

Conservation Bulletin, Issue 18, October 1992

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FLOOR LOADINGS AND HISTORIC BUILDINGS

In the past, those responsible for the refurbishment of historic buildings, particularly for office use, have claimed that high floor loadings are required to give the client flexibility of use and ensure that overloading cannot occur. Apart from mills and warehouses, few historic buildings can meet these requirements. In order to prevent collapse or the accidental damage which might occur from excessive deflections, the view has been that the original structure had to be strengthened or superseded, which usually resulted in the destruction of much of the original fabric and the character of the building. In recent months, however, there have been two important indications of a change in attitudes which may help resolve this major problem for conservation.

BRITISH STANDARD REQUIREMENTS

The most recent British Standard on the subject suggests that offices for general use should be designed to carry loadings of 2.5kN/m^2 . However, it also suggests higher loadings for areas designated for other uses; for example, offices with fixed computers should be designed for 3.5kN/m^2 , while file rooms and filing and storage space should be as high as 5.0kN/m^2 . Corridors, it proposes, should be designed for 4.0kN/m^2 . These requirements are applicable to 'alterations and additions to existing buildings' and 'to existing construction on change of use'; they do not apply to 'the maintenance of, or the replacement of parts of, existing buildings where there is no change of use'. It might be concluded, therefore, that in order to give full flexibility to the user of the building the value of 5.0kN/m^2 should be used throughout the building.

NEEDS OF OCCUPIERS

One indication of a change of attitudes came when, speaking for the RICS after discussions with English Heritage (see p15), Colin Redmond called on investing institutions and their advisers to consider 'breaking the circle of insistence on 1001b/sq ft

[5.0kN/m²]¹ floorloadings in historic buildings' and for 'research into the real needs of occupiers so that misguided standards can be challenged'.



The floor loading here is 1.6kN/m², far below the commonly quoted figure

Common experience suggests that this approach will be fruitful. It is clear that, far from there being a risk that floors will be more heavily loaded over the years, the opposite will be true. The days of heavy computing equipment are past, modern desk top computers are often lighter than manual typewriters, and as material can easily be stored on disc, paper storage is decreasing. Files are rarely, if ever, stored close to windows or in the centre of rooms: they are put close to walls, where they are out of the way and do not obstruct the brighter parts of the rooms in which the occupants wish to site their desks; they are therefore usually stored in the best place for the structure, ie close to the supports of beams and joists. Where there is the need for file storage systems etc which impose very heavy loads, these can be accommodated in special areas – so-called 'hard spots'.

THE SAFE USE OF LOWER DESIGN LOADS

The second indication arose from a paper produced for Stanhope Properties plc², before the RICS statement was issued, which concludes that the blanket use of a very high value for floorloadings (5.0kN/m²) results in a lack of economy in the design of new buildings. It states that, for 99% of all office use, half that value (2.5kN/m²), is adequate. However, it points out that for the heavy filing systems used today the normal requirement of 5.0kN/m² is completely inadequate. Certain isolated areas should, therefore, be designed to the much higher value of 7.5kN/m².



Even moderately dense filing only just exceeds the value of 2.5kN/m² (Stanhope Properties plc)

This paper confirms and updates the huge amount of research carried out by the then Building Research Station in 1971³. Thirty-two buildings were investigated in the survey – a total floor area of 160,000sq m (1.75m sq ft). The BRS report concluded that, except in very small areas (usually rooms more like cupboards than offices), floor loadings were always below 2.5kN/m².

Although both of these documents relate to new development, they are equally relevant to historic and other existing buildings which are being refurbished: the same design requirements should be applied. Loadings in excess of 2.5kN/m² are not necessary in refurbishment work for exactly the same reasons that they are unnecessary in new buildings.

ECONOMY – FINANCIAL AND ENVIRONMENTAL

While the common use of the higher value is uneconomic in new developments both in financial terms and environmentally, it is invariably disastrous when applied in the refurbishment of historic buildings. There is rarely any way in which an existing building can satisfactorily be strengthened to carry 5.0kN/m². Not only does the scheme cost considerably more and use scarce natural resources unnecessarily, but it also destroys valuable historic fabric, and inevitably has the result that little or nothing of the interior structure of the building can be retained.

A way forward is now indicated. The floorloading for the majority of the building can be at the lower value (2.5kN/m^2), which has been demonstrated to be adequate for the majority of needs, while specially strengthened areas can be provided for very heavy storage, for example in the basement, where any problems due to weight can be easily overcome without damage to the historic fabric of the building. Alternatively, it may be necessary to strengthen another part of the building to take very heavy storage. The provision of these 'hard spots' should be investigated at an early stage in the design of a refurbishment scheme.

COMMUNICATIONS

It is often suggested that structural engineers use higher floor loadings in their designs as a response to clients' instructions, while clients frequently say that the higher loadings are necessary because their structural engineering advisers recommend them. There is clearly scope for closer liaison between clients and their professional advisers, and for alternative interpretations of the British Standard to be more widely advertised and discussed. The illusion of flexibility provided by the figure of 5.0kN/m^2 cannot be sustained. For both new development and historic buildings, the most efficient practice will be to allocate heavy storage to areas which have been set aside for the purpose. The adoption of this approach should facilitate the reuse of many historic buildings to the benefit of both buildings and their owners.



There seems little reason to exceed 2.5kN/m^2 when designing corridors (Stanhope Properties plc)

IAN HUME

Notes

¹ *Design loadings for buildings. Part 1: Code of practice for dead and imposed loads*, British Standard 6399: Part 1: 1984

² $2.5\text{kN/m}^2 = 50\text{lb/sq ft}$; $3.5\text{kN/m}^2 = 70\text{lb/sq ft}$; $4.0\text{kN/m}^2 = 80\text{lb/sq ft}$; $5.0\text{kN/m}^2 = 100\text{lb/sq ft}$

³ *An assessment of the imposed loading needs for current commercial office buildings in Great Britain*, A Fitzpatrick (Ove Arup), R Johnson (Skidmore, Owings, and Merrill Inc), J Mathys (Waterman Partnership Ltd), A Taylor (Peter Foggo Associates) for Stanhope Properties plc; available in the Ove Arup Partnership library, 13 Fitzroy Street, London W1P 6BQ; telephone 071-636 1531

⁴ *Floor loadings in office buildings – the results of a survey*, G R Mitchell and R W Woodgate, BRS Current Paper CP 3/71

EDITORIAL

ASKING THE DIFFICULT QUESTIONS

In the Chief Executive's Report on the 1991–2 English Heritage *Annual report and accounts*, published in early September, I said that we needed an increasingly positive attitude to the suggestions and plans of others. This openness involves us, I believe, in asking, not just telling, and in listening and learning.

In July this year, we introduced new standards of service to make us more responsive to individuals and organisations which deal with us. We will be following up this new approach with market research asking for honest feedback on our performance. We also see it as important to ask questions about underlying policies, so that we can better inform our management initiatives and also advise the Secretary of State on policy changes.

An early example of this new approach was the Buildings at Risk sample survey of listed buildings (January 1992). The survey's objectives are now well known: to provide a tool for local planning authority action and to provide information at local and national level.

On the back of these important objectives, we took the opportunity to ask questions and invite comments, so that others could contribute to the development of our thinking and influence future policy. Some 10,000 copies of the report were sent out; at least one copy went to each of the 417 local planning authorities in England. Replies were received from 252 local authorities, 22 national or regional bodies, and 10 others.

Nearly all the local authorities who replied gave information on their existing financial and human resources commitments to conservation, and 93 responded to the eight questions which had been asked in the report, as did the majority of national bodies.

The following paragraphs summarise the questions and responses (a full analysis, and copies of the sample survey, can be obtained from our Buildings at Risk branch, Room 305, Keysign House, 429 Oxford Street, London W1R 2HD).

TARGETING OF GRANTS

To what extent should assistance be channelled to buildings and structures which are not occupied or otherwise capable of economic use? How can we ensure, if grant is given, that such structures are kept in good repair? Should we perhaps be accepting that, for some categories of structure without any operational or beneficial use, grant should be used to secure only a few of the best examples, recognising that others may be lost?

The majority of respondents thought that we should grant-aid buildings and structures even though they might be incapable of an economic use. Several said that listing is already a selective process, and that all such buildings and structures should be maintained. If this view is to be supported, then in current economic circumstances the need to win local commitment to those buildings which have no obvious economic life of their own is paramount.

Is there a risk that in focusing on buildings in risk categories 1–3 rather than the 'vulnerable' category 4, we will simply be creating even greater problems for the future?

There was only a limited response to this question. The balance of opinion is that the degree of risk is a proper factor to be taken into account in deciding whether or not to offer grant, alongside other factors such as the willingness of the owner to carry out repairs, and the nature, cost, and value of doing the work.

Is there scope to integrate conservation policies more effectively with planning policies generally and other Government funding policies, for instance for house improvement or inner city regeneration?

There was general agreement with the proposition, and a desire on the part of the national bodies that English Heritage should take a lead to ensure that conservation benefits from the very considerable Government funding available for other social and economic programmes, and that the objectives of the various Government-funded schemes do not conflict with conservation requirements.

SCOPE OF CURRENT GRANT SCHEMES

What priority should assistance to Grade II buildings outside conservation areas be accorded?

This question attracted the greatest response, with a large majority suggesting that we should be allowed to extend our grant-giving powers. Indeed, the Joint Committee for the Amenity Societies, representing six national bodies, emphasised that this would be the most important output of the Sample Survey.

It is evident that the response to this question reflected a widespread belief that more resources should be available for repair grants generally. However, while English Heritage will bid for adequate resources for the protection and conservation of the built heritage, it is

unrealistic to look for increases in existing expenditure levels in the near future. The further question to consider is therefore what the potential effect of a limited extension of responsibilities might be, and whether the problem is so important that resources should be diverted from other areas to this one.

To what extent would it be desirable to extend central government responsibility for what are essentially the less important buildings, taken individually? Might this reduce the incentive for local authorities and communities to take action themselves?

The few authorities that responded did not feel that any such extension would reduce their incentive.

Would a scheme for helping Grade II buildings at risk selectively in areas whose local authorities have demonstrated their commitment to positive conservation policy, for instance by appropriate local plans and adequate funding and staffing, be more effective?

The general view is that we should be seeking to extend the basis of our partnership with local authorities. We need to encourage and enable local authorities to perform effectively in relation to the vast majority of listed buildings which can only be secured in the local context by adequate planning and conservation policies. Precisely how this is achieved is a legitimate subject for discussion, but it is also legitimate to question whether it is cost effective for English Heritage to continue to operate in areas where no local commitment to proper conservation policies can be secured.

Are there other possibilities for defining priorities for grant which might allow selective, but demonstrably equitable, aid to a manageable proportion of Grade II buildings?

There was a limited response to this question, which is, perhaps, a reflection of its difficulty. The only suggestions put forward were that certain economic criteria should be used, akin to those already in operation on our standard grant schemes.

STATUTORY POWERS

What scope is there for more effective use of existing statutory powers to require owners to put their property in order? What are the resource implications of expecting authorities to devote significantly more effort to this work?

All the replies indicated a concern that the existing powers to require repairs are either not used sufficiently or thought to present difficulties.

Many called for amendments to the legislation on repairs notices leading to compulsory purchase (Planning Act 1990 ss47 and 48), which is seen as too cumbersome or too daunting to use. Most suggested a change in the legislation, so that rather than having to purchase a building a local authority could carry out the works and charge them to the owner, as in an urgent works notice (s54).

OTHER ISSUES

In addition to the responses to these questions, other comments were made, for example on desirable tax changes (most notably zero rating on VAT for repairs, instead of for new work to listed buildings). Several national bodies suggested that local authorities should have a duty to employ a conservation officer, and that English Heritage should be able to grant-aid the appointment of conservation officers in areas where there are none. Others suggested that English Heritage should be able to assist in setting up new Building Preservation Trusts and to provide initial loan capital or project grants.

Press coverage of the publication of the sample survey and its aftermath produced other comments. Articles in *The Times*, by Marcus Binney, and in *Country Life*, by Giles Worsley, pointed to historic buildings in need of repair, in central or local government ownership, and asked what we will do to encourage repairs or to instigate statutory action, where necessary.

