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NORTH WEST BRANCH

Pubs Issue

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Welcome to the Spring 2012 edition of the IHBC North West Branch Newsletter.

Spring is here at last. On the plus side we've got another year of exciting branch activities to look forward to, ably planned by your very own Events Committee. As well as the summer social and the NW Annual Day Conference, this year they are planning an event aimed at members who work as consultants in the private sector, a growing section of the membership. But, sadly on the down side we have to report that Greater Manchester Archaeological Unit had to close in March due to the end of support from the University and inadequate funding from the Association of Greater Manchester Authorities. There is talk that they will be 'life-boated' to Salford University but this is not certain and meanwhile there is literally no curatorial archaeological service in either of the Region's conurbations, Merseyside having lost its archaeological service recently, too. English Heritage can hardly be expected to plug such a huge hole when they also face more cuts. Norman Redhead and his team at GMAU achieved a lot for archaeology in the region, with some great initiatives to engage communities in their heritage through Dig Manchester, as well as running the HER – a plank of PPS5. This is a lot to lose, so we really hope they will get a new base at Salford.

In previous newsletters we have reported on the role of trusts like Heritage Works. This BPT has sadly been a casualty of public sector cuts and the downturn; the Trust no longer

has paid staff although the Trustees remain active. Kate Dickson is now an independent consultant based in Buxton, still active in the sector. The loss of voluntary and public sector heritage advisors is distinctly at odds with the Localism Act which was intended to empower local communities in decisions that affect them, but of course people need access to support and advice. From 1 April, the part of the Act which enables a community asset register to be set up will come into effect. This could be another way of protecting local heritage assets, but at the moment, there is little information on how it will work in practice.

Finally, a glimmer of hope for one of the North West's most celebrated post-war buildings – Preston Bus Station (1969, by Charles Wilson and Keith Ingham of BDP). The current economic climate means that there are no funds to demolish it for the Tithebarn shopping scheme. The C20 Society reports in their latest Newsletter that it has been included on the World Monuments Fund 2012 Watch List, and the last time one of the Region's heritage sites got this level of attention it was saved (Gorton Monastery). The Secretary of State repeatedly turned down English Heritage recommendations to list the Bus Station, but perhaps they may change their mind. Local enthusiasts for the garage also show that it's not just well regarded by arty architectural types from London.

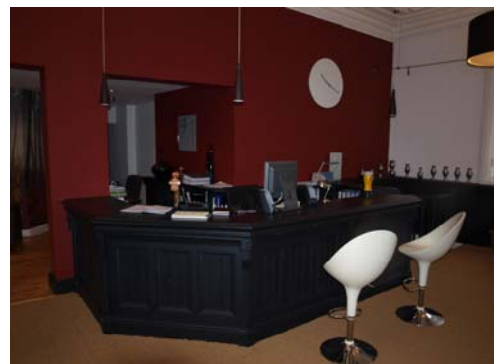
Marion Barter

New uses for historic pubs

The smoking ban, loss—leading supermarket alcohol, home entertainment; whatever the reasons, the rate of pub closures certainly seems to have increased over the last few years. By their nature pubs are often landmark buildings and many will have at least local historic or architectural interest; so, conversion for new uses is likely to have some impact, and minimising this will become an increasingly frequent task.

demolition—even where the façade is rebuilt as with the Warren Bulkely Arms, now part of Laura Ashley.

Several Stockport pubs have been converted for office use. Probably the best of these is the Golden Lion, now the offices of architects Cartwright & Gross. Sympathetic signage is one key element of success, and in this case the bar is used as the reception desk, complete with pumps!



Some previous attempts to preserve significance have been less than successful, such as this stone door surround from the Buck & Dog, Stockport, now incorporated into a 1980s office building. However, this is at least better than



Other examples of low impact re-use include café/restaurants; the Stockport Arms, for example, is now Da Vinci's café, and new signage is virtually identical to old (below left).

Residential conversion has been achieved sensitively at the Blue Bell Hotel behind Stockport station. The key issue here was improving window performance which was achieved with double glazing in matching frames.



The Black Lion further down Hill-gate has no signage, whereas the Bishop Blaize's signs have all remained in place.



Retail is an increasingly common conversion. Following a change to the General Permitted Development Order, this doesn't require change of use permission.

This makes redundant pubs attractive to supermarket chains as a means of opening new stores without new build and often in areas where new build might be difficult to achieve or controversial—such as conservation areas. There is some control over major change through the need for Advertisement Consent for any illuminated



signage, and Planning Permission for altering windows or creating shopfronts. Tesco have recently converted the Chapel House in Heaton Chapel (below and right) and the Red Lion in Gatley (below right and over).





