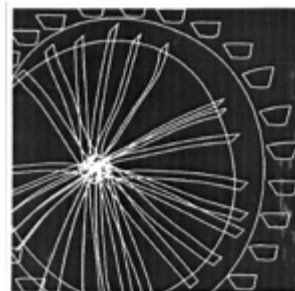




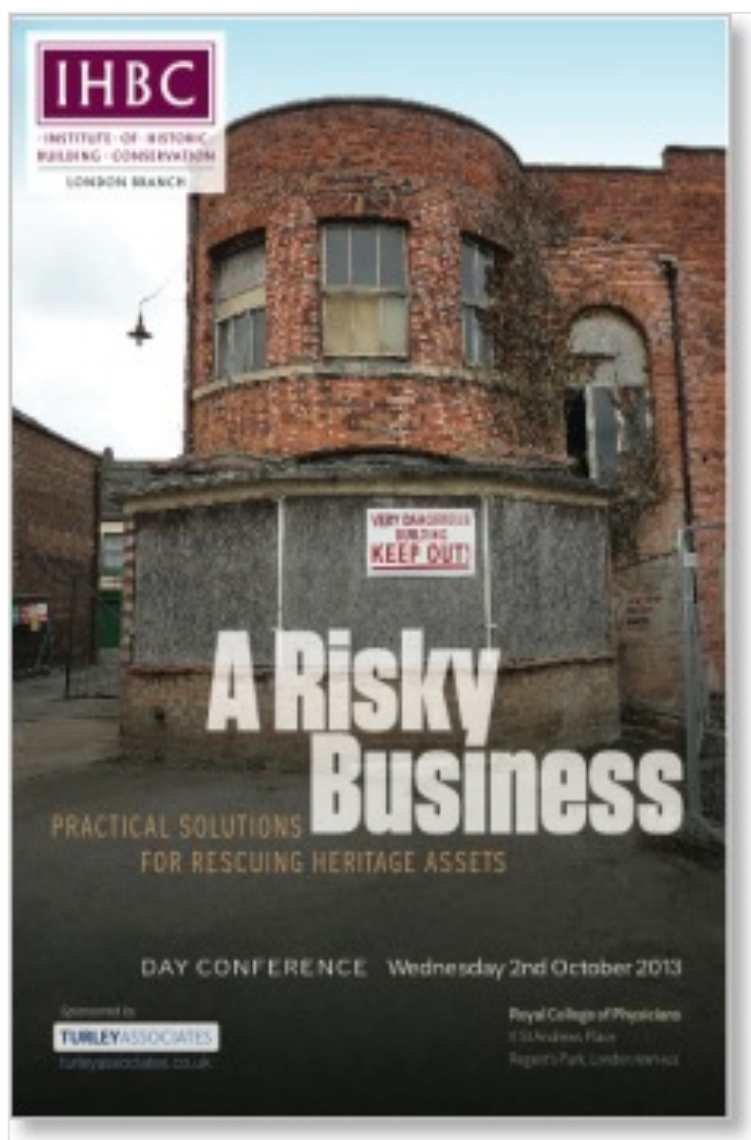
LONDON BRANCH

NEWSLETTER

Winter 2013/Spring 2014



London 2013 Branch Day Conference: A Success



Building on the success of previous Day Conferences, 2013's 'A Risky Business' was very well received.

The conference was well attended by both members of the London Branch and IHBC nationally reaffirming the reputation of the Day Conferences.

We were lucky to have an interesting and varied range of speakers to share their knowledge and experience of dealing with Heritage at Risk.

For those of you not lucky enough to have attended the conference the speaker's presentations are available to download from the London Branch page of the IHBC website.

Christine White has provided a summary of the conference in this newsletter ahead of a comprehensive review in the forthcoming edition of Context.

We are now busy thinking of ideas for the Day Conference 2014 on 7th October and any ideas for subjects from the Branch would be greatly appreciated.

London Branch Committee



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BUILDING · CONSERVATION

CHAIRMAN'S NOTE

You may have noticed in an IHBC News Blog, towards the end of 2013 that English Heritage had published the latest edition of Heritage Counts, its main theme being skills. In my role as IHBC's Education Secretary, I sat on the editorial board.

