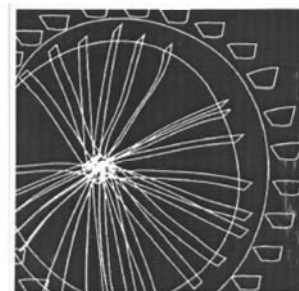


LONDON BRANCH

NEWSLETTER

Spring 2011



When is Demolition Development?

The recent decision in *R(SAVE Britain's Heritage) v Secretary of State for Communities and Local Government* has fundamentally changed how demolition is dealt with in the planning system. Whilst the full implications have yet to be determined the decision has potentially serious implications for all involved in the managing the built environment.

Prior to the ruling, the planning system dealt with the question of demolition of a building in a number of ways. Applications affecting designated heritage assets have their own consents procedure whilst 'permitted development rights' meant that subject to a prior notification period the demolition of houses/flats or buildings adjoining houses/flats could be demolished without consent. The demolition of all other buildings required no planning approvals at all.

As a result the controls over the demolition of buildings outside Conservation Areas were relatively weak.

In technical terms the Court's decision meant that the exemptions relating to the majority of works of demolition from planning control by virtue of the Town and Country Planning (Demolition – Description of Buildings) Direction 1995 were decided to be unlawful. These parts of the Direction have been withdrawn.

The effect of the judgment is that all demolition, apart possibly from very minor acts, requires planning permission whether as permitted development or on application to the local authority.

A further consequence of the Court of Appeal's judgment relates to the Environmental Impact Assessment regime. Previously the Government held that works of demolition did not constitute a 'project' for the purposes of the Regulations. The Court's decision means that demolition works in themselves can require an Environmental Impact Assessment where they give rise to significant environmental effects. Where proposed demolitions require an Environmental Impact Assessment all permitted development rights are withdrawn. In these circumstances an applicant will have to apply for planning permission with an environmental statement identifying the impacts of the proposal and any mitigation strategies.

This link will take you to a summary of the decision prepared by Save's legal team: http://www.39essex.com/resources/news_listing.php?id=69 and makes interesting reading.



CHAIRMAN'S NOTE

It is disappointing to report after our joint meeting with the Heritage of London Trust and English Heritage that there has been no improvement in the staffing levels for conservation in the Capital. The annual meeting, which took place on 3rd May, was not all doom and gloom however. Michael Murray from the HLF was able to tell us that his budgets had increased and that grant applications are being actively encouraged. It was with some irony that we noted that there would be potentially money for projects, but fewer heritage professionals to ensure that it is spent to reflect good conservation practice. For those of you whose jobs may be currently under threat, there is a useful section on the IHBC website entitled 'Why planning authorities must have conservation skills' which may be of some assistance: <http://www.ihbc.org.uk/skills/default.html>

We had a rather inspiring presentation from barrister Mary Cook who explained how Southwark had managed (with her assistance) to compulsorily purchase the 'Concrete House' in Lordship Lane, the owner of which was determined to let it get into such a poor state that it would have to be demolished. What was particularly interesting was that it was an easier route to acquire it under the Housing Acts rather than using listed building legislation. There was also a lively presentation from Trevor Beattie, Chairman of the Localism Commission. As you might expect he was giving localism a positive spin. He did however acknowledge its potential problems, not the least of which would be persuading professionals of all descriptions to give their services for free to deprived communities.

The meeting was less well attended than usual, mainly because it fell immediately after the May Day Bank Holiday. It was nevertheless heartening to see that 35 people were willing to stay behind for the AGM. At that, I mentioned our next London Conference, which will take place on Wednesday 5th October at the Royal College of Physicians. Its title will be 'Challenging Conservation – Heritage at the Crossroads' and it will deal with issues such as localism, non-designated heritage assets, significance and listing generally. If you have any ideas for topics and/or speakers do not hesitate to get in touch with Sheila Stones or me.

You may be getting tired of seeing emails, which urge you to attend the Annual School at Llandudno, but I am unashamed to be repeating the message again. The Welsh Branch has been working very hard to put together an interesting programme of lectures and visits, which I'm sure, will match the excellent event in London last year. And remember – it is possible to do the Day School from London without an overnight stay.