An earlier rendered extension was reclad in Thermowood and extended rearwards.



This use will usually require an ATM, however, and an appeal has just been upheld against refusal of an ATM on the front elevation of the Red Lion (see Appeals). Internal changes are also usually pretty drastic to create a cleared floor-plate, so this use could be very damaging to significance.

Another retail conversion is the Bull's Head in North Reddish, which has become a builder's yard. In this case the business has seen little reinvestment in the building and it seems likely to close. It has been suggested that it might become a mosque, which might create issues with iconography related to alcohol.



A more successful new use is the Ash Hotel in Heaton Chapel (right). This well-surviving hotel retains its bowling pavilion and other rear outbuildings, and is locally listed. After several enquiries seeking demolition for a supermarket on the site, it has been bought by an expanding business and is now a patisserie, chocolatiers and café, becoming increasingly popular with local residents. Interior features such as a terrazzo floor have been uncovered and refurbished, although the layout has largely been lost and some fine leaded glass had to be removed from what became the kitchen.



And finally, if all else fails, the Rifle Volunteer in Bredbury became a private bondage club—which needs no permission as it is a *sui generis* use!

Crispin Edwards

Please send any of your own examples, especially for rural pubs, to nweditor@ihbc.org.uk for future issues - the email to all members produced not one reply!



Conference report

NW Annual Day Conference; Historic Places, Local Action. Manchester, September 2011

The 2011 North West Branch Day Conference explored how local initiatives can unlock the potential for the historic environment to play a greater role in towns and villages. The day was ably chaired by Mike Brown, the IHBC Policy Secretary.

Setting the Scene: Localism in the Historic Environment

Chris Smith OBE, the National Planning Director at EH, spoke on the theme of: Empowering Local Communities. Although 'localism' is the new buzz word, conservation areas had always been about local communities, he said. Support from local people is vital because conservation is not just about buildings.

The National Planning Policy Framework (NPPF) was an exciting live issue. The main problem Smith identified was that the Brundtland definition of sustainable development is being undermined: social and environmental factors are overshadowed by economic dimensions. The future of planning under the NPPF is uncertain due to so many unknowns including: the regulatory responsibilities retained or granted to the Secretary of



State; the definition of a community asset; and how Neighbourhood Plans will take account of heritage and limited resources. EH does not have the capacity to respond to draft plans from individual communities.

As a result of the Comprehensive Spending Review, EH will lose £51m from its budget by Year 4, i.e. 33%. Across EH as a whole, in excess of 200 jobs will go. EH's grant budget will be much reduced. For now the local (regional) offices will remain. There will obviously be an impact on heritage, but EH is committed to supporting local services, liaising with Local Authorities and supporting community groups as far as possible.

Smith ended by asking: what is lo-

calism? Localism means giving communities more responsibility, he said, and the Big Society is about encouraging communities to take that responsibility.

The second speaker was **Dave Chetwyn** from DJC1 Planning and a former Chair of the IHBC: What is Localism and What Does it Mean for Heritage?

Chetwyn continued with Localism: in his view it stems from a (Government) perception of planning in the recession, in which planners were seen as 'enemies of enterprise'. Chetwyn clarified some aspects of Neighbourhood Planning and Neighbourhood Forums. The latter will need a minimum of 21 people (following amendments to the Localism Bill), have a 5 year shelf-life and the membership would need to reflect the local community. Policy will be evidence-based; economic, social/community, infrastructure and environmental issues. New and existing evidence will be used to identify key issues, which in turn will inform a set of aims leading to policy and proposals.

The success of Localism will depend on support, skills and capacity: to facilitate community and stakeholder engagement and to inform research and analysis. As this work will be beyond most amateurs, but within the capacity of good civic societies, Chetwyn raised a question about capacity; would community groups be able

to do the work of the local authority and engage experts to advise them? Who will pay for this and the cost of community engagement, capacity building and implementing neighbourhood planning? Could it be a private business benefactor with an agenda? Community engagement needs specialist support or it risks failure.

Chetwyn also focussed on the 'democratic deficit'. More than 50% of those who vote in Neighbourhood Referendum would need to be in favour before proposals were approved, but with expected low turnouts, there is real potential for the majority to be disempowered.

The third speaker was **Hugh Rollo**, Director of Innovation for Locality. Asset Transfer of Historic Buildings in the UK 2011.