NEXT STEPS

The questions addressed in the sample survey were far from easy. They cover only part of the area within which we operate, and providing satisfactory answers becomes more difficult, as resources get more stretched and demands more extensive. The perception, particularly by overextended local authorities, of these problems may explain the tentative nature of some responses and the absence of any comment from nearly 50% of local authorities. Nonetheless, all contributions to the debate are valuable.

We will be publishing our policy reactions in the near future, but I can say now that, where emergency work is needed, in those cases of national significance, we will intervene ourselves and elsewhere we will help others to do so. Government funds are limited and we will be looking to private sector sources to help us. As I write, the Department of National Heritage has said that it will serve a repairs notice on the owners of the listed buildings at Buxton Crescent, Derbyshire: an unfortunate, but essential action which demonstrates our determination that existing legislation should be fully implemented.

JENNIFER PAGE

Chief Executive

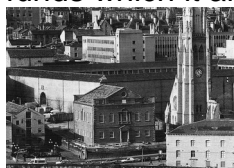
EUROPEAN ARCHITECTURAL HERITAGE

PILOT CONSERVATION PROJECTS IN 1992

A grant scheme has been in operation within the European Community since 1984 to support developments aimed at preserving the community's architectural heritage. For the first few years of operation, it had a general theme and was open to projects involving structures of architectural interest of 'European renown'. In 1988, a four-year plan was devised with the grants in each year aimed at a particular theme; the theme for 1992 was that of conservation projects in towns and villages which are intended to rehabilitate, through an integrated approach, monuments in their immediate environment and within their surrounding public space.

MECHANICS OF THE SCHEME

Applications for the grants available are invited through an advertisement in the *Journal of the European Communities*. The winning projects are chosen by a panel of experts of international renown in the fields of architecture, archaeology, and conservation which meets in Brussels. In general, priority is given to projects which demonstrate that they have a long-term future, maintain the architectural integrity of the buildings or monuments or sites involved, are innovative in terms of design, interpretation, or participation, demonstrate an effective strategy for future maintenance, and allow a level of public access and specialist monitoring of the work which is proposed. Only conservation work is eligible for grant. Grants are offered to fill any gap between the cost of a project and the funds which it already has available to it.



The Square Chapel, Halifax, with the Piece Hall behind; the grant will pay for new paving as part of improvements to its setting (Square Chapel Building Trust)

In order to choose the applications which most closely fit the criteria for the year's competition, the Commission asks national agencies with main responsibility for the historic environment to make a professional assessment of the work which is being

proposed for each of the projects within their country. Forty-seven applications for the grant scheme were received from within England for 1992. To assist the Commission to decide which projects to support, therefore, English Heritage assessed the extent to which these fitted the 1992 subject, the importance of the building or monument concerned, and the feasibility of carrying out the proposals with the finance available and within the timescale required by the conditions of the grant scheme.

THE 1992 AWARDS

From 959 applications submitted by national, regional, and local authorities, private associations, and individuals throughout the whole of Europe, 44 pilot projects were selected and will receive grants from the Commission this year. This large number reflects the growing importance attached to the preservation, improvement, and promotion of the architectural heritage. For the first time, some projects were submitted from Czechoslovakia, Hungary, and Poland – though none of these was offered a share of the 3m Ecus which were available. Among projects from other countries offered grants were a nineteenth-century covered market in Brussels, the access to Fredensborg Palace in Frederiksborg, the Art Nouveau style railway station at Dresden, the walls built in the fourth century BC to surround the Piraeus, a sixteenth-century Mint Building in Segovia, and the Mercatorplein Noordwand, a 1920s housing estate complex in Amsterdam. These examples clearly show the extreme diversity and wealth of the European architectural heritage which the scheme aims to emphasise. Of the 44 successful applications, 5 came from the United Kingdom. These are described below.

BRISTOL CATHEDRAL AND COLLEGE GREEN

This complex, consisting of a medieval and Victorian Gothic cathedral, a postwar NeoClassical Council House and lawned setting, and assorted eighteenth- and nineteenth-century listed buildings at the heart of Bristol's city centre, forms the civic and religious focus of the city. The College Green enhancement scheme will restore the north facade of the cathedral and reunite it with the adjoining public space by removing the road which runs between the two. Traditional pennant stone paving, embellished by high-quality, cast-iron street furniture and lamp posts, will, together with extended grassed and tree-lined areas, reunite the cathedral with the Green in a coherent design strategy.

THE SLOPES/THE CRESCENT, BUXTON

This is a late eighteenth-century semicircular building, designed and built as part of a plan to create a spa resort, linked in the early nineteenth century with The Slopes, featuring eighteenth-century Bathstone urns, steps, and retaining walls. The landscaping is based on a series of terraced walls, which are semicircular in plan and complete the circle with the Crescent. The aim of the project, which involves alterations to the overall landscaping, is to reintegrate the two elements by making the design concept intelligible once again.



The Slopes looking down to The Crescent, Buxton, Derbyshire

SQUARE CHAPEL/PIECE HALL, HALIFAX

The object of the project is to reintegrate the eighteenth-century redbrick Square Chapel with the urban fabric surrounding the Piece Hall, bringing the opportunity for new public uses and activities. This will enhance the perception of both buildings and help towards the transformation of the Square Chapel into a working arts and meeting area around a 'Square Room' with seating for about 400 people.

HASTINGS PIER

Some of the objectives of the project are to record the Art Deco facade of the late nineteenth-century pier and theatre, to rebuild the faience surrounding the clock, and to replace the rotten metal-framed windows and doors. The restoration will thus enhance the overall perception of the pier as an important and prominent landmark on Hastings's Victorian seafront, so that it can be fully enjoyed by visitors and tourists alike.

SHELDONIAN THEATRE, OXFORD

The conservation project proposes a complete York stone repaving of the surfaces around this eighteenth-century theatre in the Classical style which is used for ceremonial events by the University of Oxford, as well as for concerts and other musical events throughout the year. The objective is to reintegrate the whole site with related geometric layouts to reflect the nature and plan forms of the existing historic buildings – the Clarendon Building, the Old Ashmolean Museum, and the Bodleian Library – around it.

THE 1993 SCHEME

It is intended that the grant scheme should continue in 1993 with the specific theme of the 'Conservation and restoration of historic gardens'. Following announcement of the new scheme in the official *Journal of the European Communities* in September, application forms and a copy of the notice about the scheme can be obtained from the office of the Commission of the European Communities, Jean Monnet House, 8 Storey's Gate, London SW1P 3AT. Application forms are also held by the North Region of Conservation Group, English Heritage, Fortress House, 23 Savile Row, London W1X 1AB.

STEPHEN JOHNSON

REPLACEMENT WINDOWS

HISTORIC BUILDINGS AND THE LAW

English Heritage launched its Framing Opinions campaign in April 1991 to raise awareness of the importance of historic detailing in windows and doors in the historic townscape. The campaign has been a great success and is continuing to place these issues high on the local and national agenda.

It has, however, highlighted the exact extent of the powers of control available to local planning authorities over features such as windows and doors in listed buildings and unlisted buildings in conservation areas. It is timely therefore to re-examine the legal regime for the control of works to such buildings.

PLANNING ACT

For listed buildings, the power to control works derives from section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the 1990 Act'), which provides that listed building consent is required 'for any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest...'

Listed building consent is not required for repairs and a homeowner might unfortunately believe that the removal of, for example, rotting timber window frames and their replacement with modern uPVC is a matter of building maintenance and is therefore merely a repair which does not require listed building consent.

To a conservationist or an architectural historian, this operation removes an historic or architectural feature of the building, and it is generally accepted that this is an alteration affecting the architectural or historic character of the building which requires listed building

consent. Small-scale like-for-like replacement, such as the substitution of an original window with a modern window equivalent in every detail, however, can sensibly be considered as not amounting to alteration, extension, or demolition, so that listed building consent is not required.

There are two logical difficulties, however, with what would initially seem to be a sensible balance between appropriate controls and overburdensome interference with the freedom of a homeowner. First, to stretch this approach to its limits, every part of a building could successively be replaced with modern materials, so that over a period of time very little or none of the original or historic fabric of the building would remain. A second problem is that the actual process of removal and replacement could arguably fall to be considered as amounting to a partial demolition of a part of the building followed by its replacement and not as a mere repair.

It must be remembered that section 90(2) of the 1990 Act imports into that Act the definition of 'building' contained in section 336(1) of the Town and Country Planning Act 1990 which defines a 'building' as including 'any structure or erection, and any part of a building as so defined...' The initial removal of an original window can, therefore, constitute demolition of a part of the building followed by replacement.

In terms of listed buildings, this is not in practice a real problem. Any works which do affect historic or architectural character will usually amount to alterations or extensions, whether or not they could also be classified as partial or total demolition, so that listed building consent will be required in any event.

This issue, however, does have consequences broader than simply whether listed building consent is required. For example, the special publicity arrangements, the need for notices to be sent to the Royal Commission on the Historical Monuments of England and the national amenity societies, and the notification procedure to English Heritage can depend on whether works to a listed building fall to be classified as total or partial demolition. The distinction between demolition and other works to a building becomes most important, however, when we consider the control over unlisted buildings in a conservation area. Section 74 of the 1990 Act provides that a building in a conservation area shall not be 'demolished' without conservation area consent. In this context, it therefore becomes crucial to determine whether or not works to the building can be considered as demolition. Whilst the proper interpretation of the word 'demolition' should not be taken to its logical extreme, because of the general principle that the law should not be concerned with matters which are *de minimis*, this principle should be applied carefully in this context. The whole purpose of the Framing Opinions campaign was to demonstrate that what may appear to be insignificant to a layman may be an important historic or architectural feature to an expert.

GUIDANCE

In the light of the difficulties illustrated above, it is necessary to consider carefully what judicial and government guidance exists as to the proper interpretation of the word 'demolition'. Such guidance as has been given from the courts on this issue has not been particularly helpful. In *R v North Hertfordshire District Council ex parte Sullivan*, Justice Comyn considered that the court would be prepared to treat as an extension, as opposed to demolition, 'anything small, by way of interference to a listed building'.

In contrast, Justice Webster in *Long and Long v Secretary of State for the Environment and North Norfolk District Council* considered that the interpretation of the word 'demolition' in section 7 'did not necessarily include demolition followed by immediate rebuilding'.

Clearer guidance has now been given on this point in the recent judgement of the Court of Appeal in *Cambridge City Council v Milton Park Investments and the Secretary of State*,

where Lord Justice Glidewell considered that demolition followed by rebuilding should be considered as two separate operations.

Government guidance on the correct interpretation of 'demolition' is contained in Circular 8/87. The note at the beginning of Part III of the Circular merely states that 'Conservation area consent is only required for the total or partial demolition of a building; it is not needed for its alteration or extension'. Paragraph 81 goes a little further, in that it specifically draws attention to what are now section 90(2) of the Act and section 336(1) of the Town and Country Planning Act 1990 and states that 'demolition of a part of a building should thus be regarded as a demolition of a building'. These provisions do little more than outline the problem without offering solutions.

The Department of the Environment has informally expressed the view on a number of occasions that, in general, the replacement of windows within their existing openings, does not amount to demolition and therefore does not require conservation area consent, although it is accepted that much depends on the particular circumstances.

APPEAL DECISIONS

In this context, it is interesting to consider what view has been taken of this issue when it has arisen in appeals against enforcement notices or refusals of conservation area consent by Inspectors appointed by the Secretary of State. Two recent appeal decisions, which specifically involved the exercise of conservation area control over replacement windows and doors, are of interest.

The first of these, concerned an appeal against the refusal of conservation area consent for the replacement of two wooden windows with two uPVC windows at 2 Pellor Cottages, Breage, by Kerrier District Council. The Inspector's decision letter makes it clear that specific representations had been made by the appellant and the local planning authority with regard to the question of whether or not the works fell to be considered as 'demolition'. The Inspector concluded: 'Although I acknowledge that the proposal before me is for replacement rather than demolition, in the circumstances, I am not satisfied that the requirement for conservation area consent can be discounted and I shall therefore consider this case on its merits'. The Inspector found that the proposed new windows would positively improve the external appearance of the building and allowed the appeal. What is important, however, is that the Inspector decided that it was appropriate to consider the merits of granting conservation area consent.

