

NORTH WEST
BRANCH NEWSLETTER

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10/14

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Editorial

Events, tours, conferences.... a busy season for the IHBC North West members

Welcome to the autumn edition of the IHBC North West newsletter. This season's newsletter touches on the recently relocated cenotaph in Manchester City Centre, the Annual School in Edinburgh and the following trip to Orkney, the recent IHBC meeting held in the Isle of Man and various house tours as part of the vast events line up. There are also some useful appeals relating to open space within conservation areas.

Following on from the last edition, there is another small picture quiz. First person to get all three correct answers wins a free drink at the next IHBC NW Social. Email me on one of the below email addresses to submit your answers.

Please do send me any news, views or anything which you think your North West colleagues might find useful or interesting. We would really appreciate your input. Please send any information to one or more of the following addresses:

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My grateful thanks to all the contributors who helped with this issue.

Jack Haw

IHBC NW Newsletter Editor

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Where are these buildings?

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Relocation, Relocation, Relocation

A dignified setting for the Manchester Cenotaph



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The relocation, restoration and repair works of the Sir Edwin Lutyens designed Manchester cenotaph has been completed, as the first stage of the redesign and enhancement of St. Peter's Square. The stage is now set for the city's major WWI commemorative events in November.



Former location of the Manchester Cenotaph

The grade-II* listed, Portland stone monument was painstakingly dismantled and moved in order to accommodate the expansion of the Metrolink system, and more importantly to create a more dignified space for the Remembrance Day ceremonies.

The new location is carefully aligned with the Cooper Street entrance to Manchester Town Hall, providing views along Lloyd Street and the surrounding streets. The relocation is a central part of the on-going enhancement of the Town Hall complex and St. Peter's Square.

The complexity of the process of moving the monument required a lengthy 'project team' approach with the City Council's officers and English Heritage working closely with the architects and contractors to test theoretical dismantling methods and respond to technicalities on site.



New location of the Manchester Cenotaph

The conservation architects who designed and specified the dismantling and redesigned space were Stephen Levant Heritage Architecture Ltd. The architects prepared the detailed designs, secured the approvals necessary to secure the relocation and also designed the new setting following the highly subtle detailing of Lutyens' original design. The cenotaph and its flanking structures are now located within a symmetrical, oval space enclosed by a low stone wall on which commemorative plaques will be located. The deceptively simple wall reflects the subtle angles and coursing of the original monument and carefully aligned with the entrance to the Town Hall.

View from the Town Hall Extension (overleaf)

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Relocation, Relocation, Relocation

A dignified setting for the Manchester Cenotaph

The use of Portland stone provided some interesting challenges, not least as the natural erosion of the stone had slowly dissolved key details of the intricate carvings. However, it is generally agreed that by focusing on the principles of *preserving as found* and *minimum intervention*, the relocation of the Cenotaph monument has been achieved in a manner which both 'preserves and enhances' the special interest of the monument.

The main contractors were Laing O'Rourke using their specialist in-house stone-masons, with Hirst Conservation employed to undertake minor repairs and consolidate the stonework.



Stone detail to the Manchester Cenotaph

The positive results of the project team approach are now evident in the successful relocation and the robust appearance of the monument. In particular, the carefully implemented, minor repairs have both physically and visually consolidated the stonework, removing the friability of the surface to reveal the essential strength of the monument's design.

The stonemasons utilised discreetly located stainless-steel pin reinforcements to repair the more substantive cracks in the stonework of the sculptural components, including the two large wreaths, as well as consolidating the surface of the carved stone. The use of the 'Nano-lime' repair techniques by Hirst Conservation will also enhance the longevity of the monument and help maintain its details without falsifying its fabric or affecting its appearance. The application of Nano-lime is a particularly subtle repair method, and although it is a relatively new technique it does have an impressive track record as a consolidator of Portland Stone. The overall result has been to remove the friable areas of the carved sections of stone, arresting its otherwise inevitable deterioration, but causing no substantive alteration to the chemistry of the stone or its appearance.