For the first time, Heritage Counts includes a separate two-page summary to highlight key changes in the sector. I was instrumental in ensuring that the headline under Key Developments was the 33% drop in the number of full-time equivalent conservation officers since 2006. This powerful and disturbing statistic is one of which we should all be aware and to quote whenever we meet those of influence in the sector. This is being followed up by work on setting standards for conservation provision in local authorities.

Meanwhile, conservation legislation and guidance moves on, with draft regulations to append the Enterprise and Regulatory Reform Act (ERRA) having been published for consultation purposes. These regulations relate to Heritage Protection Agreements, National and Local Listed Building Consent Orders and Certificates of Lawful Proposed Works. Whilst these changes along with other sections of the ERRA may not have as much impact as Central Government expects, it is important that we all keep up-to-date with their implementation. By the time you read this, I will have presented on these issues at an Urban Design London Workshop on 'Planning Essentials'. Would more publicity, information and training be useful?

The other major debate on conservation policy concerns the definition of 'substantial harm' and how that differs from other levels of harm. The phrase is contained in the NPPF, but further guidance in the draft National Planning Practice Guide (NPPG) has only served to confuse rather than make the issue clearer. English Heritage has been critical and it remains to be seen how it will pan out. This issue, along with other conservation matters is likely to be played out at the Smithfield Public Inquiry.

Finally, I hope you to see many of you at the Annual HOLT/EH/IHBC meeting on 9th April at Westminster City Hall, which, as usual will be followed by our AGM. Our keynote speaker, directly after lunch will be Sir Laurie Magnus, the recently appointed Chairman of English Heritage.

David McDonald
London Branch Chairman

IHBC London Branch Site Visit – Westminster Abbey

On the 8th of May twenty five fortunate IHBC members had the pleasure of being shown round the *Cellarium* and *Misericorde* Terrace at Westminster Abbey to view the completed café and terrace development works. The tour was accompanied by a talk on the scheme by Nick Wharton (lead architect from Panter Hudspith) and on the associated archaeology by Warwick Rodwell (the Abbey's consultant archaeologist).

The evening started with a hushed walk round the great cloister, enabling visitors to explore the only remaining original wall of the refectory as well as the detailed architecture and tracery of the rest of the later cloister. As we moved into the *Cellarium* we were aware of the complexity of the space with the 14th century vaulted *Cellarium* forming the lower café area, the modern stair well and kitchen area acting as a link between the historic and the modern upper restaurant terrace area with its glazed roof and timber structure.

We were lead through to the café *Cellarium* for the talk on the project. The project presented several challenges from both the practical construction and the conservation aims of the refurbishment. The Abbey was in desperate need of catering facilities for its huge number of visitors. The choice of the *Cellarium* enabled the Abbey to reintroduce the historic function of the space as a place connected to feeding the monastery and its visitors. Originally used as the grain / food store for the Abbey it was built with a food related function and then in 1865 it became a dining area. It remained as such until 1975 when the subdivision of the area for offices and staff facilities broke that link to the past.



The project present several construction challenges, on arrival it was evident that access to the site was very constricted being partially enclosed within the abbey. The archaeological potential of the site was obviously high and the need to lower the modern floor level meant archaeological excavation was integral to the project. It was interesting to hear that one of the most exciting objects recovered was a Scandinavian bone form the 9th / 10th century, along with evidence of Roman and Pre-Roman periods at the site. Mesolithic flint was also uncovered.

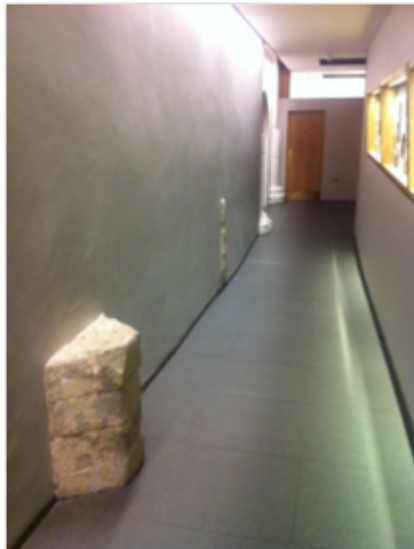
Some of the earliest foundations were revealed, constructed in chalk, with an earth and lime mortar mix typical of the 11th century. Whilst there was a large degree of ground disturbance and alteration associated with accommodating the under floor ventilation and services the walls and ceiling could be exposed and restored finished in lime. This area is in contrast to the modern elements of the roof

terrace.