The second case involved an appeal against another decision of Kerrier District Council to refuse conservation area consent for the removal of the previous windows and door and installation of uPVC Georgian-style windows and door in the front elevation of 9 Penryn Street, Redruth. The need for conservation area consent was not disputed and the Inspector commented that 'uPVC is a modern material and it is generally acknowledged that it is not a suitable alternative to traditional materials in the context of old buildings'. He concluded that the appearance of the windows was significantly different from the traditional wood-framed windows in the adjacent properties and commented that: 'This is not only because the windows have more glazing bars, but also because the glazing bars themselves and the window surrounds are different in character and detailing and have a false appearance, even when viewed from a little distance away. In addition, I noticed that the windows open by tilting, rather than by sliding, as would be the case with traditional sash windows.' Taking all these considerations into account, the Inspector concluded that the door and windows failed to preserve the traditional character of the building and that they detracted from the appearance of the building group and dismissed the appeal.

The best view that can be offered, until such time as further case law clarifies the position, is that where a window or door is removed and replaced in identical style and material in the same opening, then conservation area consent is not required. Where, however, the replacement is not identical (and the second of the decision letters cited above supports

the view that uPVC replacements can seldom be regarded as identical replacement), then the case law is unclear, and it is at least arguable that conservation area consent is required.

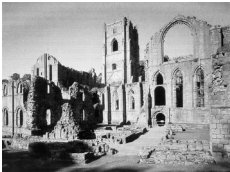
HOWARD CARTER

FOUNTAINS ABBEY

SOME INTERIM RESULTS OF REMOTE SENSING

The Electronics Department at the University of York is currently undertaking the evaluation of all remote sensing techniques. For their evaluation exercise, the University needed to find a number of test sites within easy reach of York, as well as sites which had a wide range of terrain and specific questions which needed addressing: Fountains Abbey was an ideal candidate. The results of their survey have revealed a previously unknown structure, now identified as the Abbey's Guest Hall.

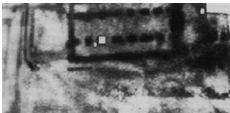
Fountains Abbey is owned by the National Trust but maintained by English Heritage, who undertake the consolidation and archaeological management of the scheduled area. Any ground disturbance work undertaken by the Trust has to be assessed by English Heritage to determine its threat to the archaeology.



Fountains Abbey

The Abbey Green is a large expanse of lawn which roughly corresponds to the monastic Inner Court. In the medieval period, it would have been full of buildings, stables, sheds, and cobble surfaces, but we had no idea where these buildings were, or what their state of preservation was. The area is used by the National Trust for summer evening concerts and it was important to try to locate any remains to avoid damage by, for example, the erection of marquees. The sensitivity of the Green was, therefore, a pressing estate management issue which justified the survey.

In an archaeological sense, 'remote sensing' means nondestructive subsoil survey. Two techniques that have attracted much attention recently are Ground Penetrating Radar (GPR) and multiple electrode methods. GPR has aroused considerable interest since its use at Sutton Hoo and York between 1986 and 1988, and numerous claims have been made about its efficacy which are now being tested by York University. GPR works on the same principle as radar, but, when applied to the ground, it records buried features in 'slices', so that, for example, the full length of a buried pipe would be recorded in a number of traverses. Two antennae, protected in a large casing, are dragged in a path over the ground. One of them transmits rapid pulses of radio waves into the soil. The reflected radio signals are picked up by the other antenna and then decoded by a computer to produce a 'map' of any buried objects. The system is very new, and reflected signals are weak and difficult to decode. Multiple electrode survey (technically, 'resistive tomography') is based on biomedical imaging and presents slices through the object, which have to be manipulated by computer to present an 'image'. The York project aims to test these newer techniques by combining them with results from more standard approaches, such as the more familiar resistivity and magnetometer surveys.



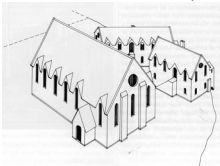
On-screen computer image of the resistivity plot, showing the virtually complete building (University of York)

SURVEY

The resistivity survey began in June in ideal dry conditions and continued at intervals thereafter. The survey work was concentrated initially in the region directly west of the Cellarium, where walls had been observed in the 1960s, but a series of unexpected readings was recorded in the south-west of the area. The survey was therefore extended to provide a sensible context for further work using GPR and multi-electrode methods and, by the end of June, the majority of a large structure had been identified. The dry weather had a significant part to play in the resultant clarity of the image, because resistivity measures the resistance of soils and subsoil features to an electric pulse. If the subsoil is wet (less resistant), the current will pass through more quickly, whereas a drier subsoil will be more resistant. Thus the resistivity image is in some respects an electric contour map, and it is the resistivity contrast between subsoils which produces the image. If the work had been undertaken during wet conditions the contrast between high and low resistance would have been less.

The area was surveyed in a series of 10 x 10m squares. Readings were taken every 0.5m on parallel transects within the grid, with the transects spaced every 0.5m. The results were unexpected, revealing an aisled hall of seven bays; it measures 22m north–south and 40m east–west, with a calculated height of 20m. The two projections on the external face of the east wall are probably pilaster buttresses. The foundations of each pier base are visible, as are the responds (half piers at the end of an arcade) at the east end of the building. The west wall of the Guest Hall is slightly thicker than the other three walls, which may indicate the presence of a fireplace and chimney structure.

The spacing between the pier bases suggests that the building is Romanesque, rather than Gothic, which would date it to before the 1170s. The building has been identified as the Guest Hall, a standard feature of every abbey. High-status guests would often be lodged in a special Guest House, while the Guest Hall provided shared accommodation for both their retinue and for lower status guests. In this case, it is possible that the Hall was the main feature of the Guest House complex, and the two Guest Houses, which survive in a ruined state, acted as ‘solars’ or retiring chambers. The two Guest Houses are known to be of mid twelfth-century date. The Guest Hall is on the same alignment as the West Guest House, so the three buildings no doubt formed a single unit.



Preliminary reconstruction of the Hall building (K Wilson)

RECONSTRUCTION

A reconstruction of the building could be approached from two different angles. The ‘basilica’-type building with clerestory is primarily of pagan Roman form and then Romanesque, which was used extensively in ecclesiastical buildings. By contrast, lay buildings followed the local prevailing form. The ‘hall’ is an example of the prevailing Anglo-Saxon tradition in use in England. All the existing lay buildings at Fountains as well as several monastic buildings – follow the hall form. Architecturally, it is simpler than the basilica type and, since the early Cistercians favoured simplicity and wanted to remove all superfluous detail from the architecture and the liturgy, this seems the more likely model. In appearance, however, despite its ‘simple’ hall/barn design, the Guest Hall would have been very imposing as part of its function as a focus for social gathering.

Some elements of the reconstruction will certainly need to be revised following further survey. Magnetometry should fix the position of the hearth, and the anomaly which could be a porch – and by extension identifies the location of the door – can be tested. Survey to the south should locate the rest of the south wall and any additions, such as a privy. Above ground, there is a stone pile which contains two fragments of a pier base, as well as what appear to be two fragments of a cross. The resistivity image shows that the stone pile sits directly on top of one of the pier base foundations, making possible a more detailed interpretation. The base bears the impression of a quatrefoil (four-shafted) pier, which should provide us with stylistic comparisons enabling us to fix a date. On close inspection, the two fragments of cross are in fact two pieces of the same, simple stone table leg. We can now see that the lower half of a second table leg survives *in situ* between two pier bases.

As work progresses, the use of GPR should help reveal the relationships between the buildings on the site and, in particular, the dates at which new buildings or elements were added, something which in the past could only have been done by a series of trial trenches. The archaeological value of remote sensing is obvious: it is considerably cheaper than excavation and it is nondestructive.

In less than a month, we have been faced with a major revision of how we perceive this World Heritage Site. Not only is there a new Guest Hall discerned, but the importance of this discovery has an effect on the Guest House Complex, use of the Inner Court, planning and zoning of the Court, visual impact of the Monastic complex, and so on. As a bonus, there is the benefit for estate and site management which comes from a more detailed knowledge of the remains, below ground as well as those which are visible.

KEITH EMERICK and KATHERINE WILSON

LISTED BUILDING CONSENT

ASSESSING ENGLISH HERITAGE'S EFFECTIVENESS

An important part of English Heritage's work relates to giving advice on applications for listed building consent to demolish, alter, or extend listed buildings. Under DoE Circular 8/87, English Heritage must be notified of all applications (outside London) involving Grade I or II* buildings, and some authorities notify Grade II cases too. The Secretary of State for the Environment also asks English Heritage's advice on whether to call in the applications (for Grade I, Grade II*, and substantial demolition of Grade II buildings) which have been referred to him because the authority proposes to grant consent (different arrangements apply in London, where local authorities cannot issue any listed building consent without English Heritage's authorisation).

Officers at English Heritage consider several thousand cases every year under these arrangements. Except when using the London direction powers, their role is advisory only, but it is central to their objective of preserving historic buildings. So the advice given must be appropriate, helpful, and timely.

Now that English Heritage has had an independent existence for over eight years, perhaps it is right to assess the effectiveness of this work. Clearly, there are benefits to English Heritage, local authorities, and the government departments involved in the system – as well as the general public – in seeking to draw up some measures of performance.

As head of the branch in DoE (latterly the Department of National Heritage) dealing with policy on listed building consent, conservation areas, and archaeology, the author came across many aspects of English Heritage's work and was closely involved with the workings of the listed building consent system. Now on secondment to English Heritage for a year, the author is helping to construct a framework which could be used to measure the effectiveness of listed building consent work.

The task raises some searching questions. It is simple enough to measure quantitative standards: the number of cases dealt with, the time taken to deal with them, and whether English Heritage's advice was accepted. It is much more difficult to measure quality. Was the advice 'right' for the building (and what is 'right' advice anyway)? Were the building and its character safeguarded through that advice? Indeed, what happens to a building after a consent has been granted? How often is the advice implemented – and is it implemented correctly? Systematic analysis of these questions is lacking, as the National Audit Office observed somewhat critically in their report, *Protecting and managing England's heritage property*, published in July. This leads on to other questions. Are English Heritage's precious resources being directed in the most effective way? Should they be concentrated on certain types of listed buildings, or should they try to cover them all? How does English Heritage's part in the process relate to that of the local planning authority?

A number of different bodies will be contacted in order to seek their perceptions of how the system works and how its effectiveness can be measured. If readers of Conservation Bulletin have any insights on these issues, however, comments can be directed to the author at Room 307, Fortress House, 23 Savile Row, London W1X 1AB.

PAULA GRIFFITHS

ARCHITECTURAL THEFT

Between 9 and 11 June the second International Fine Art, Antiques, and Architectural Theft Conference was held in London, convened by *Trace* magazine and The Georgian Group. The conference was addressed by a wide range of speakers, including a number from the former communist bloc, who lamented the enormous growth in the loss of works of art and cultural heritage from Eastern Europe.



Fireplaces and chimneypieces are frequent targets for architectural theft

In the UK, some encouraging progress has been made in combating the problem. The Council for the Prevention of Art Theft (COPAT) has been convened, representing a considerable diversity of interests and expertise, including the police, insurance assessors, dealers, and historians, under the presidency of Sir Thomas Ingilby; English Heritage is playing a prominent role on the architectural front. A code of practice has been drawn up for consultation with dealers and the Department of National Heritage with a view to greater self-regulation within the trade in a concerted effort to marginalise dealers in illicit or stolen items. It is intended that the code will be finalised by November and disseminated widely via COPAT.

Dr Thomas Cocke, Secretary of the Council for the Care of Churches, spoke at some length about church theft and recited a depressing litany of examples. With the breakdown of social taboos and declining congregations, churches need greater protection from crime, particularly theft and arson, than ever.