Consequently, the design teams' collective decision to limit the cleaning, repair-works and re-carving to the minimum necessary to consolidate and read the monument accords with best building-conservation practice and has ensured that the surface of the stonework has not been further eroded. The subtle authenticity of Lutyens's original design has thus been preserved, with a more dignified and practical setting for forthcoming Remembrance day ceremonies.

Nick Grimshaw,

**Senior Associate, Stephan Levrant Heritage
Architecture Ltd**

The Art of Conservation

Personal account of the IHBC Annual School in Edinburgh

Arriving in Edinburgh on Thursday lunchtime I was greeted with the quintessential fine Scottish drizzle, it was not unexpected and as an inhabitant of Manchester I was prepared. This was my first visit to the city so the walk to Pollock Halls provided me with the opportunity to explore. As I made my way the stroll gave me a chance to consider the school's theme, 'the art of conservation'. An all encompassing title I was in anticipation of the forthcoming days and how it would be interpreted.



Dean Village, Edinburgh

The afternoon tours, a regular feature of the School, provided delegates with the opportunity to sample some of the many delights of the city and surrounding areas. I attended the Dean Village and Waters of Leith tour, which was a picturesque walk along the waterway culminating at the beautifully restored St Bernard's Well.

It was great to hear from Edinburgh World Heritage about how they have been able to attract significant funds, including a considerable proportion of private donations, to revitalise the miniature temple to the healing waters. I understand from chatting with colleagues at the evening reception, held in City Chambers, that the other tours were informative and interesting. The most popular, the Forth Bridge almost immediately fully booked, was far from disappointing.



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The day school was opened by Professor Jukka Jokilehto who set the scene for the day and certainly for the proverbial cogs turning. The variety of speakers asked to contribute made for an interesting interpretation of the title. It was a wide spectrum of presentations, particular highlights included Angus Farquhar encouraging delegates to be intellectually brave and be bold about their views and David McDonald sharing the literal art in conservation in the form of the artists residences in Kensington & Chelsea.

The National Trust for Scotland provided the forum for discussion about one of Scotland's greats, Mackintosh. Perhaps on more familiar ground, William Napier opened the philosophical debate about the conundrum of replacing defective historic fabric.



Hill House formed the focus of the debate by William Napier

Professor Jokilehto summarised the day well, proffering that 'the art of conservation is the management of continuity'. As conservation professionals we practice the management of change in the historic environment with conservation philosophy, established and personal, underpinning our approaches and practice both instinctively and subconsciously.

*Summerhall, the venue for the
IHBC Annual Dinner (overleaf)*

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The Art of Conservation

Personal account of the IHBC Annual School in Edinburgh

I felt that the day school provided the forum in which to consider the 'art' and our values more consciously.

For the annual dinner at Summerhall we were welcomed by an inimitable host, Mr McDowell. The former Veterinary School, cultivated as a creative hub, was host to a modern Scottish feast. The combination of historic building and art is nothing new however the unique blend of the tangible heritage and the McDowell Family's intangible passion for both art and heritage make for an interesting future, providing a fitting bookend to a thoughtful day.



Canongate Tollbooth and Rosslyn Chapel

The Saturday tours provided some fresh air, delegates heading to various destinations including the Old Burgh of Canon Gate, Rosslyn Chapel and as far away as the borders. Colleagues that were lucky enough to head further north to Orkney informed that it added an 'extra dimension to this school, which a chance for a more intimate and immersive engagement with the historic environment'.

In summarising the annual school one colleague felt that Edinburgh was the perfect setting for the 'exposition of conservation philosophy to an intense debate render' encompassing the gamut of the profession,, adding 'what more could an enquiring mind want', The school certainly gave me the opportunity to contemplate the philosophical side of my professional practice. Added to the enjoyment of reconnecting with like minded colleagues I departed Edinburgh feeling inspired and warmed-hearted, not least the sun was shining over a splendid city that I intend to revisit.

