Conservation Bulletin, Issue 19, March 1993

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

LOOKING TO THE FUTURE

BUILDING PARTNERSHIPS

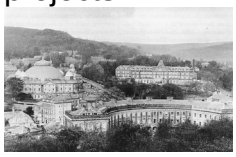
Our Forward Strategy *Managing England's Heritage*, issued late last year, reviews our role as the principal expert adviser on the historic environment in England. This comprehensive review of priorities reaffirms some basic principles and provides the opportunity for a change of focus, reflected in the 20 objectives reprinted here. It is not surprising that this attracted attention, but our task was made harder for some months by the misleading articles in the press. It is important that remaining misapprehensions, particularly among those active in conservation, are dispelled.

We want to ensure that those on whom so much of the responsibility for the heritage rests – the local authorities and voluntary societies, as well as individual owners – are willing partners with us, understanding and supporting our approach. Many of the objectives are self-explanatory and have already been welcomed. I want here to look at some of the areas which have been less well understood.

CONTINUING POLICIES

Archaeology is one of our chief areas of interest and our commitment to it does not need restating. However, concerns have been expressed because archaeology is not extensively discussed in the Forward Strategy. This is only because our proposed shift in focus is relatively minor. Objective 6 of the Forward Strategy recognises that PPG16 has very much increased the importance of archaeological issues in the planning process, and there is now a particular need to improve the database in those urban areas with a wealth and complexity of archaeological remains. We will help authorities in important historic towns and cities to assemble information into a coherent picture so that planners can

locate and interpret the constraints on development. The cost will be met from the rescue budget, but it will be relatively modest and will not significantly affect funding of excavation projects.



The Crescent, Buxton, seen against the background of the town: intervention by the Secretary of State to save this important building at risk is an endorsement of our strategy; the article on p3 describes the situation in detail (Rod Leach)

Other objectives attracting comment are not new. As is explained in the article about Conisbrough Castle in this issue, the policy in regard to our own historic properties has been in existence for some time. The press coverage erroneously referred to the selling off of properties in our care. We have no such plan. Most are in any case actually owned by others and in state guardianship. We have clear obligations from which we will not withdraw. What we do intend is to expand our policy of involving others in the management of properties where this will attract additional resources or help to improve standards. In consultation with our advisory committees detailed criteria are being drawn up against which we can consider the management requirements of each of our sites in the national context and in light of the expertise available locally. Neither local authorities nor others will be asked to assume responsibilities against their will or for which they do not have the resources. We have already had indications of interest in the local management of sites. We will have to satisfy ourselves that potential partners can carry out the duties they would be shouldering. Where responsibility for maintenance is transferred under the terms of a management agreement, English Heritage will remain responsible for setting and monitoring standards and will resume direct management if, at any time the agreement has to be terminated. Management agreements will guarantee continued public access and continued free admission for English Heritage members.

Our intention to prepare our existing directly employed labour force of some 350 workers for privatisation is also not a new policy. In accordance with government commitments to competitive tendering and in line with what is happening throughout the public sector, this has been in preparation for some time. The workforce comprises both skilled and unskilled workers and we are concerned that they should be well equipped to compete in the labour market, so as to ensure their survival as a highly skilled, well-managed force, available both to us and to other owners. The successful outcome of this policy can only benefit the conservation of the heritage.

Objective 2 defines our role in relation to historic buildings. English Heritage and its predecessors have always spent most time and money in dealing directly with the outstanding listed buildings or with those exceptional cases where a local solution is not practicable. It is proper that we should continue this emphasis. We are, nevertheless, very much concerned with the future of the wider built heritage. This is extensive, and its protection is critically dependent on local commitment and integration of adequate conservation policies in the planning process. We want to build upon our past good relationships with local authorities and to ensure that throughout the country we have a relationship – a partnership – based on a clear understanding of our respective roles which reinforces our joint ability to enhance the quality of the environment.

SHARED RESPONSIBILITIES

English Heritage's role at national level must be to help build on local initiative and the work of groups such as the Historic Towns Forum and that which organised the recent conference in London described here by Sophie Andreae. We can try to ensure that ideas are disseminated and discussed as widely as possible. We must also devote increasing

effort to strengthening the ability of all local authorities to manage the built heritage within the context of the planning system. The role of the conservation officer is vital and we want to uphold and help develop their competence and capacity. Where necessary we will fund posts for a period to ensure that local authorities can experience directly the benefits of having skilled advice to hand and we will work with appropriate bodies to provide training. Our thinking about our partnership with local authorities, and conservation area grants in particular, is further detailed in a separate article. Nor are we ignoring the grade II buildings outside conservation areas which the Buildings at Risk survey showed to be a particular problem. Our powers to intervene directly outside London remain limited, but we will continue to advise government on all applications for demolition and we will support those local authorities who are prepared to take action by applying the legislation. We have said in objective 12 that we will encourage the use of existing legislation to protect the heritage and will propose legal reforms where necessary. The intervention by the Secretary of State for National Heritage in Buxton is a practical endorsement of our strategy.