Rollo cited Manningham in Bradford as an example of how people continue to reinvent places in which they want to live. Finding a sustainable use for a place was not just about buildings. Rolo mentioned The Quirk Review (2007): Making Assets Work. He stressed the 'we can do it' message that was especially resonant in the 2008 boom; the review recommended recipes not blueprints – a principle followed by the Localism Bill. In 2007 resources had been successfully targeted at 'meanwhile use(s)' – temporary community uses for vacant buildings while capital projects were

developed.

Rollo explained the role of the Asset Transfer Unit and gave examples of projects including Hastings Pier, Hartlebury Castle, Battersea Arts Centre and Hornsey Town Hall. A focus on equity and investing money from pension schemes in schemes like these is key, but capital is hard to raise in the current climate. Manchester City Football Club, for example, had raised £1m through community shares, towards the £4m cost of their stadium. The key point is to mobilise community support.



Local Management of Historic Assets session

Tony Burton, Director of the Civic Voice: Localism - Heritage Threat or Opportunity.

Civic Societies engage in a range of activities: protectionist, linked to pride of place; celebratory, about local success stories; and practical, including tree planting, saving buildings etc. Civic Society members have an emotional link to

their place and the most significant thing that makes a place distinctive is its history. In a survey, 78% of people identify historic buildings as something they valued that was at risk. What they wanted was: "well cared-for historic buildings."

Burton asked who is right when it comes to decisions about place: the community or the council? The role of the expert in the Big Society is not clear. Localism constitutes a "power shift" in which the community becomes the client. The bill includes new community rights: to bid for and to buy and run community assets.

The NPPF promotes a "pro-growth" presumption in which the default answer was "yes", this would weaken heritage protection, the 'brownfield' agenda and impact on town centres. The questions include: would there really be a "power shift" or is it "pro-growth" rhetoric? Second, if communities were to play a real role then the question of support and resources needed resolving – a point Chetwyn made.

Professionals would need to tap into emotions and 'move from duty into desire': this was an attitude of mind not a methodology. Burton recommended that we embrace Localism and be confident that people do care about sustainable solutions.

The next speaker was **Professor Ian Wray**, representing the Oxton



Society. The Small Society: Oxton and its Secret Gardens.

The Oxton Society (in Birkenhead) is a successful community group active in planning application consultation, engineering works, tree planting, Christmas lights and summer baskets, guided walks and history, dogs and pavements, newsletters and the Oxton Design Award. Income generation from lucrative activities supports their planning work. Since 2001 75 gardens have been open as part of Secret Gardens of Oxton event, attracting 36,000 visitors and raising £195,000. £49,000 of that had funded Oxton projects. The 2011 event had involved 300 volunteers and attracted 4,000 visitors.

The Oxton Society has engaged

The Oxton Society is happy to work with the Local Authority but not to take over its work.

with businesses in the area to help protect its distinctive character. The Oxton Society saw Localism as a threat, having built up good working relations with the Local Council. Using funding can influence policy, for example, by working on the Oxton Conservation Area character appraisal to develop a Management Plan. The Oxton Society was happy to work with the Local Authority but not to take over its work. Wray made the point that if all communities became active it would put huge pressure on Local Authorities' resources. This reinforced Chetwyn's points about local capacity and resources.

Elaine Griffiths MBE, from Gorton Monastery in Manchester then spoke about Social Enterprise and Sustainable Communities.

In the 1970s Gorton suffered from industrial decline, slum clearance, it lost its community and the Monastery was stripped out. A scheme to turn the building into flats did not come to fruition; instead squatters moved in and the building deteriorated. The Monastery of St. Francis & Gorton Trust, a BPT, was established in 1996, and other groups like the Gorton Choir and the Gorton Philharmonic were vital to making the building a community focus again.

After a major fund-raising campaign, work began on site in 2005 and the building opened in 2007. The emphasis was on it being commercially run as a social enter-

prise. The speaker's business background was clearly a huge asset to the project. The former monastery is used for conferences, dining and corporate events and weddings, an award winning venue. The Trust still owns the building. They propose to create a Monastery Community Village, adjacent to the building, using a sustainable living model related to skills and the health and well-being agenda.

Michael Scammell, Historic Buildings Officer for the South Downs National Park Authority discussed: Creating a local list.

Scammell was well-known to the NW IHBC as a conservation officer in Cheshire, most recently for Cheshire East Council. Scammell identified some key issues to address when developing a Local List:

- set guidelines e.g., decide how 'local' you want the system to be and whether consistency is important.
- establish criteria for selection.
- who speaks for a locality ? Local groups will vary in confidence and competence.
- who makes the final decisions? The conservation officer ?
- is there still a place for expert opinion? Expert screening needed before adoption. Useful to have a 'critical friend'.
- 100% coverage will not be

achieved, but it is a start.