With the project space being arranged over five different levels the architects had the challenge of introducing a new stair and lift for access to the levels. The introduction of the stair at the heart of the site provided a great opportunity to introduce some natural light into the lower spaces. The modern design of the stair well provided a link to the roof terrace and to create a quite unexpected space within the confines of the Abbey. The roof terrace clearly presented some privacy issues with the rest of the Abbey and the height of development and sight lines had to be carefully considered, seemingly to success.



At the ground level there were the toilets and kitchen with their inevitable hidden servicing that is associated with these functions. That said it was pleasing to see that along with the high quality modern finishes parts of the historic walls were left exposed in these areas keeping them connected to the history of the site.



This was clearly a very exciting project to work on and the enthusiasm from the team giving the talk was evident, with Warwick Rodwell describing the excavation as “tantalsing and informative” which seems a fitting description of the project as a whole. The only appropriate end to the evening seemed by most to be further discussion of the merits of the project accompanied by a beverage in the not so local pub!

Sarah Drysdale

IHBC London Branch Day Conference 2013: A Risky Business

A fuller version of this article will be published in a forthcoming edition of Context.

This year's London Branch's Day Conference, sponsored by Turley Associates was held on 2nd October in its usual magnificent venue, Lasdun's Grade I Royal College of Physicians, Regents Park. Attended by over 100 people, the conference featured some excellent speakers and was most ably chaired by Branch Chairman, David McDonald.

Baroness Andrews OBE, former Chair of English Heritage (EH), delivered the insightful Keynote address. She identified a number of risks to heritage. First, there is now reduced capacity both nationally and locally to manage this responsibly. There is a second risk that heritage is seen as separate from culture and isolated from the social and economic challenges of the day. The failure of governments to see heritage at the heart of place and as part of the solution to social and economic problems is a third risk. She concluded by remarking that the final risk, and probably the most serious is the failure to 'join things up'. This is a failure of politics rather than the planning system.

Greg Luton, English Heritage's East of England Director who has special responsibility for Heritage at Risk outlined his approach to rescuing ruins and guiding good practice. The contributors to risk he identified as; (a) moisture and gravity; (b) fire, storm and accident; (c) wrong past solutions (architectural or engineering); and (d) heritage crime. EH's figures are classed as official statistics by the government and their importance should therefore not be underestimated.

Ian Morrison, Head of Historic Environment at The Heritage Lottery Fund (HLF), informed delegates about unlocking potential funding. Lottery income is up, but the demand for grant greatly exceeds available funds. A new strategic framework was launched last year, which has a simpler outcomes- based focus. Ian drew particular attention to the new Heritage Enterprise scheme (for projects of £100k-5m), which funds the conservation deficit to return properties to a commercial use. This is intended to lever in significant private investment to commercial/social enterprise partnerships.

Ian Lush, Chief Executive of the Architectural Heritage Fund (AHF), informed the Conference about engaging the third sector. Loans can be provided for acquisition or working capital, viability work and project development, including capacity building. Regional Support Officers are working to target HAR. Clients must be a not-for-profit organisation. Financial viability is key. A robust business plan is required, with a mix of uses to prevent over- reliance on one use.

Mary Cook of Cornerstone Barristers, led delegates through the range of land ownership powers. The Local Government Act 1972 provides for acquisition by agreement (s122) or compulsion (s123). Power to dispose is under s123. Under the Localism Act 2011 assets of community value, which are on a list formed by the local authority gives the community an opportunity to buy. Acquisition powers under s47 of the Planning (Listed Buildings and Conservation Areas) Act 1990 enable compulsory acquisition of buildings in need of repair. A s48 Repairs Notice is required before the CPO. This will need some forward funding, but grants may be available. Other powers include s17 of the Housing Act 1985 (which was used successfully to acquire the 'Concrete House', a listed property in Southwark), and s2 of The National Parks & Access to Countryside Act 1989. Finally, she dealt with CPO powers under s226 of the Town and Country Planning Act 1990, stressing the importance of 'compelling public interest' to demonstrate the necessity of acquisition.



The Concrete House: Before and After

Mike Harlow, EH's Governance and Legal Director, talked about tackling heritage crime. The crime can be regulatory i.e. not applying for consent or can be anti-social behaviour around a heritage asset. Much of the value is intangible. Instances of investigation, prosecution and sentencing appear to reflect this. We must all work to raise public awareness of heritage value. Crime deters inward investment and regeneration. He emphasised his view that enforced laws are respected laws.