THE 20 OBJECTIVES OF THE FORWARD STRATEGY

Whilst maintaining our role as ‘acquirers of last resort’, we will divide our historic properties and sites into three categories of importance and concentrate on the first two categories. We will reduce expenditure on properties and sites in the third category and seek to pass these over to local management wherever possible.

We will focus our resources on Grade I and II* buildings, or, in exceptional circumstances, where a local solution to a building or site of great importance is impossible, through cost, complexity, or technical difficulty.

We will encourage and help local authorities to take responsibility for conserving the built heritage in their areas and we will develop clear guidelines on acceptable standards, encouraging the use of trained conservation officers or experts to improve overall standards of conservation.

We will make conservation area grants only in areas which combine townscape quality with financial, material, and social need.

We will make additional grants to eligible churches which can raise complementary private funding.

We will divert funding from rescue archaeology over the next five years towards the completion of at least 30 urban archaeological strategies.

We will target our education and publishing programmes so as to further the understanding of the importance of the heritage and the desire to support it.

We will privatise our direct labour force over the next three years.

In London we are proposing to withdraw from our former Greater London Council powers related to Grade II buildings in a phased programme agreed with the London boroughs.

We will complete the relocation of the management of our historic properties to Newcastle, Northampton, Bristol, Tonbridge, and Kenwood in London. We will institute efficiency improvements including market-testing across the organisation. We will introduce standards of service improvements and publish our performance against them.

We will focus scientific and technical research on providing solutions to urgent and agreed archaeological and conservation problems and cooperate with industry in the exploration and development of research projects with commercial potential.

We will encourage central and local government to meet their historic building obligations and to use the legislation that exists to protect the heritage. Where the legislation is inappropriate, we will propose reforms: where legislation does not exist, we will advise on its introduction.

We will generate funding from whatever sources we can activate in order to provide the proper protection of the best of our heritage.
We will set up a Tax Review Panel to identify, research, report, and promote proposals for increasing finance available for conservation.
We will explore with major private foundations and others the setting up of a Conservation Fund which would harness private resources to enable English Heritage to take emergency action to save outstanding properties, where other agencies are unable to intervene.
We will propose allocations from the National Lottery and Millennium Fund for conservation of our heritage and seek to manage those funds once they have been allocated.
We will raise the income from our sites and monuments through increased admissions, sales, and membership.
We will secure the conservation of Stonehenge and its surroundings for the benefit of the public, using private sector resources.
In line with the importance English Heritage attaches to the preservation of significant historic entities, we will work with other interested bodies to raise special funds.
We will launch a public appeal for funds and set up a permanent grant scheme for history gardens.
In London we are proposing changes which will align our work there more closely with what we do in the rest of the country. As the capital city, London will always have special problems and attract particular attention. Our London Region will continue to deal with these problems. The main change is that we should over a period withdraw from directing the London boroughs on listed building consent applications for alterations and extensions to grade II buildings. These cases are, of course, handled by planning authorities without our intervention outside London. We have already consulted the boroughs and other interested parties about how this can be achieved without putting buildings at risk. We recognise that some boroughs will need help to achieve the change and that we must provide guidance and practical assistance, probably over a long period. The responses to our consultation have stressed strong support for English Heritage's continuing involvement and widespread concern about local boroughs' competence and commitment in this field. At grass roots level, however, the commitment to conservation shown by respondents was strong and a real indication of the role the heritage plays in the life of communities.

INCREASING RESOURCES

We recognise the more general concern about the availability of resources. Many of the objectives set out in the Forward Strategy relate to the need to expand the number of sources from which we can draw and to make the available resources go further. Among the positive items which received little comment in the press, is the creation of a Tax Review Panel under the chairmanship of Roger Suddards (the planning lawyer and Commissioner of English Heritage) to research and promote those tax incentives which will most benefit the preservation of the built environment. We are working closely with the National Heritage Memorial Fund to secure funding from the National Lottery for the same purpose. We are also seeking to increase the benefits to conservation from existing financial packages such as urban regeneration schemes. We must make the most of all opportunities and the additional help announced for churches reflects the fact that, even in a recession, private funds have been raised enabling works to proceed, often at favourable prices.
Our aim to establish a Conservation Fund with private sources of funding is critical to our expanding perception of the heritage as a whole. Some important aspects are not yet adequately protected. For example, last year we were unable to intervene at Pitchford Hall

where a sudden crisis provided insufficient time for a public sector solution to the separate sale of the house and its important associated contents. Fortunately we have been able to assist the National Trust in preserving Chastleton. Similarly, we were able to find a means of preserving Queen Street Mill, Burnley (reported in *Conserv Bull* **17**, 18–19) as a working example of our industrial heritage. The running costs of monuments such as this and other industrial sites are essential to their proper preservation, but are generally outside the present remit of any public funding body. We are also looking, with other interested bodies, at problems of major historic ships and dockyards whose preservation often needs to be considered together and we plan to expand our historic gardens grants scheme by creating an independent body to pull together funds from a range of sources.

At the same time, we have sought to increase the money available for conservation by increasing our own efficiency. On 1 April we will be reducing our workforce overall by roughly 9% (8% of staff in Conservation) through a voluntary early severance scheme. We are satisfied that we are retaining in-house the professional and technical skills needed to manage the conservation of our own estate and to advise private owners on repair problems. While there will be some staff changes over the next few months, we will do what we can to minimise any disruption and help those dealing with us to get to know the new officers responsible.

