

SAVE

BRITAIN'S HERITAGE

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SAVE is a strong independent voice in conservation, free to respond rapidly to emergencies and to speak out loud for the historic environment. Since 1975 SAVE has been campaigning for threatened historic buildings and sustainable reuses. Our message is one of hope: that great buildings can live again.

SAVE does not receive public funding from the government, meaning that we are reliant on the generosity of our Friends, Saviours and members of the public, so please consider supporting us.

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Join a lively group of like-minded people and keep up to date with all the latest campaigns for just £36 a year.

The benefits of becoming a Friend include:

- A complimentary publication when joining
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- Press releases and campaign updates
- SAVE's biannual newsletter
- Access to the online register of over 1,500 Buildings at Risk
- Discounts on SAVE publications

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Please don't forget to include our charity number (269129) when writing your will, and seek professional advice.

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SAVE is only able to fight campaigns against demolition and harmful development by building a specialist team for each project with legal, financial and architectural expertise. The direct costs of bringing such teams together are covered by the Fighting Fund.

The Fund allows us to lobby government, work with architects to design practical alternative schemes, and take direct legal action if necessary. To help us keep campaigning successfully we ask you to support the Fund. Donating to the Fighting Fund is a fantastic way to contribute to SAVE's core work and can be done through the website or by cheque made payable to SAVE Britain's Heritage and marked for the Fighting Fund.

To make a donation or to find out more:

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WELCOME TO THE SAVE 2017 SPRING/SUMMER NEWSLETTER

Welcome to SAVE's spring/summer 2017 newsletter – a special issue to celebrate the recent purchase of Wentworth Woodhouse. After 70 years of uncertainty the future of one of England's grandest country houses is now secure. This follows the sale of Wentworth Woodhouse in South Yorkshire to the specially formed Wentworth Woodhouse Preservation Trust, initiated by SAVE, in March 2017. This is a tremendous achievement and we are delighted that a new chapter for this magnificent building can begin.

Alongside Wentworth, we have also been busy in London, supporting the campaign to save the historic Whitechapel Bell Foundry – a grade II* listed site where bells have been made continuously since the 1740s. In Westminster we are strongly opposing the Paddington Cube – a 19-storey tower proposed in the Bayswater Conservation Area, and we have submitted robust comments to the borough's proposed tall building survey. In the City of London we have raised the alarm about damaging proposals to strip out the beautiful double height interiors of the Inner Temple Library.

Manchester has been another major focus of our work so far this year. We have led the calls for a major re-think of the twin towers proposed for the city's historic centre, where 21- and 31-storey skyscrapers have united heritage experts and many local residents in opposition.

In Liverpool, we are keeping a close eye on the Welsh Streets – where work has begun on renovating the houses

in Voelas Street and High Park Street – and we responded to the consultation on the future of the city's World Heritage Site.

Away from our desks, Colefax and Fowler very generously hosted SAVE's Christmas party in their beautiful 19th-century former offices in Brooke Street, and Marcus Binney and I led a Saviour walking tour of Covent Garden in April, ending with drinks in the Benjamin Franklin House Museum. We are planning further SAVE walking tours in August – watch this space. At the RIBA in March, former SAVE Secretary Sophie Andraea did a fantastic job representing us in a public debate about the 1980s conservation battle for No 1 Poultry – the current exhibition reviewed in the newsletter is well worth a visit.

We will be launching 'Up My Street', the new SAVE 2017–18 Buildings at Risk Catalogue in the Gallery at Cowcross Street in June, and we are thrilled that architecture and design critic Oliver Wainwright will be giving this year's SAVE Lecture in October 2017. More details on this to follow.

Please continue alerting us to historic buildings under threat – from stately homes and libraries to cinemas and schools – we are looking forward to hearing from you.



Henrietta Billings, Director



The Palladian east front of Wentworth Woodhouse. Image: *Country Life*

CASEWORK

WENTWORTH WOODHOUSE

by Marcus Binney

When SAVE launched an appeal for £25m for Dumfries House in January 2007 we were without a single pledge. It was a step straight into the unknown. Yet the Art Fund came forward rapidly with its biggest ever offer of £2m, The Monument Trust (SAVE's greatest longstanding supporter) came forward with £4m and Garfield Weston with £1m making it possible to go to the National Heritage Memorial Fund asking for a matching £7m.

With Wentworth Woodhouse it was far far more difficult and has frequently seemed impossible to many involved. It was a deal which the lawyers advised was so complicated it could never normally be done, yet on March 31 2017, the specially formed Wentworth Woodhouse Preservation Trust (WWPT) purchased the house and the 83 acres from the Newbold family.

It has taken five years of sustained hard work to secure support, but we have learnt over 40 years that however hopeless or impossible the battle for a great historic building may seem, we should never give up.

Lord Fitzwilliam had first offered Wentworth Woodhouse and its park and gardens to the National Trust in April 1946, but without an endowment (which would have had to be enormous) the Trust could not have accepted the offer. The situation remained the same today.

Since the Fitzwilliam family let the mansion on a lease in the 1940s, it has been occupied by two public educational institutions as tenants, and latterly by two successive private owners, most recently the Newbold family. Each

has been able to look after and use parts of the house, but in the end keeping such a vast building in good repair has proved to be beyond available resources.

With a huge sum estimated at £42m for repairs, the need was to establish a series of income streams which would generate sufficient funds to maintain the house in the long term and to build up a sinking fund for periodic bouts of major repair.

SAVE decided on a scheme of mixed use devised with Kit Martin and Roger Tempest. Kit Martin's conversions of country houses are well known but his conversion of Stanley Mills near Perth and then Anchor Mills in Paisley to a scheme of mixed use for the Prince's Trust were equally pioneering.

The SAVE scheme rests on four pillars. The magnificent interiors will be opened to the public with help from the National Trust which has promised £750,000 over the first three years of opening. The north wing, already converted as a student refectory with catering kitchen, will be used for events; the stable courtyard will provide attractive accommodation for small businesses; and some 15–18 houses and flats will be created, suitable as holiday lets or short leases.

For the stables, the business model is Broughton Hall, north Yorkshire, where Roger Tempest has converted all his outbuildings in this way. Current Broughton Hall tenants constitute an impressive range of enterprising and successful businesses drawn by beautiful



The Grade I listed stable block. Image: *Country Life*



The Palladian east front. Image: *Country Life*



The Baroque west front. Image: *Country Life*

surroundings and attractive interior spaces. Tenants include Weber Barbecues, Silvercross Prams, St James' Place Financial Services, Peel Entertainments (the principal provider of entertainments on cruise ships), Healthcare Locum which organises temporary cover by doctors and nurses in hospitals and the Carers Association. Though just 60 people live in the village, 600 work there.

One great bonus at Wentworth is that the wider setting of the house is already secure – the deer park was replanted after opencast coalmining, the remarkable park follies, monuments and temples have been handsomely restored by the Fitzwilliam Wentworth Amenity Trust which looks after them, and the lakes have been recently cleared of undergrowth and opened to view.

The £7m funds for purchase came from the National Heritage Memorial Fund, The Monument Trust, the Art Fund, The JP Getty Jnr Charitable Trust, and Sir Siegmund Warburg's Voluntary Settlement. Major support has also come from the National Trust which funded the all important business plan.

This is the greatest country house rescue since that of Stowe in the 1920s – interesting because the two houses

are of equal splendour but also equal length – Stowe's champions claim a few feet more than Wentworth.

The WWPT trustees, chaired by the energetic Julie Kenny, will continue the opening begun by the Newbold family and we hope that SAVE's many supporters, Friends and Saviours will visit Wentworth and see the glory of it all.

