is monotonous, and it removes all the charm and character found in the existing buildings.



CGI of the proposed scheme, showing the 18-storey tower

It is evident that such a proposal would cause substantial harm to the Conservation Area and individual buildings, and we objected, along with Historic England, The Victorian Society, and local campaign group Save Ealing's Centre. A petition of over 2,000 signatures was also submitted. Historic England went so far as to say that if approved, the proposals would necessitate a review of the Ealing Town Conservation Area, as it would no longer merit its designated status. Despite such fierce opposition Ealing Borough Council voted to approve the plans in February 2016.

Led by The Victorian Society and Save Ealing's Centre, the campaign then switched from getting the application refused, to getting it called in by Secretary of State for Communities and Local Government Greg Clark. A call in would allow all the issues and disputed points of this application to be debated in an open forum, with an independent inspector making an informed decision.

We are pleased to report that the request for a call in has been successful, and a public inquiry will take place later in the coming months, once a timetable has been agreed.

66-68 BELL LANE, LONDON



66-68 Bell Lane. *Toby Glanville*

In July 2015 we objected to an application to demolish 66-68 Bell Lane, a handsome building in the Artillery Lane Conservation Area in Spitalfields, London.

66-68 was built in 1927 by the former Stepney Borough Council as a block of three flats, to help address the area's housing shortage. Stepney did not have large development sites at its disposal like other boroughs, so instead developed small schemes of municipal housing on vacant sites.

It is a charming building with a chamfered corner, and presents a cheerful and open aspect to two streets, having neat and well-articulated window bays and expressive, though restrained, architectural detailing, including a Stepney Borough Monogram. It clearly makes a positive contribution to the Conservation Area, and is locally listed.

Both 66-68 Bell Lane and its neighbour, 1-5 Tenter Ground (also locally listed), were purchased by artist Tracey Emin in 2008, who had plans to restore the buildings and reuse them as an art-studio and residential space. This happened at 1-5 Tenter Ground, but not 66-68 Bell Lane, which is now threatened with demolition.

Proposed is a new residential building by architect David Chipperfield, which we

consider will be angular and blank, and would have a negative effect on the Conservation Area.

We were pleased therefore, when, in February, Tower Hamlets voted to refuse the application, with the officer's report concluding the proposal would fail to preserve or enhance the Conservation Area.

The applicant has however appealed this decision, on the grounds that Tower Hamlets took too long to decide on the application. The appeal is due to take place in early 2017, and SAVE will be supporting the Council in its decision to refuse planning permission.



The David Chipperfield proposal, which would see the existing building demolished

CLAUGHTON CENTRE, DUDLEY

In September 2015 we objected to plans to demolish a 1904 school building in Dudley in the West Midlands. The Cloughton Centre was built by Barrowcliff & Allcock, a Loughborough architectural practice, in a Jacobean style in red brick with buff terracotta dressings. It ceased to be a school in 1990 and was repurposed for use as offices for Dudley Metropolitan Borough Council.

The building is not listed or in a Conservation Area, but has architectural and historic interest, and is located in an area of high historic townscape value, as identified by the local authority.



The Cloughton Centre. *Jaggery, via Geograph*

Outline proposals were submitted to demolish the building for replacement with a residential scheme. SAVE strongly objected, along with several local residents who had been pupils at the school.

At the planning committee in April 2016 a decision was taken to defer the application to allow for a site visit, so that committee members could better understand the site and the building. Following this visit, the committee voted to refuse demolition.

In making this decision the chair of the planning committee, Councillor Qadar Zada said, "Seeing the site for myself has completely changed my view of it. It is a much more significant building than I first thought. I was very surprised in how much of a good condition it still stands in and if it were to have been demolished, I think it would have been detrimental to the surrounding area."

We hope this clear message from the committee will be taken on-board by the applicant, and we are now awaiting revised proposals for the site.

HITHERBURY HOUSE, GUILDFORD

Designed by Norman Shaw and dating from 1882–3, Hitherbury House is an attractive Arts and Crafts building within the Millmead and Portsmouth Road Conservation Area. It was substantially remodelled in the 1960s when it was converted for office use, but externally it remains a building of quality and a positive contributor to the Conservation Area.

In 2014 it was threatened with demolition for a housing development, but thanks to a concerted effort of local and national conservation groups, including SAVE, the plans were refused by Guildford Borough Council.

Consequently new architects were appointed with a brief to retain and restore the house for apartments. SAVE was contacted at the end of 2015 with details of the new application, and we were pleased with what we saw.