The problem is enormous. *Trace* magazine reported recently that 5000 pieces are stolen from Britain's churches every year. Fifty crimes were discovered in churches in the City of London alone in 1991. This is not simply casual or opportunistic burglary, but highly professional organised art theft. Many stolen artefacts end up overseas: lecterns tend to go to South America, stained glass goes to Japan, and silver reappears in the United States. Crimes are often the work of professionally organised gangs who specialise in church theft. The burglaries are often the result of careful research, using available published material. Objects that disappear include furniture, candlesticks, plate, cloth, paintings, modern office equipment, roof lead and tiles, and even statues and parts of

monuments. Churches are suffering in the same way that many secular historic buildings have for years; both are very much at risk.

The particular problem of theft from churches was highlighted earlier in the year at the Church Theft Seminar organised by the City of London Police Department. The seminar was aimed not just at those responsible for individual buildings, but also at bodies such as English Heritage, which are concerned with the preservation of our rich ecclesiastical heritage for future generations.

Although clergy present at the seminar made it clear that they would be unhappy about locking churches, the high cost to the Ecclesiastical Insurance Group (EIG insure the majority of English churches) means that they are now looking at every measure to reduce risk. Apart from locking churches, there were a number of other methods of crime prevention suggested by the speakers. It was recommended that thorough, precise, accurate, and up-to-date inventories be made, with full descriptions and photographs, and that an extra copy should be kept in a safe place. Compiling such inventories is the forte of members of the National Association of Decorative and Fine Arts Societies, who have undertaken a number of surveys under professional guidance.

Precious items, such as plate and candlesticks, should be marked with ceramic pens or by engraving. Such items should be locked away with any cash and valuable documents in a safe, with as few copies of keys as possible. Larger items in a church, such as valuable furniture, should be fixed securely, but sensitively, to the floor or wall. Care should be taken, in the publication of information in church histories and guide books, not to disclose the value and location of certain items, such as silver or paintings.

Those concerned with the care of churches should contact the local Crime Prevention Association for further help, or officers in the City of London Police Department who are particularly well-informed on this issue. They even have a 'Police Architectural Liaison Officer' who can help 'design out' crime in new church buildings. EIG surveyors can also give advice on reducing the risk of crime in and around the buildings.

Clearly, anybody on the premises should be vigilant in noticing anything untoward, in publicising crime if it takes place, and generally raising consciousness of the problem within the local community. Church watch schemes have proved particularly beneficial in some areas. A thorough document, covering all aspects of church security, has been produced by the Staffordshire Police. Greater awareness of the risk of architectural theft is essential if the problem is to be addressed.

SUSIE BARSON and PHILIP DAVIES

Copies of the Staffordshire Police document on church security can be obtained from Susie Barson at English Heritage London Region, Chesham House, Warwick Street, London W1R 5RD. The Council for the Protection of Art Theft (Dr Steven Parissien is their secretary) can be contacted at 37 Spital Square, London E1 6DY (071-377 1722).

ARCHITECTURE AND THE CITY

English Heritage and the Royal Institute of British Architects are holding a one-day event on Wednesday, 2 December on *Architecture and the city: new buildings in historic contexts*. This will be held at the RIBA, 66 Portland Place, London W1N 4AD, from whom more details and booking information are available; telephone 071-580 5533 ext 4334.

WALLPAPERS IN LONDON

English Heritage's Museums Division has organised an exhibition of historic wallpapers, *Wallpapers in London: their manufacture and use, 1690-1840*, from 12 November to 19 December at the RIBA Heinz Gallery, 21 Portman Square, London (open weekdays and Saturday mornings). The exhibition features about 30 wallpapers, many of which have been salvaged from Georgian houses in central London and are on public display for the

first time; a strong feature of elegant Georgian houses, London hand-printed wallpapers were popular throughout Europe in the eighteenth century with their floral or abstract designs. They show a fascinating record of developing domestic tastes and highly skilled hand block-printing and paper-hanging techniques, until mechanisation of the printing in the 1840s.

FRAMING OPINIONS

English Heritage and the Building Research Establishment are staging another conference about inappropriate alterations to traditional windows and doors at St William's College, York, on 10 March 1993. Historic windows and doors can have their lives extended in a benign and cost-effective manner and their performance uprated without detriment to their special architectural interest. Knowledge of the full range of technical options is limited and is affecting choice of purchase in the market place; this conference attempts to redress the balance. All enquiries should be addressed to Mrs Patricia Rowley, Conference and Seminar Manager, Building Research Establishment, Garston, Watford WD2 7JR; telephone (0923) 664848 or 664765.

CONSERVATION OF HISTORIC MATERIALS

The topical subject of the conservation of historic materials will be examined in a one-day conference to be held by The Georgian Group and The Victorian Society in conjunction with the Historic Houses Association's Whole Day Meeting at the Queen Elizabeth II Conference Centre, Victoria Street, London SW1 on 24 November. There will be lectures on glass, paint, masonry, plasterwork, and the restoration of Sutton Place, Surrey, with admission to the HHA trade exhibition and pre-lunch guest lecture. Further details can be obtained from Dr Steven Parissien at The Georgian Group (37 Spital Square, London E1 6DY; telephone 071-377 1722) or from Kit Wedd at The Victorian Society (1 Priory Gardens, London W4 1TT; telephone 081-742 3438).

REPAIR GRANTS

There is a new leaflet on repair grants available from English Heritage. The grant schemes for historic buildings and monuments, conservation areas, buildings at risk, churches, and London grants are described. Copies of the leaflet are available from our Enquiry Point, Fortress House, 23 Savile Row, London W1X 1AB. Further information on the grants and application forms are available from the relevant regional team: North (071-973 3020), Midlands (071-973 3018), and South (071-973 3008) Regions are based at Fortress House, and London Region, Grants Branch (071-973 3716) is at Chesham House, 30 Warwick Street, London W1R 5RD.

AUDIT OFFICE REPORT

The National Audit Office has released a report, *Protecting and managing England's heritage property*, available from HMSO, which looks into the effectiveness of, and way in which, English Heritage and other government-sponsored heritage conservation bodies carry out their work. Jennifer Page, the Chief Executive, will be appearing before the Parliamentary Finance and Accounts Committee in November to answer questions arising from the report in relation to our work.

MARINE ARCHAEOLOGY

The ninth Welsh Archaeological Conference will be held in Mold, Clwyd, on 4 December, based on the subject of marine archaeology in Wales. The current state of the subject will be examined, along with the archaeology of wrecks, of harbour and port installations, of portable marine antiquities, and of the foreshore; issues such as legislation, conservation,

management, investigation, and presentation of the marine archaeological resource will be discussed. Details from: Clwyd Archaeology Service, Department of Development and Tourism, Shire Hall, Mold, Clwyd CH7 6NB; telephone (0352) 752121 ext 2325 or 4015.

LONDON'S CONSERVATION AREAS

The subject of London's conservation areas is to be examined at a one-day conference on 25 November to be held at The Art Workers' Guild, 6 Queen Square, London WC1.

Supported by English Heritage and by borough councils, the object of the day is to put the case for increased conservation area powers for local authorities and to highlight the anomalies of permitted development, ultimately resulting in the disfigurement of Britain's historic townscape. A discussion paper by Marcus Binney is being circulated to delegates before the conference and he will be among the speakers on the day, who will also include Dame Jennifer Jenkins, Sophie Andraea, Rosemarie MacQueen, and Robert Key MP.

Further details and booking information from: Dr Steven Parissien, London Conservation Area Conference, The Georgian Group, 37 Spital Square, London E1 6DY; telephone 071-377 1722.

ARCHAEOLOGICAL SITE TYPES

English Heritage and the Royal Commission on the Historical Monuments of England have worked together to produce the *Thesaurus of archaeological site types*. This draws together some 3000 terms used in databases which contain archaeological records and is intended for use by other organisations who need an effective guide to the standardisation and retrieval of widely used terms. A copy costs £10 (£1.95 postage and packing in the UK) from the Publications Department, RCHME, Newlands House, 37-40 Berners Street, London W1P 4BP.

STAMFORD CONSERVATION AREA

The historic core of Stamford was the first conservation area in the country, after the passing of the Civic Amenities Act 1967. How the town has fared in the last 25 years is now the subject of an exhibition at Stamford Museum. The pressures on the town in the second half of this century are described, alongside the context of the development of the town from the Saxon period through to the architecture of medieval times and the Georgian and Victorian periods. Stamford has largely escaped the destruction of the Industrial Revolution, bombing during the war, and postwar development, but has had to face the pressures of development in the last two decades. The exhibition shows the effects of infill, the ground-floor gutting of retail premises, the use of upper floors, traffic problems, and the consequences of population increase in housing and shopping. The museum is in Broad Street and is open Monday to Saturday; the exhibition continues until 30 January 1993.

EUROPEAN HERITAGE FORUM

The preservation and restoration of the European heritage will be the subject of a forum and trade fair to be held in Flanders from 13 to 17 October 1993. There will be seminars, workshops, demonstrations, and lectures on the various aspects of preservation, restoration, and presentation of the heritage, alongside a trade fair for the latest research and preservation techniques, and a book fair for related specialist literature. More information is available from: Conservare n.v., Troonstraat 66, B-8400 Oostende, Belgium; telephone +32-59-556611.

RESCUING THE HISTORIC ENVIRONMENT

RESCUE, the British Archaeological Trust, is holding a conference on the historic environment in conjunction with the University of Leicester at Stamford Hall, Oadby, Leicester on 6–8 January 1993. The intention is to explore the relationships between archaeological heritage management and nature conservation through papers from professionals of major conservation bodies. Further details are available from Kate Penny at the Professional Development Unit, University of Leicester, University Road, Leicester LE1 7RH; telephone (0533) 522464.

DEATH AND TRANSFIGURATION



View of the Grace and Favour apartments the morning after the fire (PSA)

RESEARCH AND RECONSTRUCTION AT HAMPTON COURT

The fire at Hampton Court on the night of 31 March 1986 was by far the worst that the Palace has suffered in its 470 years of history. Now, not only has the damaged area been fully restored, but the restoration has allowed the rooms to be presented to visitors in a much more intelligible way. The work that made all this possible was a labour of the first magnitude, which not only tested people's skills and ingenuity to the utmost, but taught many lessons in disaster management, archaeology, and the strategies of sensitive salvage and restoration.

For the whole of the first year, there could be no question of reconstruction. What was required was a planned, systematic programme of salvage, survey, recording, and research to provide the baseline from which reconstruction and restoration could begin. This was undertaken by what is now the Central Government and Palaces Branch of English Heritage as advisers to the Property Services Agency, and for many of the staff it was their first experience of tackling a disaster of this scale and seriousness.

RESCUE

In the days following the fire, the immediate task was simply one of crisis control. Firemen had to be stopped from throwing smoking remains out of the window. The team had to insist on minimum disturbance to the debris. The immediate impulse to 'tidy up' had to be restrained. Only then could systematic sifting be done. This was approached as a strict archaeological exercise by our Central Archaeology Service, who set up on site the day after the fire.

The fire occurred in the south range of the Palace, built between 1689 and 1694 to the design of Sir Christopher Wren, and caused extensive damage: 4000sq ft of the third floor were completely destroyed, and over 9000sq ft of lead roofing either destroyed or severely damaged. The ceiling of the Cartoon Gallery and the Audience Chamber (now renamed the Privy Chamber) had collapsed. The whole weight of the burning roofs, the panelling, and the contents of the third-floor 'Grace and Favour' apartments had fallen to the floors of the State Apartments below. Thanks to the prompt action of the Fire Brigade, the greatest

damage suffered was not from fire but from the impact of collapse. Pictures and furniture had largely been saved, but the whole of a 7ft-high drop of Grinling Gibbons carving in the King's Drawing Room had been completely destroyed.

The archaeological sift began in the Audience Chamber. Small items, such as glass and china, were removed first. Then all wood fragments were set aside and labelled to ensure the maximum chance of reuse at the reconstruction phase. In the Cartoon Gallery, almost all the pieces of decorative wood broken off by the ceiling collapse were salvaged. English Heritage archaeologists, volunteers, and PSA staff all cooperated to catalogue and store the many hundreds of items involved.

With this complex salvage operation already in progress, there remained the urgent need to solve problems such as the instability of the remains of the roof structure, the weathering in of the damaged area, and the large volume of water that was already saturating the fabric. A temporary roof was built on supporting walls of scaffolding, which had to be tied to each other for stiffening across the great width of the third floor. This was, in itself, a difficult and dangerous job, since so much of the fabric was unsafe. While the scaffolders worked, another group of demolition specialists dismantled the major structural members, accompanied wherever possible by an archaeological recording team.