Finally, in amongst the economic gloom, there are the odd glimmers of hope for the future. I was reading recently about the dire situation of the Greek economy, but in it there was a quotation from the mayor of the island of Mykonos in which he said: 'We Greeks may not have much money, but we have pride. Our heritage can help us through this crisis'. Let's hope our politicians do not lose sight of the value of heritage to the UK economy.

David McDonald

Chairman – IHBC London Branch

The Restoration of Lowther Lodge

The Royal Geographical Society (with the Institute of British Geographers), the UK's learned society and professional body for geography, has its own significant heritage (a visit to their website www.rgs.org will give an idea), which includes Lowther Lodge, the building it has occupied for nearly a century. Originally designed by Richard Norman Shaw as a family house and stables for William and Alice Lowther in 1874, the Society purchased the property in 1912 and added major extensions in 1930 and 2004.



The North elevation of Norman Shaw's Lowther Lodge facing Hyde Park

Located in the vicinity of Hyde Park, the Royal Albert Hall, and Albert Memorial, the building is one of Shaw's most recognised commissions and makes a significant contribution to the local townscape.

Aside from the replacement of the roof coverings and the addition of external waste pipes, there have been few alterations to the North elevation of the original building since the date of its construction. The work, overseen by TFT Cultural Heritage, was confined to the North face of Lowther Lodge and included:

Brick repairs

The brick detailing on the building is of exceptional quality and is generally in reasonable condition. However, a large number of projecting features, such as keystones, label courses, cills, string courses and cornices had weathered less well. There was also a need to carry out isolated replacement or reworking of spalled or otherwise distressed bricks and re-pointing to the four magnificent carved gauged brick panels set in the high level gables.

The lack of protection to the brickwork was considered to be one of the main reasons for the damage, and carefully designed new weatherings formed in cast lead were installed to vulnerable ledges.



Detail of carved panel in gable over main entrance prior to conservation

Chimney repairs

There was a large open crack running the full height of one of the main chimneys that had for years been cradled in two unsightly steel yokes. The damage, which was most probably caused either by a lightning strike or a fire within one of the flues, was stitched using resin bonded spiral ties in the bed joints allowing the yokes to be removed.

Repairs to window glass

Taking advantage of the full scaffold access that was available; many of the plain glass windows were taken to a workshop for re-leading. All existing glass was cleaned and re-used, and in places, additional strength added by incorporating small diameter stainless steel bars in the lead comes.

Removing waste pipes

Over the years several waste pipes had been added to the exterior of the building and were cluttering the elevation. Archival photos showed that there were no external waste pipes on the North elevation when the house was originally built, so it was decided to remove as many as possible to revert to the original design.

Balcony balustrade

The wooden balustrade to the balcony above the main entrance was repaired in the 1970's. The original intention was to replace it in its entirety, but a detailed inspection discovered that, whilst the replacement timber sections had decayed, the original parts had weathered reasonably well. Therefore the balustrade was carefully dismantled, all original sections salvaged and rebuilt.

External decorations

Following architectural paint research, the decorative scheme for the building at the date of the Society taking occupation has been reinstated.

TFT Cultural Heritage is now working with the Society on a scheme to enhance the entrance forecourt and to light the North façade.

Dan Martin, Tuffin Ferraby Taylor

Working together to understand Significance

One year on from the introduction of PPS5, the first seminar organised jointly by the IHBC and IfA, entitled '*Putting PPS5 into Practice*' was held at The Gallery, Cowcross Street on the afternoon of 20th January to look at some of the effects the new policy has had on research in the historic environment.

Four speakers presented short talks on research and data gathering in the post PPS5 landscape, and how the policy has enabled and shaped these processes for the better. The first session was chaired by David McDonald of IHBC London Branch, and the second by Rob Whytehead of the IfA London Group.

Peter Guillery, Senior Historian for the English Heritage Survey of London examined the role and importance of undesignated heritage assets. This is one of the very welcome aspects of PPS5; the encouragement to seek out previously unidentified heritage assets and use them to illustrate the development of a place holistically. Many unlisted buildings not in conservation areas still retain valuable embodied history that can be used to map the development and social change within an area; though in many cases badly altered and therefore undesignatable, they are still vital in terms of understanding the development of a particular area. Using the Survey's study of Woolwich as a case study, its current development pressures and the importance of recording and interpreting buildings before they are lost, the importance of these undesignated assets in the understanding of the history of a place cannot be underestimated.

