# *Conservation Bulletin, Issue 16, February 1992*



*(NB: page numbers are those of the original publication)*

## BUILDINGS AT RISK

### THE RESULTS ANALYSED

*Buildings at Risk: a sample survey* was published by English Heritage on 22 January 1992. It analyses the results obtained during the first stage of the national survey of listed buildings which English Heritage is encouraging all local authorities to undertake. The report, which has been published as a consultation document, has been sent to all those who receive *Conservation Bulletin.* Its findings will be of value to everybody interested in the protection of historic buildings.

The majority of listed buildings are in use and good repair. They continue to be valued by their owners. Until now, however, it has been difficult to know how many buildings are neglected and in need of repair. With limited grant funds it is possible for English Heritage or the local authorities to assist some owners. Others may be encouraged to sell to a new owner or consider the benefit of a suitable new use.

From the sample, it has been calculated that 7% or nearly 37,000 listed buildings in England are at risk from neglect and that twice that number are in danger of falling into the same state. The statistical study also provides a picture of England’s historic buildings which has not previously been available: the number and different types of listed buildings, as well as the pattern of risk which varies between building types. Predictably, a high percentage of redundant building types, such as agricultural and storage buildings, are at risk. Domestic buildings are the most numerous group, although only a small proportion are at risk. There are some 11,000 listed buildings which were originally designed for domestic use and which have the potential to be homes again if repaired and brought back into use.

Local authorities have a major role to play since they have the local knowledge and the planning powers. Many authorities who participated in the survey are already using the information obtained in order to see what they can do to help. Contacting owners is the first step. Many will welcome advice about the options to be explored for use or reuse of their buildings. Public access to the information about which buildings are at risk helps to

put potential new owners in touch with others who may be willing to sell. More of the registers, published by councils such as Essex County Council and South Somerset District Council, are now in preparation. Local authorities are also best placed to work with local people whose energy and enthusiasm is so often the key to saving a building.

*Extwhistle Hall, Burnley, Lancashire: a fine seventeenth-century house and its outbuildings decay whilst its future continues to be debated*

English Heritage wishes to support all those who are already taking the initiative and to encourage others to do so. The scale of the problem and the factors influencing it are such that resources at local and national level will inevitably be stretched. If the problems of unused buildings and decaying structures are to be solved, there must be agreement between owners, local authorities, English Heritage, and amenity groups about the strategies to be pursued. This is the opportunity for a national debate about how our historic buildings can best be preserved, employing all the available means – advice, grants, and, where necessary, the legal powers to require repairs. All written comments about how this is to be most effectively achieved will be welcome by 31 March.

VANESSA BRAND

Comments should be sent to Buildings at Risk Survey, English Heritage, Room 305 Keysign House, 429 Oxford Street, London WIR 2HD. Further copies of the report are available on request, telephone 071-973-3817.

# EDITORIAL

## LISTING OF POSTWAR BUILDINGS

‘Begin at the beginning, go on until you get to the end, and then stop.’ Simple advice, but in the listing of buildings of special architectural or historic interest the question of when to stop is a vexing one. Where is the end, when history begins yesterday? We now have a chance to tackle this difficult question in earnest, following a recent ministerial decision to back an English Heritage proposal for a new approach to postwar listing.

Current listing procedures treat architectural history like Gaul, dividing it into three parts. The listing of pre-1914 buildings, which began as a statutory process in 1947, has been guided since 1953 by the criteria developed by the Government’s expert advisers (now English Heritage). These general criteria are clearly set out in Appendix I to DoE Circular 8/87 and are well understood by the conservation world. More detailed work has since been done on late nineteenth-century buildings and is to be published later this year.

The listing of buildings of the period 1914–39 has always been subject to special procedures to ensure a high and consistent national standard. Fifty buildings were listed in 1970 on the basis of the work of Sir Nikolaus Pevsner. Ten years later, a further 150 buildings were added to the list on the advice of the then Historic Buildings Council. Selected after a good deal of preparatory work, this corpus of 200 buildings, grouped in nine categories (also set out in Appendix I to the Circular) and designed to give full recognition to the varied architecture of the period, became a set of exemplars against which further list additions were assessed. They were identified as a result of research into the work of particular architectural practices, but also from a more general study of published information.

## THE POST-WAR PERIOD

Until 1987, the post-war period was excluded altogether from the lists. However, in April 1987, the Department of the Environment announced that buildings of this period would be considered for listing when they were 30 years old and that, in very exceptional circumstances, buildings of outstanding quality (ie Grade I or II*) which were under threat would be listed, provided they were at least ten years old. The first (and controversial) listing was of Bracken House opposite St Paul's Cathedral, then in imminent danger of demolition. The DoE and English Heritage (who by this time were the Government's advisers on these matters) planned to develop a list of exemplars as the basis for future assessment, using broadly the same categories as for the inter-war period. Identification of suitable exemplars was clearly going to be extremely difficult and only possible after considerable research and fieldwork because of the volume of post-war construction. So, in parallel with limited research, a public competition was held to draw attention to possible candidates for listing. This process produced 114 candidate buildings.

In October 1987, on the basis of advice from the Historic Buildings Advisory Committee of English Heritage, the 70 nominations set out in Table A were forwarded to the Secretary of State. Unusually, and in recognition of the sensitivity and novelty of the whole issue, the expectation was that a significant number of the recommendations – perhaps 20 – might be rejected. In the event, only 18 were selected for listing. Since then, eight further buildings (see Table B) have been added to the list.

## THE 30-YEAR RULE

Whatever the merits of the 1987 approach to the problem, or the reasons which led the Secretary of State to list so few of the recommended buildings, the present situation is an unsatisfactory one. The annual 'roll forward' procedure under the 30-year rule is not the best way to assess buildings for listing. It permits little time for proper research and raises questions about how a building, identified as significant for one year, compares with a later building, either by the same architect or designed for the same purpose. This problem is unavoidable unless the cut-off date has real significance in terms of social or architectural history, as did each of the World Wars.

Another problem is that there are no exemplars at all in two categories: industrial and public sector housing. Nonetheless, the need to consider cases on an *ad hoc* basis has to be met, and the absence of a commonly understood approach and defensible criteria makes that task more difficult than it need be.

This does not imply that the listing of post-war buildings is other than complex and highly sensitive. The recent past is notoriously difficult to judge objectively, particularly when would be judges include those who were practitioners at the relevant time. In the case of recent buildings, there are many additional issues. The close relationship between some post-war architecture and social policies no longer pursued – large-scale public sector housing being the most obvious – brings political issues to the fore. The scale of much significant building of the period raises questions as to whether the present listing legislation can provide adequate protection, and whether the economic consequences are tolerable. The survival characteristics of a post-war building have clearly not been tested to the same extent as those of an older period; nonetheless, some buildings were built to a tighter brief than was customary and have already outlived the process or activity for which they were tailor-made. Problems of ultimately unsatisfactory designs, materials, or techniques, already obvious in some 1914–39 buildings, abound. Many buildings were designed to be temporary. Increasing numbers are not expected to last more than two or three decades. Others make no concessions to traditional aesthetic values.

For such reasons, people can find it hard to appreciate the quality or significance of examples of post-war architecture in which they live and work, or to understand the rationale of protecting such buildings. Unless public taste changes, there will be no long-

term political will to support the policy. So, there is a continuing communication and education aspect to the issue.

## HERITAGE FORUM

The Minister for the Heritage, Lady Blatch, recently chaired a meeting of the Heritage Forum (a body set up following publication of the White Paper, *This common inheritance,* to discuss major heritage issues and opportunities) at which leading experts debated post-war listing. The problems identified here were thrashed out and the conclusion was reached, in line with English Heritage's recommendation, that a more systematic approach must be adopted to provide a firm framework for assessing important buildings and for developing the public appreciation of this part of our heritage.

English Heritage is therefore now embarking on a three-year research programme into the main building types to identify key exemplars across the country and to provide guidelines for future listings. Diane Chablo, an English Heritage Inspector of Historic Buildings, will be the principal researcher, aided by other staff and advised by a panel of specialists and, ultimately, by our statutory Historic Areas and Buildings Advisory Committee. We hope to consult very widely and are therefore proposing to hold a seminar on work in progress on the first building type to be researched (educational buildings) in mid 1992. An accompanying photographic exhibition in conjunction with the Royal Commission on the Historical Monuments of England is planned. The first block of recommendations by building type should be with the Government by next autumn.

The Minister has made it clear that acceptance of this solid programme of work does not mean putting off all consideration of post-war listing for the duration – she is ready in the meantime to act to protect buildings of special architectural or historic interest which are at risk.

The systematic and sensitive listing of recent pre-eminent buildings could do much, not only for the individual buildings and their settings, but also to advance our case that conservation issues should not be categorised as part of the nostalgia business, but should be recognised as central to the quality of everyday life.

JENNIFER PAGE

*Chief Executive*

### Table A Post-war buildings recommended for listing in October 1987

(Grades are indicated in brackets for the 18 buildings actually listed)

1. Ham Common Flats, Langham House Close
2. Village Housing, Rushbrook, Suffolk
3. Terrace of six houses in South Hill Park, Hampstead
4. Parkleys Estate, Upper Ham Road, Ham, Richmond
5. House, Farnley Tyas, Yorkshire
6. 20 Blackheath Park, Greenwich (II)
7. 15–19 Aubrey Walk, Kensington (II)
8. 1–10 St Anne's Close, off Highgate West Hill, Camden
9. House in Avenue Road, Leicester
10. The Pediment, Aynho (II)
11. 1 Dean Trench Street, Westminster (II)
12. Golden Lane Housing Estate, City of London (II) (parts)
13. Alton East Housing Estate, Roehampton (parts)
14. Alton West Housing Estate, Roehampton (parts)
15. Churchill Gardens Housing Estate, Pimlico (parts)
16. Spa Green Estate, Finsbury

17. Rural housing at Loddon, Norfolk
18. Market Square, Crisp Street, and Grundy Street, Lansburg Estate, Poplar, Tower Hamlets
19. Coventry Cathedral (I)
20. St Paul's, Bow Common, Tower Hamlets University (II*)
21. Most Holy Trinity (RC) Presbytery, Dockhead, Southwark
22. St John the Divine, Willenhall, Coventry
23. St Oswald, Tile Hill, Coventry
24. St Chad, Bell Green, Coventry
25. Notre Dame de France, Leicester Place, Westminster
26. St Columba's, Pont Street, Kensington (II)
27. Exeter University Chapel (II)
28. Parish Church of St George, Stevenage
29. St John's, Newbury, Berkshire (II)
30. TUC Memorial Building, Congress House, Camden (II*)
31. Devon County Hall
32. Royal Festival Hall (I)
33. Time Life Building, New Bond Street, Westminster (II)
34. 45–6 Albemarle Street, Westminster+
35. Offices and Canteen for Loewy Engineering Co, Wallisdown Road, North Poole, Dorset
36. Carr & Co Offices, Shirley, Birmingham
37. Thorn EMI House, Westminster
38. Cooper Taber Seed Factory, Witham, Essex
39. Parts of CIBA Works, Duxford
40. May and Baker Factory at Dagenham
41. Bankside Power Station, Southwark
42. Bank of England Printing Works, Debden, Essex
43. Marchwood Power Station, Hampshire
44. Cheshunt (Burleigh) School (II)
45. Essendon School, Herts
46. Templewood School, Welwyn Garden City
47. Oakland School, East Barnet
48. Hunstanton School, Norfolk
49. Hallfield Primary School, Paddington (II)
50. Burntwood (formerly Mayfield) School, Putney
51. Bousfield School, South Bolton Gardens, Kensington and Chelsea
52. Woodlands School, Tile Hill, Coventry
53. Woodside School, Amersham
54. Brooklands School, Medebourne Close, Brooklands Park, Blackheath
55. Phoenix School (formerly Bow Road School for Delicate Children), Tower Hamlets
56. Sheffield University Library and Arts Tower
57. Cripps Hall of Residence, Nottingham University (II)
58. Indian Students Union and Hostel, Fitzroy Square, Camden
59. Westminster Technical College, Vincent Square, Westminster
60. Stockwell Bus Garage, Lambeth (I1*)
61. BOAC HQ, Heathrow
62. Whitleigh Footbridge, Plymouth
63. RuncornWidnes Bridge (II)
64. Aluminium Flight Hangar for the Comet, Hatfield
65. Gants Hill LRT Station
66. Hangar Lane LRT Station

67. White City LRT Station
68. Town Square, Town Centre, Stevenage
69. Three standing figures, Battersea Park (II)
70. Draped, seated woman, Stifford Estate, Stepney Green, Tower Hamlets

+ subsequently listed (II): see Table B

### Table B Other post-war buildings now listed

1. Sir Bernard Lovell Telescope, Jodrell Bank (I)
2. Willis Faber Building, Ipswich (I)
3. Bracken House, Cannon Street (II*)+
4. Commonwealth Institute (II*)
5. Economist Complex, London (II*)
6. Sanderson House, London (II*)
7. The Cedar House, Keston, Kent (II)
8. Church of All Saints, Hounslow (II)
9. 45–6 Albemarle Street, Westminster (II)

+ listed in 1987

## THE CATHEDRALS FABRIC SURVEY 1991

Once the Government had announced that it was making new money available to English Heritage to allocate grants towards the repair of historic English cathedrals, it was clear that a survey of the fabric of these buildings was urgently required. Such a survey would not only guide the initial distribution of grants, but would establish the scale of the repair problems being faced over the next decade by those administrative bodies responsible for the care of English cathedrals of all denominations. Many individual cathedrals have instituted a quinquennial inspection system (as now required by the Church of England's Care of Cathedrals Measure and by the Bishops' Conference of the Roman Catholic Church), but no overview of all the cathedrals has been undertaken since the 1830s, and those Parliamentary Surveys, like Henry VIII's Commissioners, were primarily concerned with revenues and assets rather than fabric; there has never before been a single fabric survey of all the English cathedrals.