Kate Kendall

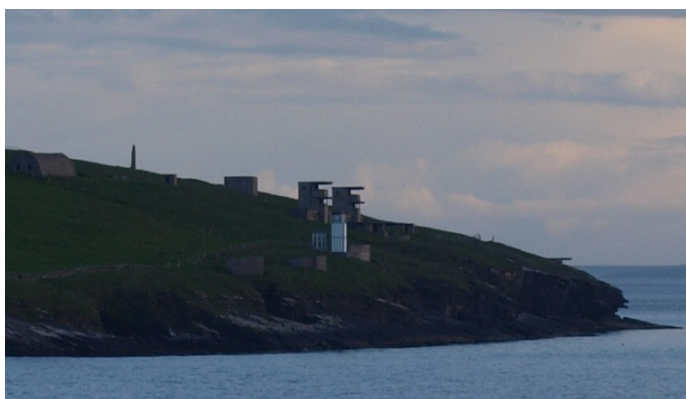
*Learning Education Training and Standards Officer for
the IHBC*

The Art of Conservation....continued

Personal account of Orkney as part of the IHBC Annual School

Members may have read Carole Ryan's full account in Context of the 'Opportunity' provided by Orkney Council, on the back of this year's Annual School. These are my highlights.

Even before I made it to Orkney, the drive from Edinburgh rewarded the decision to take part. As well as spectacular views of the Cairngorms and the North Sea in the sunshine, the landscape is filled with historic buildings (as well as numerous prehistoric sites and ruined Brochs). The Laidhay Croft museum is a vernacular farmhouse similar to Lancashire long-houses, while at Badbea I visited the now ruinous village, created on the margins between the land and the North Sea during the Highland clearances of the late C18. The ferry from John O'Groats provided views of a fine pair of WW2 gun batteries at Scarf Skerry.



WW2 Batteries at Scarf Skerry

Orkney Council's Tom Hunter organised a couple of very full days, beginning at Stromness. Here we saw the results of THI funding including the refurbishment of a corrugated iron life-boat station as a dive centre. New buildings complement the historic architecture, and a very distinctive 'jetty' feature re-occurred throughout the town. The building used as the 'Whaler's Inn' for the BBC's adaptation of George Mackay Brown's *The Arctic Whaler* was also repaired, with a typical giant stone flag roof.

At the south end of Stromness lies the Ness battery, guarding the western approaches. The battery is scheduled and includes emplacements from both WWI and WW2.



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The marine air is fast corroding the original iron frame and the doors of the magazine lockers of this WW2 emplacement, so new structural steel has been installed and different paints are being trialled. The mess hall still has substantial WW2 wall paintings including this view which bears a strong similarity to Gravesend; it is thought to have been painted by a Gravesend native.



Mess Mural, similar to Gravesend

From the most recent to the oldest buildings, we moved onto Skara Brae. This was the real draw for me, and it didn't disappoint. It feels like only hours have passed since the inhabitants left, rather than close to 5,000 years.



5,000 year old house at Skara Brae

The Art of Conservation....continued

Personal account of Orkney as part of the IHBC Annual School

The visitor centre was also very complementary, taking a similar form to the circular houses, and at the entrance also including the distinctive local jetty feature observed in Stromness. The ability to enter a replica house was also a real plus.

A short ferry ride then took us to Hoy, the second largest of the Orkneys. Here the naval supply base of Lyness hosts a small museum. The scuttling of the German WWI fleet by its skeleton crew is well known, but I was surprised to learn both how soon afterwards salvage began (1920s) and how late it continued (1970s), and the many applications for pre-nuclear age steel that make it so valuable.



'Belfast' trusses at the WW2 recreational building

More conservation problems abound here, from the last of the huge Second World War oil tanks to the recreational buildings of the First World War, built largely of corrugated iron and cardboard, with timber curved 'Belfast' trusses.