Mark Harrison EH's National Policing and Crime Advisor championed a multi disciplinary approach to heritage crime through the Alliance to Reduce Crime Against Heritage Crime (ARCH). First, heritage assets need to be identified at a local community/neighbourhood policing level. The threat should be identified and the risk understood. A crime prevention plan can then be drawn up. Crimes are being reported, but it is the 'aggravated' nature of them that is still missing from general understanding. Lastly, Mark recommended tackling heritage crime with an intelligence-led response; identifying and recognising the issue, as well as engaging with communities.

Nigel Crowe, Head of Heritage at the Canal and River Trust presented a case study of regenerating a waterside warehouse; North Warehouse, Sharpness Docks. It is an 1870s grain warehouse, which fell into disuse. Nigel drew conclusions that disuse and no strategy equals neglect and decay. Heritage assets are repairable and attempts to demolish may lead to reputational damage. Finding new uses is not easy, but organisations and times change. He finished by remarking that the HAR Register focuses the mind.

Mark Challis, a Partner in Bircham Dyson Bell's Major Projects Group, dealt with enabling development; 'development that is unacceptable except for heritage (or other) benefits that justify it'. It is a material consideration. Enabling development appears in EH policy and guidance from 1999 to the PPS5 Planning Practice Guide, which still survives, as well as in the National Planning Policy Framework (NPPF), paragraph 140. He advised delegates to secure the benefits by using S106 and conditions to ensure that the money does not dry up before the repairs are done. It requires sophisticated phasing e.g. repairs before occupation or the use of bonds (from a bank, as form of insurance). Mark concluded that the EH guidance is demanding and sets a very high standard. While attempts are being made to meet all the criteria, the building may suffer. There have been fewer cases in recent years. PPS5 and the NPPF have lowered the bar. This just makes enabling development part of the balancing exercise, which is often what happens anyway.

Delegates were enthused by a thoroughly engaging talk by **Marianne Suhr** of Old House Consultancy, about restoring a 300-year-old house. The talk was complete with samples of products snaking their way through the auditorium for delegates' closer inspection! The house dates from 1740, with later alterations. Following a repairs notice in 2001, an application for consent for demolition had been refused, following which it was put on the market. Marianne and her project partner purchased it. Early works included removing internal cement tanking and reducing the external ground level to let the building breathe and dry out. The repairs and alterations were then detailed, together with the methods and materials used. Marianne concluded with a health warning – the building was saved, but there was certainly no fortune to be made in doing it!

Christine White

Retrofitting Soho

Westminster City Council and partners English Heritage and the Soho Community Environment Fund launched a study in February aimed at encouraging energy efficiency whilst protecting the significance of heritage buildings. Given the large number of historic buildings in Westminster, with three quarters of its housing stock constructed prior to 1915, and over half before 1870, finding a way to reduce emissions from existing buildings is a significant challenge. The study examines how far Soho could reasonably go through individual building retrofit measures towards meeting national and London carbon reduction targets. The individual issues faced in the Soho Conservation Area (heritage buildings, mixed use, multiple occupation, and very high emissions due to its 24 hour city nature), while not unique; in combination make this particularly challenging.



For the study, which provides useful 'toolkit' type guidance around retrofitting energy efficiency measures in listed and other historic buildings of Soho, as well as an estimate of the likely contribution towards stretching UK carbon reduction targets that could come from the sector, consultants visited a number of listed buildings in the area to determine scope for individual measures to improve thermal performance, with advice from historic buildings architects, Donald Insall.

They also modelled likely energy bill savings compared to costs of installation, to give payback periods, with measures being ranked according to their likely payback period and impact to assist decision makers faced with an array of choices. What makes this study particularly useful is that the findings have been disaggregated, so that anyone with a building that has similar features can apply the findings to their own building elements. With provisions in the Energy Act meaning that from 2018 landlords cannot let out buildings that have an Energy Performance Certificate (EPC) rated less than an 'E' the issue is attracting the interest of landed estates and other

building owners. The Crown Estate and Shaftesbury Plc were both involved in the study, providing case study buildings, and acknowledging the importance of improving the sustainability credentials of their buildings.