By the appointment of a single surveyor, Harry M Fairhurst (past Chairman of the Cathedral Architects' Association and former Cathedral Architect at Manchester), a coherent and consistent 'snapshot' of the physical condition of the cathedrals in 1991 has become available. He has obviously had to depend on the work of the architects, administrators, and clergy who are responsible for the day-to-day care of the buildings, and English Heritage is extremely grateful to all these people for their invaluable assistance so readily given. Each cathedral now has a copy of its report.

*St Paul's Cathedral, London, view of the clock tower and library roof: grant-aid is helping in the releading of the roof and other repairs*

The opportunity was taken to compile information beyond the immediate requirements of the fabric and each report covered six main points of enquiry:

factual information about the building, its professional advisers, methods of dealing with major repairs, regular inspections, and maintenance work

major fabric repairs – recent, in-hand, urgently required, and needed soon or in the foreseeable future
repairs and conservation needs of contents and special parts of the fabric; plans for development of facilities or projects relating to the building
resources available to the cathedral in terms of funds, staff, and works organisations
recommendations of repairs for early consideration for grant-aid from English Heritage
individual observations and assessments of the current situation.

The survey's findings have highlighted several aspects of the care of cathedrals which require further consideration and investigation.

## FABRIC COSTS

The survey estimates that at least £24.3m (inclusive of fees and 17.5% VAT) need to be spent on major structural repairs in the next three years. In addition, a further £0.5m for the conservation of contents has been identified as required at 12 cathedrals where such work has been investigated in some depth. These figures exclude any integral archaeological costs, the cost of detailed architectural surveys, and expenditure on providing essential necessary facilities for staff and visitors, eg toilets, education centres, and workshops.

Predicting accurate figures for repairs to historic buildings is notoriously difficult and projecting such costs over more than three years becomes very 'broad brush'. However, the survey has suggested that a further £93m (including fees and VAT) needs to be spent on major structural repairs in the following seven years, a total cost over ten years, at 1991 prices, of £117.3m. Again, the cost of contents conservation, essential archaeological recording, and investment in new facilities essential to the effective use of the cathedrals needs to be added, taking the figure to nearer £185m. Some of these projects will not be included in the Cathedral Grants scheme and the overall figure of £185m must be seen as a baseline ail 1991 prices. However, this figure does validate the £200m estimate made by the Association of English Cathedrals from a questionnaire completed in late 1990 by 29 Church of England cathedrals.

## RESOURCES

The survey has provided predicted costs of repair needs over the next ten years and some analysis of the cost and effectiveness of expenditure on repairs and maintenance in the immediate past. By an initial analysis of cathedral accounts, English Heritage has deduced from the sums made available in the past how much is likely to be made available to meet repair needs in the future, including a rather simplistic assessment of the results of appeals.

Much more detailed work will be needed in the future and we hope to develop a methodology with the Association of English Cathedrals, the Roman Catholic Bishops' Conference, and the individual cathedrals. However, some initial conclusions can be drawn from the limited work done so far.

First, without assistance from the public purse, most cathedrals will not be able to meet their identified ten-year repair costs (although some individual cathedrals will cope without outside help). Second, for a variety of reasons, some cathedrals are already spending too little on routine maintenance; this can only lead to greater repair bills in the future. Third, from the information supplied on resources devoted to fabric repairs and maintenance, it is quite clear that the individual friends' organisations and the various appeal trusts set up in recent years are absolutely vital, if administrative bodies are to keep pace with their fabric repairs. Fourth, income from shops, catering, selective charges, and so on is very useful, but it is unlikely to be the answer to funding even the day-to-day fabric expenses at the great majority of cathedrals. Finally, it is too early in the needs assessment process to say if the level of funding from Government is enough, but, providing it is at least maintained in real terms at the £5.5m pa level of year three, it will make a significant contribution to

closing the gap. For some cathedrals, grants will be critical to carrying out major repairs in time.

## INSPECTIONS

As with any large historic building (or collection of buildings), cathedrals need constant, careful repair and maintenance, derived from programmes founded on regularly updated information. The value of the system of fabric reports based on quinquennial inspections by the cathedral architects cannot be overstated, and these reports become all the more useful if they include assessments by others involved with the fabric. Local fire, health and safety officers, and specialists, such as structural and electrical engineers, cathedral archaeologists, and conservators, can all usefully add brief reports to give the administrative body the clearest picture of current and future fabric requirements.

*View of the east end of Ely Cathedral*

## NON-CATHEDRAL BUILDINGS

It is also necessary for some cathedral bodies to establish a similar quinquennial inspection report system for the other historic buildings in their care. This is especially important when there are limited resources available to the administrative body to cope with all their buildings and grants are being sought for non-cathedral property in their care.

### Cathedral grant offers 1991/2

| *Cathedral* | *Grant £* |
|---|---|
| Birmingham | 35,000 |
| Bristol | 10,000 |
| Bury St Edmunds | 35,000 |
| Canterbury | 10,000 |
| Carlisle | 45,000 |
| Chelmsford | 30,000 |
| Chester | 40,000 |
| Chichester | 25,000 |
| Coventry | 15,000 |
| Derby | 7,000 |
| Durham | 40,000 |
| Ely | 235,000 |
| Exeter | 35,000 |
| Gloucester | 60,000 |
| Guildford | 35,000 |
| Hereford | 75,000 |
| Leeds (RC) | 30,000 |
| Lichfield | 225,000 |
| Liverpool | 10,000 |
| Newcastle | 160,000 |
| Northampton (RC) | 6,000 |
| Norwich (RC) | 9,000 |
| Nottingham (RC) | 10,000 |
| Peterborough | 5,000 |
| Portsmouth | 40,000 |
| Portsmouth (RC) | 10,000 |

| | |
|---|---|
| Rochester | 80,000 |
| St Albans | 45,000 |
| St Pauls | 150,000 |
| Salisbury | 150,000 |
| Southwell (Notts) | 50,000 |
| Wakefield | 25,796 |
| Winchester | 165,000 |
| Worcester | 75,000 |
| York | 30,000 |
| TOTAL | 2,007,796 |

## ARCHITECTURAL DRAWINGS

Although cathedrals have been professionally surveyed, drawn, and photographed many times over the last century or more, few cathedrals have an up-to-date master set of architectural drawings and photographs readily available (or, almost as important, a second set lodged elsewhere for security).

## HEALTH AND SAFETY

To ensure good maintenance, attention needs to be paid to the health and safety aspects of access, particularly at high levels. Equally, some improvements are necessary to the fabric to facilitate both fire prevention and the planning of post-disaster activity.

## CONSERVATION OF CONTENTS

Cathedrals contain very many irreplaceable works of art in many media and the costs of conserving these contents need to be better known and budgeted for.

## NEXT STEPS

English Heritage will be discussing the results of the survey with a number of interested parties:
with the Government, the question of establishing the future level of grant-aid beyond the £11.5m committed for 1991–4
with the Association of English Cathedrals and the Roman Catholic Bishops' Conference, further refinement of the assessment of financial need in relation to the allocation of grants for repairs
with the Cathedrals Fabric Commission for England, the question of determining how grant-aid can take forward the resolution of problems common to many cathedrals, in the first instance concentrating on the cataloguing and curation of architectural drawings
and with the Cathedrals Architects' Association, the pooling of technical information for the benefit of all cathedrals.

RICHARD HALSEY

# STRUCTURAL ALTERATIONS

*Front elevation of Manchester Street following second collapse, May 1990 (Westminster City Council)*

## GUIDANCE FOR OWNERS, ARCHITECTS, AND DEVELOPERS

The City of Westminster Council has recently prepared and published very welcome guidance on structural alterations to historic buildings for owners, architects, and developers. Following consideration of a report and draft guidance by the Council's Planning Committee in April and September of last year, various bodies, including English Heritage and the central London estate owners, were consulted. The completed document incorporates the results of the final round of consultations.

The issues will be well known to those familiar with the pressures placed upon local planning authorities to accede to extensive structural changes in listed and other buildings of architectural or historic value. This is particularly true for terraced, former residential properties, converted for commercial purposes and located in town and city centres.

The temptation to exploit the commercial potential of such buildings to their absolute limits has led to considerable difficulties in recent years, with some cases ending in the total, unintended loss of the buildings concerned. The problem is particularly acute in Westminster with its high property values and extensive eighteenth- and nineteenth-century terrace housing which now make up a large proportion of listed commercial properties. The desire on the part of some owners, developers, and investors to achieve the maximum areas of lettable commercial floorspace, by adding extra floors and maximising open-plan areas, and requiring very high levels of floor-loading capacity, total flexibility of layout, and over-elaborate service systems, has placed many listed and other historic buildings at considerable risk.

While the City Council have sought to dissuade prospective developers from pursuing excessive structural change in their schemes, the need to secure reasonably sustainable solutions, that can on balance be recommended for approval without recourse to the appeal process, has resulted in many projects that approach the limits of what is sensible in structural terms.

In the 1980s there were several substantial collapses and major structural failures of historic buildings undergoing partial reconstruction or extensive alteration, primarily in the West End. This led the City Council in 1988 to commission a detailed report on the problem. Prepared by Alan Baxter and Associates, one of the authority's group of specialist structural engineering consultants, the initial paper observed that many historic buildings in the City were performing adequately for many years longer than was originally envisaged and were being used for purposes very different from those for which they were intended. Whilst modest works of repair and modification may have been undertaken over the years, the survival of such buildings reflected a situation in which the alterations had been sympathetic to the basic structural form.

The Baxter report and the emerging council guidance argue that historic buildings are at great risk from change at all levels, but that the degree of risk to a building undergoing structural or other alteration could be influenced by a number of factors. These may include the following:

structural weakness as a result of any number of previous uncoordinated alterations and other traumatic events

structural weakening caused by the removal of later additions

restructuring of the lower parts of rear walls, spinewalls, and chimney stacks

disruption caused by floor strengthening, particularly where this includes vertical strengthening as well

the truncation of terraces, or the isolation of previously terraced houses

an 'elemental' approach to the conservation of a building, without a consideration of the structure as a whole

highly-tuned schemes which are not adaptable to cope with surprises which come to light in the course of construction

schemes involving a high level of structural input

extensive new groundwork construction immediately adjacent to old buildings and their foundations
schemes involving the introduction of extensive, modern services with frequently uncoordinated and inappropriate chasing and notching of structural walls and timbers
poor quality of original construction, in both workmanship and materials
structural deterioration as a result of poor materials, poor maintenance, and age.
The report suggests that, if a scheme includes any of these factors, it will put an historic building at risk, and the maintenance of the structural stability of the building, or parts of it, will need to be carefully investigated.

*Rear elevation of Manchester Street, following second collapse, May 1990 (Westminster City Council)*

Most usefully, the Council's emerging guidance offers a number of recommendations for the prevention of structural failure in cellular buildings, although it is qualified by a note suggesting that they can only be seen as a generalised statement of good practice. It includes the following recommendations:
limit works of structural alteration as much as possible
recognise that wholesale stripping out of cellular brick and timber buildings reduces their stability; if possible, stripping out should be delayed until other major works have been undertaken; works of careful opening up for investigative purposes will be encouraged, and localised stripping when associated with implementation of repairs is likely to be acceptable
carry out the necessary permanent structural repairs and renewals as soon as investigation has identified the need for them; contract programmes should allow for the identification of serious structural defects at the beginning of a project
recognise that small changes in lateral loading and lateral stability have a much greater effect on the overall stability of masonry structures than do corresponding changes affecting only vertical loads
recognise that the monitoring of existing dilapidated structures is only of value as a safeguard if the mechanism by which the structure will fail is sufficiently slow in operation for the monitoring to detect the changes and for the appropriate remedial action to be identified and implemented before collapse occurs
if major changes are being implemented (eg stripping out, taking down later additions), appropriate measures to prevent structural failure should be put in place as soon as those works are completed, or, if necessary and practical, before they begin
make sure that, where a contract consists mostly of new building work with some retention of historic fabric, it is recognised that construction techniques will have to be appropriately adjusted to safeguard the historic fabric
recognise that, although legal boundaries may exist between properties in terraces of load-bearing masonry, the entire terrace acts structurally as a whole; when major structural works take place in one property, it may be necessary to take safeguards in adjoining properties
in the case of complex development projects which involve a number of cellular buildings, avoid the introduction of inappropriate contractual or professional boundaries in order to ensure a properly coordinated programme of works
avoid highly tuned schemes which allow for no adjustment as the project unfolds; also avoid schemes involving a high level of sophisticated structural input, such as 'floating' historic rooms on a raft of modern structure

ensure that the structural implications of mechanical and service requirements are fully appreciated in the design process; chasing and notching of joists, beams, and walls should be avoided.
The advice concludes by suggesting that it is most important to realise that historic buildings act differently from modern buildings and require an understanding of the structural behaviour of traditional building methods. Whilst there may be scope for the introduction of innovative solutions, the best way of making alterations to traditional buildings is to employ traditional methods.
The latest guidance, together with the refinement of the long-established listed building and conservation area policies of the Council, should provide a sounder and more extensive structure to support the future conservation of Westminster's unique stock of historic buildings. It is to be hoped that other local planning authorities will publish and adopt similar supplementary guidance on this important issue.

PAUL VELLUET

# ARCHAEOLOGY IN LONDON

On 9 December 1991, the Museum of London held a press conference to announce the creation of the 'Museum of London Archaeology Service' (MOLAS), the museum's restructured archaeological section. The press conference was addressed by Max Hebditch, Director of the Museum of London, and Jennifer Page, Chief Executive of English Heritage, and a joint statement on 'Archaeology in London' was issued.
This occasion marked a formal end to a lengthy, and sometimes difficult, debate between English Heritage and the Museum of London over the future organisation and funding of archaeology in the capital. The joint statement sets out how the two organisations view the future and provides a firm basis for the future development of the archaeological arrangements for London.
The discussions between English Heritage and the Museum of London since 1990 have received fairly widespread press coverage (as have the unrelated difficulties for archaeological staffing at the museum, caused by a sharp downturn in the London property market in the autumn of 1990 and consequent fall in the amount of archaeological work and funding available in London). Accordingly, we are reproducing the text of the joint statement in full here.

