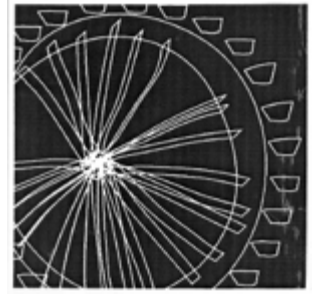




LONDON BRANCH

NEWSLETTER

Spring 2013



London 2013 Branch Day Conference:

Heritage at Risk

Following the success of our last annual London Branch Day Conference, 'The Inside Story', held in October 2012 we have been busy preparing ideas for the 2013 conference.

In light of these straightened times of economic uncertainty where difficult decisions on priorities have to be made it felt right to consider Heritage at Risk and the particular challenges that practitioners face in resolving sometimes very challenging 'problem sites'.

The Day Conference will be held at the Royal College of Physicians on Wednesday 02 October so keep the date clear in your diaries!

The Committee are currently considering topics for talks and speakers with a promising list in the offing but we always welcome suggestions from the Branch so please do get in touch with David or Sheila if you have any ideas you would like to share.

We would also like to fill the long-standing Day Conference Co-Ordinator vacancy on the Committee. Form an orderly queue. Any takers please do contact David or Sheila for more information.

London Branch Committee



· INSTITUTE · OF · HISTORIC ·
BUILDING · CONSERVATION

CHAIRMAN'S NOTE

In the last newsletter, I mentioned that I had taken on a new role as Education Secretary of the IHBC. Since then, I have been getting to grips with my new responsibilities as well as attending numerous meetings. Having researched it all quite thoroughly, I will be 'setting out my stall' in the next edition of Context which will be published in March. I hope you will take time to read it and also give me some feedback on its contents.

Otherwise I have been keeping myself busy by providing heritage training for planners, but was also commissioned to be an expert witness at a public inquiry for my former employer, Kensington and Chelsea Council. The subject was the change of use of the Phene Arms pub in Chelsea to residential. The pub is an unlisted mid-Victorian building in the Cheyne Conservation Area. There were two appeals: one included alterations and a new basement, the other was for the change of use only. The appeals were dismissed to my great relief, but the details of the decision might be of interest to members.

There were two main reasons for refusal. First was a policy objection against the loss of a community use. The second was the harm to the non-designated heritage asset and the adverse effect on the character of the conservation area. The viability of the pub also became a major issue. Very briefly, the Inspector was not convinced by the policy reason for refusal. He was also unconvinced by the appellant's case that the pub was unviable. It now becomes interesting. A lot of evidence was presented by the Council and well-organised local residents on the significance of the non-designated heritage asset. As the external alterations were minimal, this was based mainly on the pub's historic and communal values as defined in Conservation Principles. The Inspector did not accept that the non-designated heritage asset would be harmed. We were then left with the pub's contribution to the character of the Cheyne Conservation Area. The inspector accepted that the character of the conservation area was in part due to its residential nature, interspersed with commercial uses. In recognising this, he went on to state: "the public houses in particular, with their vitality and vibrancy create a pleasant contrast with the subdued residential streets".

He then went on to conclude that the loss of the pub use would be harmful to the character of the conservation area and dismissed the appeal. Whilst this is not the first change of use from pub to residential to be dismissed on these grounds, it is interesting that the Inspector came to different conclusions in relation to the potential harm to the non-designated heritage asset and the character of the conservation area. If you want to read the appeal decision in detail the references are: APP/K5600/A/12/2172028 and APP/K5600/A/12/2175522.

I am intending to write more about his and other recent decisions relating to pubs in a future edition of Context. Other than that I'd like to remind you of the annual HOLT/EH/IHBC meeting, which takes place this year on Wednesday 24th April at Westminster City Hall. One of the speakers will be Nick Boles, Minister for Planning. Also look out for details soon about this year's IHBC London Conference, which is likely to take place in October with Heritage at Risk as its theme.

David McDonald
London Branch Chairman

IHBC London Branch Site Visit – The House of St. Barnabas

The visit to the House of Barnabas (No 1 Greek Street) was a sheer delight to my colleagues and I from Donald Insall Associates. As historic building architects, we were particularly interested in how the project team addressed the matter of ensuring that the building fabric was impacted unduly by the construction of a new Crossrail tunnel.