At Melsetter, a house remodelled by Lethaby (after whom the SPAB scholarship is named), we were fortunate to be allowed inside by the owner, as well as visiting the chapel Lethaby designed, but understandably were requested not to take interior photos.

To the South, Rackwick is a remote former crofting township, now with only a handful of residents. In the C20 it was home to and inspiration for several artists including poet George Mackay Brown and composer Peter Maxwell Davies, but several buildings are now derelict. One, right on the seafront, has been converted to a camping barn, and displays typical local roofing of massive stone flags, and a tied and weighted heather thatch.



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Former croft at Rackwick converted to camping barn

Finally, Orkney's most imposing building is the splendid Cathedral of St. Magnus, built in the C12 by many of the same masons as Durham cathedral.



Church of St Magnus

This photo was taken just after 10pm, a reminder of the even longer summer days this far north. Sincere thanks go to Orkney Council for organising such a great programme, particularly Tom Hunter, Stuart West and Jill Sutcliffe. I really would recommend anyone with an interest in historic buildings to visit Orkney.

Crispin Edwards

**Conservation Officer, Stockport Metropolitan
Borough Council**

Townscape

Gordon Cullen and David Rudlin form part of the recent IHBC NW meeting on the Isle of Man

The executive committee meeting programmed for June 19th was expanded into an evening of networking between IHBC members, planners and architects in the setting of a bakery which also serves as an art gallery, meeting house and restaurant; a stone's throw from the port of Douglas. The lively and inclusive atmosphere of this establishment was an object lesson in multi-faceted historic building regeneration, and set the tone for a talk by David Rudlin on the sometimes unconventional tactics employed by the pioneers of conservation led regeneration. David illustrated his talk with images of much loved places such as London's Covent Garden, saved from destruction by popular movements against the sterile plans for urban renewal of the 1960's and 1970's.



From left to right: Katie Wray, Ashley Pettit, Paul Hartley and Crispin Edwards

The following day our extremely knowledgeable local guide, architect Ashley Pettit, gave a tour of Douglas with a particular focus on the work of Arts and Crafts architect Mackay Bailie Scott who taught and worked on the island for 12 years. Ashley has worked on some of the many highly individual houses and a community centre designed by Bailie Scott, and was able to charm owners into allowing our small party to view some of the equally unique interiors!



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The Red House and the Onchan Community Hall

I stayed on another day to do part of the coastal walk around the south of the island, starting at Castletown for which the urban designer Gordon Cullen had produced a report in 1971. Cullen had written his influential 'Townscape' in 1961 and it remains a key text to this day. He challenged the prevailing mood for standardisation in planning and architecture, by establishing the importance of our emotional responses to the uniqueness of places.

Townscape

Gordon Cullen and David Rudlin form part of the recent IHBC NW meeting on the Isle of Man

Castletown did not disappoint Cullen and his report waxes lyrical about 'this tiny country town balanced on a razor's edge between the fury of the sea and the alien bulk of the castle'. I followed the walk he described up from the harbour around the edge of the castle and was pleasantly surprised by the contrast between these huge elemental forms and the human scale and commercial buzz of the town square, tightly enclosed between the bulwark of the castle and the impossibly blue sea.



Town Square in Castletown and Bailie Scott houses in Douglas



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Cullen wrote that his report was based on an understanding of the character and personality of the town, whose essential fabric was 'eggshell thin'. He continued: 'the reader should not expect proposals for wholesale clearance, but rather (this report) seeks to coax this individuality into the new world of tourism, cars and coaches without essential damage.' He made the case against a town by pass, describing the interrelationship between traffic and pedestrians as 'permissive chaos... as good a way as any of deterring idle traffic'.

As with so many conservation areas on the British mainland, Castletown is marred by the march of UPVC windows, even surprisingly on some of its Georgian buildings. But Cullen need not have worried about the risk of wholesale change: in common with so much of the Isle of Man's built heritage, Castletown seems to have retained the special sense of place he described over four decades ago.