As SAVE's trustee Sir Simon Jenkins, said 'In 40 years this is SAVE's greatest triumph, a great moment for SAVE and Yorkshire too'. It has involved a huge cast of supporters. We hope our success brings a renewed and continuing sense of optimism that the great buildings can not only be saved but be engines of regeneration.

The words in SAVE's first annual report in 1975 ring true today: 'the fight to save particular buildings or groups of buildings is not the fancy of some impractical antiquarian. It is part of a battle for the sane use of all our resources . . . The pain and deprivation caused by the loss of personal heritage of home, cherished street or familiar surroundings has been cruelly underestimated. Conservation, to architect and public alike, is not a fad, a fetter or a curse: it is a necessity which should also be seen as a stimulating challenge'.

WHITECHAPEL BELL FOUNDRY

SAVE has been supporting the ‘Save Whitechapel Bell Foundry’ campaign following plans announced by the owners to sell the East London site to a developer.

Since March 2017, SAVE has been backing a bid by a Preservation Trust to acquire the site that has been in continuous operation as a bell foundry for over 250 years. The UK Historic Building Preservation Trust (UKHBPT), which owns and manages Middleport Pottery in Stoke, has made an approach to the owner to acquire the site at market value. The foundry, if bought by UKHBPT, would be run on a similar model to Middleport, maintaining its cultural significance and public access, and keeping its use as a bell foundry.

A joint letter signed by SAVE along with author Charles Saumarez Smith, five national heritage organisations, the Survey of London, The Spitalfields Trust and the East End Preservation Society was printed in the Times. We alerted Duncan Wilson, Chief Executive of Historic England of our concerns, and in April a petition signed by more than 10,000 people was handed in person to the government in Downing Street.

The buildings were first listed at grade II* in 1950, with a very brief listing description dating back to 1973 – no details for example were provided for the interior of the foundry.

A listing review was carried out for the likely new owner under Historic England’s Enhanced Advisory Services – paid for advice to identify significance and inform future development options. At our request, Historic England



The front of the foundry on Whitechapel Road. Image Julian Osley, via Geograph

consulted the amenity societies on the revised listing description as part of this process.

In April, Historic England published a new listing description which includes a far greater level of description of the buildings and for the first time recognises the national cultural and industrial significance of the site.

The foundry is expected to be sold imminently – and the future use of the site remains uncertain.

SAVE considers there are few buildings which so comprehensively capture such a grand sweep of the capital’s history – its fortunes, its development, and its resistance in the face of adversity and times of hardship such as the Great Fire or the Blitz. By way of association with some of the grandest and best known buildings in the capital, links can also be drawn to names such as Wren, Hawksmoor, Barry, and Pugin.

The same arguments can be made to the national importance of the Whitechapel Bell Foundry, with bells being produced, repaired, and tuned for countless places in almost every county in the



SAVE Trustee Dan Cruickshank and members of the East End Preservation Society submitting the petition to Downing Street.

country. Its impact cannot be understated.

Furthermore, the decision by Foundry owner Thomas Mears II to acquire Downham Market Foundry in 1833 and Gloucester in 1835 essentially guaranteed Whitechapel's dominance of the market – the only main rival being Loughborough established in 1859, a dynamic which continues today.



HISTORICAL SIGNIFICANCE OF WHITECHAPEL BELL FOUNDRY

Bells have been made continuously in Whitechapel since the 1570s. The business has been on its present site since the mid 1740s. It is one of just two remaining bell foundries in Britain, and the foundry is reportedly the oldest manufacturing company in the UK. This is the foundry that made Big Ben in 1858, the world-famous US Liberty Bell and many many more.

On a local level the course of London's history can be traced through the workings and the output of the Foundry, tentatively from the mid fourteenth century with the Aldgate foundry and the Worshipful Company of Founders, through to the bells produced for the City Churches prior to the Great Fire; the expansion of the city and its industries when the Foundry moved east; the significant number of bells produced following the Fire; the supply of major items such as Big Ben in 1858 for Westminster and the recasting of Great Tom in St Paul's Cathedral in 1716; and rebuilding and restoration works following the Blitz.

Interior shots of the foundry.
Image Shahed Saleem



ST MICHAEL'S, MANCHESTER

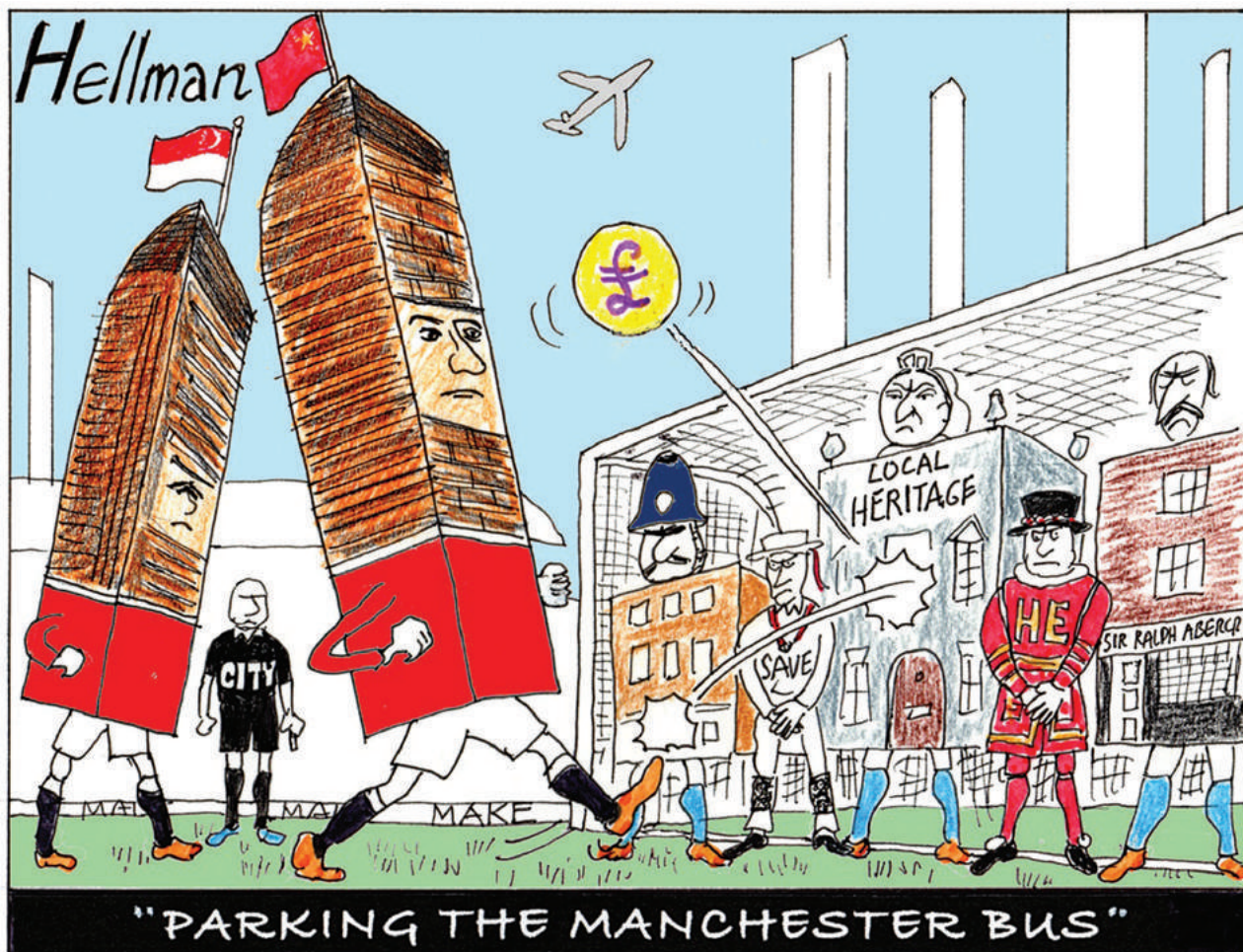
In February 2017 SAVE objected to a proposed development in Manchester city centre, involving the demolition of three historic buildings and their replacement with two towers of 31 and 21 storeys. The site, bounded by Southmill Street, Bootle Street, and Jackson's Row, is within the Deansgate Conservation Area, and adjacent to the city's Central Library and Town Hall.