The talk by Clive Richardson, Structural Engineer was very interesting and informative. He talked us through the difficulties and tasks his team were faced with when there was substantial risk of subsidence, and possible subsequent damage to the superb Rococo building. I was most impressed with the highly sophisticated monitoring system that can detect movements to 1mm accuracy. They were applied to the building as well as surrounding buildings to monitor the movements of the building and the data was studied centrally. It was also fascinating to see the 21-meter deep bore hole for grouting outside of the building.



A careful approach to the existing fabric was taken in case the building moved. For example, the support frame was built under the main staircase, but the frame itself is independent to the existing fabric. Clive told us that it was framed to catch the stairs in case the building subsides without straining other structural elements.

The Drawing Room and the Silk Room on the first floor were truly gems of Rococo carving and plasterwork. The fact that the building was owned by charity organisation kept it relatively untouched and its original mid 1750's magnificence intact. But it was the Victorian Chapel by Joseph Clark that caught my eye. Four apses contained seating, which was curiously formed, and it had beautifully designed floor tiles, decorative grilles and mosaics that showed the influence of the Oxford Movement.

We learnt a great deal from this visit that is valuable to our professional development and wider holistic understanding of conservation in practice.

Ayaka Takaki

IHBC London Branch Day Conference 2012

Last year's branch day conference took place on 2nd October 2012 at the splendid Grade I listed Denys Lasdun's Royal College of Physicians, Regents Park. The conference entitled 'The Inside Story: Dealing with Historic Interiors', set out to explore the unprecedented pressure for change that poses a threat to fragile historic interiors and how heritage professionals should deal with the need for a sustainable future without compromising significance by the use of imagination, compromise and innovative solutions. This highly successful conference had a range of excellent speakers that both informed the audience and provoked questions on which to reflect.

The conference was opened with a Keynote Speech from **Ptolemy Dean**, with reference to a number of projects involving the conversion and adaptation of historic buildings by some of our most revered architects, such as Hawksmoor.

Alyson McDermott is an authority on the analysis, identification and recreation of historic wallpapers and painted finishes, with clients including Historic Royal Palaces and English Heritage. Alyson gave a fascinating talk on the importance of understanding the significance of the interior decorative scheme, through investigation and research and by looking at chronology, methods and materials. This was demonstrated with reference to a number of case studies demonstrating what can be learnt by taking samples and analysing the results.

David Drewe is English Heritage's adviser on building services engineering, environmental and sustainable development issues. He gave a talk that was very helpful to practitioners and admirably rose to the challenge of illustrating this topic with some good slides. David outlined the relatively recent history of building services and the emergence of regulations governing them, from C19th commerce and industry to the growing domestic expectations of the C20th century. Energy efficiency measures are a prominent current issue for building services. Future development of wireless technology for fire systems and cctv is also a current theme. The requirement of DDA legislation and the installation of lifts is another current challenge, and HLF funding requires strong access arrangements.

The key message of the talk by **Ylva Dhans**, consultant conservator for the National Trust (NT), was 'adapt or die'. Ylva is responsible for a portfolio of over 30 properties and is experienced in the different ways of nurturing heritage in various cultures. The NT try to manage their properties to offer the visitor a holistic experience encompassing house, park etc. and seek to identify the main theme that will tell the properties story and engage with visitors. The chosen theme might be the property seen through the eyes of a famous person associated with it such as Turner at Petworth and Wolf at Knowle. A very informative case study was given of Morden Hall Park where visitors are engaged by the property as it demonstrates solutions to climate change in a historic setting through the installation of solar PV panels and slates, air source heat pump and wood burning stove and a hydroelectric turbine. At other properties alternative solutions are demonstrated such as some secondary glazing and even the effective use of traditional measures such as heavy curtains to help prevent heat loss.

Neil Burton gave a valuable talk about typical London townhouse and raised the thorny question of how we apportion significance. Neil's talk looked at understanding plan form, fabric and use and how changes in society are reflected in this fabric. The value of later alterations is a particularly trying area and involves the use of some subjective judgement. It was acknowledged that change entails some loss. If an archaeological approach is taken such loss equates to failure. However preservation by recording may, in some cases, be appropriate albeit that there can be problems with record keeping. Neil concluded that intelligent compromise has to be the best solution.