As a public body, we must spend our government grant as efficiently as possible and ensure that we are business like in our income generating activities, We need to provide a better service and to demonstrate to the taxpayer – the general public – that we provide value for money in all we do. In doing so, we will reinforce the case for additional resources and win wider support for our activities.

The justification for our strategy must be measured in the effects on the historic environment. If more of the fabric is conserved than would otherwise have been the case, and if more people are able to appreciate and enjoy our inheritance, our aims will have been achieved. We can already see the first fruits in the financial settlement announced by Government in November last year. English Heritage fared considerably better than had been indicated earlier in the year and suffered less than some comparable bodies. Our efforts to ensure that we are efficient have been rewarded and consequently more public money is available for conservation.

It has been said that ‘Conservation is the last refuge of passionate concern in an ever more dulled planning profession’. We have proved the first part of that sentiment at least. Many of you have already written to us, but we would welcome further comments from readers and will answer any particular queries which you may have. We need you to act as informed partners to help us make the most of the available resources for the conservation of our common inheritance.

JENNIFER PAGE

Chief Executive

THE CRESCENT, BUXTON, DERBYSHIRE

REPAIRS NOTICE SERVED

On 8 December 1992 the Secretary of State for National Heritage served a full repairs notice upon the owners of the former St Ann’s Hotel, Buxton. It is the first time in the history of the statutory control of listed buildings that such a notice, the essential preliminary to compulsory acquisition, has been served by the Secretary of State himself, rather than by a local planning authority. His action reflects both the importance of the Crescent, probably the most important building at risk in the country, and the enormous

cost of repair, far more than any local planning authority could contemplate with an easy mind. It also raises interesting issues for the future.

Awaiting repair: the fine front elevation of the crescent (Rod Leach)

The Crescent was built between 1779 and 1789 to the designs of John Carr of York. It was intended as the principal attraction and in the Duke of Devonshire's attempts to make Buxton vie with Bath as a spa of national importance. Carr provided what amounted to a leisure complex, housing two hotels with spa water piped-in from St Ann's Well, a grand assembly room, shops, and lodging houses. The hotels and assembly room were contained in the end blocks. Between them in the Crescent itself were five separate units with two floors of good lodgings on the main (concave) front and four floors of lesser rooms at the back. All these were intended for visitors, not for permanent residents. An open arcade on the main front sheltered the entrances to the lodgings, and to ground-floor shop units, and provided a covered link between all parts of the complex.

During the nineteenth century, the two hotels gradually encroached; by about 1900, the St Ann's Hotel occupied just over half, and the Crescent Hotel the remainder. In the same period, the land behind the Crescent, which had originally been laid out with formal gardens, was built over in a piecemeal fashion with additions to the hotels.

The building is a splendidly impressive piece of Palladian architecture built in Derbyshire gritstone. Its conception, design, and construction incorporates a number of unusual technological innovations*. The Crescent fronts onto The Slopes, a grassed and wooded area rising from the Crescent to the Town Hall and Market Square. In the eighteenth century, this was rough pasture land, but in 1818 the architect Jeffry Wyattville laid out a formal series of unstudded terraced walks and steps, which reflect the plan form of the Crescent itself. As one would expect, the Crescent is listed grade I and stands within a conservation area.

DECLINE AND CLOSURE

Just under half the building is now owned by Derbyshire County Council. The stone facade of this portion, which includes the dazzling assembly room, was restored some years ago with the help of a grant recommended by the then Historic Buildings Council. Until recently, it was used as the Buxton library and offices, but because of some structural problems with the roof the library was closed on public safety grounds, and both library and offices have been relocated; it is currently empty and up for sale.

The larger part of the Crescent comprises the former St Ann's Hotel, which is the subject of the present repairs notice. The condition of this part of the building, and especially the condition of its roof and chimneys, has long been a matter of concern. A grant towards roof repairs was offered by the Department of the Environment in 1975, but declined; another grant of £65,000 (60% of eligible costs) was offered in 1985, but not taken up, and soon afterwards the owners of the hotel went bankrupt. Although the ownership of this part of the building eventually passed to another hotel company, who declared their intention of upgrading the accommodation to three-star standard, the condition of the roof and other parts had deteriorated so much that in 1989 the hotel was closed on environmental health grounds. An urgent works notice was threatened by the local authority who also initiated discussion about the serving of a repairs notice by the Secretary of State, using his reserve powers under the 1971 Town and Country Planning Act.

URGENT WORKS NOTICE

An urgent works notice (under section 101, now section 54) was finally served by the Borough of High Peak in the winter of 1990 and the roofs were stripped of their slates and given a temporary covering. The principal reason for involving the Secretary of State in the

case was that by this time the estimated cost of permanent repairs to the roof and the urgent attention to the stonework of the facade had risen to a sum well beyond the resources of the Borough Council.