SAVE considered it would be a town planning disaster of a magnitude not seen in decades. Major objections were also submitted by Historic England, the Ancient Monuments Society, the Victorian Society, the Twentieth Century Society, Manchester Civic Society, and countless local residents.

The three existing buildings all have character and historic interest, and make positive contributions to the Conservation Area. The 1937 former police station clad in Portland Stone has significant presence on Southmill Street, whilst the Sir Ralph Abercromby on Bootle Street is a much loved local pub – a petition calling for it to be saved gathered over 5,000 signatures.



The Sir Ralph Abercromby pub on Bootle Street.
Image: Eveleigh Photography



The case featured in a Hellman cartoon in the *Architects Journal*. Because of who the developers are – former Manchester United players Ryan Giggs and Gary Neville – an obvious football analogy was used.



The proposal for two towers, 31 and 21 storeys respectively, as viewed from the Town Hall and Albert Square.

Two skyscrapers designed by MAKE Architects are proposed in their place, clad in anodised bronze, for use as a luxury hotel and penthouse apartments, with restaurant and retail space. The impact of these towers would be significant, not only due to the demolition of existing buildings, but also by intruding into views to and from the Grade I listed Town Hall and Grade II* Central Library. The developer's own heritage consultant concluded there would be 'major adverse impacts', and Historic England called it 'substantial harm'.

The case has attracted a huge amount of press coverage – helped perhaps by the fact that two of the developers are former footballers Ryan Giggs and Gary Neville – almost all of it critical of the proposals. This includes *The Times*, *The Guardian*, on the BBC, *The Manchester Evening News*, and many others.

Following such a united opposition, the developers have now withdrawn the current plans to make design changes. SAVE will be monitoring the case closely.



The 1937 former Police Station on Southmill Street. Image: Eveleigh Photography

THE PADDINGTON CUBE, LONDON

The Secretary of State for Communities and Local Government, Sajid Javid announced in March that he would not call-in the so-called Paddington Cube proposal – the highly controversial office tower within the Bayswater Conservation Area.

At the time of going to print we are consulting our legal team and considering our options.

The Paddington Cube is a 19 storey, 54m office tower proposal, adjacent to Brunel's Grade I listed Paddington Station. Its construction would require the demolition of a handsome Edwardian former Royal Mail sorting office, a noted building of merit within the Conservation Area.

SAVE considers that the massive scale of the proposal would be a blot on the capital, substantially imposing itself over its immediate neighbours and entirely alien to its surroundings – a Conservation Area defined by handsome stucco terraces and Georgian and Victorian buildings of up to six storeys. Conservation Area status should offer protection against such harmful development. This proposal sets a dangerous precedent, and sends out the message that Westminster is abandoning once exemplary conservation and design policies.

The application was opposed by SAVE, the Georgian Group, the Victorian Society, the South East Bayswater Residents' Association (SEBRA), and Historic England. Historic England described the proposal as being 'fundamentally at odds with the prevailing character of . . . the conservation area,' and considered it would have, 'a major harmful impact'.

Objections were also submitted by the London Ambulance Service and the Imperial College Healthcare NHS Trust, due to blue light emergency access routes to St Mary's Hospital.

When the application was approved in December 2016, SAVE, along with the Victorian Society, the Georgian Group and SEBRA requested the application be called in for a public inquiry. A petition calling on the Secretary of State to intervene was signed by more than 1300 people.

SAVE also had serious concerns that, at the planning committee meeting, Chairman Councillor Robert Davis appeared to present the scheme in a partisan one-sided manner to the other three committee members,



The proposed Paddington Cube as viewed from a non-existent view point, showing the building almost see-through.

disregarding significant objections. Cllr Davis had previously spoken publicly in the media about his support for the scheme, and SAVE believes this shows he had predetermined his position and should not have taken part in deciding this application. SAVE received legal advice to this effect.

The campaign to stop the Paddington Cube has been extensively covered in *The Times*, *The Guardian*, *The Telegraph*, *The Evening Standard*, *Architects Journal* and *Building Design*. SAVE's letter in *The Times* detailing our concerns about the conduct of the planning committee drew widespread attention.

In January 2017 Cllr Robert Davis was moved from his position as chair of the planning committee – a position he had held for 17 years – to another planning related role.

In March 2017, *The Telegraph* also reported our concerns about potential misleading graphics used by developers to promote their schemes – and the Paddington Cube – which is shown as a highly transparent box from bird's eye view – was used to illustrate this point.



The existing Edwardian sorting office (left), a handsome building of merit in the conservation area



The same view, showing the proposal

CITY HALL, PERTH

The campaign for Perth City Hall has been one of the longest in SAVE's recent history, so we are therefore very pleased to report the good news that plans are being prepared to restore and re-open its doors for public use.

We first objected to its demolition in July 2011, describing the proposals as civic vandalism. At that time, the plan was to demolish this fine Edwardian building and to replace it with a landscaped public space. Several further attempts were made to demolish it, but all were unsuccessful, due to united opposition.

Now, the Royal Incorporation of Architects in Scotland (RIAS) has launched an international competition to transform the hall into a visual arts centre, providing new spaces for permanent and touring exhibitions alongside a café and retail units.

This is a much more suitable use for the Category B listed City Hall, which is a major landmark building and a jewel in Perth's crown.



Perth City Hall. Image: David Dixon, via Geograph

It was built between 1909 and 1914 to handsome neo-classical designs by H E Clifford and Lunan, and has been described by Professor David Walker, the former Chief Inspector of Historic Buildings for Scotland, as, 'the finest public building of the period', in Scotland.

At the time of going to print the architects shortlist had just been announced – the five competing firms are Mecanoo, Richard Murphy Architects, Hoskins Architects, LDN, and Austin-Smith:Lord. Proposals are due to be unveiled in June 2017, with a winner chosen by the end of the year.

ROYAL HIGH SCHOOL, EDINBURGH

SAVE's 2015 winter newsletter featured Edinburgh's Old Royal High School, and proposals to build two large 'wings' either side of Thomas Hamilton's masterpiece, for hotel accommodation.



The Royal High School, Edinburgh. Image Vandesign, via Flickr

That application was refused in 2016 following huge public outcry, but we now find an almost identical application has been submitted, albeit with one of the wings slightly reduced in height.

The former school is one of Europe's best examples of Greek Revival architecture, and sits in a very prominent position atop Calton Hill, visible from many points in the city. It is essential that proposals to reuse it are sensitive to the building itself, and also to Edinburgh's World Heritage Site.

What is currently proposed however is the opposite. The two large wings would dominate Hamilton's building, interrupting important views across the city, and demolition of parts of the listed building would be required. We have strongly objected, alongside Historic Environment Scotland, the Architectural Heritage Society of Scotland, Edinburgh World Heritage, and over 3,500 members of the public.