## A JOINT STATEMENT BY ENGLISH HERITAGE AND THE MUSEUM OF LONDON

The purpose of this statement is to outline the new arrangements that are being introduced for archaeology in London and to indicate the respective responsibilities of English Heritage and the Museum of London in this area.
English Heritage and the Museum of London share the objective of seeking the best practicable protection, recording, study, and presentation of London's internationally important archaeological heritage, building on the achievements of the past and developing them for the future.
The starting point is the publication by the Department of the Environment of *Planning policy guidance: archaeology and planning* (PPG16). This places on planning authorities a clear duty to give archaeological considerations an important place in the planning process, whether or not the development involves a statutorily protected site or monument. In particular, PPG16 places emphasis on the preservation *in situ* of archaeological remains, rather than on their excavation and recording prior to development.
Developers will be expected to make adequate provision for archaeological work necessitated by their developments. This may include: (i) preparation of an archaeological evaluation of the site to accompany the planning application; (ii) measures to limit the

impact of the proposed development on important archaeological remains; and (iii) arrangements for any excavation and recording, research, publication, and curation that may be needed, if remains are to be destroyed. Public funds will not normally be available for these purposes.

## ENGLISH HERITAGE

In addition to its national statutory responsibilities for ancient monuments and archaeology, English Heritage has particular archaeological responsibilities in London under PPG16. English Heritage holds the Sites and Monuments Record for London and will be the primary source of archaeological advice to planning authorities in London in the future. In this role, English Heritage will be able to provide advice and guidance to planning authorities and developers in London on all aspects of their responsibilities under PPG16, at both strategic planning and development control levels.

English Heritage has appointed additional staff, all of whom have a strong background in London archaeology, to carry out this work. This team will be led by English Heritage's Archaeological Officer for London, Dominic Perring.

Policies and advice need to be based on sound information and research. English Heritage will undertake the following:

maintenance of the Greater London Sites and Monuments Record

funding the Museum of London to carry out an assessment study of London's archaeology, for publication in 1992, with a view to setting priorities for preservation and excavation

funding a major publication programme by the Museum of London based on unpublished excavations in the London area. This work will involve a grant of about £1m in each of the years 1991–2,1992–3, and 1993–4. Discussions are currently taking place with the Museum about the programme after 1994.

These projects will advance our knowledge and understanding of London's archaeology and will thus strengthen the academic and research basis for archaeological work in London in the future.

## THE MUSEUM OF LONDON

The Museum of London is the foremost organisation concerned with archaeological investigation and research in London. Its knowledge and experience will continue to be essential to the proper care of the archaeology of London. The Museum of London will have two distinct archaeological roles in the future.

First, the Museum will continue its curatorial role of caring for and interpreting an appropriate archaeological archive of finds and records for London. Standards are being developed for adding to that archive. These require the Museum to be satisfied as to the quality of the archaeological work which has resulted in finds and records being considered for deposit in the Museum, as well as on technical questions of documentation, conservation, storage, and financial resources. The Head of the Museum's Department of Early London History and Collections is Dr Nick Merriman.

Second, the Museum has established the Museum of London Archaeology Service (VIOLAS). This is a successor to the Museum's two field departments and the environmental archaeology section and has taken over their contractual responsibilities. The purpose of the Service is to advance understanding of the archaeology of London by providing a range of research and other services to the Museum itself, English Heritage, planning authorities, developers, and other clients. Such services will include:

assessment of the archaeological implications of redevelopment

excavation, research, and publication of sites

archaeological research projects generally

specialist services in environmental archaeology, finds research, etc

non-statutory advice on archaeology, development, and planning.
MOLAS will be managing the archive of finds and records from recent excavations until ready for transfer to the Museum's Curatorial Division.
The Head of MOLAS is Dr Peter Chowne, formerly Deputy Director of Wessex Archaeology.
The Museum acknowledges with gratitude the grant of £100,000 made by English Heritage towards the costs of establishing MOLAS. This was made possible under the terms of the Museum of London Act 1986.

## THE FUTURE

English Heritage and the Museum of London are committed to:
high academic and professional standards in London archaeology
the full and proper implementation in London of the principles set out in PPG 16 on *Archaeology and planning*
working together to ensure that, where change is necessary, it is effected smoothly and in full consultation with the Boroughs and other interested parties
exploring with others the possibility of a Forum for London Archaeology.

## CONCLUSION

Following a period of difficulty and uncertainty, the Museum of London and English Heritage believe that a position has now been reached which provides a firm basis on which to build and develop in the years ahead. At the launch of the Museum of London Archaeology Service, we look forward to the future with confidence, and we invite all those who have an interest in the archaeology of London to join us in supporting the new arrangements.
The two organisations will now move forward on the basis outlined in the joint statement, and there is cause to hope that London archaeology will now enjoy more stable conditions than those which have sometimes obtained during the past two years.

ROGER THOMAS

# THE CITIZEN'S CHARTER

*The Citizen's Charter,* the Government White Paper issued in July 1991, aims to improve the quality of services provided by public bodies. Subtitled 'Raising the standard', *The Citizen's Charter* has implications for the whole of the public sector and, so far, a further 14 charters have been published relating to particular public services, such as health and education, with more to follow in 1992.
The Charter concentrates very much on the right of the individual to expect that the services that he or she pays for through taxes should be of a high quality and, where they are not, that their complaints should be heard and acted upon. At its publication, the Prime Minister described the Charter as 'the most comprehensive programme ever to raise quality, increase choice, secure better value, and extend accountability'.
The Charter does not set out to tell organisations how to improve, but rather to establish common principles. The main principles outlined in the Charter are:
publication of the standards of service that a customer can reasonably expect, and of performance against those standards
evidence that the views of those who use the service have been taken into account in setting standards
clear information about the range of services provided in plain language
courteous and efficient customer service from staff who are normally prepared to identify themselves by name

independent validation of performance against standards and a clear commitment to improving value for money.

English Heritage is not at the moment one of the areas of public service singled out for specific comment. Nevertheless, we welcome the Charter as a means of helping to focus on improving existing measures for providing a good service and adding to these where appropriate and possible.

As an initial step we have established a working party, including representatives from each of our four main groups (Conservation, Properties in Care, Central Services, and Technical Services), whose first task was to establish which of the issues raised in the Charter are most relevant to English Heritage. It was encouraging to see just how much had already been or is being done to tie in with the principles of the Charter. For example, we had already planned to publish performance targets and achievements in our next Annual Report. When the Charter was published, we had also begun work on a series of guidance notes on grants, designed to inform people about the different grant schemes that we operate and explain the criteria for eligibility. The Citizen's Charter will also place a lot of weight on contracting out: we already contract out a number of services, and it is something which we plan to keep under review to ensure value for money.

The working party proposed three areas to concentrate on over the coming months:

providing better and clearer information

establishing a formal complaints procedure

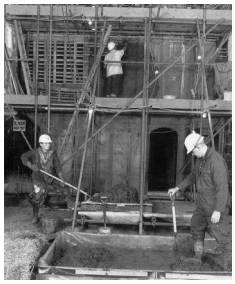
giving a courteous service from all staff.

As a result, we are currently itemising the critical public services provided by each group and setting standards for each of these services. One of the main services provided by Conservation Group is that of offering grants. A grant applicant should expect and get certain standards of service when his or her application is being processed, such as receiving a decision within an acceptable period of time and receiving an explanation if their application has not been successful. Once we have established these services and standards, we will draw up a complaints procedure for handling cases where an acceptable standard of service is not given. A list of our services, standards, and how to complain will be published in leaflet form during 1992 and distributed as widely as possible.

At the same time, we are identifying training needs to ensure that all our staff are courteous and efficient in their dealings with the public, whether in person, in writing, or on the telephone. If we are to maintain the standards that we set ourselves, we will, of course, have to ensure that all of our internal services can provide the necessary, efficient support for those who deal directly with the public. Since its creation, English Heritage has had its fair share of criticism. Some of this is justified, for example in cases where we are slow to respond. Setting and maintaining standards will help us to deal with this. However, we have in the past also had a certain amount of unjustified criticism, when limited resources have forced us to make controversial and unpalatable decisions. By applying the Charter's philosophy and making it clear to people what they can expect from us, we hope also to reduce the number of unjustified complaints arising from a lack of understanding of what we are trying to do and why.

KATHRYN WALKER

# THE DEVON EARTH BUILDING INITIATIVE



*The manor house at Bowhill, in English Heritage care, undergoing repairs in traditional fashion*

Building in mass mud – the process by which a sticky mixture of subsoil, straw, and water is built up in horizontal lifts and allowed to harden into thick solid mass walling – was still a stock-in-trade of many rural builders 100 years ago. Buildings in mud, clay, and cob, as the material was variously known, form an important part of our vernacular building heritage, surviving in many parts of England from Cornwall to Cumberland. Although the buildings continue in use, the wall construction and repair techniques associated with them have been largely forgotten.

Since the last war there has been a growth of interest in the subject, notably in relation to chalk mud walling in Hampshire, daub in Lincolnshire, clay-lump in Norfolk, and cob in Devon. Mud walls are usually quite substantial and, other than in the case of boundary walls, are intended for compression loading. Although there are documentary records of the use of shuttering in construction, they were generally built ‘free’, overhanging the base a little, the material then being pared back to a true face before it was fully dry.

A second type of walling, daub, which employs the same basic subsoil ingredients, is associated with traditional English timber-framing systems. The material is applied to various patterns of lathing set in framing to form thinner, non-loadbearing panels. Here, too, the skills needed to manufacture, apply, and maintain the technique have languished.

Both of these walling systems can be seen today in the rural vernacular buildings of the West Country. Cob, the local name, was here used for loadbearing walls, chimney flues, and beamfilling (filling in between the rafters on a wallhead). Daub appears inside the buildings in two main forms. In the double-lathed panel, the lathes are fixed proud of the framing on both faces. Single-lathed panels have lathes slotted in at wide intervals between the framing members, giving the appearance of the rungs of a ladder.

With the demise of the old traditions of working with mud and daub, repair and rehabilitation of mud structures in Devon, as elsewhere, has in this century usually been a travesty of sound conservation practice. At worst, large parts of a cob building may be lost during so called rehabilitation, to be recreated in rendered concrete block. At best, holes and cavities will be filled with mixtures of rubble and bits of brick set in cement. In the case of daub, the fragility of many of the panels is such as frequently to ensure their complete loss during any works.

A number of individuals and groups have tried to reintroduce an understanding of the materials through advice and experiment. In Devon, in the decade since 1980, master builder, Alfred Howard, has made an important contribution with new buildings constructed in cob. Through his work with the Devon Rural Skills Trust, the first new apprentice cob-mason for many years has been trained. More recently, the work of Teignbridge District Council has added a further dimension to the picture, especially in its examination of the comparative performance of various subsoils.

The Devon revival is being supported by English Heritage through its programme of repair and rehabilitation at Bowhill, Exeter, which is in our care. Bowhill is a small manor house, dated to *c* 1500, on the outskirts of the city. It has fine arch-braced, jointed cruck roofs, stone and cob walls, and some interior walls of double-lathed daub panelling. The

conservation of the building is being carried out by English Heritage's Directly Employed Labour team. The repairs, of which the present phase started in Autumn 1990, involve a range of largely traditional technologies, including cob and daub wall building. Mr Howard visited Bowhill for three days to explain the principles of his approach to the preparation and use of cob and daub. There has been substantial nonstructural cob and daub reinstatement and we have begun to reinstate a cob cross wall. We are exploring various ways of tackling shallow areas of failure in the face of the wall where this is not structural. On completion of repairs and reinstatement, the cob walls of Bowhill are to be plastered or rendered, and at that point we shall be looking at alternative specifications for the finish. The experiment has been successful in allowing the staff to develop their skills, and the works have been recorded through detailed contract photography, some video, and written documentation. This record can be used to assist in promoting a revival of the technique in the area.

*Beamfilling: compressing mud infill between the rafters on the wallhead*

In early 1991, some 40 local delegates were invited to a one-day seminar. They included representatives of the National Trust, the Devon Rural Skills Trust, and local architects. The work in progress at Bowhill was inspected and followed by a discussion held at Teignbridge District Council's offices. Since this initial meeting, others have been held and the Devon Earth Building Working Group has been set up.* It is looking at many aspects of cob and daub work which will form the basis for a practice manual on building and repair. This will be useful for training schemes, such as those validated by the Council for Occupational Standards and Qualifications in Environmental Conservation, and it is hoped to involve schools and colleges. Devon Earth Building Working Group would also be pleased to hear from anyone who has practical experience of working with cob and daub in the south-west.

RAY HARRISON

*Devon Earth Building Working Group is chaired by Teignbridge District Council's conservation officer and consists of representatives of the following: English Heritage, local authority conservation officers, building control officers, Devon Rural Skills Trust, SPAB, National Trust, Building Research Establishment, and Mr Howard. Contact: Larry Keefe, Conservation Officer, Teignbridge District Council, Forde House, Newton Abbot, Devon TQI2 4XX, or J R Harrison, English Heritage, Room 421, Keysign House, 429 Oxford Street, London WIR 2HD.

# ENGLISH HERITAGE FUNDING

## THE 1991 AUTUMN STATEMENT

The news for English Heritage contained in the Chancellor of the Exchequer's 1991 autumn statement was not encouraging. Last year, we were able to report that the 1990 statement had given us a substantial and constructive increase in our projected funding. As well as an increase for 1991–2, the planning figures for 1992–3 and 1993–4 were increased by £16.2m and £20.9m respectively.

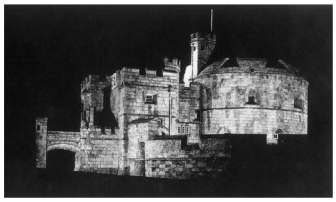
The 1991 autumn statement simply confirms the amounts which were indicated last year. It does not provide any extra funds for us, except £0.3m which we are to pass directly to the Architectural Heritage Fund (which we are happy to do, as it will help them enormously).