Dr Caroline Rye told us about some ground-breaking, and timely (in light of the Government's recently announced 'Green Deal'), research being undertaken for SPAB. A website was given for the report entitled 'Responsible retrofit for traditional buildings' from the Sustainable Traditional

Buildings Alliance. We were advised that measured 'U' values often show better thermal efficiency than calculated ones and whilst internal wall lining can improve thermal performance, the jury is out on the effect of internal wall lining on moisture. These are factors to bear in mind in developing refurbishment and retrofit works.

In solid walls heat is predominantly lost through walls and measured as a 'U' value. Approved tables underpin the Government's 'Green Deal', however, Caroline's research has shown that heat loss when measured is very often less than calculated values in the approved tables e.g. for stone and brick. A table of recorded U values is available from SPAB. Accurate information is needed to take appropriate and confident actions; otherwise there could be consequences for fabric degradation and health.

Michael Jones is responsible for the Portman Estate's sustainability policy. The Portman Estate owns 350 predominantly Georgian, Grade II listed buildings. Michael identified that for estate owners, the main drivers are the market requirements, legislation and financial consideration. At present experience suggests that the market is not demanding low energy lets, but bills, lighting and quality of finishes are important to tenants.

Michael gave helpful practical case studies in meeting the challenge of protecting heritage value while providing modern property facilities. A number of easy wins were identified, such as condensing boilers, secondary glazing, low energy lighting and roof and floor insulation. More complex longer-term solutions include solar thermal for water heating (not photovoltaics) and consideration of not having air conditioning. Some estates are considering boreholes in garden squares.

Paul Drury is one of the country's foremost heritage professionals, with a wealth of experience in heritage projects and policy development, for clients including English Heritage. Paul spoke about Forty Hall, Enfield, a Grade I C17th listed building that has recently undergone a restoration and reincarnation with the aid of a major HLF grant. Many IHBC branch members attended the branch visit to the Hall in July to see the project at first hand (Ref Newsletter Summer 2012).

The original house was built in 1628-30, with subsequent phases of alteration in 1708 and significantly in 1894 when the staircase was replaced and a new circulation pattern introduced. The main objectives of the scheme were:

- Repair
- Renewal of services
- Improving public access and presentation by providing more space for public use, improving the planning by restoring a legible functional circulation route through the building and providing a lift.
- Revealing significance.

The 1897 stair was of some significance, but was detracting from the appreciation of elements of greater significance and securing the best use of the building into the future. All opening up was phased at the beginning of the contract, so that proposals could be reviewed. There was physical evidence of the pre C19th staircase location, so the bold decision was therefore taken to remove the C19th stair so that the original circulation route could be restored and the lift could be centrally rather than peripherally located. A new oak stair was reinstated in the position of the pre C19th stair, which also restored the relationship with the decorative plaster ceiling. This relationship had been lost when the C19th changes were made. More significant elements of the C19th alterations were retained, such as the grand staircase window and panelling in various rooms.

In the ground floor Great Hall specialist paint sampling by Catherine Hassell revealed the 1630 decorative scheme. Uncovering this would have exposed it to damage and loss of valuable archaeological evidence and would have been very costly, so the decision was made to recreate

the scheme by over painting.

Gary Butler is a conservation architect with specialist knowledge in architectural design and traditional construction and repair techniques. Gary showcased a number of domestic projects that gave a perspective on real life and people's use and expectations of their homes. The skill of marrying architectural integrity and clients taste was a key theme, which again picked up the thread of solutions requiring intelligent compromise.

The day was closed by a talk by **John Simpson**, respected architect, about the restoration of St Pancras. Again another project visited by IHBC members in 2012, John, provided a fascinating (and very detailed) insight into the challenges facing the conversion of a highly significant but redundant building including difficult decisions regarding interventions into high quality interiors and the recreation of historically significant spaces.

Christine White

'Adverti-Phones': Battlelines are Drawn in RBKC

Few boroughs in Britain are as proud as Kensington and Chelsea of their streets. It was, of course, the Victorian estate developers who established good practice. They made footways of York slabs and granite kerbs; they inset them with coal-hole covers; and they erected the cast iron street lamps (and the occasional bollard) that form the foundations of what are still there today.