Since the 2015 application an alternative proposal has been developed and has gained full planning permission, to reuse the Royal High School as a music school. This would sensitively restore and adapt the building without the need for large extensions, and has the added benefit of using the building for its original purpose. Crucially, this alternative also has financial backing.

The hotel application is due to go before the planning committee in the next few months, but in the face of such unified opposition we hope it will be refused.

INNER TEMPLE LIBRARY, LONDON

The Inner Temple Library is considered to be one of the capital's best examples of sensitive postwar reconstruction, so SAVE was greatly alarmed when an application was submitted in February 2017 to butcher it and subdivide the spaces.

We have submitted major objections, along with the Twentieth Century Society and several leading lawyers and barristers. We also supported a listing application for the Library, but this was disappointingly turned down by Historic England.

The Inner Temple building was rebuilt following wartime bomb damage, and is the work of T W Sutcliffe, a little known but competent architect. With great care and attention to detail he produced a sequence of three oak panelled rooms, the largest at the centre, with matching extensions at either end. Details include pedimented doorways and brass candelabra, whilst an interconnected series of galleries above provides increased light and an openness to the space.

The proposals would see the space gutted, the gallery stripped out and the volume of the library shrunk to a single storey, with the loss of much of the oak panelling and pediments, shelving and desk space. A lecture theatre and office space is proposed in its place.

The application is expected to go to the City of London's planning committee in June, where we hope it will be refused.



1958 photographs of the Library's interior



NEWARK WORKS, BATH

SAVE has objected to proposals to redevelop the Newark Works site in Bath, which was home to Stotherd & Pit crane manufacturers. It is an unusual industrial site near the centre of Bath on the river within the World Heritage Site, comprising a range of Grade II listed buildings built in Bath stone and adopting an Italianate, classical style.

Several years ago SAVE helped get the buildings listed, and was involved in objecting to a scheme to demolish them to build a technical college.

The current proposals involve demolition of several unlisted structures which were part of the original works. Three large blocks would be built between the listed buildings and the river.

We have objected on the grounds that the proposals are significantly out of scale both in terms of height and mass with the surrounding listed buildings. They fail to sympathetically reflect or complement the local industrial vernacular, destroy the character of the site when viewed from the river, and pose a threat to many views from within and outside the Bath World Heritage Site.

The plans have been amended twice, reducing the height of the proposed buildings and changing their materials, which has improved the scheme. However, the concerns about the setting and character of the industrial buildings remain.

Regrettably, the application was approved in April, 2017.



The revised proposal for the Newark Works. The red line indicates the size of the previous proposal.

CAERLEON COLLEGE, NEWPORT

Since early 2016 SAVE has been assisting a local campaign group to ensure that the handsome Caerleon College is not demolished as part of future development. The site is no longer in use as an education complex, and development for residential use is likely.



The main building of Caerleon College, latterly the University of South Wales

The college was built between 1912–14 by the notable Newport firm of Alfred Swash and Son, and is a grand composition with great architectural presence and clear historic interest. Its central clock tower is a local landmark, and it could clearly be the centrepiece of any new development.

In SAVE's experience, these kinds of buildings lend themselves well to adaptation, often to residential, with one notable example being the Royal Masonic School in Hertfordshire, featured in SAVE's 2016 publication *Big Saves*.

SAVE wrote to CADW in support of the listing application, and also to the principal of the college, offering to put him in touch with developers who have taken on and successfully reused similar buildings.

We are pleased to report that in early March it was announced that the listing application had been successful – it is now listed Grade II. Two other buildings on the site, a pair of handsome gate lodges, have been designated too, and this will help ensure that future redevelopment of the site benefits from the quality of the historic buildings.

THE WELSH STREETS, LIVERPOOL

The refurbishment and renovation of the Welsh Streets by Place First is well underway, with the hoardings coming down on the first group of terraced housing in Voelas Street and High Park Street, which have been repaired and converted by the developer. This is the beginning of an operation which will secure the renovation of 319 houses so long threatened with demolition – and a major SAVE campaign.

In March 2017 Place First published a long awaited masterplan showing their vision for the area. It states that 93 per cent of the existing terraces will be retained, with some new build on existing gap sites.

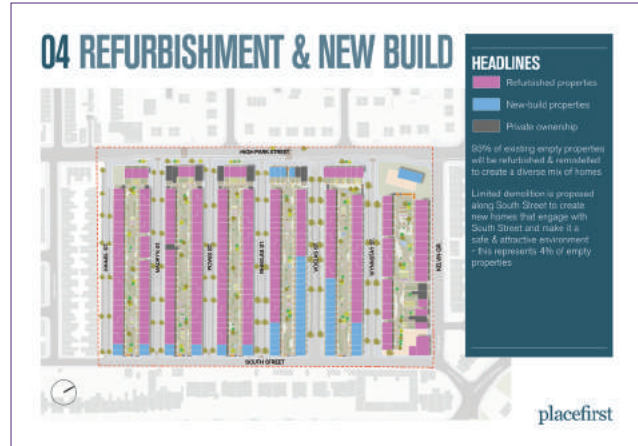
The Welsh Streets have been the focus of a ten year SAVE campaign against the now discredited Pathfinder policy of demolition of terraced housing in the north of England, begun when Adam Wilkinson was Secretary of SAVE, followed by Will Palin, Clem Cecil, and now Henrietta Billings and Mike Fox. SAVE won a major public inquiry in 2015, saving the Welsh Streets from wholesale clearance and demolition.

We continue to watch developments closely, and welcome the work we have seen so far.



The pilot scheme on High Park Street nearing completion.

Below: Place First's CGI image showing how completed houses may look. (Indicative image only)



Place First's indicative plan for the site. Pink denotes refurbishment.

Peter Hirschmann, a SAVE Saviour, writes: I was pleased to read in the last Newsletter that there has been some progress in the regeneration of Welsh Streets with the appointment of Place First. While acknowledging SAVE's particular interest in this area, an adverse consequence of the emphasis on Welsh Streets is to give the impression that no one else has been actively involved in the former Pathfinder streets in Toxteth.

For instance, Eqfund, an Industrial and Provident Society that raises funds from, in part, interest-bearing loanstock, has been working since 2002 to bring many tinned up empty properties back into habitable use. Although frozen out of Welsh Streets, they have restored 60 terraced houses elsewhere on Merseyside and hundreds more across the UK (some examples can be seen at www.eqfundprojects.co.uk).

At a time when the solution to the housing crisis is invariably presented in terms of new build, the significance of the contribution such organisations continue to make to the provision of affordable housing should not be underestimated.

THE LONDON CHEST HOSPITAL

In February SAVE objected to proposals to demolish a wing of the Grade II listed Victorian Chest Hospital near Victoria Park in East London. The proposals would have effectively demolished the historic roof structure in order to raise its height, inserted new dormer windows, and would have seen alterations to the central tower.

Objections were also submitted by The Victorian Society and the East End Preservation Society, and petitions were created by the East End Waterways Group.

These proposals have now been taken back to the drawing board by the developers, and we are awaiting a further public consultation. We hope our concerns and those of many others will be taken on board, and we continue to monitor the case.



The London Chest Hospital. Image: Julian Walker via Flickr

66-68 BELL LANE, LONDON

Our autumn newsletter reported on the campaign to save 66-68 Bell Lane from demolition. We are delighted to update readers with the news that the plans for demolition and redevelopment have been withdrawn.

Tower Hamlets had refused an application to demolish the building in the heart of Spitalfields, and the owner, artist Tracey Emin, had appealed the decision, resulting in a planning inquiry being scheduled for February 2017.