What does this mean? Much of last year's settlement was for new projects, for example £11.5m to start the cathedral grants scheme. There was also enough, however, to allow us

to recover some of the ground lost during several years of inflation and low settlements. For example, the buying power of our grant schemes had been regularly falling in real terms and the 1990 settlement reversed this trend.
A settlement in 1991, which would allow us to build on the positive move made by Government a year ago, would therefore have been particularly welcome. We are facing a difficult period: we want to continue the momentum of last year towards bolstering our main stream grant programmes and the repair and promotion of our own buildings. We also face some complex and expensive one-off projects. For example, we have to fund the costs of the relocation of our headquarters to Nottingham and our Properties in Care regional teams to within their regional areas (substantial annual savings will accrue from these moves once completed), and we have to initiate the Stonehenge visitor management project.
Our Corporate Plan for 1991 showed that, despite the relatively generous increase in funding, we still faced deficits of £4.8m in 1993–4 and £5.1m in 1994–5, if we were to maintain our operational programmes at current levels. The most recent settlement has offered us no means to remove these deficits, other than by cutting back on our existing activities. It has also given us no funding for new or increased levels of activities.
We have to face making significant cuts in our programmes in order to remove the deficit at least for 1993–4. We shall do this in our 1992 corporate planning round and have begun discussions on how it is to be achieved. For the future, we have to pin our hopes on putting together a substantial and persuasive package of bids for the 1992 public expenditure round in the hope that the autumn statement next year will bring better news.

DUNCAN SIMPSON

## FLOODLIGHTING



*A number of our own properties are floodlit, such as Pendennis Castle, Cornwall, shown here lit by ten 250W lamps around the periphery and one 70W lamp on the roof*

The floodlighting of buildings of all kinds – and especially of important historic buildings – has become much more common over the last 20 years. Whether this is for security purposes, a form of advertising, or purely aesthetic reasons (or a mixture of all of these), the trend is continuing. Planning controls tend to be loose, and there has only rarely been coordination between the statutory responsibility to provide streetlighting and lighting for aesthetic or security purposes.
The installation of floodlighting does not usually require planning permission, although the local authority may be able to exercise control if the light causes a nuisance to neighbours or a hazard to traffic. Planning permission is required when the installations are so substantial as to constitute development, and, in such cases, the setting of a listed building would be a material consideration. Attaching light-fittings does normally require listed building consent, if it would affect the special architectural or historic interest of the building. However, it is the physical addition of light fittings, not the act of illuminating a building, which carries this requirement. If the owner of a listed building can illuminate it without the installations touching the fabric, this will not normally require consent. It should be borne in mind that a listed building is defined as including all structures fixed to it and all pre-1948 structures in its curtilage.
Large-scale floodlighting in Britain began in the 1920s, having been imported from America. In 1921, Selfridges on Oxford Street became the first London building to be lit at

night, and the British Empire Exhibition at Wembley in 1923 incorporated spectacular lighting effects. A number of inter-war buildings had lighting incorporated into their design: the RIBA building on Portland Place, of 1931 by Grey Wornum, was built with light-fittings set into the pavement around it, and Joseph Emberton's design for Simpson's store in Piccadilly in 1936 incorporated lighting to stress the horizontal lines of the facade. The first concerted effort to light historic buildings came in 1935 for George V's Silver Jubilee. This was a great popular success, and most of the capital's key historic buildings have normally been lit (except in wartime) ever since.

## TYPES OF LIGHTING

There have been major developments in lighting technology in recent years, which from a historic buildings point of view are largely beneficial; the lighting units have also become smaller and can produce a whiter, more neutral light. Two main types of lamp are used: discharge sources and incandescent sources. Fluorescent types such as neon strip-lighting) are not much used in floodlighting.

Discharge lights can produce two kinds of colour, orange/yellow and blue/white. Sodium lights are much the commonest, for streetlights and floodlighting. They produce an orange or yellow light, but the new high-pressure sodium lights are said to approximate to daylight. Two kinds of blue-white lighting are available. Mercury vapour lamps have a blue light with a rather dead quality (it is cheap to run and often used in railway yards and industrial premises). It is not often used architecturally, but might be very effective in lighting blue slate or leadwork on roofs. Then there are metal halide lights, which have only become available recently and which give a bright, rather hard white light; the lighting on St Martins in the Fields or St Paul's Cathedral are good examples.

It is possible to use tungsten or tungsten/halogen lights too. These are incandescent sources, essentially similar to domestic ones, producing the same kind of yellow-white light. The lamps are much cheaper to buy, but they do not last as long as discharge sources and consume five or six times as much energy.

It is very important to consider the effect of the colour of the light on the surface lit. Sodium light tends to have a 'golden' hue, which is often better on warmer-toned surfaces, such as brick, than on stone. Metal halide lamps, on the other hand, tend to 'wash out' the colour of materials, and so are better on lighter-coloured buildings.

## LIGHTING SCHEMES

Light can be shone onto a building from fittings mounted some distance away (on other structures or at ground level), or from fittings mounted on the building itself. A common method is to 'wash' a building with light from fittings mounted on it, on sills or mouldings; individual features can be highlighted from other sources, off the building.

When planning a system, the output of the lights must be considered in relation to such lighting as already exists in the vicinity: lighting which would be sufficient in a quiet street could be unnoticed on a busy traffic route. The reflectance of the building material must also be considered. Dark brick will absorb a lot of light, whereas white stucco will reflect it: if these materials are illuminated with identically efficient light sources, the latter surface would look much brighter and it would not be possible to establish meaningful controls on lighting in terms of light-output.

For security reasons, it is easier and cheaper to patrol a building which is well-lit, but this can lead to obtrusive over-lighting, which is a nuisance to everyone but the owner. Good schemes, on the other hand, can help us to appreciate buildings which are normally obscured by their environment. St Paul's Cathedral dominates the City when illuminated at night, in a way which it no longer can by day, and the Victory Arch at Waterloo Station stands out strongly, freed from its drab daytime surroundings. The spire of St Bride's, Fleet Street, is likewise given extra prominence by night, thanks to the buildings around it

remaining dark. There are instances where floodlighting can help restore an historic view of a building, such as All Souls, Langham Place. Until the building of the massive BBC block behind it in the 1950s, Nash's spire stood out in silhouette. At night, with the office block dark and the spire lit, the effect is recreated.

A growing problem, and a stumbling-block for many schemes, is 'light pollution'. This might come from office-lighting, left on all night for security reasons, or from the street outside. Schemes tend to become ever brighter in order to cope with an already well-lit environment. It is vital that floodlighting does not distract drivers or disturb residents, and one would wish to see designers adopting a more imaginative architectural approach, rather than competing by automatically increasing the light-levels.

The issue which has given most concern in the past, and over which English Heritage and the local authorities have most control, is the size and shape of the light-fittings. As many urban buildings are hemmed in on all sides with nowhere to put light-fittings at ground level, and the danger of vandalism has to be considered, the fittings frequently have to be mounted on the building itself.

Historic buildings often provide hiding-places for light-fittings, such as basement areas, ledges, cornices, or elaborate roofscapes. It is very important that care be taken to conceal equipment, and painting it in the colour of the building-material helps. Where a fitting projects from the building-line, it should be of as simple and regular a shape as possible. The most unsightly lights usually tend to be the older ones; newer fittings have become much smaller and are thus easier to install unobtrusively.

With more schemes being installed and more potential for either public nuisance or environmental enhancement, what line should planning authorities be taking? Most have usually adopted a *laissez-faire* view, intervening only if lighting causes disturbance in residential areas; Kensington and Chelsea recently succeeded in imposing planning control in such a case, but there is still little established precedent.

The alternative is to try and take a lead, as the City of Glasgow has been doing since 1986. Its year as European City of Culture gave an impetus to the scheme, and there are now over 100 lit buildings in central Glasgow. Many owners wanted to light their buildings anyway and were willing to sponsor the Council's plans, which have combined floodlighting with the lighting of streets and squares. Part of the programme has been the design of streetlight fittings which incorporate floodlights, thus reducing the visual clutter. Glasgow won a Civic Trust award in 1989 in recognition of the contribution which the programme has made to the environment.

## GENERAL PRINCIPLES

Good lighting, as Glasgow has found, can do much to increase awareness and enjoyment of our architectural heritage. It also promotes a feeling of safety and well-being in public places, helping businesses and reducing crime. The advantages to owners include publicity and promotion, improved security, and a deterrent to vandalism. More lighting should in principle be welcome, although there are clearly right and wrong ways of going about it.

Admittedly, it would be hard to draw up specific rules, in an area where so much depends on specific circumstances. However, some general principles for the floodlighting of listed buildings are suggested on the following lines:

listed building consent must be sought, if the fittings would affect the special architectural or historic interest of the building

where possible, light-fittings should be set on the ground or on a nearby structure, not attached to listed fabric

where light-fittings are attached to a listed building, they should be camouflaged as fully as possible, eg by containing them within ledges or recesses and by painting them; they should be as small and as uniform as possible

fittings mounted at ground level should be concealed in the curtilage of a building, in basement wells, or in planting, or set into the ground; they should not normally be mounted on new columns
a building should normally be lit by only one colour of light; in some circumstances, a second colour can be used to good effect, but, in any event, the colour of the light source should be chosen to complement the building materials
external cables should be concealed by the lines of the architecture wherever possible
a new scheme should complement neighbouring lit buildings, not compete with them.

STEVEN BRINDLE

## WALL PAINTING AT FIDDLEFORD MANOR

The stunning fourteenth-century roofs in the Hall and Solar of Fiddleford Manor inspired Pevsner to describe the medieval interior as the most spectacular in the county of Dorset. This interior is now considerably enhanced by the discovery of a splendid contemporary painting of the Annunciation which until recently had been obscured for centuries by layers of limewash. The conservation of the wall painting was undertaken in two phases – the first in the summer of 1990 and the second in the autumn of last year – by the English Heritage Conservation Studio and involved uncovering, consolidation, and related analytical work.

*Fiddleford Manor, Dorset*

The painting is on the north wall of the Solar on the first floor, and flanks the central window. Until 1990, the only clues that there might be some original decoration were the small traces of red paint visible to the east of the window, and the feather-like markings to the west, where overlying fragments of limewash had fallen away. The uncovering was undertaken as part of a general conservation programme in the Solar and revealed an angel holding a scroll with the inscription *Ave Maria Gracia Plena* and is clearly a depiction of St Gabriel. Unfortunately, apart from the bottom corner of her robe, the Virgin has been lost as a result of earlier plaster repairs.

It is not simply for its superb quality that the Annunciation is important, but also because of the general rarity of surviving medieval secular wall paintings, particularly of this period. Stylistically, the painting clearly dates to the last quarter of the fourteenth century and so is contemporary with the manor itself which was built for William Latimer, Sheriff of Dorset and Somerset, at about this time. The style of Oxford Cathedral angels – especially the intricate detailing of their wings – which has been dated to the mid fourteenth century provides a good parallel.

The choice of the Annunciation scene might be seen as more suited to a chapel interior. However, religious subject matter was commonly depicted in secular medieval wall paintings, and contemporary parallels may be seen at Longthorpe Tower, Cambridgeshire, which is in English Heritage care. The arrangement of the Annunciation on either side of an opening is also reasonably typical and is found, for example, in Giotto’s depiction at the Arena Chapel, Padua, and in the fourteenth-century painting at Prior Crauden’s Chapel, Ely.

### THE PAINTING TECHNIQUE

The stylistic quality of the painting is matched by the sophistication of the painting technique. A very fine, lime-rich plaster skim of approximately 1–2mm thickness was applied as a painting ground for the scheme over the lime plaster of the walls. The design then appears to have been freely outlined with a paint brush, while more delicate details,

such as the quills of St Gabriel's wing feathers, were incised onto the plaster with a sharp pointed instrument.
The pigments include not only the usual iron oxides – red and yellow ochre – but also black (possibly charcoal), and red lead, lead white, and, more unusually, a high-quality vermilion. St Gabriel's robe was painted vermilion red, his hair with yellow ochre, and the feathers of his wings picked out in brilliant orange lead. Analysis has shown that the traces of pale yellow employed as a ground colour for the wings contain lead and iron which suggests the use of lead white tinted with yellow ochre. Lead white also appears to have been used as a ground for the face, but unfortunately no trace of the facial features remains.
The employment of the lead pigments and the vermilion (mercuric sulphide) indicates the use of an organic medium, such as oil, glue, or egg, or a mixture of these, rather than a lime medium. All this contributes to the increasing evidence of great technical sophistication of medieval wall paintings, especially of the Gothic period.
The fragmentary traces of late medieval repainting over the original are another notable feature. The application of a fine lime skim over St Gabriel as a ground for the repainting suggests that the painting was already fairly badly damaged. The repainting now survives only on the left and right edges of St Gabriel, with some of the later pigment lying directly on the original painting, thus creating a palimpsest. The repainting, which was fairly crude, was executed in broad brush strokes in a limited range of colours – black and a purplish-red colour (ochre) and white (probably lime white). This combination of pigments suggests that they were bound with lime.

*The Solar (drawn by Y Musto) with the Annunciation added by the author*
The repainting only roughly followed the original scheme. The shape of the left wing was changed from a narrow downwards arc to a much broader sweep. As a result of the insertion of the doorway in the sixteenth century, both the original left wing of St Gabriel and the later repainted version of the wing were partially destroyed (which confirms the repainting as pre-sixteenth century). The repainting surviving on the right side of St Gabriel which extends over the lower part of the inscription is rather more fragmentary and appears to be part of a decorative motif, rather than a repeat of the earlier lettering.