Cheshire East assumed power on 1st April, 2009, combining three former authorities: Macclesfield, Congleton and Crewe & Nantwich. Macclesfield had an established Local List, adopted the year before the new unitary authority took over; Congleton had no Local List but had been preparing one; and Crewe and Nantwich had a Local List as an appendix to the Local Plan.

Across the three former borough council areas, Parish Councils and Amenity Societies had been consulted and involved to different degrees. Scammell found that local amenity societies gave by far the most reliable and consistent recommendations.

Local experts ably led two afternoon walking tours in the Castlefields area: 'the canals walk', and 'the Liverpool Road Gateway walk' (by **Carole Middleton and Ian Christie** from the Castlefields Forum).

Project Delivery session

Sara Hilton, the Head of Heritage Lottery North West: Funding Local Action.

Although the public sector funding climate is challenging and the economy still uncertain, Lottery ticket sales remain strong. HLF's share of good causes income has increased recently, from 16.7% to



20%. UK-wide annual awards budgets 2009 – 2013 will rise annually from £180m to £300m; and the regional budgets from 2009 – 2012 will rise annually from £7.3m to £10.2m. 2012 – 2013 figures were still to be confirmed. This was heart-warming news after the earlier news about EH's budgets.

HLF's strategic aims are: conservation, engagement and education.

To capture public value, HLF has an outcomes-based approach. Hilton cited the Quirk Report and how historic buildings and places could be kept in beneficial use, either by involving private enterprise or community groups, at a much reduced cost to the taxpayer. In the North West projects recently funded include The Florence Institute for

Boys (a.k.a. the 'Florrie') a community-led project in Toxteth, Liverpool (see Newsletter summer 2011). All Souls, a redundant church in Bolton, has been transformed into a much-needed community centre for a deprived area. Rotunda, in Kirkdale, Liverpool, is a Grade II listed Georgian terraced adapted for community use.

David Trevis-Smith, Chairman of the UK Association of Preservation Trusts (APT): Raising the Stakes: Rescuing Historic Buildings at Risk.

He started with the question of whether the Localism Bill means we would be raising the stakes or making mis-stakes. Trevis-Smith distinguished between two types of BPT: the Single Project or Area BPT, which preserves a single building or group of buildings; and the 'Revolving Fund' BPT, which preserves buildings in a specific category, e.g. a type of building, or within a particular geographical area.

The 'Revolving Fund' BPT re-invests any surplus from a completed project into the next project - a revolving fund. This model has been less used recently.

Trevis-Smith discussed potential community empowerment; Local Referendums could enable BPTs to challenge unsympathetic development, and the Community Right to Challenge means BPTs could offer to deliver services. Could Assets of Community Value include heritage assets? BPTs could help to

retain community assets, but the Right to Bid may still mean the building goes to the highest bidder.

The Planning reforms would raise the (funding) stakes: heritage should be part of an area's physical and cultural infrastructure in the Community Infrastructure Levy, and Neighbourhood Plans raise questions about Local Authority expert resources and the capacity for community engagement. Could the Planning System reforms result in BPTs losing their stake? Enforcement is often a key step in enabling BPTs to acquire sites; legal processes need greater LA powers and resources, not less, to succeed.

"Sustainable Development" needs better definition and must include the social, environmental and cultural benefits, as well as economic, of heritage-led development. Trevis-Smith returned to the Localism Bill; without resources, the aspirations of the Bill would be undeliverable. For BPTs to help deliver the Localism Bill resources will have to be provided; it could be a good opportunity to revive revolving-fund BPTs.

The speakers' PowerPoint presentations can be found at http://www.ihbc.org.uk/branches_new/north_west/north_west.html

Keith Parsons is Principal Lecturer at the University of Central Lancashire

Practical Conservation Blog

Kate Borland was until recently National rep and events coordinator for the NW branch. She has worked in local government conservation posts for nearly ten years. Now she reports from France on a hands-on new venture.



April 2011

We, that's me and my other half (a conservation building geek and an architect respectively) move in less than four weeks from the metropolis of Manchester to the sheer contrast of rural France to start a new life and adventure, renovating my parents' property, a farmhouse called La Vieille Gorce. After many years of extolling the virtues of conservation I'm actually going to get my hands dirty and see how to really work lime render. It's going to be an adventure that I have no doubt will have its ups and downs along the way.....

In the meantime the power tools are on order, and kit has begun to arrive to fill up the trailer.