Hitherbury House

The new proposals show much of the original exterior detailing, lost over the years, restored, including bargeboards, chimney pots, repointed brickwork and the reopening of original entrances. A new modest extension to the building will be created in a sympathetic style, and the development will provide seven apartments in total.

This is a much more positive scheme, with the architects working with the original building and enhancing its existing qualities, rather than seeking to demolish it.

The application was approved in May 2016, and we look forward to seeing work start on site imminently.

NORTON FOLGATE AND BISHOPSGATE GOODSYARD, LONDON

Norton Folgate and Bishopsgate Goodsyards are two cases in east London that we featured in the 2015 winter newsletter. The then Mayor of London, Boris Johnson, had called both schemes in so that he could take the final decision on whether to award planning permission in each case.



The Bishopsgate Goodsyards proposal as seen from the air

At Norton Folgate British Land are proposing a bulky commercial scheme in the Elder Street Conservation Area. Strongly resisted by The Spitalfields Trust, the East End Preservation Society and SAVE, the plans were refused by Tower Hamlets in July 2015.

Boris Johnson called the scheme in soon after and overruled Tower Hamlets' decision in January, prompting The Spitalfields Trust to launch judicial review proceedings. Unfortunately these were unsuccessful, and so The Spitalfields Trust are now appealing to the Court of Appeal for a further hearing, over whether the Mayor has the authority to intervene in this planning application in this way.

A similar situation has unfolded at Bishopsgate Goodsyards. Here, the proposals are for huge towers of up to 40 storeys, overlooking several conservation areas and listed buildings, which could set a dangerous precedent for similar harmful development. The site is particularly large and falls within two local authority boundaries – Tower Hamlets and Hackney – with both resolving to refuse planning permission. Again the Mayor intervened and took over the decision, but when he left office in May the application was still to be decided.



The Bishopsgate Goodsyards proposal, looking towards Shoreditch High Street Station

The developers have recently announced they will go back to the drawing board, with soundings from City Hall suggesting the new Mayor and his team are less keen on the designs and would like to see changes. Watch this space.

CGI image showing the Norton Folgate proposal



BUILDINGS AT RISK

Great Expectations: Buildings at Risk Catalogue 2016–2017

The 2016–2017 Buildings at Risk Catalogue was published on 27th June, and is available to order now.

This is the latest in the series of catalogues which have been published by SAVE since 1988 to highlight the many wonderful listed and unlisted buildings around the country in need of new owners and new uses.

Great Expectations features over 100 new entries suggested by conservation officers, or brought to our attention by members of the public. Buildings featured range from cottages and farmhouses, to larger country houses, dockyard buildings, mills, as well as chapels and civic buildings. The pictures on pages 16 and 17 show some of the new 2016 entries.

Organised by county, each entry includes a description of the property and its condition, and aims to bring to life the individual qualities of each building, from the modest beauty of a tiny thatched cottage in Norfolk to the sophisticated charms of a neoclassical townhouse in Glasgow.

Great Expectations also features three “spotlights” on particular topics; the first is a personal account of the



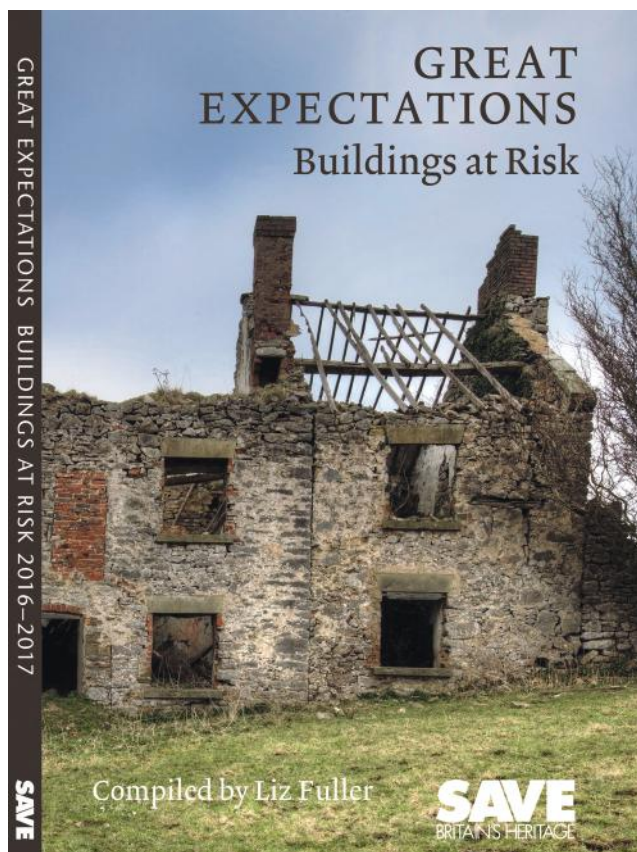
Grand Lodge, St Brides Major. *Eveleigh Photography*