SAVE was supporting Tower Hamlet's in their refusal of the application, and we had appointed Alec Forshaw, former Conservation Officer for Islington, as an expert witness to make the case for retaining the building, which is locally listed.

Then in December 2016, ahead of the appeal, the proposals were withdrawn by Tracey Emin, and the future of 66-68 Bell Lanes now looks more secure.



Ptolemy Dean's drawing of 66-68 Bell Lane

ODEON CINEMA, BOURNEMOUTH

SAVE has been supporting the Bournemouth Civic Society in a campaign to save the town's Odeon cinema, a few roads behind the seafront.

It is a handsome, locally listed, French Renaissance style building of 1929, by noted cinema architect W. E. Trent, and originally formed part of an entertainment hub along with the adjacent ABC Cinema, the Pavillion Theatre, and the Pleasure Gardens.

The cinema closed in 2016, and two applications were submitted in December for the demolition of all but the main façade, with apartments built behind – one application for a ten storey building and the other for a 15-storey tower.

SAVE objected to both, and we are pleased to report that both applications were refused by Bournemouth Borough Council in March 2017. The decision letter specifically noted the poor design of the new scheme and the harm it would cause to the locally listed building.

We hope this strong steer from the local authority will result in a better scheme being developed, one that values and enhances the former cinema.

A particular point of interest in this case was the amount

of original decoration that survived behind false ceilings and partitions. Originally a singular screen cinema, it was subdivided in 1968, and again in the late 1980s and early 1990s. It had been assumed that the original decorative scheme was lost during these works.

However, investigative research into the building found that a substantial amount survives, including much plasterwork and painted panelling. Whilst too fragmentary to warrant listing by Historic England, it was helpful to be able to point to these survivals when objecting to demolition, and any future proposals should take this original fabric into account.



Surviving plasterwork, concealed behind false ceilings and partitions. Image: James weir

The Bournemouth Odeon. Image: James Weir



BUILDINGS AT RISK

SAVE's 2017–18 Buildings at Risk Catalogue will be published in June 2017, after a national search for buildings standing empty and disused across the country, which need new owners or new uses.

Up My Street features over 100 new entries suggested by conservation officers or brought to our attention by members of the public. Our title this year is inspired by the fact that so many of the buildings were nominated by people who live near or pass them every day. We have plenty of buildings which are familiar to the local street scene such as pubs, Victorian houses, cottages, schools, churches and police stations. We also have towering mills, a palatial stable block and country houses.

Up My Street also features three “spotlights” on particular topics; the first looks at what work is being done to help church buildings survive, inspired in part by the 40th anniversary of the *Change and Decay* exhibition at the V&A on the plight of historic churches; the second concerns Grimsby's heritage and its architecture, focussing on an exceptional conservation area with a fascinating collection of civic buildings; and the third marks the 50th anniversary of the introduction of conservation areas and looks at their role in SAVE's buildings at risk work.

As usual we also have a selection of success and scandal stories from buildings featured in previous reports.

We have once again benefited from having special assistance from photographers Barry and Genesis Eveleigh, who volunteered to travel the length and breadth of the country taking photos of the new entries. Their pictures show the buildings in great detail and help bring the catalogue to life.

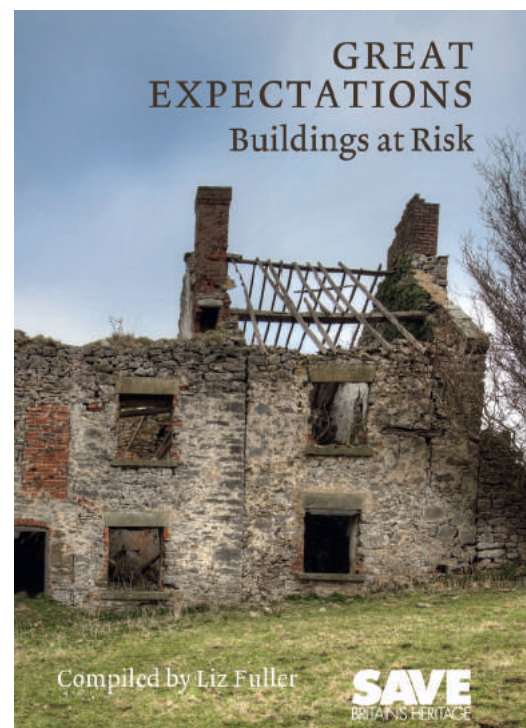


30 Market Place, Aylsham, Norfolk.
Image: Eveleigh Photography

Available to order now, *Up My Street: Buildings at Risk 2017–18* is priced at **£15.00**, or **£10.00 for Friends of SAVE (+£2.50 P&P)**. Orders can be made online/by post – SAVE, 70 Cowcross Street, London, EC1M 6EJ – or over the phone – 020 7253 3500.



Great Expectations, last year's catalogue, is still available to purchase online, by post or by phone. We are offering it at a **discount price of £10.00**, or **£8.00 for Friends of SAVE (+£2.50 P&P)** in the run up to the new catalogue being published.



Call for new entries for the Buildings at Risk Register

We continue to search for buildings to publicise in the hope of finding a new owner or new use. We are grateful to the many people who help with this process: please continue to send us possible entries. We add to and update the online register – it contains over 1400 entries and is accessible to Friends – throughout the year.

SAVE is looking for Grade II or unlisted vacant buildings of historical or architectural note which are at risk from dereliction/decay/vandalism, and in need of new owners or uses (they don't necessarily need to be for sale). We also want to hear about Grade I and II* listed buildings at risk which are vacant and for sale. Our register covers England (not London), Scotland, Wales, and Northern Ireland.

Please send details of potential entries with as much information about the building as possible, together with a high-resolution picture to Liz Fuller, Buildings at Risk Officer on liz.fuller@savebritainsheritage.org or on 020 7253 3500.



New West Marsh Club, Grimsby. Image: Eveleigh Photography



Kimmel Stables, Conwy. Image: Eveleigh Photography



Raglan Barracks Gatehouse, Plymouth.
Image: Eveleigh Photography

EVENTS

Christmas Party

Friends and supporters joined us for a Christmas Party in the grand surrounds of 22 Avery Row, Mayfair – once the studio of the architect Sir Jeffrey Wyattville, later Nancy Lancaster’s iconic yellow apartment, and most recently the offices of the interior design firm Colefax & Fowler.

The evening was a fantastic opportunity for us to thank our guests for all their support throughout 2016 – a very busy year! Speeches were given by Marcus Binney, Henrietta Billings, and SAVE Trustee Guy Oliver, who had worked in 22 Avery Row early in his career as an interior designer.

SAVE would like to offer our utmost thanks to Colefax & Fowler for hosting the party at their former offices. Our thanks too to McQueens for the wonderful Christmas tree and flowers, and to Guy Oliver and Eric Reynolds, two of our trustees, who made the event possible.



SAVE’s Christmas party, in the yellow apartment at 22 Avery Row

Right: Saviour tour of Covent Garden. Marcus Binney explains the successful battle to save the Jubilee Hall, now reused as a gym.

Annual Saviour Event

By Diana Tyson, SAVE Saviour

On 26 April Saviours and staff members, led by Marcus Binney and Henrietta Billings, explored the Covent Garden area of London, a SAVE battleground over the last forty years.