May

Our surroundings are quite a contrast from our Manchester life. We have gone from a city centre flat surrounded by people and urban noise to a very peaceful house in the middle of rural France 3 miles or so from the nearest village.

June

The main garden itself is looking good and has had a couple of new additions in the shape of the former front door, which was used as a wood cover, being given a new lease of life in the form of a garden bench and a gate. Both of us are feeling quite pleased with our handiwork.



July

Our next challenge is to see how we get on with the local mayor's office about some proposed window openings. It seems funny to be on the other side of the system and this time it really is another language.....

Kate comments "Things are different in rural France than urban France. It is the commune which makes decisions, or the Prefecture if the proposals are something bigger or contentious. The building isn't listed 'monument historique'. There is a listed chateau nearby and when we submitted the application to the local Mairie (Parish Council equivalent) they checked that we weren't within the perimeter around the chateau. The forms were sent to the Prefecture (the Departement Planning Team) and I think it was a tick box procedure as we weren't doing anything more than the windows. My understanding is that if you don't hear anything within a set period you have permission, rather than in the UK where you need explicit permission. Fortunately as we provided lots of details (handy living with an architect!) and proposed hardwood timber windows it went through with relative ease. As for Building Control we haven't encountered them. I think the works we're doing are relatively minimal and are making the building more efficient."

August Les Travaux ont commencé!

We've started some works on the house and it's safe to say I am living the conservation dream.....albeit not so dream-like; it's actually pretty hard work! I will think very carefully in future about suggesting exposed stone-

work, it looks good but it's blooming hard work. However on the bright side it is good for the arms.

Kate comments "Inside we decided to expose the stonework in certain places for aesthetic reasons. We haven't done it throughout as the dry lining gives insulation (cool summer, warm winter). Upstairs it was originally exposed as it was a grain store."



October

At the beginning of September the troops arrived. Having the extra bodies on site was so helpful and we were amazed how much we got done in a relatively short time. They were absolute stars helping us repoint the stonework upstairs and pulling the ivy off outside which has transformed the front of the house and enabled us to read the building as well as make some decisions about the finishes. Currently under discussion is to re-render or just point and how to treat the quoins as the stone is super soft.

Kate comments, "Externally we will be re-rendering the front and two side elevations. The rear elevation is still to be agreed. Hacking off the existing render will enable us determine the condition of the stone to the rear. Part of the decision will be made by budget; repointing uses less material and is therefore less costly. However, there are four new openings to the rear and the combination of these with changing render to pointing might be too much change in character."

Now the holiday season is over we're working full time on the project until completed. We've made an enthusiastic start albeit my arms are suffering a little having spent two days hacking off plaster and uncovering the quoins on internal doorways. My hands are sore again but definitely toughen-

ing up and Steve's got sore legs getting up and down the step ladders to install the partitions; nevertheless we're making progress and I'm certainly getting into this conservation lark.

Kate's Blog will continue throughout this year's issues—watch this space!



Recent Listings

Three Catholic churches have recently been listed, including a striking post-war church near Stalybridge. A pub listing deserves a mention alongside earlier discussion of new uses.

The Church of St John the Baptist, Timperley, (now closed) of 1958-9 is recommended for designation at Grade II for the following principal reasons:

- * Architectural quality: it has a bold and finely articulated design employing the use of stripped Perpendicular Gothic styling, which blends modern and traditional influences to successful effect and uses high quality materials, including buff brickwork, stone dressings and a Lombardic tile roof to produce a strong level of architectural detailing

- * Architect: it was designed by the notable architect, Francis Reynolds who along with his partner, Adrian Gilbert Scott specialised in ecclesiastical commissions for the Roman Catholic Church

- * Intactness: it is little altered and retains the majority of its original features

- * Interior quality: the interior has an impressive sense of space enhanced by a series of parabolic arches (a key characteristic of Reynolds & Scott's work), and contains good quality fixtures and fittings, including a mosaic-filled baptistery and a dramatically styled main altar, massive marble reredos and painted tester.



AHP have assessed many churches by this practice and AG Scott may well not have been the Scott who was in practice with Reynolds - Ed.

The Timperley Church is fairly conventional in form, in contrast to St Raphael, at Millbrook, near Stalybridge. This is an unusually striking church for its semi-rural setting, built in concrete, with Byzantine influences. The central altar beneath a concrete dome was designed in advance of the liturgical changes in the Roman Catholic Church introduced by Vatican II from 1965. The church has been listed Grade II, particularly for the quality of the large 'dalle-de-verre' stained glass windows designed by Pierre Fourmaitreux of Powells. It was designed by Massey & Massey and opened in 1963. It was listed in 2011 after closure and its future is uncertain.