## THE CONSERVATION TREATMENT

The stone support and plaster ground of St Gabriel were reasonably stable. The pigment, however, was both powdering and flaking and therefore extremely vulnerable. The plaster skim belonging to the later repainting which survives on the left and right edges of St Gabriel was also very fragile, especially on the left side, where about 30% was detached from the plaster support. The sixteenth-century structural alterations included the insertion of a new ceiling. The keying marks for this have left a line of losses and small cracks running horizontally across the painting at about the level of St Gabriel's face.
Most of the uncovering was completed in the first campaign and proved a fairly slow process as the original plaster surface was extremely friable, and the pigment powdering. The most effective method was to cut away the superimposed limewash with a small scalpel or spatula while working under magnification. Uncovering was further complicated by the crude repainting on a fragile skim of plaster on St Gabriel's left side.

*Detail of St Gabriel from the Annunciation at Fiddleford Manor*

The vermilion and the red lead were extremely fragile and required consolidation. Choice of consolidant was limited to the organic range, since the original technique of the painting almost certainly employed organic media, and the vermilion and lead-based pigments would not be chemically compatible with an inorganic consolidant. Choice was further limited by the sensitivity of the painting to water. The options were thus narrowed to a choice of synthetic consolidant. Of these, Paraloid B72 is generally considered to meet conservation requirements and an extremely dilute solution at 1% in Industrial Methylated Spirits (IMS) was sprayed onto the powdering areas of pigment, after pre-wetting with a spray of IMS to facilitate absorption. There were no detectable optical effects noted after application of this consolidant, and the plaster surface has remained porous and absorbent. Following consolidation, loose areas of plaster skim were injected with dilute lime milk to secure them.

In the second phase, the upper and lower border areas were uncovered, revealing the full extent of the painting. The unsuitable cement repair running vertically above the doorway was removed, and the surface losses and vulnerable edges of the plaster repaired. For this purpose, a fine lime mortar (4.5:1 silver sand:lime) was used. The paint surface remains fragile, but, given its relatively protected position, it would seem better to keep the use of consolidant to a minimum, and have the option of repeating treatment in future years if necessary.

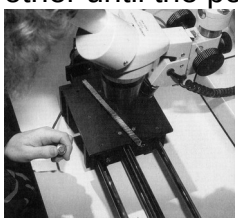
The Fiddleford Annunciation is an important addition to the impressive range of wall paintings already in the care of English Heritage. A significant proportion of these wall paintings have only been discovered or conserved in recent years, for example Belsay, Northumberland, Longthorpe Tower, and Berry Pomeroy, Devon. As the main holder of secular medieval wall paintings in England, English Heritage is in a key position to add to the historical knowledge of these paintings through analytical research, which in turn may well have implications for conservation. The discovery of the painting at Fiddleford will help to further this research.

CAROLINE BABINGTON

## DENDROCHRONOLOGY

The ability to determine the age of a tree by counting the number of growth rings has been known about since Classical times, as has the relationship between the width of the annual rings and environmental factors such as rainfall. However, whilst Leonardo da Vinci recognised the annual nature of tree-rings and Charles Babbage hinted at the similarity between ring patterns from trees growing at the same time, the real father of the science of dendrochronology was A E Douglass, an astronomer working in Arizona at the beginning of the twentieth century. He used rings from long-lived trees as proxy climate records for the prehistoric period. His major breakthrough came with the recognition that there was a similarity between the ring patterns at the older end of his samples from living trees and those at the younger end of his archaeological samples. This established the principle of

crossdating between timbers and so produced a range of precise dates for many previously undated prehistoric settlements.
Since Douglass's discovery, the science of dendrochronology has expanded and is now used in many countries. New techniques and equipment have been introduced, with the computer playing an increasing role, but the basic principles have not changed. Dating still depends on the ability of the dendrochronologist to recognise the similarity between matching ring patterns.
Until the eighteenth century, oak was the chief building timber in the British Isles. It is commonly found in waterlogged archaeological sites of all periods, as well as in standing buildings. Dendrochronology in Britain has therefore evolved around oak. However, because the British climate is much more temperate than that in the south-west states of America, it is not as easy to cross-match ring patterns just by examining the wood samples. The ring widths must be measured and plotted as graphs or 'tree-ring curves', which can then be compared by superimposing them and sliding one over and past the other until the position of best fit is found.



*Measuring a tree-ring sample in the Sheffield laboratory (Leeds City Council)*

## EUROPE'S LONG TREE-RING CHRONOLOGIES

Scientists in north-west Europe have been working for several decades, painstakingly piecing together matching oak tree-ring patterns from living trees, buildings, archaeological sites, peat bogs, and river gravels. The Tree-Ring Laboratory in Belfast has now produced a Northern Irish tree-ring chronology extending continuously from the present day back to 5289 BC, and the Laboratories of Cologne, Göttingen, and Stuttgart have a German chronology which goes back in time to 7938 BC. These chronologies and their constituent wood samples have made a crucial contribution to the production of radiocarbon calibration curves *(Conserv Bull*, **15**, 11–12), and they have also provided precise dates for timbers from archaeological sites of all periods, standing buildings, and art-historical objects.

## THE SHEFFIELD DENDROCHRONOLOGY LABORATORY

The Sheffield Dendrochronology Laboratory was established in 1975 within the Department of Archaeology and Prehistory at the University of Sheffield and is funded through the Ancient Monuments Laboratory of English Heritage. Its founding coincided with the rescue archaeology boom of the 1970s which produced hundreds of waterlogged wood samples from many large urban centres, such as London, York, and Bristol. Individual site chronologies were initially linked together and crossdated against the Irish and German chronologies. The English sequence was then extended, as more archaeological timbers became available and as the scope of dendrochronology expanded to include samples from standing buildings. The sequence now spans the period AD 404 to the present day, and there is also a Roman chronology for the period 252 BC–AD 315; both are well represented with over 100 independent site chronologies covering some periods. As a result, there is a good chance of dating any site or building, where a matching site chronology can be produced.
Precise dates have been produced for groups of timbers from many sites and buildings. Samples from Coppergate in York, for example, produced dates for many of the ninth- to tenth-century sunken buildings, one of which is displayed in the Jorvik Viking Centre. The

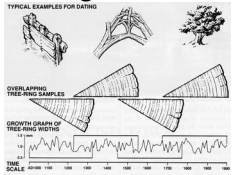
dating of many Roman and medieval revetments from the City of London has led to a better understanding of the chronology of the Thames waterfront. At Carlisle, the presence of bark edge on many of the Roman timbers meant that dendrochronology could provide an extremely tight dating framework, indicating that Carlisle was founded in AD 72 under Cerialis, rather than in AD 79 under Agricola, as suggested by Tacitus.

Whilst the chief aim of the Sheffield Laboratory is to provide a high-quality dating service on behalf of English Heritage, research is also important, particularly as the scope of dendrochronology is being continually expanded. The Laboratory has connections with many tree-ring laboratories throughout the world, and this has helped with many of our projects.

The English prehistoric chronology currently spans the period 323 BC back to beyond 5000 BC, but it includes only a few regional sequences. Work on the extension and consolidation of this chronology in conjunction with colleagues from Belfast has led to the dating of the oldest wooden trackway in Europe, the Neolithic Sweet Track, a sophisticated plank walkway in the Somerset Levels. The majority of the planks were radially split oak timbers whose ring sequences were crossmatched together to produce a 400-year chronology. Other wood types were also found along the trackway and samples from these were used to extend the scope of British dendrochronology by including other species, such as ash, for dating purposes. The oak chronology remained undated for many years, but has now been linked to reliably dated sequences from Humberside and Lancashire. This crossdating gave a precise date of 3807/3806 BC for the felling of the trackway timbers.

## PRECISION

Such precision was possible for the Sweet Track because some of the dated oak timbers were complete roundwood stems where the last measured ring was the ring beneath the bark surface. When this ring is complete, as with the Sweet Track timbers, it indicates that the tree was felled in winter or early spring; if it is incomplete, felling took place in late spring or summer. Where bark edge has not survived, it is often possible to estimate with some precision when the tree was felled because oak has an outer hand of sapwood rings which is easily recognisable. In buildings, for example, it can be detected because it is generally lighter in colour and often exhibits evidence of insect attack (oak heartwood is generally resistant to insects). The number of rings in the sapwood band is relatively constant at 10–55 rings for British trees over 30 years old. If the last ring of a sample dates to 1066, for example, and the sample contains 20 rings of sapwood, the estimated felling date range would be 1066–1101 (95% confidence limits). However, if the outer ring was 1066 and there was no sapwood, the felling date would be expressed as *a terminus post quem.* In this example, felling would be some time after 1076, since a minimum number of 10 sapwood rings is likely to be missing. The number of missing heartwood rings is unquantifiable. If the timber was cut from the inner part of a 400-year-old oak tree, felling would actually be considerably later than the *terminus post quem.* Sapwood is therefore very important to the production of precise tree-ring dates, but unfortunately it can easily be lost in buildings through the work of overzealous restorers or on archaeological sites through the overenthusiastic cleaning of timbers.




*The crossmatching of the older end of one sample with the younger end of another is the means of constructing tree-ring reference chronologies which are used to date wood samples of unknown age (drawn by Nigel Swift)*

## PRACTICALITIES

The possibility of dating and the precision of the felling dates depend on a good number of samples – between six and ten from each phase of a building or structure. An initial survey by the dendrochronologist to identify the most suitable timbers is important. Once in the laboratory, some samples may be rejected, but the ring widths of those remaining are measured and their ring patterns crossmatched to produce a 'site master chronology'. This is tested against dated reference chronologies, using a computer program to calculate statistics on the match between the two sets of ring width data. The statistical match is visually checked for acceptability by the dendrochronologist.

If the chronology of a building is complex, more cores will be taken. Siddington Tithe Barn near Cirencester in Gloucestershire, for example, is a five-bay barn with porches to the north and south. Its trusses were a mixture of cruck and aisled trusses, suggesting that the structure of the barn, thought to be thirteenth century in date, had been altered at a later date. Over 40 timbers were sampled; the results show that the barn was constructed in or shortly after 1245–7, but that some alterations were made to the north and south porches in the fifteenth century.

## OTHER TREE-RING INFORMATION

Although the chronology of a site or building is of prime importance, a study of the timbers will often indicate the age and size of the trees used and how they were converted into planks, beams, or posts. In some cases, it is possible to determine the source of the timbers. The most obvious example of this is where timbers have been imported from the Baltic through ports, such as Grimsby or Hull. Cooperation with colleagues from other parts of Europe has allowed us to date these 'Baltic' chronologies which in turn will be useful in dating other imported timbers, as used for panel paintings, panelling, or furniture. Similar cooperation using data from Sheffield and other British laboratories has allowed Danish colleagues to identify one of the Viking warships found at Roskilde as Irish in origin.

Dendrochronology is a powerful dating tool. Not only can it provide precise dates, but it is independent of other archaeological evidence such as pottery or documents. The Sheffield Dendrochronology Laboratory has become an internationally recognised laboratory providing dates of high quality, whilst researching into aspects of the subject which will extend its scope. Data will be used to explore the provenance of timber and hence provide information about the international timber trade, particularly in the Middle Ages. Future work will also concentrate on consolidating the English prehistoric chronology, exploring the use of species other than oak for dating, and using tree-ring dates to illuminate better the architectural history of buildings.

JENNIFER HILLAM and CATHY GROVES

*University of Sheffield*

# THE ROYAL PARKS REVIEW

*The fountains and reservoirs, Kensington Gardens, from The Builder, 1861*

Last July, the Secretary of State declared his intention of contracting out to the private sector the grounds maintenance and related work in eight of the Royal Parks. At the same time, he announced the setting up of an independent review group, chaired by Dame Jennifer Jenkins, to take a fresh look at the role and use of the Parks and to consider what they should provide in the future. Particular emphasis was placed on the possible scope for introducing new ideas and activities. The review, concentrating initially on Hyde Park and Kensington Gardens, is to be in two stages. A paper produced by the group, after taking views from park users and other interested bodies, will be discussed at a special conference under ministerial chairmanship in March 1992. The group will then make its recommendations which are expected, after the public have had an opportunity to comment, to form the basis of a published statement of policy objectives and an implementation plan.

English Heritage was among those invited to submit evidence to the review group. We have a longstanding interest in the Royal Parks. We make available our special expertise in historic garden and landscape matters to those responsible for their management, as well as advising on works which would, but for crown exemption, require scheduled monument, listed building, or conservation area consent. We are also able to offer advice based on our experience of looking after and presenting the historic parks and gardens in our own care. These include Kenwood, Chiswick, and Marble Hill in London, as well as Osborne on the Isle of Wight and Audley End in Essex, and raise issues analogous to those of the Royal Parks.

Our evidence to the review group placed particular emphasis on the importance of the Royal Parks as historic landscapes, shaped over the centuries by some of Britain's most famous landscape designers. Both Hyde Park and Kensington Gardens are listed Grade I in the English Heritage Register and contain many listed buildings and other artefacts, some of major architectural significance, as well as being designated as conservation areas. An understanding of their historical development and the contribution made by successive generations in creating their present character and appearance provide the essential framework for decisions about their future management and use. The separate identities of the Parks need to be recognised and strengthened. Thus Kensington Gardens, which originated as the formal garden of Kensington Palace in the late seventeenth and early eighteenth centuries, contrasts with the more open landscape of Hyde Park which was never the subject of an overall design. No attempt should in our view, however, be made to arrest their evolution or to recreate their appearance at a particular period, since much of their interest lies in the richness of their superimposed historical layers.

The main issue for English Heritage is that of successfully reconciling the needs of modern park users with the proper care and conservation of the historic fabric of the Parks. Activities such as riding, boating, and kite-flying have long been associated with Hyde Park and Kensington Gardens and are an essential part of their character, while Hyde Park has been the venue for large-scale public events since the sixteenth century. Our experience suggests that there may be scope for new sorts of use, provided that these respect the historic character of the Parks and do not prejudice desirable restoration opportunities. As national rather than local amenities, the Royal Parks may not be the most appropriate location for standard sporting facilities, and English Heritage would not support the provision of large new structures or the enclosure of areas of parkland to provide exclusive facilities.