A key aspect of the brief was that the findings from individual buildings should be capable of being scaled up to determine the level of carbon reduction that might be possible in Soho by rolling out this approach more widely. This gives an idea of a feasible target for carbon reduction if the approach was adopted across the whole area. Importantly, the study findings had to also work when taken out of the context of Soho; to be applicable to other similar historic core city centre areas in Westminster or indeed the UK, and it was this requirement that informed the particular layout and presentation of the toolkit.

Councillor Robert Davis DL, Deputy Leader of the Council and Cabinet Member for the Built Environment said “Conservation of historic buildings has become part of a much wider move to ensure that our buildings remain fit for purpose, attractive and affordable.”

Retrofitting historic buildings can have numerous benefits.

The ***economic benefits of retrofitting*** include:

- reduced running costs and maintenance expenditure;
- less exposure to increases in energy prices and insurance premiums;
- increases in workforce productivity;
- reduced void periods in re-letting building; and
- future-proofing against incoming legislative standards.

The potential ***heritage benefits of retrofitting*** include:

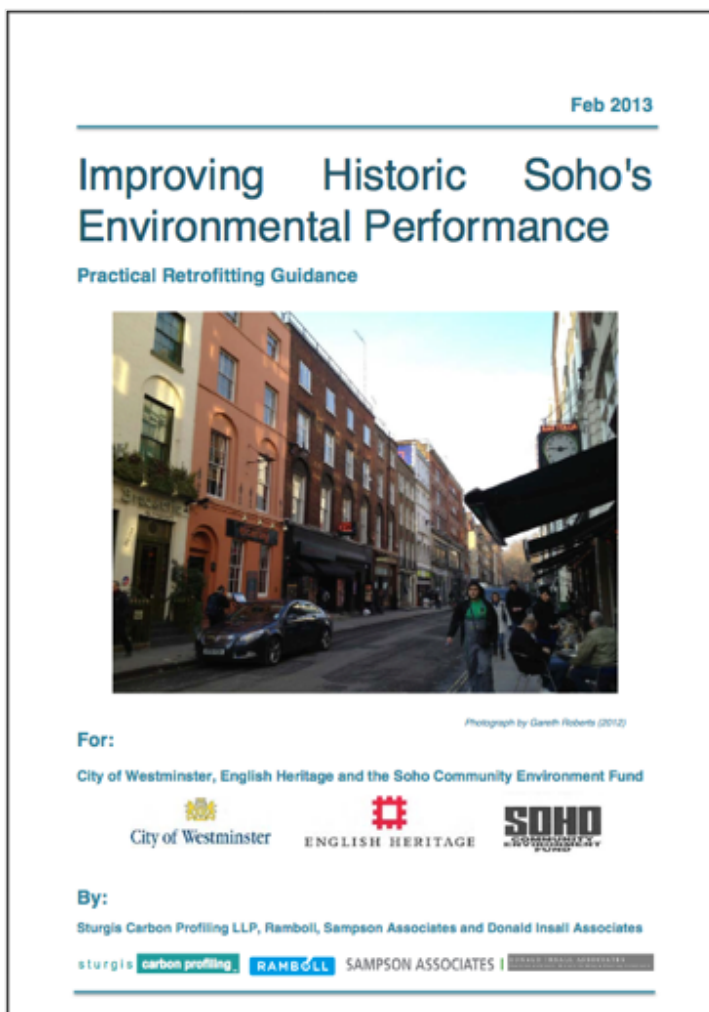
- an improved aesthetic quality of individual buildings – e.g. maintaining and repairing windows, re-introducing shutters, removal of individual air conditioning unit;
- restoring historic building elements – highlighting their importance as part of each building’s unique historical journey;
- creating a sense of place, enhancing the local communities sense of identity and distinctiveness;
- re-connecting occupants to buildings and their intrinsic values; and
- ensuring that historic buildings can continue to make a positive contribution to the built environment and the local community in the future.

The ***environmental benefits of retrofitting*** include:

- Improved energy and carbon emissions;
- better use of water resources;
- reduced dependence on fossil fuels; and
- a more comfortable and healthy internal environment.

The study ‘*Improving Historic Soho’s Environmental Performance*’ and other guidance prepared by the Council around permissions and consents in respect of historic building retrofit can be accessed at: <http://www.westminster.gov.uk/services/environment/greencity/retrofitting-historic-buildings/>

Jane Hamilton



Retrofit and Traditional Buildings Workshop: Awareness of the Green Deal

I recently attended a London Historic Environment Forum workshop that was hosted at Morden Hall, LB Merton by the National Trust, in partnership with the Church of England and the Country Land and Business Association. The aim of the workshop was to discuss the existing policy landscape, identify threats and opportunities, and establish whether there was a need or desire for a collective response. It was also to identify an audience for that response; either by lobbying or by another means.