St Paul's Church, Strines, a corrugated iron church of 1880 supplied by Mr J C Hawes of Wandsworth Common, London, with extensions of 1893 and 1912, is recommended for designation at Grade II for the following principal

reasons:

- * Architectural Interest: as a good example of a Gothic Revival tin tabernacle with bellcote, porch, vestry, traceried east window and pointed lancet windows, a construction technique which only originated in the C19 following the invention of corrugated and galvanised sheet iron;

- * Rarity: dating from the later C19, St Paul's is an increasingly uncommon ecclesiastical survivor of this particular construction technique due to the economical, pre-fabricated nature of such buildings;

- * Intactness: though typically modest, the church survives substantially intact externally, and internally it retains many of its original fixtures and fittings including the timber chancel screen, altar and timber re-aredos, pulpit, and 1893 organ, comparing favourably with other listed examples;

- * Historic Interest: paid for by Thomas Henry Nevill, paternalistic owner of Strines calico print-works around which the village had rapidly expanded over the course of C19; eventually bequeathed to the Anglican Church by the Nevills in 1914.





The Nursery Inn in Heaton Norris was identified BY AHP as a candidate for Listing as part of a pilot review of half of the Borough. It was not among six 1930s pubs retaining original plan forms identified in English Heritage's 1990s national thematic survey, but has subsequently been highlighted by CAMRA. It was recommended for designation at Grade II for the following principal reasons:

- * Interior: for its remarkably complete and little altered interior featuring a wide range of high quality features such as panelling, fitted seating, stained glass, signage and light fittings, along with the more unusual screen printed silk decoration above the bar counters
- * Layout: for the survival of a little altered layout of rooms complete with the relatively rare survival of an off-sales counter
- * Social History: as a very good example of an inter-war "reformed" public house, having an architecturally restrained exterior but providing a range of facilities such as the sun-

deck overlooking the bowling green, all designed to form a respectable venue for responsible drinkers.



Please send any examples of interesting listings to nweditor@ihbc.org.uk

Recent Appeal Decisions

Resorting to the appeals process is usually an indication of unresolved conflicts between applicant and local planning authority and the Inspectorate do not always provide the decisions that local authorities hoped for. We welcome reports on appeals from the point of view of the applicant and their heritage consultant, as well as from local authority members. Please submit copy to nweditor@ihbc.org.uk

The upholding of an appeal against refusal of Conservation Area Consent at **106 Park Road, Hale (Appeal A Ref: APP/Q4245/E/11/2156657)** follows a conflict between the local authority and the applicant regarding the demolition of a house in a conservation area, and its replacement with a new house. The Conservation Area in South Hale has a mixed character, with areas of Victorian, Edwardian and inter-war housing. The immediate surrounding area is characterised by a variety of house types and ages. No.106 was built in 1935 and constructed in a mixture of facing materials in a diluted version of the Arts and Crafts style typical of suburbs in this period. It is also evidence of the gradual development of the area.

In Trafford, the Council produced Planning Guidelines several years ago to help frame decisions about development in local conservation areas; these are a material consideration. PPS5 has since been published, along with new guidance from EH, which provides criteria for assessing buildings in conservation

areas. There has since been much debate about the extent to which unlisted buildings contribute to the significance of a heritage asset - the CA - and whether the demolition of these buildings constitutes substantial harm. EH has stated that the loss of a building that makes a positive contribution will usually cause 'substantial harm' to the heritage asset. In this case the Inspector concluded that as the house forms a small part of the designated heritage asset (the CA) and will be replaced by a house of appropriate scale, design and form, the CA's character and appearance would be preserved by the replacement dwelling proposed. The Inspector did not think the tests in Policy HE9 applicable to the loss of the existing house; the inference must be that he did not feel that the house made a positive contribution. This case indicates that the loss of some buildings in a conservation area may not cause substantial harm where they are to be replaced by an acceptable new building.

There seems to be room for debate on the merits of individual buildings in conservation areas and the interpretation of PPS5.

Thanks to Elisabeth Read of Trafford MBC for the decision notice and photo.



The Red Lion in Gatley has re-

*Upholding of an appeal against
refusal of Planning*

Permission for an ATM, Dec 2011

cently been converted to retail use by Tesco with some sensitivity (see PP 5-6), largely under Permitted Development but with Planning Permission and Advertisement Consent for some works.

A proposal for an ATM was dealt with separately. Having confined contemporary alterations to the existing extension, the local authority felt it incongruous to insert a modern item like an ATM on the front elevation of a key building with the character of a public house. However, Tesco argued that if placed in the extension facing the car park it would bring pedestrians and cars into conflict.