Catering in the Royal Parks has a long pedigree, with some of the structures provided for it in the past now having historic interest in their own right. New facilities should not only set high architectural standards, but take fully into account the impact on the landscape of their servicing. The long-term interests of the park need to be kept firmly in view where commercial ventures are being considered. The generation of income to help with

maintenance costs has always to be balanced against potential damage, particularly resulting from commercial failure or poor management, to the quality of the park experience. We have found that the financial returns from events and other developments are often not very substantial, when all the costs, including physical wear and tear to the fabric of the park and the infrastructure needed, have been taken into account. It is important that the interests of normal park users are not subordinated to commercial considerations and that sponsorship is not allowed to exact a price disproportionate to the benefits obtained.

Of particular concern to English Heritage is the provision of adequate funds for the maintenance of the historic buildings and artefacts which are an integral part of the fabric of the Parks. We have encouraged the continued use of park buildings, especially lodges, for their original or a related purpose, as likely to be the most sympathetic in conservation terms, as well as economically sensible. Apart from disadvantages in security and management terms, their alienation would inevitably lead to a loss of control over the appearance of the buildings and their immediate surroundings, to the detriment of the historic character of the Parks. A coordinated strategy for the design and quality control of litter bins, signage, railings, and similar artefacts should, we believe, include a firm policy on the introduction of new features, such as statues and memorials.

Only effective management will protect the Parks from erosion, while permitting their imaginative use in future. English Heritage sees the production of a master plan for each park, drawing on the survey and strategy documents produced for the Department of the Environment by consultants over the last ten years, as the essential management tool. From the present review, we would hope to see emerge a clear overall vision of how the Parks are to develop over the next quarter or half century, which can be reviewed regularly arid against which day-to-day decisions can be taken that enhance, rather than erode, the appearance of the landscape.

We regard the quality of site supervision as critical in securing adherence to such a strategy, particularly if work is contracted out. We have also urged that the Royal Parks management team is strengthened by the addition of specialist expertise in the conservation of historic landscapes.

Based principally on our experience at Kenwood and Chiswick House, the final part of our evidence emphasised the importance of public consultation where changes to high-profile public parks are proposed. A carefully prepared strategy is vital to explain the reasons behind the intended alterations and to defuse any anxieties. The costs involved can be considerable. The provision of regular information, through exhibitions, for example, and through the Press, helps to improve public understanding, enjoyment, and commitment. We also see scope for enhancing the educational role of the Royal Parks generally, with more interpretative material on their history and features of interest for both adults and school children.

JULIET WEST

## THE FUTURE OF THE ENGLISH TOWN

During the last two years the Georgian Group has produced a series of 18 brief, but amply illustrated reports on small- to medium-sized towns across the country with the intention of concentrating the minds of public, planning officers, and media on what is happening in these places and how they are changing. A modest exhibition, currently at the ICA but intended to travel the country, draws on these reports to highlight familiar problems like the erosion of detail, the depressing effect of long-term gap-sites, poor-quality infill, bad shop-front design, and the impact of traffic and tourism. The proposed panacea is a checklist of desirables, most of them familiar: every district should have a conservation officer, Article

IV directions should be more freely used in conservation areas, good modern design should be encouraged as should regional character, and so on.
To accompany the opening of the exhibition, the Georgians staged a conference on the future of English towns at the Art Worker's Guild under the chairmanship of Colin Amery – architectural critic of the *Financial Times* and éminence grise of many of the big players in the architectural world. The morning was devoted to 'The Last Ten Years', and more specifically to a review of the impact made on the appearance of towns by demolition and development. Stephen Parissien introduced the series of town reports which formed the jumping-off point for the conference, with the hope that they would be of direct use of local authorities in formulating policies for the future. He expressed a general opposition to 'bland and boring' new buildings and deplored the sameness of the shopping centres which now constitute the core of many medium-sized towns; conversions of existing buildings and thoughtfully-designed new buildings offered the best prospects.
John Fidler dealt with the erosion of detail in generalised fashion. He produced the statistic that houses change hands on average every seven years and each time £21,000 at current values is spent on improvement. Windows, as the most conspicuous feature of many houses, receive most attention and their fate provided a convenient lead-in to an assessment of the 'Framing Opinions' campaign. A crucial element in the perpetuation of good detail is the availability of craftsmen, and the campaign had highlighted the need for proper registers of such people to be compiled and updated – an old chestnut this one. As a more direct approach to the problem of loss of details, there was the opportunity of amending the General Development Order to take account of such features. Peter Richards from Essex surveyed developments in the centre of three of his towns – Rochford, Witham, and Chelmsford. The last of these was to all intents destroyed by a shopping centre in the 1960s and has a superb specimen of a brutalist multi-storey car park. In the two smaller towns, much refurbishment has been done with the help of grant-aid from the county and from English Heritage, and the existence of a vigilant county conservation team has obviously done much to preserve the texture of the town centres, but the preservation of buildings can come to seem pointless if they then fall empty and remain so. Peter Richards had hard words for the out-of-town shopping centres which he saw as threatening the viability of the High Street.

*In Chesham's town-centre conservation area (S Parissien, Georgian Group)*

*Neo-Georgian development in Farnham (S Parissien, Georgian Group)*

The afternoon saw a change of gear; under the general title of 'Modern Contextual Design', Ken Powell of the *Daily Telegraph* and Richard McCormac, currently President of the RIBA, held forth about modern English architecture. Starting with Lutyens' arrogant rejection of the desirability of working in keeping with local character when designing Heathcote at Ilkley in Yorkshire, Ken Powell ranged through the recent architectural fashions – post-Modern, classical revival – picking out the better examples, including some Fielden and Mawson houses in Norwich, The Richmond Riverside, and the first (John Simpson) scheme for Paternoster Square. His conclusion was in favour of a balance between the radical and conservative approach to development, but his final slides were of

the designs for the new Inland Revenue buildings at Nottingham which are either one thing or the other.

Richard McCormac delivered the most thoughtful paper of the day. Although he articulated the feeling that architecture in Britain was made almost impossible because of the conservation lobby, he went on to put forward ‘congruity’ as the key concept in the development of towns. He stressed that designing in a congruent way was not possible without a great deal of hard work and without a thorough examination of traditional building habits. He drew disadvantageous comparisons between urban design in England and in mainland Europe, although the few examples shown did not convince; virtually all the buildings were well above the usual standard for new buildings in historic areas or elsewhere.

In the question time which followed, the point was forcefully made that the vast majority of all the good new buildings shown were in affluent parts of London or in the college cities; there was hardly anything from Middle England, where most towns comprised an historic core encircled by an inner relief road lined with petrol stations and short-life commercial buildings. Richard McCormac began to suggest that perhaps we should face up to things as they are and revise our expectations and policies accordingly, but the tea interval interrupted this radical line of thought. In summing up, Peter Robshaw from the Civic Trust called for more efficient legislation to prevent unwanted development.

All in all, it was a day in which many worthy ideas were put forward, but the crucial question implicit in the title of the conference was virtually ignored. Detail, conservation, consumer awareness, and brave new architect-designed buildings all have a place in the future of the English Town, but the crucial issue is our own social habits and how we gratify them.

NEIL BURTON

## ST JOHN THE BAPTIST, ONEHOUSE, SUFFOLK

There has been some recent controversy, voiced among others by the Society for the Protection of Ancient Buildings, about the treatment of the church tower at Onehouse. This article explains why, following an attempt to save the tower by the use of a resin treatment, it has become necessary to accept the demolition of the upper parts. In the view of English Heritage and the parish’s professional advisers, the tower was simply too dangerous to repair by traditional methods.

Onehouse is a community near Stowmarket in Suffolk with a lot more houses than its name suggests. The small parish church of St John the Baptist stands isolated in fields and, typically for East Anglia, is built of flint rubble walls with stone features. The unaisled nave and round tower are medieval, while the chancel is a rebuilding of c 1887 which incorporates many medieval stones, presumably from the former chancel.

There are 41 round towers standing in Suffolk. About 175 are known to have been built in East Anglia and, although the idea of a round tower is probably of pre-Conquest origin, many of the round towers now surviving are thought to be of at least twelfth-century origin, including the Onehouse example.

Soon after the tower was totally repointed with grant-aid in 1980, some alarming cracks appeared; a shoring scaffold was erected in 1983, and it still provides the tower with much support. Three separate structural engineers, experts in historic buildings, agreed that the tower was failing in compression on the south-west face and that underpinning was urgently required. This compression in turn created horizontal tension in the walls, showing itself in the very numerous cracks which were particularly evident in the middle section of the tower. It is also possible that the repointing exercise had disturbed a precarious equilibrium established over years of gradual movement. The tower was in effect acting like a Chinese lantern.

*St John the Baptist, Onehouse, Suffolk, 1978*

*The shoring scaffold and the tower under repair*

In such circumstances, underpinning was considered an extremely risky operation. Much thought was given to designing a physical restraint sufficiently rigid in the event of partial collapse to prevent injury to workmen. However, the extent of the cracking all round the tower was such that any support able to cope with even small movements would have had to be so extensive (and expensive) that working areas would have become very restricted and a works programme difficult to organise without an unacceptable degree of risk to the workmen involved.

The stability of flint rubble walls depends to a great extent on the mortar which holds the irregular flints in place and prevents water entering and washing out the core of the wall. Such walls are usually repaired by deep pointing with partial rebuilding of the face and by some grouting of the core; indeed, this was exactly how Onehouse tower was repaired in 1980. Although a cementitious grout will successfully fill voids, it has no tensile value and could not have been successfully used again to fill the very numerous fine cracks. Such traditional grouting involves washing out and the use of water would also have been highly dangerous. Even if a way could be found to carry out these ‘traditional’ methods safely, the extent of refacing required would have led to a virtual rebuilding of much of the tower. In English Heritage’s view, such work was unacceptable because it seemed to defeat the object of the exercise, the preservation *in situ* of as much of the medieval tower as possible.

In 1986, it was decided to try resin grouting, which has the ability to flow into very minute cracks, therefore increasing the tensile properties of the wall as well as filling the voids. Artificial resins have been used by object conservators for some years but, on the grounds of expense and suitability, they are rarely used on any scale in historic buildings. Although the English Heritage architect and engineer were pessimistic about success, the parish architect and engineer continued to experiment and eventually found a successful mix. The bottom third of the tower was fully consolidated with resin by summer 1989, with very little loss of fabric but at a much higher cost than had been predicted. English Heritage had already paid £50,000 towards the works, and a very substantial grant of £175,000, 85% of total cost, was ultimately offered, but the parish could not afford to resume work. Continuous monitoring demonstrated increasing instability, especially of the middle section, and early in 1991 the parish were advised that, although further resin treatment was considered technically possible, the rapid deterioration of the tower made such work almost impracticable, potentially dangerous for workmen, and impossible to cost. English Heritage could not justify any further increase in grant to this one building, and no guarantee could be given that costs would not rise again. The PCC of this small parish felt that it was not able to continue without further grant, as it had already done all it could to raise funds.

With great reluctance, therefore, it was agreed that the parish would seek a faculty to dismantle the tower to a safe level, retaining as much original fabric as possible and

archaeologically recording as much information as could safely be retrieved. Most exceptionally, English Heritage has agreed to grant-aid these works and also the stabilisation of what remains after dismantling. We will not finance the building of a replica tower and can only consider how the west end of the church can be made good, once the dismantling has taken place.

We believe that this is the first church tower (or, for that matter, large part of a church) that we have not been able to repair successfully since the grant scheme for churches was introduced in 1977. Valuable lessons have been learnt about using resin grout in mass rubble flint walls. The most obvious lesson to be learned, however, is that, without regular attention, historic buildings deteriorate beyond a point at which they can be repaired at reasonable cost.

RICHARD HALSEY

## REGENERATION IN CALNE

Calne is a small town in Wiltshire where a town redevelopment trust was established six years ago to try to reverse its general economic decline. The success of the project in beginning a revival and in implementing improvements, which include the refurbishment of some key historic buildings, could be a model of how urban regeneration can grow out of the aspirations of the community and the recognition of a town's essential character.

The sausage and bacon curing factories of C & T Harris Ltd had occupied buildings spread over six acres of the town centre and for 200 years had provided the town with its main economic base. The closure of the business in 1983 was devastating to local confidence, but acquisition by the local District Council and the subsequent demolition contractors' work, which continued for 18 months, set the final seal on any hopes that it might in some way be resuscitated.

For some years, local confidence in the future of the town had been declining. In 1968, improvements to the A4 destroyed the Town Gardens and buildings at the lower end of the High Street. In 1974, local government reorganisation removed decision-making to the newly formed North Wiltshire District Council. Based only six miles away, its area was huge compared to that of the old Borough, and the Council itself was made up of elected representatives, many of whom, it was claimed, would give little thought to finding appropriate solutions for the problems of Calne. Many local people felt that this view was well founded when, in October 1985, the District Council's commercial consultants revealed their proposals for the redevelopment of the sites. At a packed public meeting, the general opposition to the idea of a huge new supermarket surrounded by car-parking was made absolutely clear. The District Council was called upon to set up a community-based regeneration project. This would provide opportunities for public participation and enable plans to be developed to provide what the town had always lacked – a real heart.

*Before and after regeneration in Calne*

## THE WIRKSWORTH REGENERATION MODEL

At that time, only Wirksworth in Derbyshire could serve as a model. There, a project sponsored by the Monument Trust and administered by the Civic Trust had, over a three-year period, successfully reversed the decline of the small town. It had restored confidence amongst townspeople, setting in motion the repair and restoration of many of the town's old buildings and involving local groups. The town council took over the project which continued successfully for a further nine years.

## CALNE DEVELOPMENT PROJECT

At Calne, there was no charitable trust to sponsor a regeneration project, but the three local authorities – County, District, and Town Councils – adopted the idea. They were encouraged by English Heritage which, from the start, had maintained an active interest on account of the quality of the town's two designated conservation areas. The Councils undertook to contribute 50% of the budgeted £40,000 annual running costs for three years and English Heritage allocated 25%. The balance of the funds was to be raised by the project itself from local businesses, individuals, and national charitable trusts.
The project would be run by an independent town development trust with charitable status. The Calne Development Project Trust would be governed by an executive committee composed of representatives of the four sponsoring authorities as well as of the town's business and voluntary organisations, including the active amenity society, and the schools.