saving of a Cumbrian farm cottage which had featured in a previous Buildings at Risk Catalogue; the second looks at the particular threats faced by cinema buildings and the work of the Cinema Theatres Association to protect them; and the third reports on Northern Ireland’s buildings at risk and includes many success stories.

We have once again benefited from having special assistance from Barry and Genesis Eveleigh, who volunteered to travel the length and breadth of the country taking photos of the new entries. Their pictures show the buildings in great detail and make leafing through the catalogue a rich and rewarding experience.

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, *Great Expectations: Buildings at Risk 2016–2017* is priced at £15.00, or £13.00 for supporters of SAVE (+£2.50 P&P) – please see our website or the enclosed order form.



Floral Hall, Belfast

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 send us possible entries. We continue to add to and update the online Register, accessible to subscribers, throughout the year.

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 do not 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, and Wales.



Thatch End, Roydon, Norfolk. *Eveleigh Photography*

We are also looking for buildings to feature on our website as 'Building of the Month'.

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, liz.fuller@savebritainsheritage.org or on 020 7253 3500.



28 Portland Square, Bristol. *Eveleigh Photography*



The former Rose and Woodbine pub, Coventry. *Eveleigh Photography*

PUBLICATIONS

Big Saves: Heroic transformations of great landmarks

In June we published SAVE's latest book, written by Marcus Binney.

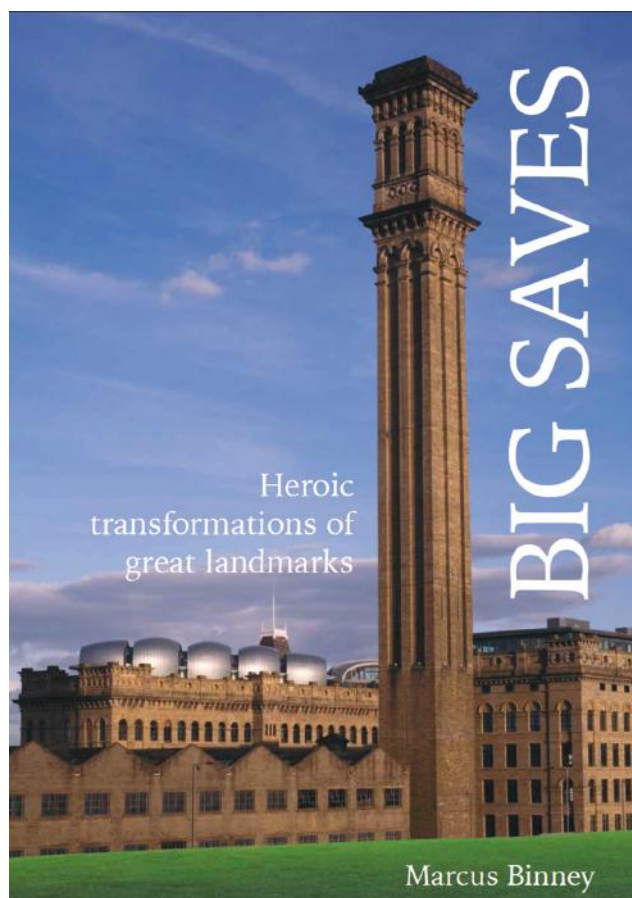
Big Saves shows how Britain has led the way in breathing new life into great historic buildings, from naval dockyards to textile mills, grand hotels to hospitals, town halls to power stations, and many more.

The book features over 50 case studies taken from all over the country (and further afield), showing how historic buildings can be revived and restored, and can become beacons of new life in both booming and declining economies. Many of the featured buildings have been the subject of SAVE campaigns, where direct and indirect action from SAVE has seen the buildings saved from demolition and successfully reused. Some examples are pictured here.

A launch event was held at Pushkin House in June, details of which are on page 21.

Several years in the making, lavishly illustrated and spread over 180 pages, it is one of SAVE's largest publications to date, and can be purchased for £25 (£20 subscribers), plus £2.50 postage.