The Inspector concluded that an ATM is not out of place on a building which now has "the character of a modern convenience store" - citing the removal of former roller shutters as contributing to this change in character!

Crispin Edwards

The message here is that as uses of buildings change, this brings with it an acceptance of some types of alteration that may not have been considered appropriate for the building in its historic use. Overall, is an ATM harmful to the conservation area? (editor)

IHBC NW Branch Business Calendar

19th April LCOG, Burnley

23rd April GMCOG, Manchester

19th May Tour of Florence Institute, Liverpool (joint event with SPAB) booking required, see P.22)

21st-23rd June Annual School, Winchester (topic "Significance - who decides?")

19th July GMCOG, Stockport (PM visit to Bramall Hall)

LCOG, Blackburn

June/July date TBC Summer Social, Manchester

19th September GMCOG, Tameside (PM visit to Stamford Park)

17th October NW branch day conference, Liverpool

18th October LCOG, Wyre

November GMCOG, Trafford Town Hall. (date and venue to be confirmed)

5th December AGM and annual dinner, Cheshire

Annual School bursaries

The 2012 Business Plan includes a sum to sponsor more Bursaries to attend the Annual Day School. Not all of these were taken up last year so do consider applying. One member of the Committee will also be sponsored to attend this year; see email from Branch Secretary.

Meet the membership

Andrew Tegg – our new Treasurer

I head the heritage team at DPP in Manchester, a planning, heritage and sustainability consultancy. The majority of my work relates to assessment of the historic environment and advising clients on management of heritage assets.

Before joining DPP I spent 5 years at British Waterways as a Heritage Advisor covering the canals of the North West. Prior to that I held local authority Conservation Officer posts in Lancashire and Cumbria.

My special areas of interest are probably industrial heritage and management of historic estates, something I managed to combine at British Waterways by preparing a number of Heritage Management Agreements covering assets and their sustainable management.

In my spare time I enjoy cycling and reading (something I get plenty of opportunity to undertake on the long commute to Manches-

Items for your diary:

On 19th May a **joint event with SPAB** is being held in Liverpool. Visitors will be guided around the



recently refurbished Florence Institute, an excellent example of local activism achieving significant conservation benefits. Prior confirmation of attendance will be needed—contact Katie Wray via the details on P. 28 for more information.

The **NW Branch Summer Social** is likely to include a guided tour around Manchester by Blue Badge guide John Scholfield. Details to be advised soon.

Membership news

At the AGM, the membership of the branch was 155. This is an increase of 14 over the 2010 figure, which was itself up 5 on 2009. We have 82 full members and 46 affiliates, plus 27 others.

The **IHBC Annual School** will be held in Winchester, topic "significance—who decides?"; the Day School is on Fri 22nd June but the fringe events on Thursday and visits on Saturday are worth participating in. Early booking discounts apply until 20th April. Details online at www.ihbc.org.uk/winchester2012. (see item on Bursaries, P.21).

The **IHBC NW Branch conference** will be on 17th October, returning to the very successful venue at the Medical Institute in Liverpool. The topic will be Heritage & the High Street, although we're not sure we can get Mary Portas to speak!

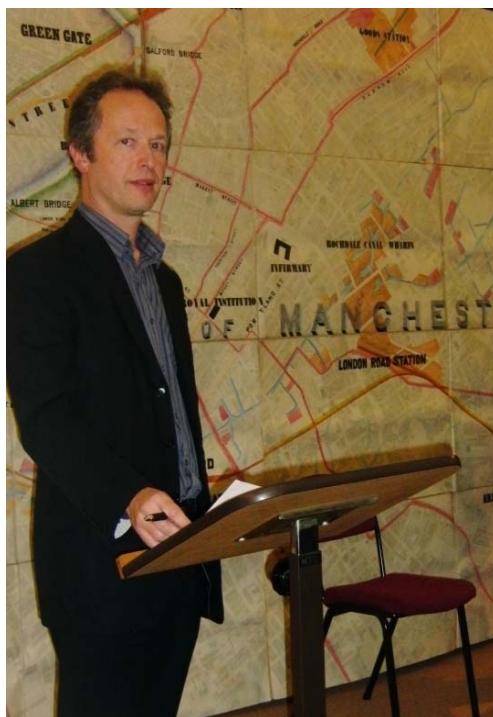
Future events are also being planned, with more details to be advised soon. Topics include:

- An event for Isle of Man members
- Events for Affiliate members to receive advice and mentoring on progressing to full membership
- Professional ethics

Branch Events

The **2011 NW AGM** was held in Manchester on 7th December. Once again the Portico Library hosted the event, and the promise of a free dinner ensured a good attendance.