## AIMS

The committee's first task in 1986 was to determine the main aims of the Project. These were agreed as being to help the social, environmental, and economic regeneration of the town; in particular:
to help make everyone of all ages more aware that Calne is a special place and worth taking care of
to persuade owners of buildings in the town to make full use of their buildings and keep them in a better state of repair
to create job opportunities, so that more people can both live and work in Calne
to provide a forum for the exchange of ideas and opinions between townspeople and elected representatives on proposals for change and opportunities to improve the town; this applied particularly to the redevelopment sites in the middle of the town.

## INCREASING CONFIDENCE AND ENVIRONNIENTAL IMPROVEMENTS

The first aim concerned the restoration of confidence and appreciation of the potential of the town. It involved taking the Project's message to all identifiable groups and encouraging individuals to support the voluntary group with which they best identified. Many forms of publicity were used: a newsletter was produced regularly, press releases distributed, and a monthly column featured in the local newspaper. There were also exhibitions and displays. A new and continuing emphasis was given to environmental studies in the local schools, and a number of initiatives for environmental improvements around the town were started. For example, the Project commissioned a number of studies, including one of the industrial estate and another concerning the traffic problems. An illustrated schedule showing the scope for improving the appearance of highway furniture and traffic signs was prepared and these are now being implemented by the County Council.

## MAINTENANCE AND REUSE OF NEGLECTED BUILDINGS

After prompting by the Project, the District Council designated one enlarged conservation area covering the whole of the town centre including the redevelopment sites. Then, the Project, supported by English Heritage, encouraged the three local authorities to establish a town scheme. Funds allocated for repair grants were matched by English Heritage in the usual way.

Within the conservation area, the District Council had acquired from C & T Harris a number of empty properties in Church Street. Although some of these buildings were listed, the Council lacked a policy for bringing them back into use. The Project commissioned a study to indicate how they could be refurbished as living accommodation, while retaining a ground-floor retailing use. English Heritage agreed to give a substantial grant under its section 77 powers and, with the help of the architects' report, the Wiltshire Historic Buildings Trust was persuaded to acquire the properties and to restore and refurbish them for sale on long leases. This has resulted in the gain of six flats and ten shops.

The repair work to stone and rendered buildings generated by the town scheme emphasised the need for advice about how best to repair and repoint the local stone and make good rendered surfaces. In conjunction with the local authorities, the Project helped to organise two practical seminars at which English Heritage personnel demonstrated the correct techniques to local builders, architects, specifiers, conservation officers, and others.

With an influx of new shops expected, the Project has been anxious to help improve the appearance of shopfronts and the District Council has introduced a scheme of grant-aid to help retailers and owners to meet the cost of repair and improvement.

## JOB CREATION

Least progress has been made in realising the aim of job creation because of the national economic climate which has worsened as the Project's life has extended from three years to six. Some new shops have opened, notably in Church Street, but the recession has badly hit retailers on whom the redevelopment of the town centre will depend. On the other hand, the amount of building repair work in the town has increased very considerably, with scaffolding appearing throughout the town, and this must represent investment in the building industry and, if not job creation, at least job retention.

## FORUM FOR DISCUSSION

The need to create a forum for local discussion has been at the very heart of the Project's work over almost six years. The first year was spent in talking to local people, groups, and schools about the potential of the town and the opportunities offered by redevelopment of the centre.

One issue on which the Project focused public debate was the County Council's proposals to safeguard a route for an inner 'relief road' across the centre of the most important of the redevelopment sites. It was felt that this would deter potential developers and would bring through traffic to the heart of the area, preventing the creation of a traffic-free town centre which most people favoured.

*English Heritage seminar on the maintenance of stone and render: practical demonstration*

Once this proposal had been withdrawn, the Project worked with the District Council to formulate a development brief, advertise the sites, interview, and finally select four developers from whom to ask for bids.

To smooth consideration of redevelopment matters through both Council and the Project, an unofficial eight member Calne Liaison Group was set up consisting of senior members of both groups. It was through this body that the Council's working party and other committees, as well as the Project, were kept in close touch. The Project's committee meetings were open to the public and a town meeting was held, as well as an exhibition of all proposals, to give the public full opportunity to debate them. At the end of 1989, the District Council, taking note of the consensus from Calne, decided in favour of proposals put forward by ARC. Catching the imagination of the majority, these rejected the option of restoring the street frontages; instead, they proposed a new market place alongside the A4 with buildings set well back from the road. This retained the sense of space which Calne has, almost without realising it, enjoyed since the demolition of the factory buildings.

It is Calne's misfortune that since then the economic recession has deepened. It is now virtually impossible to design any scheme of an appropriate standard which can be described as 'viable in the current economic climate'. The developers have been taken over by a conglomerate with no interest in development, but they have stayed with the scheme and obtained detailed planning permission.

After almost six years of work, it is realistic to claim a considerable degree of achievement and success in pursuit of the aims which the Project Trust set itself. The ultimate aim of redevelopment has only failed through circumstances beyond the control of Calne. Much remains to be followed up, but the degree of trust and cooperation which now exists between the District Council, townspeople, and the Project Trust must be maintained. Calne has now become a model for many similar community projects, notably five in Northern Ireland. English Heritage funding towards the running costs of the Project for the first four years was critical and the continuing support through grants and staff time has assisted a number of schemes. Finally, English Heritage will help to ensure that the Project's work will be written up as a record to inspire others.

GORDON MICHELL

*Michell and Partners*

## NEW DIRECTOR FOR CONSERVATION GROUP

Jane Sharman has been appointed Director of the Conservation Group of English Heritage from 1 February 1992. She has held the post on an acting basis since 1989 and was selected for permanent appointment after an open competition which attracted 350 applicants. Mrs Sharman has responsibility for some 320 staff and an annual budget of approximately £40m, with which the Group provides advice and expertise on heritage issues to Government and others, as well as a wide range of grants for rescue archaeology, town schemes, and the repair of historic buildings and ancient monuments. She is a former secretary of the Historic Buildings Council and was head of English Heritage's Ancient Monuments Division from 1985 to 1989.

## RICS AWARDS

The Royal Institution of Chartered Surveyors made its first annual awards in 1991 for projects in six categories which include techniques in building conservation, building conservation itself, and urban renewal. The East Banqueting House at Chipping Campden has been restored by the Landmark Trust with English Heritage grant-aid, as part of a house built in 1613 which was largely destroyed in 1645; this was the winner of the building conservation award. The Hampshire Building Preservation Trust has completed

the restoration of Bursledon Windmill, Southampton; much of the work involved precision carpentry and this was the winner of the award for techniques in building conservation. The Grade I listed buildings of Albert Dock, Liverpool, have been refurbished, creating shops and residential and business accommodation, as well as the Tate Gallery (Liverpool); this scheme won the award for urban renewal in checking the process of urban decay.

## PUB DESIGN AWARDS

The Campaign for Real Ale (CAMRA) has made its 1991 awards for pub design, but the level of entries was, in their opinion, rather poor. Fake historical styles have come to predominate in both refurbished and new pubs, and the judges only felt able to commend the Old Crown Inn in Gloucester, where the judges found the overall design to be unusually sensitive and appropriate in the creation of a pub from a former corner shop. None of the submitted entries for the category of best conserved pub satisfied the judges, leading to the conclusion that conservation had been abandoned with the onset of the recession, although money still seemed to be available for the 'pseudo-historical restorations'. A special conservation award was made, however, for the Mill of the Black Monks, Monks Bretton, near Barnsley: a Grade II listed building, the former monastic water mill has been converted to pub use with little disturbance of the fabric that has survived.

## BINCHESTER HALL

In October 1991, a significant fine was imposed for damage to archaeological remains at Binchester Hall. The owner, in the course of renovating the Hall, had carried out works in 1989 without scheduled monument consent. These caused serious damage to an important Roman site and altered the shape of the monument due to tipping of overburden. The owner had been made aware of the scheduled nature of the site and of the implications of the works. Fines totalling £30,000 and prosecution costs of £10,000 were imposed. This is the third large fine in the last 18 months for significant damage to an archaeological site by unauthorised works (see *Conserv Bull*, **11**, 14 and **15**, 4).

## HERITAGE CONSERVATION

The Joint Centre for Heritage Conservation and Management, based on Bournemouth Polytechnic, the Weald and Downland Open Air Museum, and Weymouth College, is offering a series of courses during 1992. The short courses cover repair and conservation techniques for historic buildings, aspects of archaeology and its management, and heritage presentation. Further details are available from Mrs Lynne Nichols, Joint Centre for Heritage Conservation and Management, Department of Tourism and Heritage Conservation, Bournemouth Polytechnic, Talbot Campus, Fern Barrow, Poole BH12 5BB; telephone (0202) 595178.

## HORNINGSHAM CONGREGATIONAL CHAPEL

This chapel, situated on the Longleat Estate, is reputed to be England's oldest independent chapel. It was built in 1566 as a meeting house for Scottish stone masons who had been brought south to work on Longleat House. Three years of restoration work, under the guidance of architects, NVB Conservation, who specialise in work of this type, and grant-aided by English Heritage, have been completed with repairs to the roof structure and rethatching, renovation of the glazing, and redecoration of the interior. The chapel is now open to visitors.

## TIMBER ENGINEERING

ICOMOS is holding a conference on the subject of timber engineering at the University of Surrey on 8 April. The conference will describe the traditions of timber structures in Britain, ranging from the pure timber technology of the medieval period to later structures where timber techniques were reinforced by the use of cast and wrought iron elements, and will deal with approaches to the problems of old age, structural failure, and intrusive alteration. Speakers will describe and illustrate successfully completed repair projects where the frame has either been dismantled, repaired, and then reassembled or where it has been repaired *in situ.* Further details and applications forms from Gwenda Wakefield, Hockley and Dawson, Wix Hill House, West Horsley, Leatherhead, Surrey KT24 6ED; telephone (0483) 222181.

## POSTAL POUCH BOXES

Negotiations are now well advanced with the Royal Mail on a new range of freestanding pouch boxes for use nationally in conservation areas and other locations. They have now accepted that the practice of adding pouches to existing pillar boxes should be discontinued. It is anticipated that the new freestanding alternative designs will be introduced in 1992 after prior discussion with English Heritage and the Royal Fine Art Commission. Local planning authorities may wish to bear this in mind, when considering any current applications for pouches, until the new designs are available.

## CATALOGUE OF PUBLICATIONS

Those readers on our mailing list for the *Bulletin* will have received with this issue a copy of our *Catalogue of publications* for 1992. This lists all English Heritage archaeological and other conservation titles, as well as books on our properties produced by our Marketing Division, publications produced by our Education Branch, and a selection of general books produced in conjunction with other publishers. If you do not have a copy or wish for further copies, please write to Academic & Specialist Publications Branch, English Heritage, Keysign House, 429 Oxford Street, London WIR 2HD.

## INDUSTRIAL ARCHAEOLOGY

The Black Country Museum was the winner of the 1991 Association for Industrial Archaeology president's award. This is in recognition of the museum's role in presenting the industrial heritage of the Black Country in an interesting and informative way and providing a focus for the region's future.

The AIA also administers the Dorothea Award for Conservation: in 1991 this was presented to Coldharbour Mill, the Working Wool Museum at Uffculme, Devon, for work on restoration of the steam engine which drives the mill machinery. English Heritage is supplying grant-aid to assist in reroofing the buildings. Details and application forms for the 1992 award are available from John [B] Crompton, AIA, coo The Black Country Museum, Tipton Road, Dudley DY1 4SQ.

## COUNTRYSIDE PLANNING

With changes in attitudes and policies towards the environment and the countryside in particular, there has been an increase in interest in the conservation of rural landscapes, in diversifying agriculture, in controlling pollution, and in regulating intrusive developments. CAB International has just published a major review of planning policies for the countryside in Britain, based on work done in the 1980s and projecting it forward into the 1990s, entitled *Countryside planning policies for the 1990s,* by A W Gilg. This is intended as a reference work for professionals involved in rural planning, for organisations

concerned with environmental issues, and for students covering the range of associated disciplines. The book costs £40 (including postage) from CAB International, Wallingford, OX10 8DE; telephone (0491) 32111.

## CHURCHES

The Council for the Care of Churches has issued a new edition of *How to look after your church*. The booklet gives advice on the day-to-day care of the church and its fabric with associated problems and solutions, with the emphasis on simple checks and preventive measures. Some advice is given on obtaining grants for fabric repairs for historic buildings; English Heritage is one such source. The booklet costs £3.50 and is available from bookshops or direct from The Council for the Care of Churches, 83 London Wall, London EC2M 5NA (plus 35p for postage).

## GEORGIAN GROUP PUBLICATIONS

The Georgian Group is producing a series of town reports highlighting buildings and their condition in England's historic market towns. The reports are primarily photographic studies, but simply produced in copied form, and show recent development, the erosion of detail, loss of historic character, and outline future plans for medium-sized historic towns around the country. The towns which have been or are soon to be covered are Farnham, Newark, Chesham, Knutsford, Stratford-upon-Avon, Richmond, Chippenham, Newbury, Frome, Melbourne and Castle Donington, Cirencester, Kendal, Beverley, Berwick, Wisbech, and Truro. The reports are available for £1 each.

Continuing the series of advisory leaflets on aspects of the average Georgian home, the Georgian Group has issued *Roofs* and *Floors. Roofs* describes the varying categories of roofing materials and their development, location, and repair. *Floors* looks at the types of floors installed in the Georgian period and also deals with the history and maintenance of the carpet. *Roofs* costs £1.50 and *Floors* £2.50 from the Group (please include an A4 SAE).

Details of publications and earlier leaflets from The Georgian Group, 37 Spital Square, London El 6DY; telephone 071-377 1722.