From the three 17th- and 18th-century houses next to King’s College (a current SAVE project), we walked past Barry’s Royal Opera House and Floral Hall to Bow Street Court House (with shades of Oscar Wilde and the Kray twins!), long empty but now to become a hotel and police museum. Jubilee Hall, saved by SAVE, is now a gym with the original glass roof. At Seven Dials we admired the award winning Comyn Ching triangle, Georgian buildings regenerated imaginatively by Terry Farrell.

Drinks at the Benjamin Franklin House, complete with early kite model of the famous lightning rod, rounded off a most interesting and convivial event.

If you would like to become a Saviour and join us for the next tour, then please contact Emily Lunn on 0207 253 3500 or email emily.lunn@savebritainsheritage.org



FUTURE EVENTS

Wentworth Woodhouse Celebration

We are very grateful to Alan Baxter for hosting an impromptu party on 30 March 2017 to celebrate the sale of Wentworth Woodhouse. At short notice SAVE was given access to the splendid roof terrace of 70 Cowcross Street, where guests were treated to fantastic views across London and champagne generously donated by David Cooper. Sir Simon Jenkins and Marcus Binney both gave rousing speeches about SAVE's many years of hard work on Wentworth Woodhouse.

Dan Cruickshank and Sir Simon Jenkins (SAVE Trustees), Henrietta Billings (SAVE Director), and Marcus Binney (SAVE President), enjoying the impromptu Wentworth Woodhouse celebration

Buildings at Risk Book Launch: 28 June 2017, 18:00 – 20:00

Join us in the Cowcross Street Gallery to launch *Up My Street*, the 2017/18 Buildings at Risk Catalogue. Discounts will be offered on the new catalogue, other SAVE publications will be on sale, speeches will be given, and refreshments will be available. Please see page 18 for more information.

FREE

The Gallery, Alan Baxter Associates, 70 Cowcross Street, London, EC1M 6EJ

Annual Lecture October 2017

We are pleased to announce this year's annual lecture will be given by Oliver Wainwright, the Guardian's architecture and design critic, and will be held in the wonderful surrounds of The Courtauld.

Tickets will be available closer to the event.



No. 1 Poultry: The Vigorous Victorian Buildings That Weren't Given a Chance!

By Sophie Andreae

The RIBA is currently holding an exhibition (*Mies van der Rohe + James Stirling: Circling the Square*) showing models and drawings recently given to the RIBA of the two schemes advanced by Lord Peter Palumbo for the Mansion House Square/No 1 Poultry site in the City of London. In 1984 and in 1988 respectively SAVE fought two major public inquiries to try and stop the fine Victorian buildings on the site being demolished. SAVE subsequently challenged the Secretary of State's decision to allow demolition right through to the House of Lords.

The exhibition is well worth visiting but, whilst the campaign to save the historic buildings is mentioned and there is some interesting material on show, the all important context of this major conservation battle is not explained. Neither is the scheme prepared for SAVE by Terry Farrell in advance of the 1984 public inquiry shown in detail.

This scheme illustrated how the existing Victorian buildings could be restored and adapted as modern offices with sensitively designed new buildings infilling those parts of the site occupied by lesser buildings. It also showed how the historic street pattern could be preserved and the surrounding streets enlivened with shops, restaurants and pubs. Nothing could have contrasted more with the tower block and open square of the original Mansion House Square scheme or, indeed, with the No 1



The Mappin and Webb building, viewed from Bank Junction.

Poultry scheme that succeeded it. The case for the retention of the historic buildings on the site was made again by SAVE in 1987 in its campaign booklet, *Give These Vigorous Victorian Buildings a Chance!* and the shortcomings of the Stirling scheme in urban realm terms were illustrated in a further SAVE campaign booklet, *Let Poultry Live Again*, published shortly before the second public inquiry in 1988.

Peter Palumbo first approach Mies van der Rohe in the early 1960s before the advent of Conservation Area legislation in 1967. It was also before Victorian buildings of the type at Poultry were eligible for listing. The criteria for listing 19th- and early 20th-century buildings changed in 1970. Eight of the buildings on the No. 1 Poultry site were then listed and the whole area designated a Conservation Area by the time the planning application for the Mansion House Square scheme was submitted.

The Farrell scheme prepared for SAVE reflected emerging thinking about making city streets attractive for pedestrians rather than for cars, and about valuing context and character alongside a growing recognition that new buildings could be fitted in with care and sensitivity into historic contexts. The Inspector's report following the 1984 Public Inquiry recognised this and considered in great detail the merits of the existing buildings and the character of the Conservation Area. Although agreeing with his Inspector that the Mies scheme should be refused, the then Secretary of State



No 1 Poultry, by James Stirling, Grade II* listed



SAVE's 1987 report

at the Department of the Environment (DoE), Patrick Jenkin, left the door open for another attempt by stating – unprecedentedly – in his decision letter that he would not rule out demolition should an outstanding replacement building be presented.

James Stirling's No 1 Poultry scheme emerged in 1987 in the same year that the new DoE Circular 8/87 was published. Long since superseded by PPG 15 and now by the NPPF, Circular 8/87 was ground breaking in a number of ways, most particularly by stating categorically that consent should not be given for the demolition of listed buildings unless every effort had been made to continue the present use or find a new use. (The Circular also introduced the concept of the rolling 30 year rule for listing and the 10 year rule which allowed the listing of exceptional modern buildings if it could be shown they were threatened by inappropriate changes that would potentially compromise eligibility for future listing). It was evident from Terry Farrell's 1984 work, which was then developed by English Heritage for submission to the 1988 public inquiry, that the existing buildings on the Poultry site could be retained and converted and that such a scheme would be viable.

It was the fundamental change in the planning context between the early 1960s when Peter Palumbo and Mies van der Rohe first planned their scheme and the public inquiries in the 1980s that made it imperative for SAVE to mount its two campaigns and to argue so forcibly for the retention of Mappin and Webb and its neighbours.

When the Inspector to the second public inquiry opined that the Stirling building might just be a masterpiece and Nicholas Ridley, then Secretary of State, gave consent for demolition, it was the failure to give adequate reasons for departing from stated policy that prompted SAVE to seek a Judicial Review. Lord Wolfe in the Court of Appeal agreed that the case was an important benchmark and that detailed reasons should be given. Lord Bridge and his



The Mies van der Rohe proposals

companions in the House of Lords took a more relaxed view about reasons and the rest is history.

In 2016, No 1 Poultry was listed Grade II*. Ironically, it was spot listed under the provisions brought in back in 1987 and set out in Circular 8/87. There are currently proposals to alter the façades of No. 1 Poultry. The new listing will hopefully prevent inappropriate architectural changes being made.

In 1984 Terry Farrell described his scheme as a “conservation plus” approach to development, an approach he was later able to deliver, albeit on a smaller scale, at the – also now listed – Comyn Ching Triangle at Seven Dials. If the battle had been re-run in the 1990s, or even today, it is the Farrell approach that would have seemed entirely appropriate combining old and new with an understanding of context.

Mies van der Rohe and James Stirling: Circling the Square runs at the RIBA Until 25th June, and is a free exhibition.

Copies of Give These Vigorous Victorian Buildings a Chance and Mies is Great, London is Greater are available to purchase – £10 (plus £2.50 postage) for both. Please see our website for more information .