Twentieth-century traffic managers then planted forests of road signs and signals, while ill-trained pavements, faced by everything from stop-cocks to telephone boxes, set them clumsily in concrete slabs or even asphalt. Order was replaced by mess.

The Royal Borough of Kensington and Chelsea fought back. First came York paving in the King's Road, which was then followed by the re-paving of Kensington High Street and the eviction of all surplus street furniture. The Council then published a 'Streetscape Guide' or handbook. In Kensington High Street pedestrian railing was swept away, traffic signals fixed to street light columns and everything that could be lined up was lined up. Equipment that shouted 'highway' was played down: features that spoke of place were given strength. Not only was the change in appearance marked, but drivers slowed down and the number of casualties fell.

The *eminence grise* behind the new order was Councillor Daniel Moylan and it is typical that, when, in 2007, JC Decaux, the global outdoor advertising firm, and BT, sought to replace twenty 1960s phone boxes with eleven huge, pay-phone, advertising panels, planning officers rejected them. This was followed by the rejection of appeals by a Planning Inspector.

Earlier this year (2012) JC Decaux returned with applications to install 41 kerb-side, adverti-phones. When planning officers recommended the approval of 25 and the rejection of 16, a frenzy of lobbying was unleashed.

The billboards themselves, assertive pieces of highway furniture, it became clear that they had to be located close to the kerb where they would catch drivers' eyes.

The Deputy Head of Development Control, presented his report with opposing statements made by the Kensington and Chelsea Societies, councillors and residents, followed by a presentation by BT and J C Decaux.

The 41 cases were to be taken one by one. A site in Cromwell Road came first and, *mirabile dictu*, Members of the Committee spoke against it. The chairman noted that the advertisement

would be prominent, that it was adjacent to a conservation area, and that it would be visible from far away. He urged the Councillors to reject it – and then, one by one, they went on to reject every single billboard that the officer had supported.



Residents who were present all went home feeling delighted that the David of local opinion had slain the global Goliath of J. C. Decaux.

Terence Bendixson
Hon. Sec. Planning, The Chelsea Society

Please note that the opinions expressed in this article are those of the author and not necessarily those of the IHBC.

Paul Calvocoressi: An Obituary

Paul Peter Calvocoressi, who died aged 72 on 20 August last year, was for many years a member of the Greater London Council's Historic Buildings Division and, until his retirement, of English Heritage's London Region. Following his retirement he joined the London Borough of Southwark and for five years was a member of its Heritage and Urban Design Team. He had a great understanding and knowledge of the architectural history and industrial archaeology of London and was instrumental in forming a conservation-based approach to the regeneration of London's Docklands in particular.

Paul Calvocoressi was born on 12th October 1939, the elder of two sons, to the Honourable Barbara Dorothy Eden and Wing Commander Peter John Ambrose Calvocoressi, a barrister who worked at Bletchley Park during the Second World War and who went on to become a significant author on international affairs. Paul was a quiet, even rather reserved, child who, amongst other things, developed an interest in ships – and sailing ships in particular – that was to stay with him for the rest of his life. In these early years he became adept at building model ships from scratch with a meticulous attention to detail, which foreshadowed his approach to his professional life in later years.

After leaving school, Paul did a first degree in history and geology at Keele University before going on to Newcastle University to study architecture where he developed a love of the Northumbrian countryside and of its music and where he first became interested in historic buildings and industrial archaeology, a passion that developed to become the core of his professional life. It was whilst he was studying at Newcastle that he was recruited to the Historic Buildings Division of the Greater London Council. The Division was undergoing a period of expansion to include the making of Building Preservation Orders and then directing London borough councils in certain listed building consent cases and a recruiting team was sent out to find new, young recruits: Paul was one of those new recruits but this meant that he was unable to complete his architectural studies at Newcastle, as a result of which the University would subsequently refuse to accept the expertise and experience gained whilst working for the GLC as a means of securing his architectural qualification. Nevertheless, Paul was a natural for the new work streams that the Division was now undertaking: He had by now an extensive knowledge of architectural history and historic building techniques and his ability to get on with people and, where necessary, to stand up to their demands, were great assets in negotiating the best way forward in conserving London's historic building stock at a time when development pressures could be considerable.