Jerry Spencer

*Director, Jerry Spencer Associates Ltd, Conservation
and Urban Design Consultants*

House Tour I: Bank Hall, Bretherton

Significant community support helps a grade II listed derelict hall find a viable new use*

A small group of people visited Bank Hall, in Bretherton, Lancashire on Sunday 22nd June. The visit had been arranged with the help of Janet Edwards and Lionel Taylor, of the Friends of Bank Hall. Janet and Lionel both came to meet and greet the group that afternoon and were blessed with fine weather.



Bank Hall c.1860

Bank Hall was once a substantial 17th century country house standing in ornamental parkland. Its earliest sections were largely lost when the house was remodeled in 1832. A four-storey Prospect tower relatively unaltered and is one of the most prominent surviving features. Some older parts of the Hall are still visible. The Hall was occupied until 1945, but the last period of occupation was in 1971, but only one wing was in use.

After that Bank Hall was virtually abandoned and is now a shell with no roof or windows. The Bank Hall Action Group (now The Friends of Bank Hall) was formed in August 1995 and the Heritage Trust for the North West took on the building shortly afterwards.

My first visit to Bank Hall was in the late 1990s when the SPAB held their AGM weekend in Lancaster and included Bank Hall in the weekend's programme of site visits. On that occasion the architect Niall Philips told the SPAB members about the proposals to save the building. The condition of the Hall with its appearance of fading grandeur held a certain resonance that stayed with me. I have visited the Hall periodically with my MSc Building Conservation & Regeneration students over the years since.



Prospect tower to Bank Hall

House Tour I: Bank Hall, Bretherton

Significant community support helps a grade II listed derelict hall find a viable new use*

During our visit in June, Lionel Taylor led the tour and he provided the group with copies of a Bank Hall timeline he had prepared. The group had also been sent copies of a section from the book *Restoration by Wilkinson on Bank Hall* - in advance of the visit. Due to the perilous condition of the Hall, we toured the site by following the outside perimeter of the safety fence! Lionel stopped in various places to point out features of the building.

Once we reached the south façade Janet Edwards took over from Lionel. Janet told the group about the work which the Action Group had been involved in during the past 18 years, in an attempt to save the Hall.



Principal elevation to Bank Hall

The early proposals had focused on a plan to convert the Hall into a residential school for autistic pupils. Ideas had changed over the years as the Friends Group and the Heritage Trust had battled bravely to overcome various bureaucratic obstacles and try and raise money through grant applications and fund-raising activities.



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In December 2011 their efforts had been rewarded when they received a Heritage Lottery Fund 2nd-round pass for the restoration and conversion of the house. By then it had become apparent that a viable scheme could only be achieved if it was supported by a significant amount of enabling development. The current project architect is Miles Pearson, of Pearson Architects in Liverpool.



Proposed enabling development at Bank Hall

It was sad to see the state of the Hall and to hear about all the problems and obstacles that the Friends of Bank Hall had faced over the years. Their resilience and determination served as a lesson to us all that afternoon and it was encouraging to learn that the funding was in place and the proposals had been approved, so work could finally start on the building.

Keith Parsons

**Principal Lecturer, University of Central Lancashire
(UCLan)**

House Tour 2: Hopwood Hall, Rochdale

A tour around the grade II listed hall suffering from years of deterioration*

In July the IHBC arranged an exciting and informative site visit to Hopwood Old Hall and Milnrow Chapel in Middleton. The visit started with an insightful introduction by Saf Arfan, Estates Director at Hopwood Hall College who provided an overview of the aspirations of the college to create a unique hospitality venue providing wedding, conference and cafe facilities that not only fulfilled a need within the local area but would also enable the provision of hands on work experience for the catering and hospitality curriculum areas at the college.