BOOK REVIEWS

Concrete Concept: Brutalist buildings around the world

Christopher Beanland

Published by Frances Lincoln Publishers (2016)

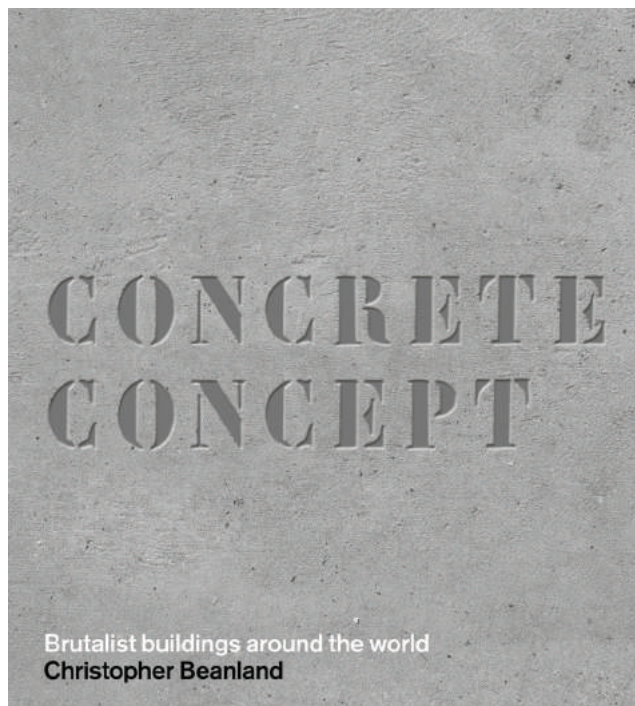
Review by Mike Fox

Concrete Concept presents a solid (literally – it has 5mm cardboard covers) selection of some of the world's best Brutalist buildings, from Birmingham to Brasilia, with great accompanying images.

A short introduction to Brutalism gives way to the 50 selected buildings, which are very much personal favourites of the author. Consequently, the selection is eclectic and unordered. It includes the usual suspects such as the National Theatre, London, and Habitat 67, Montreal, alongside more unusual and lesser known examples like the Palácio da Justiça, Lisbon, and the University of Technology, Delft.

There are notable omissions, and some surprising and questionable inclusions, but this is not intended to be an exhaustive or academic list. It is a love letter to a too often maligned style of architecture.

I took great delight in Beanland citing (blaming?) Birmingham as the reason for his interest in Brutalism and 'ugly buildings'. As a native of that fine city, who spent many happy hours researching architecture in the city's Central Library (sadly now demolished), I found myself nodding along with his opening remarks.



It is perhaps too simplistic in its approach and presents an overly positive account of the style, failing to address its problems and faults. But what it lacks in deeper analysis and critical comment it makes up for with fun and punchy texts peppered with anecdotes and amusing observations, alongside enough information for the reader to go away and find out more about each building.

The pictures are of a high quality too, and the use of colour is pleasing; the usual, and frankly tiresome, pairing of brutalist architecture with black and white photography has been avoided here, and instead we see these buildings in glorious sunshine and against deep blue skies, as well as in more realistic everyday conditions.

Concrete Concept is an attractive book that introduces some interesting examples of Brutalist buildings, and why people develop such attachments to them, often for personal reasons as much as architectural qualities. It offers little by way of analysis or depth, but makes for a handsome publication for leafing through, and merits inclusion on your (preferably breeze block framed) bookcase.

How to read Paris: A crash course in Parisian architecture

Chris Rogers

Published by Ivy Press (2016)

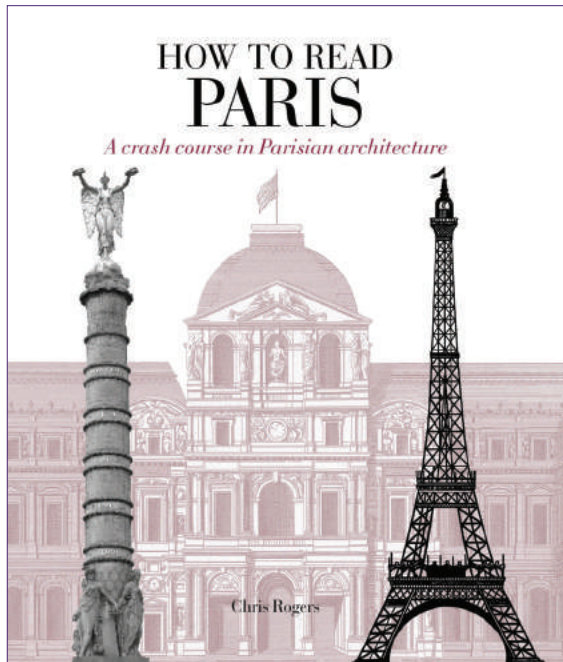
Review by Henrietta Billings

Whether you're an architectural nerd or just interested in buildings, this pocket guide is a handy reference. Chris Rogers writes in an accessible style and helps de-code the rich architectural details written into the fabric of this city.

Essentially a style guide, it gallops you through the architectural chapters of the French capital from the Middle Ages and Renaissance to the Beaux Arts and Post Modernism, and describes key buildings from these periods in double page spreads.

Each building entry comes with a photograph and four hand drawn building details with mini explanations – like the intricate detail of cast Iron column bases in Gare du Nord, the practical and decorative uses of 19th century gargoyles on Notre Dam, or the hidden roses in the coffered barrel vault of Napoleon's Arc de Triomphe.

Although sadly lacking colour photographs, the drawings and thumb nail explanations bring the book to life, and it



comes with a useful glossary and index of prominent architects.

It's concise and informative, and certainly leaves you wanting more.

Sustainable Regeneration of Former Military Sites

*Edited by Samer Bagaen and Celia Clark
Published by Routledge (2016)*

Review by Mike Fox

Part of the 'Routledge Research in Planning and Urban Design' series, this monograph looks in significant detail at the ways in which military sites have been, and are continuing to be, reused and reshaped after being decommissioned.

With military sites often containing an array of fine architecture and historic buildings – the Ministry of Defence is owner of over 1,500 listed structures for example – and with changes in warfare resulting in a consolidation and a condensing of military operations, the focus of this work is of importance for offering ideas about how to successfully reuse these sites in the future.

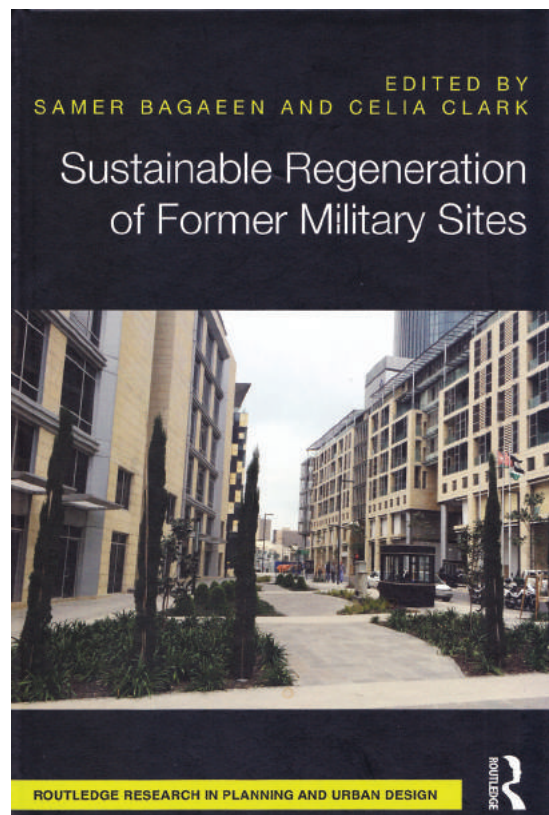
Julian Dobson's account on the UK perspective was particularly interesting, drawing attention to the impact of austerity politics and the resulting 'forced' sale of some of these assets, often for short-term gains, and the impact this has on local communities. Comparisons can be made to the plight of municipal landmarks being forced to close – libraries and swimming baths for example.