The poor condition of the roof before work was undertaken (Rod Leach)

Discussions between the Borough Council, English Heritage, and the DoE had begun late in 1989 and continued during 1990, but in 1991 publicity about the plight of the Crescent brought a flurry of interest from the private sector and for a time appeared to make state intervention unnecessary. In the event, all fresh proposals came to nothing and in November 1991 a second urgent works notice aimed at checking dry rot was served by High Peak on the hotel owners. By the time the work was finished in the spring of 1992 the St Ann's Hotel was in the hands of the National Bank of Egypt, who were then, and are still, the mortgagees.

PLANNING BRIEF

In July 1992 the hotel was sold by the bank to a new company called Capitalrise, who declared their intention to continue the hotel use. Although the directors of the new company approached English Heritage for advice, they made no application for grant at that time and no immediate move to repair the Crescent.

The prospect of a further long spell of neglect convinced all the authorities concerned – English Heritage, Derbyshire County Council, and the Borough of High Peak – to collaborate in the preparation of a planning brief which set out the qualities of the site and the constraints upon it. The opportunity was also taken in this brief to express the hope that both halves of the Crescent might be brought into a single ownership and occupation.

The Department of National Heritage, with the energy and enthusiasm of a new ministry, finally embraced the idea that only direct action by the minister could secure the building and formally instructed English Heritage to draw up a schedule of permanent repairs. A repairs notice was subsequently served, giving Capitalrise three months (slightly longer than the legal minimum) to carry out the repairs.

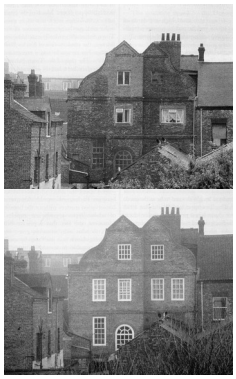
The owners have since applied for grant-aid and their application will be decided by 8 March, when the repairs notice period expires. They have appointed an experienced conservation architect to get to grips with the repair work and prepare a detailed specification. Meanwhile, a feasibility study has been commissioned jointly by English Heritage, the County, and the District to establish what uses the building could best be put to, and what the cost and value of any conversion would be.

The feasibility study should be finished by mid February and its findings will help to determine the nature and extent of any grant-aid. If no works have started by 8 March, the Secretary of State can initiate compulsory purchase proceedings which would eventually bring the St Ann's Hotel into state ownership. On the other hand, the owners could themselves move to solve the problem. In either case, the prospects for the repair of the Crescent, if not its immediate reuse, seem brighter than for some years, and the Secretary of State's action should encourage the tackling of other intractable and expensive problem buildings.

NEIL BURTON

* The technological innovations have been fully described by Ivan Hall in the *Georgian Group Journal 1992* (37 Spital Square, London E1 6DY) and the *Transactions of the ASCHB, 1991* (Hamilton's, Kilmersdon, near Bath, Somerset).

END OF A TOWN SCHEME



Improvements in appearance: the rear elevation of 13/14 Fossgate, before and after repair work encouraged by the Town Scheme (York City Council)

LEARNING FROM YORK

In March the York Town Scheme comes to an end. The Scheme has operated since 1966 and was one of the first to be established in England. A booklet and an exhibition are being planned to record the achievements of the Scheme, as well as some of the lessons learnt.

In 1966 when the Town Scheme started, most of the buildings in the city's main historic streets were not listed, so, despite the importance to the character of the city, they had no legal protection. Buildings were left to decay, often leading to pressures for redevelopment. The adoption of a town scheme arose from the importance of preserving the historic core (the ancient walled city) and was a positive step to help the owners of historic buildings towards the cost of essential repairs.

Two years later, the historic core became one of England's first conservation areas and took in the Town Scheme area. At this time, York was the subject of a major Government-sponsored study and the subsequent report by Lord Esher (York: a study in conservation, HMSO, 1968) examined the problems and opportunities facing the city. Esher recorded the widespread decay of the historic fabric and proposed a strategy of repair, enhancement, and compatible development to revitalise the central area.

Over the past 26 years, more than 400 buildings have received grant-aid from the York Town Scheme for repairs and the appearance of the city has improved dramatically. The grant work has been accompanied by other measures, including a major house-building programme in the Aldwark area, but it is clear that the scheme has had a major impact in achieving lasting quality repairs to the historic fabric.

There have also been tangible economic benefits. More than £1.5m grant-aid has been given through the Town Scheme, which has been more than matched with expenditure by building owners, stimulating further investment in improvements and conversion work. The repair grants have thereby had a significant multiplier effect, helping to boost the local economy. Grant expenditure reached a peak in the late 1970s with an extension of the scheme into the then rundown Gillygate area, and only in recent years has need lessened.