With the winding up of the Greater London Council by Margaret Thatcher's government in 1986, the Historic Buildings Division moved lock, stock and barrel to English Heritage where it formed the core of its London Division and Paul remained there, still dispensing his advice and wisdom in his characteristically understated but erudite way, until his retirement. The Head of the Urban Design Team at Southwark Council recognised that Paul's knowledge of the London's historic buildings and places in general and those of the London Dockland area in particular would be a great asset to the team and appointed him very soon after he left English Heritage. He went on to work for Southwark for a further five years until he finally retired (again) aged 70.

During his career, Paul became a long-standing member of many local and national societies associated with the interpretation and understanding of the historic environment. He was an early member of the Association for Studies in the Conservation of Historic Buildings which was founded in 1968 and held a number of offices over the years including that of Editor of its newsletter; he was a long-standing member of the Urban Design Group - and regularly joined their overseas study tours - and also of the Greater London Industrial Archaeology Society; Paul was the Secretary of the Dockland History Survey Committee which did much to raise the profile of the significant contribution that the docks had made to London's history; and he was an early member of the Greenwich Industrial History Society for whom he produced an invaluable

booklet, *Conservation In Docklands*, which was a useful adjunct to the volume, *Dockland: An illustrated historical survey of life and work in East London*, that had been produced by the Survey Committee.

Paul lived a bachelor life in his flat in Balham and pursued a number of interests outside his professional career. His walking and cross-country running in the Northumbrian countryside in his university days bred a lifetime love of walking and, until after his 72nd birthday, he was a regular walker with a group of like-minded friends and former colleagues known collectively as The Historic Buildings Walkers. He was a great traveller, again often with like-minded friends and colleagues, and visited places as far apart as Greenland, Cuba, Nigeria as well as destinations nearer to home throughout Europe: On a more local level he cycled to work almost every day until he was 60 or so and is well remembered by many for attending site visits in his cycling kit. From his school years, Paul showed a great love of music, especially classical and jazz, and was a regular concertgoer all his life: During his time at Newcastle University he developed a particular love of traditional Northumbrian music.

Paul was a quiet, gentle man who shared his scholarship and wisdom willingly with all who came to know him. He engendered great respect and affection with everyone that he dealt with and his role as a mentor to younger colleagues was especially important. The manner in which he conducted himself at the public inquiry held over more than 3 weeks in the spring of 2003 into the construction of the building that has become to be known as The Shard drew particular praise from the Inquiry Inspector and he was accorded great respect by the applicants' professional team. Yet this scholarship was tempered with a dry, one might say slightly mischievous, sense of humour - When asked by a young colleague where he went to school, Paul replied, "Oh, just a small, boys' comprehensive school just outside Windsor". He was referring to Eton College! – and he was a master of the ingeniously turned pun. He was also a rich source of quotations and allusions.

Some years ago Paul was diagnosed with Parkinson's Disease and over the following years the symptoms became increasingly apparent, and walking became more and more a struggle. In later years, the Parkinson's symptoms masked the advance of cancer. During all of this all this, Paul bore his illness with characteristic calm and stoicism, truly an example to us all.

Malcolm Woods

Ken Mills (1921 – 2013)

People with long memories of building conservation in London will be saddened to learn of the death of Kenneth Sydney Mills at the age of 91. He had retired from the GLC Historic Buildings Division when the GLC was abolished in 1986. Ken Mills spent all his working life in London. In 1938 he was articled to Harold Tomlinson of Romford, architect of a number of buildings in Cambridge, and studied at Regent Street Polytechnic, qualifying in 1944. As student Mills cycled miles to visit churches and after becoming a chartered architect he spent time in Goodhart-Rendel's office.

His interests led him to historic buildings though he first joined the London County Council in 1946 to work on housing and then transferred to the planning division to qualify as a planner. Research on the then unfashionable Commissioners' churches (on which he wrote in *The Builder* in 1948) brought Mills into contact with Fred Buggie in the Historic Records Section of the LCC and secretary of the Ecclesiological Society. Mills retained a lifetime of affection for historic churches and it is ironic that a working life spent when there was no control over churches in use meant that he dealt almost entirely with secular cases.