Exterior of Hopwood Hall, Rochdale

The presentation also included a highly entertaining pilot of a TV show by American actor and film director and family member of the Hopwood family, Hopwood Depree who is dedicated to recording the restoration of his ancestral home through a TV programme 'Keys to the Castle' to create widespread, global interest.



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Kerrie Melrose (formerly the Conservation Officer at Rochdale Borough Council) provided a comprehensive tour of Hopwood Old Hall accompanied by Hopwood Hall College who are dedicated to protecting this important historical building from further deterioration.

The Grade II* Listed Hopwood Hall has featured on the Heritage at Risk Register for many years and dates as far back as 1427. The building is a significant example of a quadrangle plan hall which developed from the original medieval timber-framed open hall that sits at the heart of the building. The hall continued to develop over the centuries with considerable remodelling undertaken in the C19.



Interior of Hopwood Hall, Rochdale

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House Tour 2: Hopwood Hall, Rochdale

A tour around the grade II listed hall suffering from years of deterioration*

Hopwood Hall has suffered from severe deterioration in recent years caused by water ingress following the theft of lead work to the roof. Thanks to the dedicated collaboration of Rochdale Council and Hopwood Hall College however, the building has now been stabilised with management strategies in place to minimise further deterioration pending the comprehensive restoration and repair upon receipt of grant funding.



Interior of Hopwood Hall, Rochdale



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In contrast, the visit also included a visit to the Grade II listed Milnrow Chapel. Designed by Frederick Gibberd and built in 1964, the chapel was designed as a prototype structure for the Anglican Cathedral in Liverpool. The chapel is to be restored and brought back into appropriate use as a wedding and conferencing venue with the historical landscaped routes reinstated connecting it directly to Hopwood old hall.



Exterior of Milnrow Chapel, Rochdale

We wish Hopwood Hall College every success in achieving their ambition to save this important historical asset and secure its future through meaningful and appropriate reuse.

Lisa Mcfarlane

Associate Director, Seven Architecture

House Tour 3: Tonge Hall, Middleton

Council acts to try and save grade II listed manor house following extensive fire*

Tonge Hall is a grade II* listed Elizabethan manor house in Tonge, Middleton, Greater Manchester. Following a devastating fire at the Hall in 2007, Rochdale Council developed a strategy to rescue the building. However, the complexities of ownership and third party interests combined with formulating a consensus between interested parties had protracted matters. Open to the elements and in a perilous state the building languished for a full six years



Tonge Hall in c.2008 following the fire

Kerrie Melrose, (formerly the Conservation Officer at Rochdale Borough Council) and Alan Gardner, (Alan Gardner Associates) informed members of the experiences and challenges faced throughout this complicated case of acquisition, stabilization and repair. The first phase of urgent works, funded jointly by English Heritage and Rochdale Council, was completed in March 2013.

Understanding the complexities of structure and significance from surviving materials after a severe fire is a challenging and sometimes dangerous task. Strategies for recording, stabilization and protection for the building and surrounding archaeology were thoroughly discussed along with materials storage for future use. The project would also offer valuable training days with Conservation Services, the construction arm of Heritage Trust North West.



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Tonge Hall c.2014

Sensitive matters concerning the frailty of the owner and third party interests were handled in an amicable manner to ensure council ownership. They say that possessions possess and this new acquisition brought familiar issues. The funding of future repairs and the need to establish a secure future for the building would present its own challenges.

Issues that Rochdale Council plans to address through the preparation of a Conservation Plan and options appraisal for the building. It is challenging to give the reader a full appreciation of the complexities of the case in this short write up but one should be in no doubt as to the length of time rescuing heritage assets can take and how they invariably manifest into a veritable cauldron of choices, challenges and cash.