The archaeological sift begins

The effects of water saturation and high humidity were among the most formidable problems encountered. The four hours of firefighting, the rupturing of old 5in fire mains on the roof and other pipework in the depths of the building, the drenching from the showers of rain that fell before the temporary roof was complete all contributed to the trapped water that built up in the structure, warping and splitting the fine oak panelling, twisting and lifting the floors, and saturating the wall hangings, all of which quickly became covered in fungal growth.



Temporary roof over the State Apartments with scaffold bracing

Only 18 days after the fire, the temporary roof was in place and the process of drying out could begin. All accessible panelling was removed under the instructions of our Research and Technical Advisory Service to a properly ventilated store. Dehumidifiers and heavy-duty air blowers were carefully introduced and their effect constantly monitored to ensure a gradual return to acceptable levels of relative humidity. To provide a 'chimney effect', part of the 1960s concrete floor of a burnt-out bathroom that had blocked the head of an abandoned stairwell in the centre of the damaged area was broken out, allowing drying air to circulate in the most inaccessible and wettest rooms.



Drying out with heavy-duty air blowers

RESEARCH

As a semblance of order began to emerge from the ruins and a maze of scaffold platforms gave our survey teams access over enough of the building for recording to begin earnest, a whole range of specialist advance works got under way. These included the conservation and some recarving of the limewood drops, the reconstruction of the huge mirrors from the State Apartments shattered by heat and impact damage, and the

replacement of carved stonework surrounds to the top-floor windows that had spalled away where the flames were fiercest. English Heritage restorers were also at last able to secure the Verrio ceiling in the King's State Bedchamber that had, miraculously, just managed to survive both the firemen's hoses and the partial failure of the roof structure above.



Fire damage to stone cornice

As the surviving linings of the ruined State Apartments were systematically removed, evidence of some idiosyncrasies of Wren's construction was revealed. There were other more surprising discoveries, such as *trompe l'oeil* paintings of wood panels just behind a real oak dado and a wealth of charcoal graffiti, some clearly a craftsman's design notes. The paintings were soon identified as the so-called 'patterns' provided by Robert Streeter, Sergeant Painter to the king, as a mock-up drawn before the final decision on the design for the real thing. The lifting of floorboards in one of the king's former private apartments also revealed the rather pathetic mummified corpse of an eighteenth-century cat.



The mummified cat

RECONSTRUCTION

Perhaps one of our most important overall contributions during the crucially important appraisal stage was our continual encouragement of the adoption, wherever practicable, of a like-for-like philosophy in all aspects of the design processes for the scheme of reconstruction. This principle, consistently applied throughout the works, can now be seen as central to the undoubted success of the project.

When, after careful selection, the contractors, Messrs James Longley, came on site in the autumn of 1988, the PSA were in the process of producing over 900 contract drawings, many of which were based upon the comprehensive survey and archaeological analyses of the 'as existing' structure which had been carried out by the English Heritage team over the preceding months.



One of the drawings prepared for contractors in the reconstruction process

During the main contract period, we remained as advisers within the project team and contributed to the solution of a wide range of both architectural and archaeological issues.

JOHN THORNEYCROFT

REDECORATION OF THE HISTORIC INTERIORS

The building works were completed in October 1991. In the autumn of 1990, design of the interior finishes began and the input from English Heritage reassumed a central role: it was agreed that the writer could be retained by the newly formed Historic Royal Palaces Agency as historic design consultant, while the fitting-out phase introduced new problems of restoration and interpretation.

The design of the interior finishes posed a considerable challenge, both in achieving accuracy and then in locating the designers capable of replicating the agreed features. The design team was assembled from specialists who had already worked together on historic interiors, such as those at Kensington and Frogmore. Even so, it was perhaps the

most demanding of all the design schemes which they had worked on. The Bills and Warrants for the original fitting out of the King's Apartments between 1699 and 1700 were used as the historic basis for all design work, but they proved complex and difficult to interpret into factual material. Often, they were not specific enough (eg 'Portugal mat under the King's feet'). With the soft furnishings in particular, it was virtually impossible to make the amounts of material used tally, either between the warrants and bills or with the wall space and windows.

It was decided to base the designs only on examples from the Hampton Court Palace Archive. For example, a rare original curtain cornice which had been at the palace at the time of William III was studied and measured. Although not extensive, this archive information was of crucial importance.

The design work itself was constrained by a very tight timetable of little more than 18 months, in which every item had to be manufactured, woven, dyed, or made up using the technology in use 300 years ago. Some of these methods had virtually died out, and a great deal of the precious time was simply spent searching for, or recreating, the appropriate skills.

The weaving of the gold and silver lace trimmings was one such case. After a number of trial runs, these were woven by a small firm in Derby who specialised in weaving extra fine ligaments for surgical operations. Twenty different lace and braid patterns had to be produced, and the original patterns, which had been handloom woven, themselves had to be redesigned for modern power looms. The more ornate work had to be redrawn for each detail; for the wide lace adapted from the canopy in the Presence Chamber, computer graphics were used.



Restored tassel in the King's Apartments (Historic Royal Palaces)

PRESENTATION

Despite all the difficulties, the King's State Apartments were fully restored and ready for reopening by 8 July 1992. The restoration had provided a rare opportunity to present the apartments to the public more or less as they were in 1700. This was because the surviving rooms were all set up at one time for the occupation of a single monarch, and because the surviving documentation for them was particularly rich.



Braiding in the Presence Chamber (Historic Royal Palaces)

The series of rooms which make up the King's Apartments are furnished to look subtly grander as one progresses through them. The Great Bedchamber and the two smaller 'closets' at the end are dressed in the most sumptuous way and represent the climax of this progression. As with the courtiers of William III, the visitor can make the direct relation between the hierarchy of decoration and access: the more splendid the room, the more important the people allowed into it.

William III's state rooms were, however, only the public half of the accommodation built for him by Wren. On the ground floor, there was extensive private accommodation and space for his body servants. These ground-floor areas are therefore incorporated into the tour of the king's rooms, in order to present to visitors the contrast between the public and private life of the monarch. This enables the visitor to follow the route which the king would have taken from the outermost of his public rooms to his most intimate and private ground-floor rooms. The king's rooms thus can be explained, for the first time, in terms of their function,

and it has been possible to present the contrast between the two sides of the king's life: those of his public duties and his private pleasures.

The Great Bedchamber is the last and most magnificent of the public or semipublic rooms. The Little Bedchamber is, unbelievably, more opulent, although it was totally private. But when the visitor goes down the King's back stairs to his private apartments, there is a sudden change in scale and atmosphere. From the extreme formality which exists even in the Little Bedchamber and Closet, the domestic, near bourgeois, scale of the ground-floor private apartments is emphasised.

This way of explaining the rooms is impersonal, in the sense that the visitor does not need to know very much of William III or his court to understand it. By walking through the palace in the correct functional direction, the way in which the building was designed to work and the sort of life that was lived there can be seen and understood.

PAMELA LEWIS

THE ECONOMICS OF HISTORIC BUILDING CONSERVATION

RICS/EH JOINT SEMINARS

Late in 1991 and earlier this year, four seminars were held at the Royal Institution of Chartered Surveyors between RICS members and nominees and representatives of English Heritage to discuss the economics of historic building conservation. English Heritage was particularly concerned to understand the basis on which the major funding institutions reached a decision about investment in historic, particularly listed, buildings and whether this might to an extent be based on misapprehensions of the performance of these buildings, both economically and in relation to actual client requirements. For this purpose, the RICS invited to the meetings not only a range of professionals involved in historic building refurbishment, but also a number of people representing funding institutions.

The meetings were structured to allow first of all a discussion on the purposes and criteria for listing and the designation of conservation areas. From this emerged a consensus that a much clearer definition of the purpose and significance of conservation areas was desirable, and also that guidance for local authorities on positive planning and management policies was required within such areas. Separately, the value to the public of a better understanding of the criteria for listing and its implications for owners was emphasised.

Secondly, there was discussion of the area unanimously recognised as giving rise to the most difficult issues – the extent to which it may be essential for either alternative use or structural reasons to alter the fabric of historic buildings. The importance of keeping buildings in appropriate use, and indeed finding new uses if necessary, was recognised by all concerned as the key to their proper maintenance and ultimate survival. The conservationists' minimalist approach to opening up or alterations may genuinely be in conflict with the increasing stringency of regulatory and insurance requirements for structural performance which owners and their professional advisers have to meet. It was felt that the achievement of mutually acceptable solutions would be easier if guidance could be supplied by English Heritage on the right approach to nondestructive research and opening up of historic fabric in order to understand the real nature of problems before any solutions were proposed.

The third seminar concentrated on the core issue – the extent to which the performance standards demanded by financial institutions underlay what were often perceived by English Heritage and local authorities to be unreasonable or undesirable changes to the structure of historic buildings, or indeed constituted a disincentive to developers to investment in them at all. Excessive floor-loading requirements for office use was the most

commonly quoted example (see the lead article on structural floor loading, ppl–2). In advance of the meeting to discuss this topic, the RICS and English Heritage had jointly commissioned research into the economic performance over time of historic buildings relative to postwar stock. While further study is needed of the preliminary broad data, it provided a stimulating basis for debate (it is hoped to publish the results of this research in due course). From this emerged a consensus, not altogether surprisingly, that the main determinant of good economic performance was the location of buildings, irrespective of age. Clients were prepared to tailor their requirements to fit historic buildings in good locations, but greater flexibility was required elsewhere, and listed buildings in particular were not generally perceived to offer this. Discussion suggested nonetheless that there probably was some gap between the standardised performance requirements, which professional advisers advocated on behalf of financial institutions, and the real needs of users of refurbished buildings, and that more research into client needs could well be useful to allow a more sympathetic approach to be taken to refurbishment schemes. It had also to be recognised that the need for listed building consent was perceived as a disincentive to investment in buildings which require major repair and conversion to new uses; buildings already in economic use were less of a problem.

The final seminar, chaired on behalf of both the RICS and English Heritage by Roger Suddards, provided an opportunity to draw together the threads of all the preceding meetings and to agree a way forward. There was general enthusiasm for the dialogue which the events had created, and the need to keep open similar discussions to widen the understanding of both steles was agreed. At the end of the day, work to historic buildings must involve a balance of interests, achieved in discussion between both sides, and an understanding of the legitimate concerns of each party provides the best basis for reaching agreement. It was also agreed that improved training in conservation techniques would be of benefit to all those professional disciplines involved in work to historic buildings, and that the course already set up by the RICS was an excellent example of what might be achieved. English Heritage should for its part ensure that its professional staff developed a sound understanding of the economic and technical needs of historic building owners. A small working party chaired jointly by Colin Redman for the RICS and Jane Sharman for English Heritage will take forward a number of the ideas which emerged from the seminars, in particular in relation to written guidance, research, and training.

JANE SHARMAN

NATURE AND LANDSCAPE

HARMONY OR ACRIMONY?

English Heritage's involvement in historic landscaped parks and gardens is focused principally through the Register of Parks and Gardens, and we are increasingly involved in giving help and advice to owners and others. This frequently involves a range of other interests, one of which is nature conservation, and we have recently been examining the relationship between that and the conservation of designed landscapes.

COMMUNICATION

Clearly, some conflicts do arise between the various interests, but in many instances the two are mutually supportive. Both want to see tree cover perpetuated and ancient trees protected, lakes kept open and free of pollution, grasslands kept free of injurious weeds, pests kept under sensible control, and buildings kept in reasonable repair. Neither interest wants to see parks totally neglected, or damaged by roads, development, or pollution. Recognising this, nature and heritage conservation bodies are increasingly working together to discuss their respective views and seek solutions to problems. Earlier this year,

both the British Ecological Society and the Garden History Society convened seminars to look at the issues. Not surprisingly, each concluded that the key factor was communication. Until recently, there was very little dialogue and all too often an owner was presented with separate, conflicting advice from different sources.