We would like to thank our sponsors for the *Big Saves* – David Morley Architects, Urban Space Management, City and Country, and Battersea Power Station Development Company.



The Royal William Yard, Plymouth. *Urban Splash*



OFFICE NEWS



The Grade I listed wind tunnel at Farnborough. *Julian Harrap Architects*



Exe Vale Hospital, Exeter



The De La Warr Pavillion, Bexhill-on-Sea

In March we were sad to see Clem Cecil step down as Director of SAVE. Clem was Director for four years, and in this time led us to mighty victories in some of our most challenging cases, including public inquiries over Smithfield General Market, Liverpool's Welsh Streets, and the campaign for the Strand.

Clem has moved on to become Director at Pushkin House, a Russian Cultural Institute in London, but remains involved in SAVE, SAVE Europe's Heritage, and the SAVE Trust.

With endings come beginnings, and we are delighted to welcome Henrietta Billings as SAVE's new Director.



Henrietta is a chartered town planner with extensive experience in private sector consultancy for a national planning firm, and a background in journalism. She joins SAVE from the Twentieth Century Society where she was senior conservation advisor.

At the Twentieth Century Society Henrietta played a key role in several successful high profile campaigns to save threatened sites, including that for Nicholas's Grimshaw's 'Ship' building in Plymouth (a campaign supported by SAVE), the Southbank Centre and the Paolozzi murals in Tottenham Court Road tube station.

As part of the changes in the office Mike Fox has been promoted to Deputy Director and will be working alongside Henrietta.

We also welcome Catherine Cadman as our new Administrator, who has recently joined the SAVE team. Catherine has significant experience of working within the charitable sector, and will be responsible for dealing with subscriptions and publication inquiries.

As ever, we are immensely grateful for all help received by volunteers, both in the office and at events.

EVENTS

Saviour Event, March 2016

In March SAVE hosted the first of the annual Saviour events. We were treated to a walking tour of Spitalfields, London, led by SAVE Trustee and historian Dan Cruickshank, before ending with a drink at his home.

The tour began at 3 Fournier Street, an 18th-century Huguenot house, which is now the home and workshop of the artist Marianna Kennedy, where we admired the large panelled first-floor drawing room with views over Hawksmoor's Christ Church Spitalfields.

The tour continued through the surrounding streets, with Dan explaining the architectural details of the houses, and telling the stories of the Huguenots who lived and worked in the area in the eighteenth century.

Dan showed us the work of The Spitalfields Trust, an organisation with which he is actively involved, in preserving the area. He told us of the recent battles over the developments at Norton Folgate, Bishopsgate Goodyard, and the Fruit and Wool Exchange, a SAVE campaign between 2011 and 2013, the latter now with only its façade remaining.

We also went to see locally listed 66–68 Bell Lane in Spitalfields that Tracey Emin is seeking to demolish. This was an excellent opportunity to show firsthand our campaign work, and to give Saviours the latest news on the case.

More information on the cases mentioned here can be found in the Casework section of this newsletter, and on our website.

The tour finished in Dan's wonderful Georgian home, where Saviours warmed up over a glass of wine. Marcus Binney, Executive President, and Clem Cecil, the then Director, gave updates on our ongoing campaigns and answered questions from the floor. Saviours also got the opportunity to meet our new Director Henrietta Billings.

The evening was a wonderful opportunity to thank Saviours for their generous commitment and support of SAVE in the scheme's first year, and we are looking forward to welcoming them to next year's event.

For more information about becoming a Saviour, please visit www.savebritainsheritage.org/support-us/become-a-saviour or call the office on 020 7253 3500 to discuss upgrading your subscription.

Dan Cruickshank leading a tour of Spitalfields



Exhibition: *Development Hell*, St Leonard's Church, Shoreditch, March 2016

SAVE took part in a grass-roots exhibition this year, held at St Leonard's Church Shoreditch. Conceived and curated by Robin Hatton Gore, the exhibition focused on 'contested spaces seen through art and documentation,' and featured several local planning battles in which SAVE has been involved, including Bishopsgate Goodsyard and Norton Folgate.

SAVE displayed boards on the Strand campaign including our alternative vision for the site prepared by Burrell Foley Fischer Architects, and Clem Cecil and Mike Fox created a 'how-to' campaigning flow chart especially for the exhibition, aimed at helping local action groups fight planning battles. *Please see overleaf for the chart.*



Other contributions came from The Spitalfields Trust, who presented their alternative proposals for Norton Folgate, and 'GAG', the Goodsyard Action Group, and More Light More Power who tackled the issue of significant overdevelopment at Bishopsgate Goodsyard.