ACHIEVEMENTS

The Town Scheme has fulfilled several objectives:

it has secured the preservation of a large part of the city's architectural and historic character

it has helped to keep much of the existing building stock in economic use and provided an incentive for the reuse of vacant or underused property as houses, shops, offices, and other beneficial uses

it has demonstrated the value of a sustained partnership between central government (latterly, English Heritage) and local authorities (York City Council and North Yorkshire County Council).
it has helped to revive confidence in blighted areas of the city and draw in new investment
it has established high standards of repair and helped to promote traditional craftsmanship in the area
As the grant work progressed, the focus of the Town Scheme shifted from the central streets around Petergate, Aldwark, and Micklegate to the margins – notably Gillygate and Walmgate. The building repairs were also complemented by substantial Section 10 (now Section 77) grants from the DoE and English Heritage for environmental work and selected new build projects.
Emphasis has consistently been placed on the quality of craftsmanship, the correct use of traditional materials, the retention of historic fabric, and the reuse of vacant or underused buildings, particularly upper floors. Much of the city's historic buildings stock is now in good order and, partly in consequence of the Town Scheme's gradually extending influence, the conservation of York's built heritage has now achieved a recognised priority. The task of the Town Scheme has therefore been largely achieved, but some conservation issues remain:
How can the City Council continue to manage pressure for change – for open plan floorspace, for rear extensions, for plot and frontage amalgamation – that threatens the fabric of historic buildings and the character of the conservation area?
How can high standards of repair be sustained through planning and listed building controls, rather than through the availability of grant-aid?
Where new development is desirable, how can the City ensure high-quality new build, appropriately scaled and well designed, to enrich the city's continuing architectural heritage?
The City Council will address these issues through its forthcoming local plan, which will include comprehensive conservation policies and key proposals to carry York forward to the next century.

TONY DENNIS,

York City Council,

and GEOFF NOBLE

CONSERVATION AND THE TRANSPORT AND WORKS ACT 1992

1 January 1993 saw a fundamental change in the way that certain major transport and other works schemes in England and Wales are to be authorised.
The Transport and Works Act 1992 introduces a new procedure under which the Secretary of State for Transport can make an order authorising schemes which would otherwise have required a private Act of Parliament. Orders may be made in respect of guided transport systems (for example, railways, tramways, and any other modes of guided transport prescribed by the Secretary of State), inland waterways, and works interfering with rights of navigation.
The approval of Parliament will still be required in respect of a small number of schemes which the Secretary of State deems to be of national significance. Although 'national significance' is not defined, it is likely that this will apply to schemes which involve substantial land use, which have an extensive environmental impact, or which raise issues of clear national importance.

CONSERVATION INTERESTS

This procedural change is of particular significance for conservation interests, following notoriously controversial clauses in previous transport Bills (mainly relating to underground schemes in London in the late 1980s/early 1990s) which sought to disapply all statutory conservation controls: the King's Cross, Crossrail, and Jubilee Bills being prime examples. English Heritage was concerned about the effect of such clauses because Parliament would determine conservation matters without the benefit of advice from appropriate experts. Moreover, the fact that a private Bill seeks to take away controls given by public legislation is in itself seen by some as objectionable in terms of principle. English Heritage has consistently opposed disapplication clauses with varying degrees of success and is currently petitioning against the Crossrail Bill on these grounds.

Any brief consideration of the new order-making procedure will leave the impression that it is quite complex and involved. Certainly, local authorities, promoters, and other interested bodies will need to consider carefully its implications and requirements. A very useful and helpful *Guide to procedures relating to transport systems, inland waterways and works interfering with rights of navigation* has recently been issued by the Department of Transport, summarising the rules made or to be made under the Act and other relevant provisions (published by HMSO, price £7.55).

APPLICATIONS AND OBJECTIONS

Under the new procedure, an application for an order has to be made in accordance with the Transport and Works (Applications and Objections Procedure) Rules 1992 (SI 1992/2902). These rules specify, amongst other things, the form in which an application should be submitted, the publicity arrangements for applications, who should be consulted, notified, or served with a copy of the application, and how objections should be made. The rules provide for consultation or notification to a number of specialist bodies or special interest groups where works would affect areas of interest to them. For example, where works would affect a listed building, conservation area, or scheduled ancient monument, English Heritage must receive notice of an intended application and a copy of the application when made, together with certain specified documents. Local authorities also will be aware in advance of a proposed application because, in the case of an application involving works or a change of use, for example, an applicant has to consult the local planning authority in advance in order to obtain a statement on the planning position. Authorities will also receive a copy of any application for an order affecting any part of their area.

In certain circumstances. the right to be notified carries with it the obligation to provide information for inclusion in an environmental statement, if requested by the applicant to do so. These will almost invariably be required in conjunction with an application for a works order. The Application Rules specify the information to be included in an environmental statement and require a description of the likely effects on the environment, explained by reference to its possible impact on the cultural heritage. Where significant adverse effects are identified, measures which would avoid, reduce, or remedy those effects must also be described. Annex 4 to the Guide also sets out a comprehensive range of issues which may need to be considered in preparing a statement and specifically refers to the need to assess the effects of the proposed development upon the architectural and historic heritage and archaeological features.

INQUIRIES

The Transport and Works (Inquiries Procedure) Rules 1992 (SI 1992/2817) make provision for objections to a proposed order to be considered by way of written representations, informal hearings, or public inquiries. The holding of an inquiry or a

hearing is only mandatory, if a statutory objector (that is, a local authority or a person affected by compulsory acquisition provisions) insists on exercising the right to be heard. Nevertheless, the Guide states that, in most cases, an inquiry will be held, where there are a significant number of objections to a proposal and where objections are received in respect of matters requiring consent under other procedures, such as listed building consent, the Secretary of State will take this into account, when deciding whether to hold an inquiry in circumstances where he is not obliged to do so.