The branch celebrated a successful year, particularly given the pressure on Conservation jobs and dif-



Paul Hartley chairing the AGM

icult economic times. We received good feedback from the Summer Social, branch conference and the visit of the National Council; and despite lower numbers than past years, the conference broke even. The branch link-up with the RTPi to sponsor a Conservation & Design award has also succeeded in raising our profile and led to national recognition for a NW conservation project—the restoration of Stockport Plaza Cinema.

Ian Lucas reported on 29 consultations over the last year, with some detailed responses from Committee to the national co-ordinator. Most notably, over 40 responses were made by members to the



The magnificent ceiling of the Portico Library

centre on the draft NPPF, contributing to the national debate on this very significant issue.

The Branch regretfully accepted Kate Borland's resignation as Events Co-ordinator and National Representative. Kate has worked tirelessly for the Branch and overseen some of our most successful events to date, and formal thanks are due.

Nick Grimshaw also stood down as Treasurer and was thanked for his work in this role—he will take on new duties producing the newsletter. Andrew Tegg became Treasurer and Katie Wray took over as Events co-ordinator. Crispin Edwards has been nominated as National Representative to formally take over from Kate Borland at the national AGM in June, subject to approval of his application for full membership, and in the interim will attend council meetings in Kate's stead. Kate is, of course, enjoying a break from life in the UK—see her blog on PP.14-17. All

other officers were re-elected. Finally, after some discussion the Branch Business Plan was approved without major change.

Following the business meeting, a fine Christmas Dinner was enjoyed at the vegetarian restaurant 1847.





Follow branch, local and national heritage events on Twitter @ihbcnwevents

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IHBC PROFESSIONALS

The Institute of Historic Building Conservation (IHBC) is the key professional body for built and historic environment conservation specialists. The IHBC represents, regulates and supports professionals contributing to the conservation of valued buildings and places.

What does the IHBC do?

The IHBC encourages its members to develop their specialist skills in conservation. Joining the IHBC will help you recognise and expand your skills and understanding.

The IHBC:

- provides advice to members, stakeholders and government
- promotes standards and skills in historic environment & building conservation and heritage regeneration
- encourages the special care of the historic environment as a sustainable and unique resource that benefits everyone
- supports professional recognition of all the skills needed to secure sustainable conservation

IHBC MEMBERSHIP BENEFITS

- Professional status and career recognition
- News updates, guidance and resources
- *Context*, IHBC's journal, 5 issues annually (retail £50.00)
- *IHBC Yearbook*, the Institute and the sector's annual review (retail £14.95)
- *Building Conservation Directory* (retail £16.95)
- Events: reduced rates & priority access (as applicable)
- Job notices & training opportunities
- Technical support, guidance and specifications
- National, regional & web-based advice and panels
- Tax relief on subscriptions (see IHBC website)
- Access to business support & listings including IHBC's Historic Environment Service Providers Recognition (HESPR)
- Guidance on project development
- Career advice, guidance & support
- Training and CPD events, eg IHBC Annual School
- Networking opportunities, local, national & international
- Participation & CPD opportunities in electronic panels
- Access to advocacy & lobbying
- Support IHBC's wider public services (see IHBC website):
 - Web-based search, training & advisory resources
 - Sector consultations service
 - Volunteering opportunities
 - Awards (IHBC Gus Astley Student Award)
 - Partnerships across built sector interests
 - Help IHBC's CapacityBuild programme invest in the sector

MEMBERSHIP CATEGORIES

Affiliates:

- specialise or train in disciplines relating to built and historic environment conservation, and intend to seek full membership

Associates:

- have a special interest in historic places and seek to support and benefit from the IHBC, but are unlikely to seek full membership

Full Members:

- have demonstrated professional skills in line with the IHBC's membership standards (see www.ihbc.org.uk)
- must undertake continuing professional development (CPD)
- may use 'IHBC' after their name

Concessionary rates (renewable each year) are available if you are on a low income (currently under £13,500).

For more information see www.ihbc.org.uk.



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NORTH WEST BRANCH

The Branch Newsletter is distributed electronically with hardcopies available at events. If you wish to automatically receive a hardcopy, please contact Nick Grimshaw or Kirsten Ryan via the details on Page 26.

North West Branch of the Institute of Historic Building Conservation

The home of the conservation professional

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Registered as a Charity: No. 1061593

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