Dunham Massey, near Manchester: fallen timber is left in this part of the park for the benefit of the fauna

Even a modest suburban garden can hold huge numbers of species. Large gardens and parks contain an even wider range of habitats: streams, ponds and lakes, meadows and marshes, trees and woods, as well as various built structures. All of these attract wild plants and creatures in enormous variety.

There may be important grasslands, rocks, cliffs, caves, grottos, and other structures, all of which are often of considerable interest to the naturalist. Even the lawns may be important, as at Brodsworth Hall: the ornamental lawns around the house are full of plants which have now become scarce in meadows and pastures due to changes in farming practice. The trees are usually the most important element, however, owing to the specialised creatures and plants which they support. If there are ancient trees, such as old pollards, these may have very unusual species of beetle and other invertebrates, as well as rare lichens.

Numerous old parks are important and, together, form one of the most scientifically valuable wildlife features to be found in England. Not surprisingly, a number of these have been notified as Sites of Special Scientific Interest (SSSI) and some are National Nature Reserves. English Heritage and English Nature need to consult each other about plans for 'registered' landscapes and SSSIs or NNRs respectively.

Some landscaped parks have evolved from former 'wood-pasture' and still contain important old trees. The Institute of Terrestrial Ecology has published a survey of such sites which lists 56 that are of outstanding value for nature conservation: nearly half of these are 'registered' parks. They illustrate the fact that the wildlife interest can often predate the designed landscape.

In other cases, the 'wildlife interest develops as a direct result of the designer's work. The planted tree in whose branches a nest is built, the pond or lake which attracts dragonflies, the island on which herons nest, and the bridge under which bats roost are all examples of this.

Neglect of a landscape can also produce interest. There are plenty of examples, ranging from ivy-clad follies to wind-blown trees. Sometimes such features are entirely compatible with the designer's concept of a 'picturesque' landscape; in other cases, they are not. Not surprisingly, there is the possibility of conflict between those who are concerned with the conservation or restoration of the garden or park and those who value the wildlife or have responsibility for its protection. One particularly difficult area concerns public safety. Especially if there is public access, there is an obligation to remove dangerous trees or branches and generally make the area safe. This can very easily result in the destruction of vital wood or bark. The same can happen if there is a desire for tidiness, irrespective of whether the offending features are hazardous. Even the seemingly benign practice of removing dead or fallen timber for firewood can destroy features of natural interest.

Agricultural improvement of parks can be particularly damaging. Ploughing and reseeded devastates any native vegetation and, by greatly reducing the numbers of wildflowers, removes sources of pollen and nectar that are vital to the insect fauna, including that of old trees. Lime, fertiliser, and herbicides all drift onto lichens and do persistent damage. Sometimes the problem is simply neglect. Trees that were formerly pollarded can become moribund and unbalanced if pollarding is discontinued. Often the result is wind damage

which in turn is followed by surgery or felling. Ponds and lakes may become silted or excessively shaded by trees, pastures may be invaded by ragwort or thistles, and buildings may collapse: while the results of such neglect will sometimes provide some new interest for the naturalist, it usually follows that the main interest will suffer.

DECISION MAKING

How are decisions made about what is to be done for these places? If a site is neither on the Register nor notified as a SSSI, it is quite likely that management action will be taken by an owner without the involvement of English Heritage, English Nature, or anyone else. But, increasingly, owners look to the authorities for help in the form of grants or simply advice. This advice should be coordinated between those representing the two interests and should ideally be presented as a single package. A change of use will usually require planning consent and involve consideration of a variety of factors. Nature and landscape conservation are increasingly taken into account in such cases.

If a site is on the Register, but has no known nature conservation importance, and no planning control is involved, it will often be a matter for English Heritage and the owner to discuss what is to be done. Or there may be a scheme, such as the Farm Woodlands Scheme, involved, in which case the Ministry of Agriculture and/or the Forestry Commission will be brought in. If nature conservation advice is needed, it can be readily obtained by any of the parties from a variety of sources. These include English Nature, a local wildlife trust, the Royal Society for the Protection of Birds, the Agricultural Development and Advisory Service (ADAS), the Farming and Wildlife Advisory Group, or consultants.



Hackfall, North Yorkshire: formerly in an open glade, the Rustic Temple is now hemmed in by trees

It is when a site is both an SSSI and a Register site that particular care needs to be taken to achieve the best solutions and avoid conflicts. Although the Register gives no statutory protection, it does place some responsibility on all concerned – the owners, local authorities, English Nature, ADAS, and so on – to take the classification of the site into account when giving advice or help or making decisions. SSSI status, on the other hand, does require formal consultation by an owner and places statutory obligations on the planning authorities.

Nature conservation management needs to take account of the design of historic landscapes, so that, for example, new trees are not simply planted where there is space; nor should the maximisation of the variety of habitats conflict with the historic design of the park. A park is primarily an interacting assemblage of habitats, which has to be viewed in its totality; this approach is also likely to be more sympathetic towards the historic landscape.

The refuge or island value of historic parkland, especially where surrounded by either built development or intensive agriculture, also has to be recognised by historic landscape conservationists. A park may support a fauna of greater value than that suggested by the age of its vegetation. While nature conservation is best served generally by enhancing the earlier layers and discouraging the later, historic landscape conservation usually wishes to emphasise the most historically significant period of a site's evolution.

Both nature conservation and historic landscape management are still developing and liaison is helping both to become more effective. We are already exchanging information with our opposite numbers in English Nature and look forward to closer liaison in this, and other, areas of our work. In particular, we anticipate greater consultation over advice to site owners and over grants. In some cases, joint funding of projects might be appropriate.

JOHN THOMPSON

NEW FIRE REGULATIONS

The EC Directives on Health and Safety at Work come into force next January. In this country, the directives will be implemented by the Fire Safety (Places of Work) Regulations 1992, a draft of which has been circulated for consultation by the Home Office. It seems that they will contain nothing that is completely new, but will rationalise a wide range of existing codes and regulations and remove some confusing anomalies.

As is usual with fire legislation, the proposed regulations tend to be very prescriptive and may create difficulties for owners of historic buildings. In response to the consultative document, English Heritage has queried why the Home Office drafted document should be more onerous than the DoE's Building Regulations. We have also stressed the need for an independent appeals procedure, whereby disputes with fire authorities on technical matters may be resolved. Draft guidance on the regulations does, however, recognise the need for special considerations in historic buildings, and reference is made to the Fire Prevention Association's guide to the protection of historic buildings, *Heritage under fire**, to which English Heritage contributed.

ALAN WILLIAMS

*Available from English Heritage Postal Sales, PO Box 229, Northampton NN6 9RY, price £20 (including p&p); quote product code XC10793.

BULLETIN MATTERS

With our last mailing we enclosed a form for mailing list amendments: the large number of returns has been very helpful in updating and correcting our records, although there are still bound to be errors, for which we apologise (please do write in with any amendments and include the mailing label – see the address on the back page). However, some addresses are supplied from other sources, including those of a large number of architectural practices with conservation interests supplied by the RIBA; we can pass on amendments that have been sent to us, but unfortunately we will not be able to use them for the mailing of the current issue. Our mailing arrangements and lists are being kept under review.

For operational reasons, we are moving the publication dates for *Conservation Bulletin* on by one month: the next issue will be sent out in March 1993 (instead of February), and issues will then follow in July and November. Editorial assistance with the current issue has been given by Stephen Williams.

BARRACK SCHOOLS AND COTTAGE HOMES



Great Stony School, Ongar: cottage homes of 1903–5, now threatened with closure

The Victorians can still surprise us by the huge number of buildings which they erected for those unable to look after themselves. Workhouses have long been recognised as an important building type, and much useful work has been done in the past decade on lunatic asylums and workhouse infirmaries. There is still another strand to the Poor Law provision set up under the 1834 Poor Law Amendment Act, however: that of workhouses for the children of paupers and those unable to cope with large, young families. These fall into two clear types: from the 1850s, Poor Law Unions began to combine to build District Schools, but by the end of the century these had assumed the disparaging term 'Barrack Schools' and the preferred alternative was the building of cottage homes by individual Unions. A common feature of both types is that they are generally referred to as schools,

although they are more properly a form of orphanage, and that they were almost always built out in the country.

DISTRICT SCHOOLS

The 1834 Act demanded that children be separated from the undesirable influence of pauper adults – including their parents. They were to be educated and trained towards virtuous employment and away from dependency on the rates; schools and workshops were to be built for them to this end. Normally, these were appended to the adult workhouse, though segregated from it, unless an old building on a separate site was available for adaptation.

However, in the major cities, especially London, the desire to remove children from the polluted and vice-ridden squalor of their roots into the pure country air was added to the desire to free them from malign adult influences. In South London, many pauper children were ‘farmed out’ to private schools worthy of Charles Dickens at his most melodramatic. In 1849, a Mr Druet of Tooting was convicted of manslaughter for the death by cholera of 150 pauper children in his ‘care’, and the national Poor Law Board resolved that the Unions of Wandsworth and Clapham, Lewisham, Kingston, Richmond, and Croydon should between them build a proper District School.

Designed by Charles Lee, this massive three-storey workhouse for 500 children opened on 20 November 1850 and was the model for similar establishments erected to serve all the central London parishes and many surrounding rural areas. A rare surviving fragment is the huge Hanwell Community Centre, built in 1856 as the centrepiece of the District School for the City of London and Southwark; it is listed Grade II.



The District Schools at Anerley, Bromley, which have now been demolished

COTTAGE HOMES

That we know slightly more about cottage homes is due chiefly to the fame of their initiator, Dr Thomas Barnardo. His endeavours to save destitute East End children began in 1867, when he rented a derelict donkey shed as his first refuge. Barnardo was wary of the institutionalised barrack system and believed that putting children into an environment closely modelled on a normal home was the best way of giving them a new start in life, as suggested to him by Psalm 68: 6, ‘God setteth the solitary in families’. In July 1876, he opened his first 13 cottages at Barkingside, now part of the London Borough of Redbridge. By 1905, there were 66 cottages arranged around three village greens; one such grouping remains, along with a hospital, church, workshops, and Barnardo’s own grave. Designed entirely for girls, each cottage was overseen by a ‘Christian Mother’, who trained her charges for employment in domestic service.

Other Barnardo homes followed along the same principles, and the idea was slowly adopted by the Poor Law Unions. A school for Kensington, Chelsea, and St Marylebone was built as individual elements of houses, schools, and swimming baths along a village street as early as 1880 in Banstead, Surrey, but has been demolished, while similar ventures by Bethnal Green at Leytonstone (three phases, 1881–9) and by Shoreditch at Hornchurch (1887–9) survive precariously. The cottages at Leytonstone, arranged in two rigid lines of austere ‘semis’, were each designed to hold 48 boys or girls. Such numbers remained normal for boys, but later cottages for girls tended to be only about half that size to create a domestic household more akin to that they would find when they went into service.



St Leonard's Children's Home, Hornchurch: as the building is now derelict and at risk, the sculpture has been removed for safekeeping (RCHME)

Some northern cities, notably Sheffield and Middlesbrough, chose to build or purchase 'scattered homes' around their municipalities, rather than build a single institution. This system was dependent on a supply of 'Christian Mothers' to run these individual units of only about 25 children, and most London Unions felt they could not get staff of sufficient calibre.

The heyday of cottage homes was in the early years of the present century, following an Act of 1899 that allowed Poor Law Guardians to 'adopt' the children of parents deemed immoral or the younger children of widows who could then find work to support the older ones. These later examples favoured the village green setting, with half-timbering or roughcast to enhance the appearance of domesticity, and formed charming and carefully planned self-contained hamlets.

CONSERVATION

In 1930, the Poor Law was abolished. Some of the institutions remained in educational hands, providing for orphaned or 'difficult' children, whilst others became hospitals and passed in 1948 to the National Health Service. The last remaining cottage homes are now imperilled by the reorganisation of the NHS, cuts, and the abolition of the Inner London Education Authority in 1990. This last has implications outside London, as ILEA's holdings tended to lie beyond the Greater London area. As the individual buildings are generally humble, few are listed, the exceptions being the occasional more elaborate centrepiece, such as the school at St Leonard's, Hornchurch, or the baths at the former Poplar Borough school of 1906 at Hutton, Brentwood. But their unity of design and careful settings would make cottage homes ideally suited to conservation area protection.