The granting of an order does not remove the need to obtain planning permission for any development authorised by an order. However, the applicant may at the time of making an application request the Secretary of State to direct on making an order that planning permission is deemed to be granted. The applicant can decide what matters (if any) are to be reserved for subsequent approval by the local planning authority.

In addition, an applicant must obtain any other consents, permissions, and licences required by other legislation, either separately or in parallel with the works order application. Where these are required, the Secretary of State may make regulations to assimilate the statutory approval procedures, so that all relevant applications are considered together in the light of the scheme to which they relate.

The Transport and Works Applications (Listed Buildings, Conservation Areas and Ancient Monuments Procedure) Regulations 1992 (SI 1992/3138) were made on 9 December 1992. The Guide states that these regulations are intended merely to modify existing procedures and not to exclude or vary the substantive rights of any party involved. The regulations will apply either where an application for listed building, conservation area, or scheduled monument consent is concurrent with an application for an order, or, if not concurrent, where the Secretary of State believes that it is appropriate that they should apply. A number of modifications will apply under the regulations, including certain consequential modifications to the 1979 and the 1990 Acts. In addition, existing requirements regarding documentation to be submitted with an application for consent are modified, as are publicity arrangements. Significantly, provision is made for inquiries into listed building, conservation area, or scheduled monument applications to be held concurrently with an inquiry concerning a relevant application for an order, unless the Secretary of State considers it to be inappropriate.

However, where an application for consent is received more than ten weeks after an application for an order, the Secretary of State may decide that it is not practicable to assimilate procedures, in which case the normal procedures under the relevant statutory provisions with regard to obtaining the necessary consents will apply.

CONSENTS AND PERMISSIONS

The Act itself also specifies how certain consents or permissions are to be dealt with. Where listed building or conservation area consent is required in consequence of proposals included in a concurrent application for an order, an application must be made to the local authority, but it is automatically referred to the Secretary of State. Applications for scheduled monument consent must still be made direct to the Secretary of State for National Heritage, as required under the Ancient Monuments and Archaeological Areas Act 1979. It should be noted that it is still open to an applicant to seek these consents separately, but, to avoid automatic call-in, applications would have to be made considerably in advance of an application for an order or more than ten weeks later. Each application will be decided by the relevant Secretary of State in accordance with the normal policy criteria.

The guidance issued by the Department of Transport indicates that there may be circumstances, where it will be difficult to establish the precise effect of proposed works in respect of an application for either listed building or conservation area consent. In these cases (but not in respect of scheduled monument consent), a form of outline consent may

be granted subject to a condition that the detailed proposals are submitted either to the Secretary of State, or to the local authority for approval once they are available. The guidance goes on to say that this will only 'exceptionally be possible' and that the Department will, in general, expect to see listed building or conservation area proposals in full at the outset of the application.

Still of concern is the effect of the provision in the Act for an order to apply, modify, or exclude any statutory provision relating to any matter as to which an order can be made. It is to be hoped that the statement in the Guide, which states that the Secretary of State 'will be likely to reject, or may have to reject' applications which seek to disapply safeguards established in other legislation 'for example for the protection of the built heritage', will be strictly applied.

Time will reveal the advantages and disadvantages of the new procedure. For conservationists, the emphasis on extensive and timely consultation and the provision for the making and the consideration of objections must offer the prospect of a more open and structured decision-making process with regard to conservation interests affected by works schemes, than was the case under the private Bill procedure. Promoters, however, may well view these provisions with concern, fearing that any delays in the holding of an inquiry or in the making of a decision thereafter will inevitably make the order-making process a lengthy one. Moreover, promoters will no doubt be concerned about the possibility of a challenge to an order either by way of judicial review, or under the power contained in Section 22 of the Act. It is to be hoped that 1 January will prove to be an auspicious date and that both conservationists and promoters of schemes can come together to make the new system work to the benefit of both.

ELIZABETH COLLINS

THE FIRST CROSS-CHANNEL FERRY?

During the autumn of 1992, archaeological work associated with the upgrading of the A20 from Folkestone to Dover Eastern Docks was being undertaken in Dover by the Canterbury Archaeological Trust. As part of the overall scheme, a new pedestrian underpass was being constructed from the south end of Bench Street under the widened Townwall Street. In the course of construction of the underpass, the Trust had recorded the remains of the medieval town wall and the Roman wharf which lay beneath it. During the excavation of a sump on the north side of the road, below the level of the base of the underpass, to house a drainage pump and, at a depth of some 6m below road level, the archaeologist on site noticed pieces of wood sticking out of the soil which investigation showed to be the mid section of a boat.