Nick Doyle

Extent of damage caused by the fire to Tonge Hall (overleaf)

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Appealing Open Space

Some recent appeals regarding Open Space in Conservation Areas in Stockport

At Benja Fold in Stockport, McCarthy and Stone proposed a 15 unit block of flats. (APP/C4235/A/14/2218312). After a hearing, the Inspector dismissed the appeal against refusal. The council's case included the decision mentioned above. The field adjacent to Benja Fold is known as Bong's Croft.



Bong's Croft from Benja Fold, Stockport

The 3 houses in Benja Fold are listed/locally listed, and as well as its contribution to the Conservation Area, the Inspector agreed that it's an important part of the setting of these buildings. Key points in the decision included:

- The identification of the site in the Strategic Housing Land Availability Assessment (SHLAA) was afforded no weight. Developers often cite this as evidence that a site should be developed. However, the actual suitability of the site given the constraints on it would be considered during the preparation of the Allocations Development Plan Document (DPD) and there was no suggestion that this site was being taken forward from the SHLAA.
- The development of other land around this site has enhanced its value as a reminder of the earlier rural nature of the area, rather than justifying its development.
- No weight was given to nearby earlier unsympathetic developments, excluded from the conservation area when it was designated; "To allow further incremental destruction of the legibility of this part of the Conservation Area on the basis of what has happened much more recently seems to be a recipe for disaster in terms of conservation of heritage assets and their settings."



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- The design of the building was not of such high quality that it might in the future become a heritage asset in its own right, and could not outweigh the loss of the open space.
- The undeveloped nature of the appeal site provides the key feature of the setting that needs preserving.
- Local Open Space policies were for safeguarding land use, and not to control residential development and are therefore not out of date despite the lack of a 5 year housing supply.
- However, because there is no public access, the usefulness of this site is limited, and without the heritage constraints development would have been acceptable in principle.
- The fact that the appeal site has not been managed for some years is not a good reason for yielding it to development. To do so would encourage other land-owners hopeful of a beneficial permission to allow land to become unkempt.
- The financial circumstances of the owner of the land (i.e. selling a maintenance liability to help pay down earlier investment costs) were not considered valid planning matters.
- The shortage of housing land could be a short term feature whereas the harm to heritage assets would be permanent.
- Although the harm would be 'less than substantial', the impact on significance would be high, and great weight has to be given to this.

Appealing Open Space

Some recent appeals regarding Open Space in Conservation Areas in Stockport

In preparing the council's case for the Bong's Croft appeal, we also came across this case from Macclesfield (APP/R0660/A/14/2216049). This dealt with an area of woodland within the domestic curtilage of a large house on Prestbury Road. Key points included:

- as an extensive undeveloped area, the land makes an important contribution to character and appearance, despite the lack of visibility from the public realm, standing in marked contrast to much of the surrounding area which is heavily developed.
- Although it is indicated that the trees being removed would be low quality trees, their removal, together with the creation of built development and associated access road, would result in a significant change in the appearance of the area from that of natural green space to a much more urban environment.
- Although only 1 of the houses would be located on the land that historically formed part of the curtilage of the host property, the loss of this garden area, and the scheme in its totality, would be detrimental to the setting of the host property and would detract from the contribution the property and its garden makes to the conservation area.
- character is a more intrinsic quality that does not depend on visibility.
- It has not been clearly demonstrated that the proposed development is necessary to secure the long term management of the woodland area or that the wildlife and ecological benefits could not be achieved in any other way.
- The contribution to housing need is given considerable weight given the under-supply situation. However, this would not outweigh the less than substantial, but significant harm, to heritage assets.



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On Alexandra Road In Stockport, a householder wished to move the wall that forms the boundary of the Green Lane Conservation Area, to enclose a small patch of land. The character appraisal doesn't specifically identify this land as key green space, but does highlight the contribution green edges make to street scape. The Inspector agreed and also highlighted the contribution this grassed area would make to the setting of nearby listed almshouses, if restored. The land is temporarily fenced, and also treated with weedkiller. However, no weight was given to the improvement in the condition of the wall that would result from its rebuilding on the new line, and so there was nothing to outweigh the loss of open space and harm to character of the conservation area resulting from the privatisation of the green area. (APP/C4235/A/14/2213170).