The workshop was broken into the following sessions:

- Exploration of the main threats and opportunities in the existing technical and policy landscape. What is the core problem?
- Developing an approach; what specifically needs to change, what is the benefit of affecting change and what resources are needed?
- Identifying our audiences; Government/ Market/ Public.
- Who are most important and what is key to winning them over? Who might object?

Further information is available from the following sources:

- Sustainable Traditional Buildings Alliance's (STBA) Dept. for Energy and Climate Change (DECC) funded research paper 'Responsible Retrofit': <http://www.spab.org.uk/downloads/STBA%20RESPONSIBLE-RETROFIT.pdf>
- Details of energy efficiency improvements and measures that qualify for Green Deal and Energy Companies Obligation: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/48406/5504-which-energy-efficiency-improvements-qualify-for-g.pdf

Next Steps:

Policy: On-going concerns over Energy Performance Certificates and their methodology will continue to be highlighted to government. Attendees of the workshop will also provide feedback into DECC's secondary legislation currently underway. Further discussions will be had with DECC around the Green Deal, but it was felt that although there are technical issues surrounding retrofitting traditional buildings, work that the STBA, the Buildings Research Establishment and other organisations are doing is well underway and the group was keen not to reinvent the wheel. Future discussions will certainly include individuals/groups who have more of a handle on the technical issues.

Market: Fear of 'cowboy builders' damaging traditional buildings was spoken about. Therefore, awareness of the retrofit issues will be raised amongst Energy Companies/Green Deal providers in order to mitigate any damage made to traditional buildings due to a lack of sympathy or understanding. This may be a written brief, or a training day. It could include opportunities to train in a real environment, and there is an opportunity for heritage asset owners to field-test products and methodologies in their buildings.

Communications: An area where we can add value is through improved public communications. Simpler messaging and a concerted effort to engage the public in retrofitting issues was an area that needed a lot of improvement. People suggested the heritage sector should join up with a wider group of stakeholders to create a positive public campaign. It was widely agreed that we needed to do an audit to ascertain what resources, current research and key contacts each stakeholder has in order to have a better understanding of where the gaps are.

Sheila Stones

IHBC London Branch Site Visit: Central St. Martin's

We were very fortunate to have secured Richard Wardle of Stanton Williams Architects, to lead a tour of the new Central Saint Martins (CSM) building on 10th September 2013, which twenty lucky branch members attended.

The Kings Cross Goods yard complex was designed by Lewis Cubitt and completed in 1852. It comprised the Grade II listed Granary building and transit sheds. Now restored and transformed by architects Stanton Williams, into the multi award winning stunning new home of Central Saint Martins, part of the University of the Arts London. Richard (the project architect) explained how this was the first project to be implemented in the Kings Cross Master Plan of 2001. Works started on site in 2007 and finished in 2011.



A former canal basin at the front of the building had previously been infilled to form a now useful forecourt, but a link to this former basin was made by the re introduction of water in the form of the fabulous fountains of Granary Square.

An impressive attention to detail and conserve as found approach was taken. The external timber shutters to the warehouse openings were retained and relocated inside. The exposed timbers of the warehouse interior were retained (and treated for flame).

The later assembly shed was demolished and a central light well installed. Use was made of discreet lighting bars and a circular roof light motif was used as a reference to the former engine turntables. The material used was Etfé, like that at the Eden project. A decision was taken not to clean the brickwork, which still retains its marvellous patina and fragments of painted 'ghost' signage.

An unheated covered external space is kept comfortable through excess heat pumped out from the student space. The 'bridges' in this space double as gallery and performance space and has been equipped with lighting, cameras and projectors. It's about interaction and overlooking - not cellular spaces with corridors. The main brief was that the building had to allow change. Quarter sawn block have been used for the floor in this space. The interior spaces have a robust ply board interior finish.

Bike storage is provided in the basement, which was appropriately the former stable area. The building can now accommodate 5000 people and there is a newly created ground floor public space.