William Filmer-Sankey, Senior Associate with Alan Baxter and Associates spoke about how policy HE12.2 requires historic environment research submitted in support of developments to be made available to the public and to form an evidence base. This poses significant resource implications both for local authorities and the custodians of HERs, though the benefits to all parties working with and studying the historic environment are considerable. These assessments contain a wealth of information on the fabric of buildings, their significance and their evolution over time. Currently this material is deposited in the public realm only if there is a specific recording condition. In order for this information to be suitable for deposition in an HER there needs to be some extraction on the part of local authorities, though even if the HERs acted only as an index this is still a huge undertaking. Much information has already been made available, aiding greater understanding and indicating that this system can work effectively.

Stuart Cakebread, Greater London HER Manager for English Heritage spoke about the increased availability of local listing records on HERs. Local listing is now used as a tool by 29 London Boroughs and local communities are being encouraged to become more active in forming these lists. There is now one database of information rather than a collection of disparate records, and the proportion of local list information is growing, in line with the requirement to consult HERs in policy HE6 of PPS5. Listed building information, the Survey of London and some conservation plans are already stored. The HER records are updated frequently and represent the best access to material as dictated by PPS5. There are some issues, such as funding and storage space, but the aim, as part of the HER21 programme is to enter the required records by 2015 as part of the National Heritage Protection Plan.

Chris Constable, Senior Planner (Archaeology) at LB Southwark spoke about the borough's implementation of and advantages to PPS5. As part of policy HE2, the requirement for an evidence base, the increased emphasis on GIS mapping and cross-referencing of data led to the designation of two new conservation areas with the increased characterisation of the Elephant and Castle opportunity area. Boundaries of existing conservation areas were redrawn to recognise other assets after mapping of listed building, scheduled monument and conservation area information, and the updating and mapping of locally listed buildings led to the statutory listing of many additional buildings.

The importance of making archaeological information available in HERs also featured, with this information important to the redevelopment of archaeological sites in the future and the need to be aware of the issues affecting a particular site, tied in with policy HE6.1 and the requirement for assessments as part of a given application.

The seminar provided welcome examples of how PPS5 has focused the need for the recording of data and its informed use in order to further the interpretation and protection of heritage assets.

David Andrews – Conservation Officer, LB of Wandsworth

The Return of St George's German Lutheran Church's Weathervane

An unexpected phone call from the Art Loss Register brought news of the long-lost weathervane from St George's German Lutheran Church, just discovered by an investigator in an antiques showroom in the Cotswolds.

This amazing piece of copper craftsmanship originally surmounted the turret of St George's and was retained in the church, along with its bell, when the turret was dismantled for safety reasons in the 1930's.



The weathervane went missing in the early 1990's before HCT owned the church and no-one expected to hear of it again. Apparently the weathervane passed through various hands, on the continent and in England, before being recognised and happily returned to St George's. The Art Loss Register charged a nominal fee to Historic Chapels Trust, as to all charities.

A photograph of the weathervane, when revolving aloft, is attached, also a photo of the retrieved weathervane. Do come to view it – HCT has an exciting events programme this year at St George's – details also attached. The website of the Art Loss Register is www.artloss.com.

Dr Jenny Freeman – Director of Historic Chapels Trust

TfL unveils new Urban Design Website

Transport for London have launched their new Urban Design Website with a major heritage component comprising an inventory of the over 160 heritage structures within its ownership (together with some served by its transport networks) that are either nationally or locally listed. These include about 100 Underground and Overground stations that are either nationally or locally listed, bus garages, river walls, bridges, tunnels and street furniture on its 'red-route' highway network and commercial property.

Data is still being added - conservation teams in the London boroughs and the adjoining authorities in Essex, Hertfordshire and Buckinghamshire also served by TfL transport networks have now been consulted as part of this exercise, but conservation officers and other interested parties are most welcome to contact TfL's heritage advisor, Edmund Bird (edmundbird@tfl.gov.uk), who has compiled this inventory, with any entries still outstanding, additional information or corrections.