Work on the excavation of the sump was stopped and the archaeologists were given six days for an investigation. The excavation soon showed that the mid section of a substantial boat had been found. The Trust, realising the importance of the find, called in English Heritage, the British Museum, and the National Maritime Museum. Practical assistance was requested from the Science and Conservation Services of our Technical Services Group. Two conservators, one a specialist in lifting large objects, were immediately sent to Dover. The time available to record and recover such a complex find was very limited. The excavation team worked until 9pm every night, only stopping then in deference to people living nearby who would otherwise have to endure the noise of the pumps needed to keep the water drained from the hole.

A BRONZE AGE BOAT

As the work progressed, it became clear that the boat was of very early date. Valerie Fenwick, the marine archaeologist advising the Trust, recognised it as similar in type to the Bronze Age boats found between 1938 and 1986 at North Ferriby by Edward Wright. The

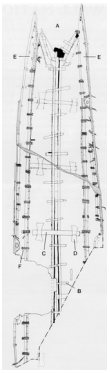
base of the Dover boat is made from two substantial pieces of oak, possibly starting from a single trunk split in two; these two pieces were worked to give two mirror image pieces about 75mm thick, each having a raised ridge some 50mm square about 50mm from their joining edges; at the end of the boat, the ridges diverged and were angled upwards to give a shaped yoke; thin boards were fixed to the underside of this to form a punt end. The two base boards were joined by fitting laths through slots cut in the base ridges; additional strength was provided by transverse bars which passed through morticed holes in large cleats that had been left upstanding on the base boards when the boards were adzed down. The strakes fitted onto a rebated edge on the bottom board and were held in place by yew withes; generally, the sides survived to only one strake high, but a second was presumed by the presence of withes still *in situ* along the top edge of the strake. The strakes also had cleats left in relief in them which presumably supported thwarts and secured the sides by binding across the hull. The joins between the boards were made watertight with moss caulking.

The structure of the end of the boat during excavation and recording

The North Ferriby boats had been dated to *c* 1300 BC and were the oldest known examples of composite boats in northwest Europe. The opportunity to recover a similar boat in a controlled excavation was very exciting and the Department of Transport, who were approached by English Heritage, agreed to the opening up of a further excavation to the south of the sump to try and find at least one end of the boat. The north end of the boat, assuming that it had survived the building of the Roman wharf, was buried beneath the concrete of the underpass. Later, representations were made in the press by archaeologists for further work to be done to try to find the north end of the boat. However, this would have brought the excavation dangerously close to the corner of Bench Street and this was considered to be too risky for the safety of buildings which were already in a weakened state.

A two-week extension had been authorised by the Department of Transport and a meeting was held at Dover Museum to plan the operation and ensure that the maximum use was made of the limited time available. Canterbury Archaeological Trust continued as coordinators of the project and Dover Museum offered to organise the publicity for the second phase; English Heritage granted £50,000 for the work in addition to £235,000 already agreed for work on the road scheme. There had been great public interest from the outset in the find and it was agreed that for the next phase there should be a fixed video with a monitor for public viewing adjacent to the site. Dover Harbour Board, which had constructed temporary holding tanks for the first section of boat recovered, offered to make a further tank for the second section. They would again provide a suitable crane and vehicle to remove the boat pieces from the excavation and transport them to their nearby warehouse. The consulting engineers, Mott Macdonald, and their contractors were to pile the excavation and supply the necessary pumps to drain water from the site.

By the end of a week, the trench had been excavated to the level of the boat. From this point, the sediments filling the hull were carefully excavated and detail was recorded as it became visible. For the conservation team, now increased to six and aware of the rapidly approaching deadline, the waiting was frustrating, but clearly essential if the maximum evidence was to be retrieved. Soon the boat was ready to be lifted.



Field drawing of the boat by the Canterbury Archaeological Trust, showing the yoke (A), laths (B), transverse bars (C), cleats (D), strakes (E), and withes (F)

LIFTING STRATEGY

In deciding the lifting strategy, the archaeologists and the conservators had to be aware of the limitations of the site and available time, as well as the likely conservation method to be used to stabilise the wood. It would have been wonderful to have been able to lift the boat in one piece, but it would have been necessary to construct a sophisticated support for the hull and to excavate beneath the boat to support it. Additionally, the cost of conservation and the length of time to undertake treatment would have been greater by far for a complete hull. The boat had already been cut into at least two pieces by the shuttering and the first section removed had already been cut into pieces that could be manhandled. It was agreed that the same method would be adopted for the second section.

The cuts were carefully planned so that none of the original joins were disrupted; the pieces were cut to a size that would be easy to handle and which could fit most freeze-drying units, as it was assumed that this would be one of the likely treatments. The one exception was the end of the boat which had a very complex construction: this was cut off in one piece. For everybody on site, it was heartbreaking to have to watch the boat being cut into pieces, but the skill of the contractor's expert with a diamond cutting saw meant that the loss of wood from the cut was minimal. It is a testimony to the condition of the wood that the cutting was not at all easy, and at times the saw seemed to stop cutting altogether.

The remaining soil was excavated around each piece, wooden sheets were gently levered under the cleared section supporting the wood with mini sandbags, and the piece was removed. Following removal, the pieces were taken to the temporary storage tanks where they were cleaned, further recorded, wrapped in polythene tubing while still on their boards, and immersed in the tanks.