In 1949, with the help of Edwin Williams, Mills transferred to the Historic Records Section of the LCC and began to fight for the preservation of historic buildings, identified at the time only in uncertified provisional lists on which many entries were at Grade III. Before 1968, when listed

building consent was introduced, control had to be exercised by commenting on planning applications and notices of intention to demolish; in the 1950s and 1960s many hundreds of planning files got notes in Mills' unmistakable handwriting beginning 'I have the following observations on....', pointing out the desirability of not approving an application which might threaten an important building or its features. Some of these observations led in due course to the serving of building preservation orders, of which the LCC was the only planning authority in the country to make extensive use.

Ken Mills was not professionally ambitious and was content to serve in a team led first by Joseph Farrar, then by William Eden and then by Ashley Barker. As the years went by his vast experience and knowledge of London buildings became a key element in the LCC's historic building expertise, an expertise which led to historic buildings powers being given to the GLC rather than the London Boroughs as the 1963 London Government Bill had first proposed. Mills' experience and knowledge were passed on to newcomers with unfailing generosity and a droll sense of humour. Although the LCC and GLC never used the title 'conservation officer' it is probably fair to say that, recruited as assistant to Joe Farrar, Mills was the second person in the country to take on a role made possible by the listing provisions of the 1944 and 1947 Planning Acts, and his death has severed a link with those pioneering days.

Until moving to Exeter a few years ago, to be closer to his family, Mills always lived in the Ilford area to which he was extremely loyal; his saving of the former Congregational Church in Cranbrook Road there was a matter of particular pride. He leaves a widow and stepdaughter.

Frank Kelsall

Events Roundup

Following a successful start to her duties as Events Co-Ordinator, Christine White is busy organising a range of events to take place during the Spring and Summer.

Aside from the imminent visit to St. Paul's (now fully booked) we have also had a number of successful events, including:

- The Tallow Chandler's Hall; and
- The House of St. Barnabas (see write up earlier in this Newsletter).

Of course there is the upcoming joint HOLT/EH/IHBC event on 24th April with Nick Boles, Planning Minister, as Keynote Speaker.

Lastly, a reminder for the diary that the London Branch Day Conference is to be held on Wednesday 02 October with a theme of 'Heritage at Risk' at the Royal College of Physicians.

Keep an eye out for emails from the IHBC Yahoo Group for details of forthcoming events. If you are not signed up for the group contact our Membership Secretary, Jacinta Fisher (details on last page) who will be happy to add you.

The London Branch Committee

NEW BRANCH MEMBERS

A warm welcome to :-

Nairita Chakraborty

Dr Carol Cragoe

Marjorie Galbinski

Christian Haffner

Colette Hatton

Lisa McIntyre

Adam Newell

Adam O'Neill

Hilary Wyatt

LONDON BRANCH COMMITTEE

Chairman: David McDonald
davidmcdonald378@btinternet.com
Tel. 020 8881 6724

Treasurer: John Webb
Jwebb@wandsworth.gov.uk
Tel. 020 8871 6645

Branch Secretary: Sheila Stones
Sheila.Stones@english-heritage.org.uk
Tel. 01223 582716

Events: Christine White
Christine.white@enfield.gov.uk
Tel. 020 8379 3852

Membership: Jacinta Fisher
Jacinta.fisher@walthamforest.gov.uk
020 8496 6737

Application Mentor: Jon Finney
j.finney2@ntlworld.com

Newsletter Editor: Marc Timlin
Mtimlin@turleyassociates.co.uk
Tel. 020 7851 5732

Publicity: Florence Salberter
Florence.Salberter@canalrivertrust.org.uk
Tel. 020 7985 7224

Day Conference: Position Vacant

Please e-mail any changes in your details to me as soon as you can.

Updated details should also be sent to -

IHBC
Jubilee House
High Street
Tisbury
Wiltshire
SP3 6HA

Thanks

Jacinta Fisher

This newsletter is by IHBC members for the IHBC London branch.

The information in its articles are the views of the authors and not necessarily the view of the IHBC.

For the next edition please forward submissions to **marctimlin@hotmail.com** or **mtimlin@turleyassociates.co.uk**

Please send all text as Microsoft Word documents with images as jpegs.