Ealing Broadway Station in 1916

The heritage inventory can be found at <http://urbandesign.tfl.gov.uk/Heritage-Library/Underground.aspx>. The TfL Urban Design website also contains information on current transport projects in the capital such as the cross-Thames cable car, cycle hire and superhighway schemes, design guidance on new stations and other tube/rail/bus infrastructure and a major study on Valuing Urban Realm.

The photograph shows the Locally Listed original station building at Ealing Broadway, little changed today.

The first two designations have been made by the DCMS following English Heritage's recent thematic resurvey of Underground stations and structures - the Grade II listing of the Metropolitan Line's terminus at Watford and the upgrading of 55 Broadway, the London Underground's 1920s Headquarters, from Grade II to I, a further twenty or so decisions are still awaited.

Edmund Bird – Heritage Advisor, TfL

Pillars of the Community

With cuts to local services very much in the news, the ability of local authorities to maintain their heritage assets is under unprecedented strain. English Heritage is keen to offer support as they consider the future of their heritage assets and examine whether these are candidates for disposal or transfer. Whether the disposal is to a private buyer, to a community group, or a combination of these, it's crucial that local authorities ensure that the new owner has the capacity to maintain the asset and fully understands the risks involved. There are already hundreds of community-based organisations, including building preservation trusts, that have experience in managing historic buildings, and they can play a part in taking on some of these assets or advising others as they do the same.

A new online guidance note *Pillars of the Community: the transfer of local authority heritage assets* <http://www.english-heritage.org.uk/caring/get-involved/take-ownership/> has been produced by English Heritage in partnership with five other organisations (the Development Trusts Association's Asset Transfer Unit, the Heritage Lottery Fund, The Prince's Regeneration Trust, The Architectural Heritage Fund and the National Trust). The guidance provides links to existing web-based sources of information, as well as tips and checklists to guide people through the process. It is aimed both at local authorities and community groups, and covers identifying new uses for buildings, setting up the process, finding the right team of professional advisers, assessing the risks, agreeing terms of the transfer, raising finance and maintaining long-term viability. There is also an on-line library of case studies, showing examples of successful asset transfer, which have involved different types of heritage assets ranging from town halls and libraries to cemeteries and parks. Two of these are in London: the Brunel Museum is a scheduled monument which was transferred from London Transport to a charitable trust in the 1970s with the help of the London Borough of Southwark and opened as museum in 2006: and the Old Poplar Library is a grade II listed Victorian library brought back into use as part of a wider regeneration strategy for the Leaside area, in a partnership between Leaside Regeneration and the Heritage of London Trust.



Poplar Library

English Heritage is planning a series of training seminars on asset transfer aimed at local authority staff, councillors and community groups (details available at www.helm.org.uk). EH is also planning to carry out research on the disposal and transfer of local authority heritage assets across the country, to establish a clearer picture of what is being sold or transferred. If you have queries, comments or suggestions on this topic, please get in touch with English Heritage at gheu@english-heritage.org.uk.

Will Holborrow - Head of the Government Historic Estates Unit, English Heritage

Flash Lane Aqueduct - Restored

There are five Scheduled Ancient Monuments in the London Borough of Enfield, one of which is Flash Lane Aqueduct, a cast-iron trough on a brick bridge built in 1820, to carry the New River over Cuffley Brook. The purpose of the aqueduct was to shorten the route of the New River, which was built in 1613 to bring fresh water from Hertfordshire to London. The channel originally followed natural contours, which involved tortuous loops that were later straightened out when new reservoirs and pumping stations were introduced in the C19th century.

The Enfield Archaeological Society excavated the remains of the cast iron 'flash' in 1968 exposing the cast iron trough. The aqueduct was cast by Hunter and England of Bow in 4 "E"-shaped sections, sealed with lead, bolted together and bolted onto deep side plates. Originally the base of the aqueduct was filled with clay to make it watertight.

In 1934 the Water Board leased the site to Enfield Council for 99 years. The terms of the lease require the Council to 'keep and maintain the aqueduct in a good state of repair'. The structure was restored in 1998 with the help of English Heritage and local groups, but had been subsequently damaged by surrounding trees (a combination of root action and falling trees). There was also corrosion and delamination of the cast iron trough, a build up of moss on the flanges and spray paint graffiti on the structure. As a result, the Aqueduct had been added to English Heritage's 'at risk' register.