Thanks to the Canal and Rivers Trust and the St Pancras Cruising Club, the visit included a bonus extra, in the form of an opportunity to visit the St Pancras Water tower (interior and onto the roof) on the Regent's Canal. This is the building that was famously moved by HOLTops to make way for the works at St Pancras to accommodate Eurostar services. This gave members a good view of the Kings Cross Goods Yard area from a height, including a vantage point over the imposing gasholders, which are being reinstated following refurbishment.



Christine White

IHBC London Branch Christmas Trip: Wilton's Music Hall

On 2nd December 2013, forty-six Members and friends attended our tour of Wilton's Music Hall, the oldest and last surviving Grand Music Hall in the world. Saved from demolition in the 1960s, this unique listed Grade II* music hall was built in 1858, attached to an C18th terrace of five houses, now the theatre's front of house space. The auditorium underwent a £1.1m restrained repair earlier this year, with the second phase of £2.5m of works, part funded by the HLF, to conserve the Georgian houses starting next Spring.

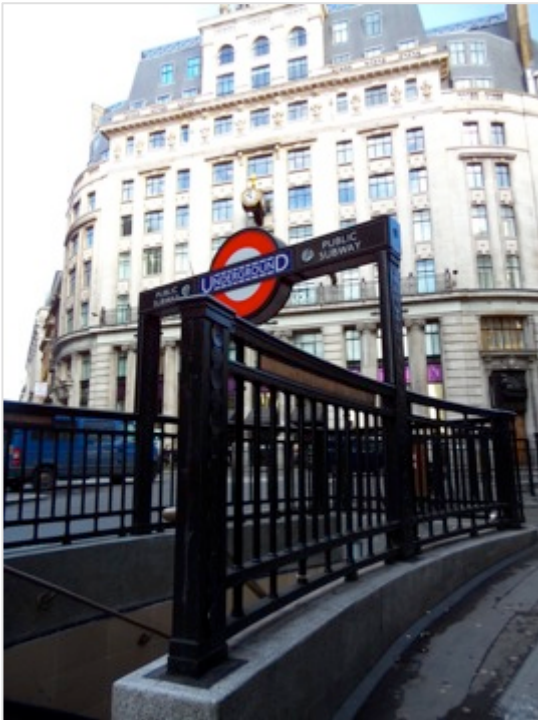


Members enjoyed a history tour led by one of Wilton's historians, followed by a talk by the project architect Tim Ronalds. The project philosophy of doing nothing more than was strictly necessary, thereby maintain the current distressed character and appearance proved a keen conversation point for Members during the post tour Xmas drinks held in the Wilton's bar.

Christine White

TfL: Preserving Railway Heritage

Transport for London won two National Railway Heritage Awards in December 2013 for recent restoration projects on its London Underground and Overground networks.



The first was for the restoration of the 1930s subway and stairways at **Monument Underground Station** in the City. One had been badly damaged by a vehicular collision in 2010 and the 80-year-old subways had deteriorated into poorly lit, gloomy and grubby spaces. The subways (used by nearly 50 million passengers a year), stair enclosures and illuminated roundels have now been restored to their 1930s glory.

Using traditional techniques, skilled craftsman and handmade tiles the tunnels are now fit for many decades of use. With the inclusion of art deco lighting and the original aesthetics' revealed and restored, including the 'City of London' shields on the headwalls, the entrance to the station and subways once again form a direct link with Monument Station's long and rich history.



The second award was for the refurbishment of the Grade II listed **Crystal Palace London Overground Station**, restoring the original 1876 booking hall as a new Overground ticket hall, the Victorian refreshment rooms as a new community cafe and installing step free access to all of the Overground and Southern Railway platforms. This entailed the relocation of both the Edwardian ticket office enclosure in the booking hall and the 1980s station hall (known locally as the 'birdcage') at the East Anglian Railway Museum.

Edmund Bird

London Branch Committee: Opportunities for New Members

The Committee of the London Branch is seeking volunteers to become members of the Committee to assist in the running of the Branch and the delivery of its aims and objectives.

Expressions of interest for the posts of:

- Chairman; and
- Branch Representative

will be requested in the lead up to the Branch AGM on 9th April: keep an eye on your emails!

In addition to these specific roles the Committee would also be eager to hear from individuals who wish to sit on the Committee and provide assistance in running of the Branch.

In the meantime, if you have any questions, please feel free to contact the Committee.

London Branch Committee

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

Updated details should also be sent to -

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Thanks

Jacinta Fisher

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

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

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