Chapters focused on more specific and isolated case studies, such as Aldershot, currently being redeveloped and written up here by the architect Robert Adam, gives the monograph a timely relevance, whilst others, such as Celia Clark's focus on the role of art and creativity in transforming the character of sites associated with defence and conflict, provide a solid evidence base to draw upon.

From a SAVE point of view the focus on the UK was of great interest, with many of SAVE's former cases cited – Portsmouth, The Royal William Yard in Plymouth, Chatham Dockyard, and others – showing how these mighty sites can be transformed and given new leases of life.

This isn't a light bedtime read – there is a substantial focus on policy and planning technicalities. Nor do the black and white pictures capture the importance of these sites, or the exciting things that are taking place at some of them. But it is an engaging read nonetheless, and its subject matter is of great significance.

It will appeal to professionals as it is intended, but it should also be of interest to those attracted to military heritage, architecture, redevelopment, and the role of the community in accessing and re-forging these sites.





Charity number: 1069501

CASTLE HOUSE, BRIDGWATER

The SAVE Trust is delighted to announce the start of a major phase of repairs at the Grade II* listed Castle House in Bridgwater, Somerset.

The restoration work will see the walls, roof and floors reinstated, making the building structurally sound for the first time in decades and this phase of work is set to be complete by early 2018.

The current repair works, funded by grants from Historic England and EDF Energy, will allow us to remove the scaffolding and sheeting that has surrounded the house for years, and reveal the decorative concrete and intricate designs on the facades that make the building unique.

The SAVE Trust, the separate building preservation trust set up by SAVE Britain's Heritage, purchased the house in 2002 following a successful campaign to save the house from demolition at a public inquiry.

The architectural and historical significance of Castle House lies in its engineering, being one of the earliest surviving examples of the use of prefabricated concrete. Completed in 1851, its construction aimed to demonstrate the versatility and potential of both precast and reinforced concrete, which puts the house at the forefront of 19th century engineering.

The trust is working with Chris Balme of Ferguson Mann Architects, structural engineers The Morton Partnership, quantity surveyors Peter Gunning and Partners, and contractor Corbel Conservation.



Works taking place at Castle House, Bridgwater



Charity number: 1042202

HESSIAN COURTHOUSE, TREFFURT, GERMANY

In May 2016 SAVE Europe's Heritage received an SOS about a remarkable timber framed building in the German town of Treffurt, that was facing imminent demolition.

The building may date as early as the 1520s, and was the courthouse of the Landgrave of Hesse, one of the Electors of the Holy Roman Empire. Treffurt is located at the geographical centre of Germany, and has a fascinating history due to it being jointly governed by three Electors – Hesse, Mainz and Saxony.

Each Elector built administrative buildings in Treffurt – a courthouse, a residence and ancillary buildings, and the Hessian Courthouse survives along with several of the others from the same period.

The Hessian Courthouse remained an official court until 1736 before becoming a more conventional manor house. In the twentieth century it was subdivided into apartments, before being abandoned in 1990, following which it fell into a state of disrepair.

Despite being a protected monument, permission was granted to demolish the building in 2016, due to it being considered as a dangerous and unstable structure.

SAVE Europe's Heritage sprung into action and sought a meeting with the Mayor of Treffurt, and, with evidence from the engineer Edward Morton that the building is not structurally unsafe, successfully gained a reprieve for the building.

Since then, a team consisting of Marcus Binney, Edward Morton, the architect Markus Seifermann, Treffurt resident and historic building enthusiast Richard Day, architect and historian Oliver Stansfield Smith and SAVE volunteer Anna Willi, has been drawing up a rescue plan for the building.

An event was hosted at the National Trust offices in London in March, with presentations highlighting the importance of the building. Attendees included the Deputy German Ambassador Tania Frein von Uslar-Gleichen



The cover of the SAVE Europe's Heritage report on the Hessian Courthouse

A short lightning report on the building was produced for the event, which can be purchased from SAVE for £5 (plus £2.50 postage and packaging). Please see savebritainsheritage.org/publications/save-europe-publications

The SAVE Europe's Heritage plan is for mixed use with public access on the ground floor, two floors of holiday lets above and penthouse apartments in the roof. These plans have been presented to the Mayor of Treffurt Michael Reinz. Once we have his formal approval to proceed we can set about putting together a financial package including historic building grants for the repairs.

SAVE Europe's Heritage has successfully made a start in raising pledges for repair in multiples of £50. Our initial appeal has had a very good success rate including one pledge of 50,000 Euros. Pledges have come from Britain, France, Germany, Portugal and the US.



The corner building on Dadiani and Asatiani Streets: Image: Richard Davies

TBILISI PHOTOGRAPHY

In September SAVE Europe's Heritage and the Tbilisi Heritage Group co-hosted an exhibition in the Gallery at Cowcross Street, showcasing a selection of Richard Davies photographs of Tbilisi's unique and interesting architecture.

Richard has been to the Georgian capital on four occasions to take pictures for the forthcoming SAVE Europe report on the city, and he selected 16 of his pictures for display in the exhibition.

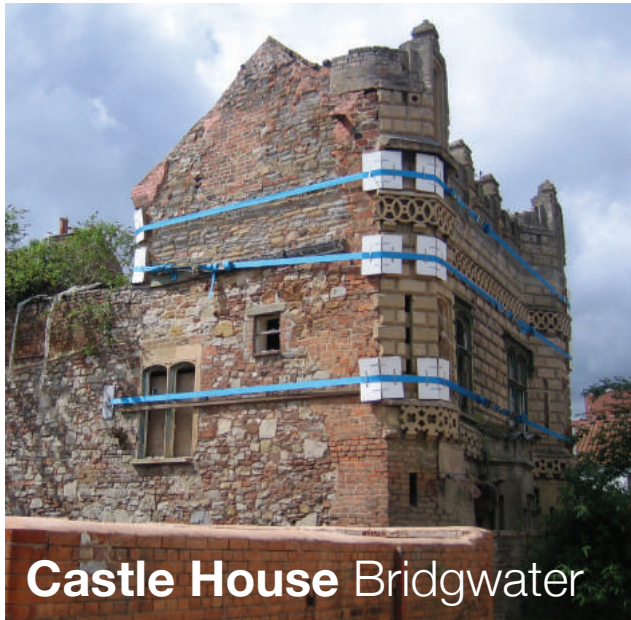
These included the striking 1984 Wedding Palace, and the beautiful building on the corner of Dadiani and Asatiani Streets (both pictured), as well as a large panorama view of the city showing its picturesque setting and some of the more modern landmarks.

Traditional Georgian wine was served at the launch, and speeches were given by Stephen Nash, former British Ambassador to Georgia, Peter Nasmyth, one of the directors of the British Georgian Society, and Marcus Binney, Chairman of Save Europe's Heritage.

Work continues on the Tbilisi report and it is hoped that it will be ready to send to the printers by the end of 2017.



The 1984 Wedding Palace in Tbilisi. Image: Richard Davies



Castle House Bridgwater

ferguson mann architects

www.fm-architects.co.uk | info@fm-architects.co.uk | 0117 929 9293



Castle House, Grade II* Listed, was built in 1842 by John Board using experimental cements and techniques as well as unusual combinations of traditional materials.

The reinforcement of its extraordinary floor and roof constructions with iron was revolutionary and the building is thought to represent the earliest known survival of a modern reinforced concrete construction.

FMA is embarking on a second phase of repairs with the SAVE Trust, supported by Historic England, to rescue this unique and idiosyncratic building.



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CHARITY NUMBER 269129