Although hardly of traditional 'cottage' scale, the size of most residential units is small enough for their adaptation to private dwellings to be a realistic option. The sites, too, are generally blessed with extensive and well-landscaped grounds for additional enabling development to be inserted if carefully designed. An acceptable scheme is that negotiated by English Heritage and presently being carried out at The Hollies – cottage homes in Sidcup designed for the Greenwich Board of Guardians by their favoured local architect, Thomas Dinwiddy, in 1901. But conservation officers should hardly need reminding of the perils of such schemes, if there is no proper legal agreement, when as at Hornchurch the street of original buildings by Francis Smith has lain derelict, while new housing – marketed as 'Heritage Homes' by its developers – has not only been built, but sold off independently.

ELAIN HARWOOD

MANSARD ROOFS

Guidance on the sensitive subject of the design of new mansard roofs on traditional terraced houses was published by English Heritage some years ago*. It is now possible to reassess this in the light of a number of recent decisions in Greater London (the guidance related specifically to Greater London, where English Heritage has special powers relating

to listed buildings; the principles are likely to be applicable elsewhere, subject to traditional regional architectural forms and local policies).

When mansard roofs are added, pitch, profile, external covering, and window design are the main aspects to be considered in the final appearance. In many circumstances, however, the guidance advises against adding an extra storey to the roof a terraced house, particularly:

when there are no roofs above the parapet in view elsewhere along the terrace

where a terrace forms an overall composition, the balance of which would be upset

where the existing roof structure is of historic or architectural interest

where the scale of the house or terrace would be damaged by adding extra height

where the existing roof overhangs the front wall, rather than being curbed by a gutter and parapet

where structural complications might result from extra loading.

Some of the London appeals have resulted in contrary decisions, but the trend seems to be clear, and many of the Inspectors' decision letters provide rigorous support for and adherence to the advice in DoE Circular 8/87 (Appendix IV, part IV), which emphasises the significance of the original roof shape and materials, and to the established and emerging policies in local authority development plans.



72–90 Gloucester Place, Westminster: the uneven effect of the addition of mansard roofs can clearly be seen

The London cases generally uphold the principle that terraces or rows which do not have any roof additions should be retained in their pristine state. The relevant decision letters conclude that the addition of an extra storey would adversely affect the special architectural and historic interest of the building and significantly harm the group value and, consequently, the setting of the other properties in the group. Where the buildings are in a conservation area, the decisions state that the proposal would neither preserve nor enhance the character or appearance of that area but, on the contrary, would be harmful.



30 Cheyne Row: there is a need to maintain the interest of the roofs

These decisions draw attention to important factors, such as:

the classical language of architecture with real or implied attic storeys, often denoted by their square windows and emphasised by the gradation of window heights up the elevation
the presence of historic, albeit not always original, roof forms – the 'butterfly' roof providing characteristic 'saw-tooth' rear elevations; the distinctive M-shaped roof with a central valley
the general proportions or carefully ordered arrangement of architectural elements on the existing elevation

the comparative relationship between the original building heights and the widths of the street

relative numbers of unaltered properties, particularly those of a more humble nature.

In numerous cases, even where there are one or two existing roof extensions on the same terrace or row, Inspectors have still dismissed the appeals. Even more significant are three recent cases where many, if not the majority, of the other properties in the terrace or group already have additional floors, either as various roof types or as additional brick-faced storeys. In each of these cases, the factors of classical language and historic roof forms

formed part of the argument, but the cumulative and detrimental effect upon the conservation area was considered to be equally important.

At Cheyne Row, Chelsea (a Grade II* house), where, of the ten houses in the terrace, six have mansard roofs, the Inspector drew on policies in the draft Unitary Development Plan and referred 'to the need to retain those remaining roofs which have...interest and are in character with the original buildings'.

At Gloucester Place, Westminster, in a terrace of ten listed houses (one unlisted), five have additional storeys, built or permitted, and, despite other additional storeys on buildings in the 'general locality', the Inspector concluded that he did 'not think this warrants further such development'... and that these were not 'compelling precedents but...examples of how apparently innocuous additions can diminish the special...interest...', seeing 'no justification in altering this balance'.

We consider that these decisions and others reinforce the presumption in favour of preservation and strengthen the arguments against adding roof storeys in many cases. We will be applying these policies in London.

JAMES EDGAR

**Listed building guidance leaflet: mansard roofs*, English Heritage, 1989 – available from English Heritage London Region, Chesham House, 30 Warwick Street, London W1R 3RD; copies of the relevant appeal decisions can also be obtained from this address.

A FUTURE FOR THE PAST

The National Trust for Scotland is inaugurating an annual London lecture with the above title on the work of the National Heritage Memorial Fund to be given by Lord Charteris. The NTS is aiming to promote its reputation in England and also to offer an annual platform for an international figure in the world of heritage. The lecture will take place at The Royal Geographical Society, Kensington Gore on 12 November; tickets are available from: Merida Drysdale, NTS London Office, 12 Sherwood Street, London W1V 7RD; telephone 071-437 1012.

ARCHAEOLOGY AND STANDING BUILDINGS

The Buildings Special Interest Group of the Institute of Field Archaeologists is holding a symposium on techniques and applications for archaeology and standing buildings at Chester from 8 to 10 January 1993. The aim is to cover the major issues relating to the techniques and applications of building recording and analysis which have been tackled in recent years by the presentation of case studies and an assessment of the success of the approach. It is intended to publish the proceedings to act as a form of handbook for future reference. Further information and booking forms are available from Mrs Lesley Crombie, Centre for Continuing Education, University of Liverpool, PO Box 147, Liverpool L69 3BX; telephone 051-794 2523.

ICOMOS

ICOMOS UK has produced two publications following earlier conferences. The proceedings of a seminar held in York in November 1991 are published in *Managing world heritage sites in Britain*, price £16.95 (including postage and packing; £14.95 to members of ICOMOS UK). The Timber Engineering Conference held at Surrey University in April 1992 described the traditions and innovative approaches developed to deal with problems arising from old age, structural failure, or intrusive alteration; copies of papers from the conference are available at a cost of £15 (including postage and packing; £9 to members of ICOMOS UK). Both can be obtained from ICOMOS UK, 10 Barley Mow Passage, London W4 4PH.

CISTERCIAN SPACE

The nonacentenary of St Bernard's birth in 1990 provoked a renewed awareness of Cistercian abbeys and their lands, bringing to light several pertinent research themes. A colloquium is being organised at the abbey of Fontfroide in France from 24 to 27 March 1993 to examine the question of 'Cistercian space' and to look at the buildings and the historic management of the estates, the legal and planning protection that these enjoy, and present-day reuse and management of estate buildings. Further details are available from Dr Terryl Kinder, c/o Section Française de l'ICOMOS, 62 rue Saint-Antoine, 75004 Paris, France; telephone +33-1-42785642.

PROFESSIONAL COURSES

Various aspects of the historic landscape and its conservation are the subject of a series of short courses organised by the Centre of East Anglian Studies at the University of East Anglia. The aim is to provide information, guidance, and training through expert speakers and, where appropriate, courses are held 'on-site' so that specific case studies can be discussed in detail. 1993 topics include: planning law and archaeology, the management of historic landscapes, conserving local character, presenting the past with farm surveys and presentation grants, and making old farm buildings work. Further information on these courses is available from: Short Course Development Office, Centre for Continuing Education, The Registry, University of East Anglia, FREEPOST, Norwich NR4 7BR; telephone (0603) 593016.

EARTH BUILDINGS

Donhead Publishing has produced a book on the repair and maintenance of earth buildings using traditional building materials. *Conservation of clay and chalk buildings* by Gordon Pearson deals with the different materials and methods of earth construction, their qualities and characteristics, together with all aspects of repair and maintenance. There is advice on soils analysis, the philosophy of repair techniques, and the factors to be considered before altering, converting, or extending an earth building; illustrated by photographs and drawings, the book includes a glossary, bibliography, and a list of suppliers of specialist building materials. It is available for £30 (postage and packing free of charge) from Donhead Publishing, 28 Southdean Gardens, Wimbledon, London SW19 6NU; telephone 081-789 0138.

Donhead is also publishing the *Encyclopaedia of architectural terms* by James Stevens Curl, which attempts to provide a comprehensive practical guide to the terminology used in the various aspects of architecture and building, with definitions of styles, components of buildings, materials, and architectural details; it costs £45.

DECORATIVE TILES

Tiled decoration makes a fundamental contribution to the character of many Victorian houses and should be preserved where it is found; sympathetic reinstatement enhances where it has been lost and can improve the value of a house. Proper tile care and renovation are described in an illustrated leaflet, *Care for Victorian houses: decorative tiles*, available from The Victorian Society, 1 Priory Gardens, London W4 1TT, price £3 (inclusive of postage). The leaflet is designed to help the owners of Victorian and Edwardian houses appreciate the different forms of tile decoration and to enable them to repair and restore tiles by giving basic advice; the leaflet has been produced with the aid of a grant from the Environmental Grant Fund and has been sponsored by the tile-makers, Original Style of Exeter.

ADVISORY LEAFLETS

The Georgian Group advisory guides have been added to with the publication of *Stonework* (no 12), *Lighting* (no 13), and *Curtains and blinds* (no 14); these are aimed at the non-expert houseowner as well as professionals, providing guidance on construction and refurbishment with sources of expert information. These guides are available for £1.50, or £2.50 for no 14, from The Georgian Group, 37 Spital Square, London E1 6DY; telephone 071-377 1722.

Lichfield District Council has produced a design guide for shopfronts and advertisements, *Shopfronts within Lichfield City Conservation Area*, incorporating general policies and those of particular relevance to the historic centre of Lichfield. Copies are available for £1 by writing to the Director of Planning, District Council, Frog Lane, Lichfield, WS13 6YZ.

REVIEWS

BUILDING FOR HEALTH CARE

Hospital and asylum architecture in England 1840–1914: building for health care, by Jeremy Taylor, published by Mansell Publishing Ltd, price £60

There can be few people in England without direct personal experience of Victorian hospitals. Despite the truly enormous volume of new hospital building since the last war, our national health service is still rooted in the Victorian structure of county infirmaries, workhouse infirmaries, cottage hospitals, and lunatic asylums. New medical and, more significantly, managerial requirements now suggest the alteration, rebuilding, or disposal of nineteenth-century buildings, however: all over the country, old hospitals are being pulled down, or stand empty awaiting a new use.

Jeremy Taylor points out that the whole huge subject of hospital and asylum design has been largely ignored by historians until recently. As a result, there are no generally accepted standards when it comes to assessing the historic or architectural importance of such buildings. One of the main purposes of his book is to offer an outline of nineteenth- and early twentieth-century hospital development that will assist future research by both architectural and medical historians. Having recently advised the Department of Health on the preparation of a database for its holding of listed and historic buildings, Dr Taylor is well fitted for the job. His book will undoubtedly become the basic reference work on the subject.

At the back of the book are three long lists or catalogues; the first is of all public hospitals built in the period, with their foundation date, architect, and plan-type. The second groups the same buildings by type (asylum, general hospital, workhouse infirmary, and so on). The third contains the same information, but with the architects as the principal heading, and it is supplemented by brief biographical or practice notes on those individuals or firms – like Adams & Holden, William Henman, Saxon Snell, Young & Hall – who made a speciality of hospital and asylum design. These lists alone make the book a worthwhile reference source.

Nowadays, it is fashionable to study the history of buildings by dividing them into types, whose forms reflect a particular function, or the attitudes of those who commissioned them, or both. Hospitals and asylums lend themselves very well to this sort of study. Most were erected as a result of specific government legislation: their form evolved as the result of changing theories of medical treatment and a changing attitude towards the care of the sick always set against the background of a steadily increasing demand for such treatment (bigger hospitals) and increasing specialisation of function (more different types).