## ST LEODEGARIUS' CHURCH ASHBY ST LEDGERS

Photographs of a window in the above-named church appear in the English Heritage publication entitled *The repair of historic buildings,* by Christopher Brereton.

The caption which accompanies the photographs implies that the replacement of the window was done in such a way as to be described as a 'mechanical and lifeless reproduction using non-matching stone'. This statement is incorrect and unjustified. The architect responsible for the work made every effort to replace the windows in the most sensitive way using the stone which was the best match available.

English Heritage and the author wish to apologise to the architect concerned, and regret any distress caused to him or his clients. The larger of the two photographs was taken by the architect concerned and English Heritage also apologises for its inclusion in the book and in the leaflet *Conservation titles Summer/Autumn 1991* without having sought his permission.

# REVIEWS

## POTWORKS

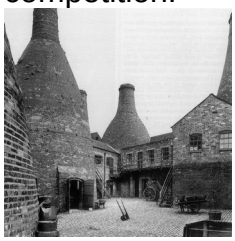
*Potworks: the industrial architecture of the Staffordshire Potteries,* by Diane Baker, published by the Royal Commission on the Historical Monuments of England, price £9.95.

Available from Publications Department, RCHME, Newlands House, 37–40 Berners Street, London W1P 4BP; postage and packing £1.15

Subtitled as a history of the industrial architecture of the Staffordshire Potteries, *Potworks* is in fact very much more. Starting with a brief description of pottery production in Staffordshire before 1700, a period when the major developments in ceramic technology were taking place in London and Bristol, the book provides a full and lucid account of the development of the industrial pottery in Staffordshire. It focuses particularly on the eighteenth century, when the development of communications by road and canal, together with the application by Josiah Wedgwood of the scientific analysis of manufacturing techniques and the division of labour and factory method of production – both pioneered on a small-scale by John Dwight at his Fulham Pottery in the 1670s – led to a massive increase in the industrial production in particular of good-quality tablewares and kitchenwares.

The early dominance of the Staffordshire potteries may have sown the seeds of their own subsequent problems. Although, as the book describes, production continued to expand and new works to be provided in the early and mid nineteenth century, their plan and layout tended to reflect the courtyard arrangement developed in the late eighteenth century. This, coupled with the pressure on land, brought about in part by the purchase of old rural estates as residencies by pottery manufacturers, together with the use until a late stage of child labour which reduced the need for mechanisation, meant that growth and development tended to take place piecemeal; it was rare for a site to be cleared and for new works to be laid out on a rational basis.

The mid nineteenth century did see a gradual improvement in working and living conditions, although some enlightened manufacturers had sought to provide these earlier. These improvements continued during the late nineteenth century when the dominating economic position of the Staffordshire potteries was overtaken by international competition.



*Courtyard of the Gladstone Pottery, Longton (now the Gladstone Pottery Museum), as illustrated in Potworks (RCHME)*

The book, which is based on the work of the Stoke-on-Trent Historic Buildings Survey carried out between 1982 and 1985 by the City Council, is copiously illustrated with excellent photographs and plans. The author is to be congratulated on avoiding photographs of the products; too often the history of ceramic production has been told in terms of its wares, rather than, as here, in terms of its buildings and processes. However, while most of the photographs are dated in captions or in the text, a few are difficult to work out; a date for each would have been helpful, as would more pictures of interiors. These are minor points, however, and it should be said that the quality of the photographic reproduction is excellent.

Finally, the book tells of the enormous destruction that has taken place and how little of this most important industry, third perhaps only to textile and iron production in its significance for the industrial revolution, still survives. ‘Taste and elegance in the buildings are therefore but little cherished at present’, said the *Monthly Magazine* in1823; and this may explain why the roll call is such a gloomy one: Etruria works, a site as important for the pottery industry as Coalbrookdale is for iron, largely demolished in the 1960s; the Foley Potteries, a classic early nineteenth century development, demolished in 1983; the Minton Hollins Tile Factory, built in 1868 on the then new block linear plan, partially

demolished, stripped, and at risk; Doctor Mott's house, Longport, demolished; Etruria Hall and Masons Ironstone Works, substantially altered. The list goes on and on.
To their credit, Stoke-on-Trent City Council and in particular the City Museum are now seeking to secure what remains: Jesse Shirley's bone and flint mill, a unique steam-powered survival, was opened to the public in April last year; the Gladstone Pottery Museum has recently been rescued and placed on a firm financial footing; and substantial EEC funding has recently been obtained for Longton. It is thanks to the City Museum, who initiated the buildings survey, and the RCHME, who have now published it, that we have this excellent and very reasonably priced record of what they were unable to secure.

OLIVER PEARCEY

## LANDSCAPE REVIEW

*The Landscape Review 1991*, published by Landscape Design Trust, 5a West Street, Reigate, Surrey RH2 9BL, price £15 (including postage and packing)
Described as 'a reference book for those interested in the design, management and study of the physical environment', the *Review* is intended as an 'authoritative reference for a broad spectrum of people'. Essentially, it is little more than a very expensive directory; its use as such, however, is limited by the muddled layout and the number of pages (33 out of a total of 144) devoted to advertisements. The *Review* covers a series of topic areas – 'Organisations in focus, Agenda for action, Directory of organisations, Design in view, Legislation, Practice directory, and Education'. Some of these topic areas have self-contained sections within the publication, while others, such as 'Organisations in focus', are scattered liberally throughout; 'WATCH' (the wildlife and environment club for young people), for example, is found between 'Diary 1991' and the back page.
'Agenda for action' contains a series of statements by prominent figures in the environment field. These include Lord Montagu ('Contextualism in the historic environment'), Max Hutchinson ('What environment?'), and Timothy Hornsby ('About people and places'). Although these articles are stimulating and provide good sources for debate, the *Review* is not the right vehicle. The section on legislation is helpful, but there are glaring omissions: although good on planning and environmental protection, health and safety and COSHH (the control of substances hazardous to health) are ignored.
With less glossy production, a clearer layout, and less emphasis on landscape design, the *Landscape Review* could become a more useful reference book, but at a maximum price of £10.

ANDY WIMBLE

## CHURCH GLASS

*The repair and maintenance of glass in churches,* by Jill Kerr, published by Church House Publishing for the Council for the Care of Churches, 1991, price £4.50; available from The Council for the Care of Churches, 83 London Wall, London EC2M 5NA; plus 35p p & p
For well over 20 years the Council for the Care of Churches, the Anglican advisory body on fabric and contents, has been publishing valuable, but perhaps not widely enough known, pamphlets on church care and maintenance. It is a splendid series, wide-ranging and of great value to clergy, churchwardens, architects, and conservators. This latest booklet by Jill Kerr continues the tradition. It replaces a 12-year-old four-page leaflet, which is now very inadequate, and reflects a total rethinking by the author, one of English Heritage's regional team leaders who brings to the work a distinguished background in the study, recording, and conservation of stained glass. It is also the fruit of a successful collaboration between English Heritage and the Council, in that the present publication is a revision of the author's 'The repair and maintenance of historic glass' published in volume

5 of English Heritage's *Practical building conservation* series. It now takes account of a wider, non-professional readership, but only compromises by omitting a number of technical details. These are, however, noted, and the specialist is referred to the other publication.

The contents cover a complete range: conservation principles and problems, repair and cleaning, lead cames, ferramenta, external protection, professional advice, and a particularly useful set of guidelines for those who have historic glass in their care. A section on commissioning new glass is not as out of place as it might appear for, as well as being of value in its own right, it is here used as a conservation tool; as Miss Kerr says, 'Ancient glass will never clean up bright and shiny as new. If that is what you have in mind, why not commission some contemporary glass?'

One of the admirable qualities of the booklet is the absolute honesty of the author. There is no attempt to cover up deficiencies in our present understanding of stained glass conservation and, somewhat disconcertingly, we are told time after time of the problems that those with the responsibility for looking after historic stained glass have to face: 'there is no current reversible method for fixing loose paint' (p 14) and 'in some extreme cases where all these signs of severe distress and deterioration are present, there is no known solution' (p 15). This approach is to be applauded and, to protect the poor innocent parson or churchwarden from being overwhelmed by their responsibilities, there is ample reference to the advisers to whom they may appeal. The deficiencies themselves need comment, however. Certainly, conservation of stained glass for uncontrolled, or only semi-controlled, environments suffers from a lack of national funding and, as a corollary, techniques and materials developed for other, often industrial, uses have been dragged into service in the conservation world. Sometimes this has been without full testing or the necessary means to tailor the new materials exactly to their new conservation uses.

What underlies the whole document are the three conservation principles: minimum intervention, full recording, and reversibility of technique. While the second and third principles are musts, although still not yet achieved in too many cases, there must be some qualification of the first, minimum intervention. The evolution of the principles of stained glass conservation over the last 30 years has shown a gradual drawing back from altering the present form of historic glass in any way. One has only to think of some well-known 'artistic' rearrangements of historic glass, or the 'archaeology gone mad' approach where ancient windows have been reconstructed according to documentary evidence from too few surviving fragments, to have every sympathy with the 'leave as found' principle. But the layout of so much surviving medieval glass is the result of the ignorant jumbling of fragments during the last couple of centuries. By observing the minimum intervention principle, we may be arbitrarily preserving what is perhaps the very worst period of the glass's history. An important fact about stained glass is that rearrangements themselves are reversible and, as long as the principle of full recording is adhered to, former layouts can be reinstated. There is some flexibility in the current philosophy and it is accepted that each case must be considered on its merits, but there is no doubt that to leave as found is currently an overriding presumption.

My reservations apply to the philosophy, not to the book, which is a first-class summing up of the state of play in the art and science of historic glass conservation in England. Its aim is to promote its continued care and in this it is completely successful. It should be compulsory reading for all those with historic glass in their care.

JOHN SMITH

# ‘OVER THE SHOP’

## NEW GRANT

On 9 October 1991, the Housing Minister, Sir George Young, announced a new £25m scheme designed to bring empty space over shops back into residential use as rented housing. Local authorities are being urged to work with shopowners and housing associations to identify suitable properties and to bid for DoE funding, provided via the Housing Corporation, towards the cost of renovation. For historic towns, and indeed all towns, this is good news. There is now ample evidence of widespread decay above town centre shops and this is closely linked to lack of use. These findings reflect those of the ‘Buildings at Risk’ survey which also reveals a close correlation between occupancy, or lack of it, and condition.

The goal of bringing life back into town centres already has wide support from local authorities, but this has not been reflected in the commercial sector. Very little progress has yet been made, owing to prevailing attitudes as much as to lack of money. Many shopowners clearly feel that letting space is not worth the trouble and might jeopardise the ultimate disposal of the shop through the complications of multiple use. That the space exists is not disputed, only whether it should be brought into use.

The new scheme goes a long way to meeting these difficulties. The idea is that the shopowner will lease space to a housing association. This can be done by means of a business or commercial lease for a fixed period, thereby guaranteeing full repossession at an agreed future date. The association will be responsible for implementing all the renovation work, using their experienced staff for this purpose. The association will then let the new housing on a shorthold lease and also be responsible for all future management. In this way, the shopowner will be spared a lot of trouble, and affordable rented housing will be provided in convenient locations.

7 *Ironmonger Street, Stamford*

The Government is looking for projects which offer good value for money with low renovation costs and reasonable length of lease available. In suitable cases, works additional to the main scheme can be undertaken at the same time, perhaps assisted by grants, such as those available under a town scheme. This will allow packaged grant schemes to be assembled, similar to those described in *Conserv Bull*, **7**, 15–16. In return for a financial input, the shopowner stands to gain a number of ways:

the building will be fully repaired and kept in good repair

there will be a useful rental income

at the end of the lease, the shopowner will be able to let the flats at full market rents or to sell the improved property for its increased value.

## STAMFORD

The approach is well illustrated by a scheme now in progress in Ironmonger Street, Stamford, Lincolnshire. The building, which is listed, is set in the heart of Stamford’s commercial and historic centre. Built in 1790, it comprises a shop with three upper floors which are reached through an independent entrance from the street. This upper space has been empty for over 40 years. A side passage leads to a secluded rear courtyard. Minster General housing association has taken a 20-year lease and will provide three small flats. Overall costs will amount to £80,000, 70% coming from the Housing Corporation. A small town scheme grant of £4000 leaves the private owner to pay £20,000. The net rent to the

owner will be £3500 pa and this will be periodically reviewed in the light of the prevailing Retail Price Index. The scheme should provide an excellent demonstration of how the new DoE approach will work, when renovation is completed in March.

Shopowners who are unwilling to tie up capital in 'Over the Shop' schemes are not precluded from releasing their space for much needed local housing. The housing association can arrange a loan and use part of the rental income, which would otherwise be paid to the owner, to service it. The owner will not have to provide initial capital, but will have to wait longer before receiving his rent income.

Repair obligations and provisions for insurance and rent reviews will be contained in the business lease with the housing association. Where the shop is already leased, it can take the form of an underlease echoing relevant conditions in the headlease. Guidance on these and other points will be available in a handbook now being prepared by Ann Petherick and Ross Fraser.*

The DoE has set up a steering group to promote the new grant for which £5m has been allocated for 1992–3 and up to £10m for each of the two succeeding years. For those numerous local authorities which are keen to make progress with 'Over the Shop' projects, the first step will be to identify those shops offering the greatest potential for action. The next step will be to gain the support of the shopowner. Sketch plans and outline costings will enable the three parties – the shopowner, housing association, and local authority – to assess the scheme. It will then fall to the local authority to make the bid to DoE for the capital cover to provide a 'Local Authority Housing Association Grant' for the property in question. With their attractive buildings and congenial settings, historic towns could be prime targets for action of this kind.

BRIAN HENNESSY

For information, contact Pam Blain, Private Rented Sector Division, DoE, 071-276 3403.

**Living over the shop: a handbook for practitioners,* by Ann Petherick and Ross Fraser, Living Over the Shop Project, University of York, The King's Manor, York YOl 2EP; telephone (0904) 433972.