The exhibition ran for four months between March and June, and we were able to host a well attended evening event at the church for supporters of SAVE, which included drinks and poetry readings.

Big Saves book launch, Pushkin House, June 2016

By Alison Homewood

The grand Georgian surroundings of Pushkin House in Bloomsbury brought glamour – and a good turnout – to the June launch of the *Big Saves*, SAVE's latest publication marking 40 years of campaigning.

Big Saves is part coffee-table tome, part memory bank featuring the impressive rescues and resurrections of the last 40 years. Divided into chapters such as Hospitals, Defence Buildings, Grand Hotels and Mills, and richly illustrated with beautiful photographs, Marcus Binney recounts how SAVE and its collaborators fought lengthy battles to ensure significant buildings were given a new lease of life, often as attractive apartments, restaurants and function spaces. Most are in the UK although a few notable entries are international – the stunning Arts Quarter Factory 798 in Beijing, Berlin's former power station Electropolis and the huge Fort Monroe complex in Virginia, US.

SAVE's newly appointed Director Henrietta Billings welcomed many of those same collaborators, Friends of SAVE and Saviours. Architects John Burrell and David Morley, entrepreneur Eric Reynolds, Historic England's Chief Executive Duncan Wilson, as well as volunteers past and present were all in attendance. We were very generously hosted by former SAVE Director Clem Cecil, who had kindly put her new place of work, Pushkin House, at SAVE's disposal for the evening.

Marcus Binney speaking at the launch of *Big Saves*, at Pushkin House



SAVE's how to fight a planning application flow chart,
produced for the Development Hell exhibition held in March 2016

HOW TO FIGHT A PLANNING APPLICATION

A FLOW CHART FROM SAVE BRITAIN'S HERITAGE / WWW.SAVEBRITAINSHERITAGE.ORG





SAVE EUROPE'S HERITAGE

In May, SAVE's Deputy Director Mike Fox travelled to Georgia to take part in a week long training workshop for young activists.

Organised by Blue Shield Georgia, an international organisation that works to protect cultural heritage threatened by natural and human-made disasters, the workshop is part of a larger six month programme which aims to give young people the skills to campaign and take action against threats to architectural and landscape heritage. The workshop has attracted over 30 participants from all over Georgia.

Mike spoke about the work of SAVE and the UK context to the preservation of architectural heritage, and led workshops on the different ways to campaign for threatened buildings and places.



The area around Gudiashvili Square is currently held up by steel supports



Class photo from the heritage training camp

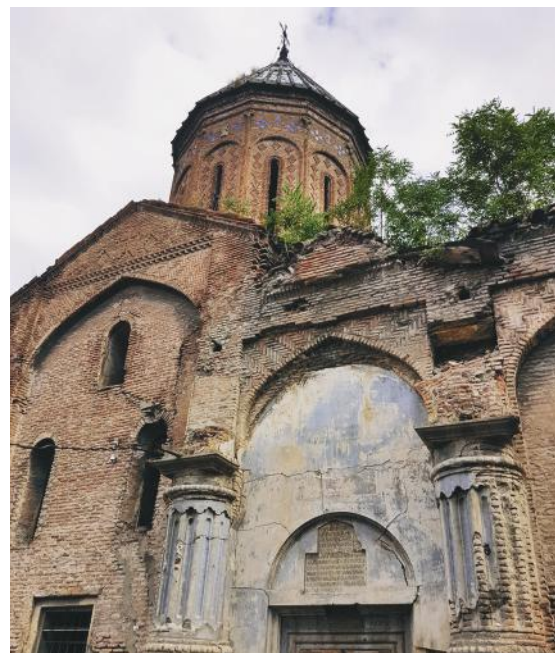
Other workshops were led by ICOMOS Georgia, local campaigners, and international experts from the Swedish Youth Council and Greenpeace Nordic.

There are many threats to Tbilisi's (and Georgia's) heritage at present, including the contentious Panorama Project, which seeks to build two large towers and a business centre on protected hillsides around the city. This would have a very overbearing effect on the city, and SAVE Europe's Heritage is continuing to campaign against it and support local campaigners.

Work also continues on SAVE's report on Tbilisi, which is due to be published in November.



A collapsed building in the Avlabari district



The beautiful Armenian Church in Zemo Kala is in a very poor condition

A photo collage of people watching the demolition of the Futurist Cinema. *Photographs taken by Jane MacNeil.*
www.janemacneil.co.uk



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