Before the nineteenth century, most hospitals were charitable institutions funded by public subscriptions. Many of the famous London teaching hospitals began as subscription hospitals, as did many of the major town hospitals outside the capital, like the Derby Royal

Infirmaries (founded 1806), the Hull Royal Infirmary, and the Royal Devon and Exeter Hospital (founded, 1741). Almost all the other kinds of medical institution, notably the infirmaries attached to larger workhouses, hospitals for infectious diseases, and county and borough lunatic asylums were paid for by central or local government and designed under strict standards of space and cost per patient following guidelines laid down by the paymasters, who were the Poor Law Board, the Metropolitan Asylums Board, and the Commissioners in Lunacy.

It is really in the workhouse hospitals that the idea of state health care originated. Until the 1860s, these were outside any proper supervision, but the Metropolitan Poor Act of 1867 and the Poor Law Amendment Act the following year authorised local authorities to provide properly staffed infirmaries for the poor. The 1867 Act also brought the building of hospitals specifically for infectious diseases in London, and provision was made for the rest of the country by the 1875 Public Health Act. For the mentally ill, the lunatic asylum was the only refuge. Large-scale county asylums began to appear after a 'permissive' Act of Parliament in 1808, but it was the 1845 Lunacy Act which brought the building of county and borough asylums for pauper lunatics across the whole country.

Before the 1850s, even the best purpose-built hospitals were usually a cross between a mansion and a prison: large impressive blocks with a handsome exterior, a grand entrance hall, and long wards stacked up on either side with not much thought for ventilation or sanitation. As almost everybody knows, the Crimean War experience changed all this. War casualties treated in sanitary, well-ventilated conditions survived, the others mostly died. After the war, the campaigning of George Godwin, editor of *The Builder* magazine, the work of the military Barracks and Hospitals Commission, and Florence Nightingale's widely circulated *Notes on hospitals* all set out new and similar criteria for building, promoting the crucial importance of fresh air and daylight. They dismissed the old building types and introduced instead the 'pavilion' hospital ward as the basic element in the design of buildings for the sick. The long, narrow ward with its cross-ventilation, windows, and related beds on both sides, ventilated lobby between sleeping space, and sanitary space at one end, and its disconnection from any other accommodation in the hospital (hence the name pavilion) became the standard unit for hospital designers, from the building of the Herbert Military Hospital at Woolwich in 1861 until after 1900. For rather different reasons, largely to do with the categorisation of different states of insanity, lunatic asylum designers also adopted the pavilion approach, and the study of both hospital and asylum design in these 40 years is largely the study of the various ways in which this basic unit was grouped and manipulated to suit different sites, needs, and funds.

Dr Taylor charts the development of the pavilion plan, taking in with this central theme such other subjects as ventilation, corridors, and architectural style. There is separate analysis of hospitals by subtype – cancer, children, maternity, military – and separate sections on buildings for the mentally ill and on ancillary buildings. The author sticks firmly to planning and design: there is not much on the functioning of the buildings which he describes. The text is sometimes heavy going, the illustrations depressingly grey, and the number of plans inadequate, but none of these drawbacks invalidates the book as a basic reference tool.

NEIL BURTON

LISTED BUILDING LEGISLATION

A guide to the legislation relating to listed buildings, Jackson Stops and Staff, price £3

It is a truth universally acknowledged that historic buildings legislation is not quite so easy to interpret as you might wish it to be. What is the difference between listing and scheduling? What does curtilage mean? Why is there a Grade II* (surely an afterthought!)? What in truth is 'special' interest? In fact, is a building listed because it is

'special', or 'special' because it is listed? What constitutes an alteration, ie something which when done to a listed building requires listed building consent?

These are thorny questions and any help we can get is always welcome. We already have the Cambridge County guide, which is not for faint hearts, and Roger Suddards' *Listed buildings: the law and practice* which is only for the very serious-minded indeed. Jackson-Stops have definitely identified a gap in the market and have produced a straightforward, sensible, and, above all, useful guide which can be consulted day-to-day by owners and professional people alike.

Who is it aimed at? The preface tells us: 'Owners or would-be owners of historic buildings will certainly welcome this guide to the opportunities, and pitfalls that lie ahead. Whether a rare mud cottage in East Anglia, a Palladian pile in the Shires, or an early mill in a Pennine valley...' However, the attention paid in the text to the problems of taxation, grant-aid, and public access, 'a major bone of contention between owners and the Inland Revenue', all suggest that it is aimed principally at the country house owner and the particular kind of clients who buy and sell through the Mayfair firms.

It suffers, of course, from the inevitable banana skin of being not quite up to date; the Department of National Heritage has seen to that, and there are a number of small inaccuracies which the next edition will correct. The legal sections seem without blemish, however, and that's the main purpose after all. Not surprisingly, it is a little lacking in the historic background of listing and is a bit woolly about the criteria and the processes of the recent resurvey; it states, for instance, 'inspectors do have a right of access to land': this was actually withdrawn when English Heritage was hived off from DoE in 1984.

These are small quibbles. What it does do is bring across very forcefully key points which we still hear raised incorrectly each day:

Two particular points should be borne in mind. First, whilst the listing particulars will summarise some of the features, both internal and external, which contribute to the character of the building, the listing extends to the entire structure, including extensions, however recent in construction, and the listing particulars do not purport to define fully the features of interest and importance within the building. Accordingly, it must not be assumed that works affecting features of which no mention is made in the listing particulars do not affect the character of the building.

Secondly, whilst the grading of buildings within the list is relevant for some purposes, for example to the question whether listed building consent is likely to be forthcoming for alterations, no distinction is made by reference to grading to the circumstances in which it is necessary to obtain listed building consent. Accordingly, the advice set out above as to the circumstances in which listed building consent is required applies to all listed buildings, irrespective of their grading.

DoE Circular 8/87, which lays all this down, is not mentioned, but, if it had been, the long-awaited replacement PPG (Planning Policy Guidance) would be making it more out of date again. However, these are indeed matters which it is vital that every listed building owner should understand.

This all springs from the basic realisation that the only thing in the list with statutory force is the actual item or address of the building, and everything else follows from that. The map-marking and the list description are only indicators and have no statutory significance. One of the objects of the resurvey was to identify all listings as accurately as possible 'for the exclusion of doubt'. This is not necessarily achieved in every case. My absolute favourite is in Sussex: 'The East garden wall of the New House. This wall was originally the continuation of the garden wall of the Old House (formerly the Dower House) but now belongs to a separate and new house built in the former grounds of the Old House'!

As the new guide so rightly states in the section on curtilage: 'Despite these guidelines... confusion still remains and it is important to consult the local conservation officer if in doubt'!

All in all, well worth the money. A booklet both useful and handsome. But don't worry all you consultants, it doesn't answer everything!

MARTIN ROBERTSON

DO IT IN STYLE

Do it in style – a guide to the care, repair and adaptation of your home, published by Wandsworth Borough Council and available from The Director of Technical Services, The Town Hall, Wandsworth High Street, London SW18 2PU, or telephone 081-871-6637; price £7.50 (including postage and packing)

One only has to be aware of the conservation business for a short while to see how it operates largely through the application of a combination of carrots and sticks. So often, though, both of these extremes could be obviated by a process of education.

The conservation world has been much slower to appreciate this than, say, the manufacturers of building products, which is why the English Heritage Framing Opinions campaign has been so necessary. The attempt by a borough council to relate this to the local level is, therefore, both welcome and brave—brave because of the wealth of technical and policy advice that has to be condensed into an accessible form.

Do it in style is itself a stylish publication: a square format liberally illustrated with evocative photographs and clear drawings of a 'do' and 'don't' nature.

A substantial introduction copes admirably with converting philosophy into common sense: not only with the well-rehearsed arguments that conservation pays and that public opinion is overwhelmingly in favour, but also with refreshingly straightforward comments, such as 'the objective of conservation is not to make an old building appear new' and 'generally speaking, the more similar a house is to its neighbours, and the closer together they stand, the less tolerant they are of even minor change'.

The following sections on Defects and Repairs give sound advice right down to the effects of climbing plants, but they inevitably suffer from the need for brevity. As a result, the space devoted to sophisticated and less-used techniques, such as the insertion of brick slips and the grouting and bonding of cracks, seems to give them unduly more emphasis than simple cutting out and replacement of defective bricks and renders. Space might also have been allowed for a more thorough explanation of lime mortars and for warnings against the use of protective coatings for roofs and brickwork. Checklists for diagnosis and action might, perhaps, have been more effective as, indeed, they are in the excellent final summary of dos and don'ts.

In the section on Major Alterations and Additions, style is seen as 'copying the form, materials, details and ornament of the existing building in the design of the new elements', and ample evidence is given to show how effective such a safe policy is compared with the horrors that abound. But, of course, history does not stand still and, while it is acknowledged that contemporary solutions can be applied to traditional buildings, it is significant that the authors have not been able to produce any examples.

Further useful advice is given on statutory requirements – though again, the jungle of what needs consent is necessarily condensed – and on grant-aid, local contacts, and further reading.

Do it in style is aimed at local house-holders and it succeeds in its educational ambition by raising the relevant issues and encouraging owners to take advantage of further advice, particularly from the Council's officers. However, at 44 pages, it is neither a leaflet nor a book and, at £7.50, it is difficult to see how far the ambition will reach.

EDMUND BOOTH

GREAT GIDDING BAPTIST CHURCH

As the last edition of *Conservation Bulletin* was being distributed, the tragic effect that the ecclesiastical exemption (see Issue 17, pp13–14) can have on historic nonconformist interiors was being demonstrated near Huntingdon.

The 1790 Baptist Chapel at Great Gidding is the only nonconformist chapel in Cambridgeshire to be listed Grade II*, as it had a virtually complete original interior. Set back from Main Street, it is architecturally a typically unassuming chapel building, similar in its modest scale and external appearance to a contemporary village house. However, inside there is a gallery on three sides of the rectangular space, the fourth (long) side opposite the entrances having two large, round-headed windows lighting the raised pulpit (which had probably been enlarged from the original). The ground floor was filled with box-pews of simple fielded panels, no doubt the work of a local joiner, complete with contemporary ironmongery.

Below these pews, the wooden floor joists lay on the earth and were springy from decay; much of the panelling against the outside walls was found to be rotten too. Major repairs were very necessary; but the minister, supported by all of the membership and after much prayer and discussion, wished in addition to have a more flexible worship space. They decided to clear the ground floor entirely, lay a concrete slab, and introduce upholstered chairs that could be stored in the vestry when a larger clear floor space was needed. By August, the new floor was laid and all the joinery (but for one panelled box-pew door) disposed of, perhaps a third having to be burned because of rot.

Although not legally required to consult anyone (and only responsible within the denomination to the Trustees of this individual chapel), the church leaders did make contact with the local planning authority and were prepared to discuss their proposals. It must be emphasised that nothing hasty or unlawful has taken place. But this loss of most of the 1790 internal fittings and character for which the building earned its II* listing demonstrates not just the consequences of the present exemption from listed building controls, but also of the difficulties some denominations have in accepting the Government's current proposals.



View of the original box pews and the gallery above, July 1992



Work in progress, following the removal of the box pews, August 1992

As a Baptist Chapel independent of the Baptist Union, Great Gidding could not be expected to adopt the procedures of the proposed 'Code of Practice'. Like hundreds of other listed chapels, exemption would be foregone under present proposals, but for the exterior only, leaving the more important interior totally free of any planning control. Even if some means were found to allow such independent congregations to adopt the Code of Practice, it is unclear as yet how far any mandatory consultations with the local planning authority, the national amenity societies, and English Heritage could influence any denominational approval under the Code, there being no presumption in favour of preservation, unlike the operation of listed building controls.

It has to be said that the adaptation of small, inflexibly furnished chapels like Great Gidding is problematic, whether for current styles of worship or new secular uses. However, box pews have been successfully altered to become demountable and, at Great Gidding, the

floor finishes and wall panelling could have been reinstated to help retain some of the character of the interior, especially as the gallery remains with its 1790 benches. As a Grade II* building, this chapel could have received grant-aid for such major repairs from the English Heritage church grants scheme. However, without the complete 1790 interior, its eligibility for grant as a building of 'outstanding' architectural and historic interest must be in doubt and the II* grading will also be reviewed.

'Too few complete interiors demonstrating the early history of non-conformity remain to permit such schemes to be carried out without the same detailed, mandatory consultation that exists for non-ecclesiastical buildings of equivalent importance.

RICHARD HALSEY