However, the Council's project team, advised by Conisbee Consulting and working in partnership with English Heritage, have completed works to restore this structure enabling its removal from the Heritage at Risk register. Works have included cleaning and repairing the cast iron trough, applying a protective coating, brickwork and stonework repairs, graffiti removal and railing repairs.

These works have been funded with the assistance of a £30,000 grant from English Heritage towards the restoration of this splendid structure, which is enjoyed, by walkers and horse riders alike on the footpath and bridleway that passes it in Whitewebbs Wood.

English Heritage will be entering into a management agreement with the Council securing regular vegetation and scrub clearance in partnership with Enfield's Parks and volunteers.

Christine White – Conservation Officer, LB Enfield

London Branch Field Trip – Three Mills, Bromley-by-Bow

The House Mill is a Grade I listed 18th century tidal mill on the river Lea in London's east end. It is probably the largest surviving tidal mill in the world. The sea powered the mill machinery – water was trapped behind the four water wheels at high tide and released to power them as the tide ebbed.

Built in 1776, the mill building is considerably more complex than it first appears. The slightly Flemish brick elevations disguise a timber-framed structure, adapted with cast iron columns and steel beams as new milling technologies were developed. Dendrochronological study has discovered the true date of many of the timbers, replaced after a fire in the 1780's. The 'silent millstone machinery' invented by engineer, Sir William Fairbairn (1784-1874), two pairs of which survive, replaced some of the original millstones in the 19th century.

Milling stopped in 1941 and much of the machinery was broken up and ripped out. Luckily, a good deal of the interior remained remarkably intact and it is possible to read the industrial processes of flour milling over a 180 year period from the remaining substantial fragments. The River Lea Tidal Mill Trust now runs the site and offers tours of the complex (very popular on the day we visited).



Brian, an expert volunteer guide, showed us round and his knowledge of the building, and the processes it housed, was impressive. Like the journey of the grain itself, we started in the dormered loft at the top of the building, where the sacks were hauled by water power, and then followed its path down through the four floors of the mill as it was transmogrified into flour. Brian bombarded us with facts: one that has stayed with me is that each of the 12 pairs of millstones revolved at 100 revs. per minute. That's a lot faster than I thought – I was trying to picture my old vinyl 45's spinning in the Dansette.

Since 1989, Julian Harrapp Architects have led the restoration of the building and some bold decisions have been made. The façade of the 18th century Millers House adjoining House Mill (which had been bombed in the war) has been reconstructed but with a modern cast-iron frame behind and glazed rear elevation. It is only remnants of the original flooring which provide evidence of the original house layout, and the open plan space houses the café, offices and education rooms for the Trust.



The next stage of the Trust's work is to repair a waterwheel and a pair of millstones to illustrate the milling process. House Mill has been awarded £2.5 million by the HLF for restoring the equipment but have to find £1.6 million of match funding. Eventually they plan to install water-powered turbines to produce electricity.

David Davidson - Architectural Adviser (Hampstead Garden Suburb Trust)

Dates for your Diaries

22nd June - a second visit to St Pancras has been organised as the first was so popular - over 40 people responded, the largest response yet to any of our visits!! So if any of you have yet to creep out of the woodwork and want to join the second visit, please let me know.

July we are finalising details for a second visit to St Paul's Cathedral with Gordon Higgott and a visit to the old Arsenal ground with Alec Foreshaw - dates and flyers to follow

30th Jul this is a Saturday visit to Chiswick House and Garden with Chris Sumner and Jeremy Ashbee with lunch in the controversial Caruso St John Cafe for added excitement! Flyer and details will follow shortly

Autumn visit to Supreme Court with Chris Miele - details to follow

If any of you have a project that would interest our members with a visit please contact me
Kate@kawdesign.co.uk

NEW BRANCH MEMBERS

A warm welcome to :-

Marek Drewicz

Alice Eggeling

Heather Marshall

Stuart Piercy

Johanna Roethe

Richard Stocking

Patience Trevor

Tannis Davidson

Laurie Handcock

Caroline Sandes

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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 -

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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.

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marctimlin@hotmail.com or
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Please send all text as Microsoft Word documents with images as jpegs.