Crispin Edwards

**Conservation Officer, Stockport Metropolitan
Borough Council**

Success for Central Library!

IHBC NW present the 2014 Conservation Award to Manchester Central Library at the RTPI Dinner

The IHBC North West Branch presented the 2014 Conservation Award at the RTPI Dinner held at the Hilton in Manchester on the 3 October. The winner was Manchester Central Library and Town Hall Extension with their amazing transformation of the grade II* listed building which took over four years!

The event was presented by myself on behalf of the IHBC North West Branch to Julie Roscoe of Manchester City Council and Neville Hodson and Richard Baister of Laing O'Rourke.

George Clarke was the guest note speaker, discussing the stigma of planning and its associated red tape. New housing developments and their apparent 'poor quality and design' were also discussed. These topics proved to be quite controversial in a room full of town planners and house builders!

This then led to some provocative questions being asked by the audience, in particular, whether heritage was seen as a restriction to development. However, George Clarke answered all the questions like a classic politician, with no actual answer.

Nevertheless, he was a great speaker and his presentation was enjoyed by all. Our very own Katie Wray (Events Lead) also managed to grab a quick picture with Mr Clarke himself, see below.

All in all, the RTPI dinner was an excellent evening and great opportunity to showcase how heritage continues to form a key part of the planning process.

Jack Haw

IHBC NW Newsletter Editor



The team at Laing O'Rourke and Manchester City Council receiving their award on stage & Katie Wray with George Clarke



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Let's Consult on the Matter

Consultations, consultations..... and more consultations

After a very quiet start to the year the Consultations are now flying in thick and fast.

Architects Registration raised a lot of comment in May & June. The whole topic of Education in Conservation got caught up in this issue as well. Something for Kate Kendall in her new role to get her teeth into.

English Heritage have asked for comments on their Good Practice Notes. This has raised a number of responses on format, methodology and definitions. What is 'substantial harm'. How do you clearly express levels of Significance. Hopefully this will clarify the Guidance Notes and create a benchmark across the sector.

The DCLG are yet again asking for comments on Planning in England. The Ministerial preamble to the DCLG Consultation Document starts "This Government has made a priority of reforming a planning system that had become convoluted, confusing, expensive and in many cases ineffective".. and then it proceeds to do just that again.

History repeating itself..? Let's Consult on the matter.

Ian Lucas

Consultations Coordinator NW

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Relevant Links:

<https://www.english-heritage.org.uk/publications/guidelines-and-standards/consultations/>

<https://www.gov.uk/government/consultations/technical-consultation-on-planning>



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Upcoming Events

An exciting array of events leading to the end of the year have been compiled by the Events Committee, see below.

Quarry Bank Mill, Cheshire: 18th October

Visit to the grade II Quarry Bank Mill with a tour of the Upper Garden.*

Contact klu.wray@hotmail.co.uk for more information and to book.

Pub Social, Crown & Kettle, Manchester: 6th November

Relaxing, informal evening with professionals in your area.

Contact jack.haw@turley.co.uk for more information and to book.

Victoria Station Site Visit, Manchester: 12th November

A lunchtime site visit to see the redevelopment and conservation of the station first hand.

Contact lisa.mcfarlane@sevenarchitecture.co.uk for more information and to book.

Annual General Meeting, Racquet Club, Liverpool: 3rd December

AGM to discuss IHBC NW business with a social get-together in the evening.



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Branch Committee Contacts

Who's who in the IHBC NW Committee Branch.



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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; and
- Supports professional recognition of all the skills needed to secure sustainable conservation.

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); and may use 'IIHBC' after their name

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



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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 Provides 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)

**For further benefits and more information,
please see www.ihbc.org.uk**

*Deterioration and damage to
Hopwood Hall (overleaf)*

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