CROSS-CHANNEL TRADE

Since completion of the recovery, the Trust has organised an intensive two weeks of study of the boat remains. Nautical archaeologists are, of course, greatly interested in the boat and its implications for the understanding of boat construction in the Bronze Age. The possibility that the boat may have been used for cross-channel trade is exciting, as Dover Museum already has a hoard of Bronze Age metalwork of French type found off Dover by divers. The boat has been examined by dendrochronologists and wood technologists and casts of tool marks have been taken. Conservation specialists have taken samples which will be assessed to determine the best treatment method. The final publication of the boat will be an important landmark for nautical archaeology.

The work at Dover has been an important demonstration of how the various bodies can collaborate and bring together the expertise needed for the emergency recovery of a substantial artefact. The local interest in the find was tremendous: even on the last day,

when it was pouring with rain, the public were watching the work on the video link with the staff of the museum on hand to explain what was happening. For everyone involved, the exercise has been a great challenge, with as much saved of the boat as could be safely recovered (a total of 9.5m in length, probably representing about two-thirds of the original boat). The major step to be taken now is the formulation of a plan for conserving the boat and raising the necessary money, so that Dover's first ferry can be put where it belongs: on public display in the museum.

MIKE CORFIELD

THE HADRIAN'S WALL NATIONAL TRAIL

ARCHAEOLOGICAL CONSERVATION AND PUBLIC ACCESS

Hadrian's Wall and its associated features form one of the most dramatic archaeological landscapes in England, which has been recognised by its designation as a World Heritage Site. Although little is visible of the Wall system in the urban areas of Newcastle and Carlisle, and in the lower-lying parts of Cumbria, the sections through Northumbria and much of Cumbria provide an intense concentration of well-preserved Roman remains in an attractive, occasionally dramatic setting.

This combination has led to intense visitor pressure on particular sections of the monument, where there is car parking and which have special archaeological and landscape interest. In addition, some people already attempt to walk the entire line of the Wall from coast to coast, despite the absence of any formal path or rights of way for much of the route. This potential for wider access and spreading the visitor load is an important issue for both English Heritage and the Countryside Commission.

The Countryside Commission, as part of its duties under the National Parks and Access to the Countryside Act (1949) to investigate the feasibility of forming long-distance routes as footpaths, has been considering the creation of such a footpath to improve public access to and enjoyment of Hadrian's Wall and its landscape since 1976, and has been actively researching and preparing a submission to the Secretary of State for the Environment since 1989. English Heritage has a duty to preserve the archaeology of Hadrian's Wall and to improve public knowledge and enjoyment of it. We have been advising on the archaeological implications and constraints involved in the creation of a new National Trail in such a sensitive and internationally important location.

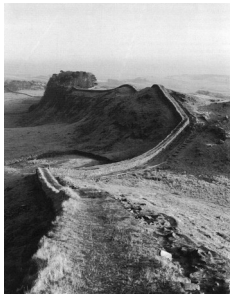
English Heritage supports the aims of improved public access and the provision of more information about Hadrian's Wall. However, we are also concerned to ensure that adequate safeguards are built into the details of management and implementation of the proposed Trail to avoid damage to the archaeological resource.

English Heritage staff have been taking part in discussions and site meetings to agree the most suitable detailed alignment and treatment of the whole route of the proposed Trail. These discussions will continue through the process of its creation and will involve the assessment of the many applications for scheduled monument consent which will be required for the provision of items such as stiles, waymarkers, and any necessary surface treatments to prevent erosion damage. The aim throughout is to create and maintain a greensward surface which will be the best form of management to both protect the archaeology and provide unobtrusive access.

SURVEY

The development of proposals for the alignment, creation, and management of the Trail has required considerable amounts of information on the existing condition of the proposed route, the archaeological resource and its sensitivity, and on potential visitor impact. To provide this, the Countryside Commission carried out a condition survey of the

whole length of the proposed route which has provided a very detailed picture of its physical condition (the Baseline Condition Survey). This provides a baseline against which any change can be measured and also identifies those areas which are priorities for immediate management action and those which will require maintenance and monitoring in the future. One encouraging result is that to date only 8% of the 80mile route is a priority for remedial management action due to surface erosion.



Hadrian's Wall: an imposing archaeological monument in a dramatic landscape

A further study has also been carried out to assess the potential archaeological impact of the proposals for the Trail. The aims of this study were to identify and assess the relative vulnerability of archaeological features to the predicted visitor distribution, refine the alignment of the route where necessary to minimise potential impact on sensitive sites, and to prescribe the most appropriate management treatments for the agreed route of the Trail. A combination of the Baseline Condition Survey mentioned above, a recent survey by the Royal Commission on the Historical Monuments of England of the Wall, and other records were used to create an assessment of the relationship of over 1800 recorded archaeological features to the proposed route of the Trail.

Both of these studies have already provided valuable input to the revision and refinement of the route alignment and in the planning of a strategy for positive management, which is able to identify problems before they occur.

MANAGEMENT STRATEGY

A management strategy for the proposed Trail has been produced by the Countryside Commission with English Heritage advice and sets out the framework for planning, implementation, interpretation, and future maintenance. This strategy recognises the unique problems of creating and managing a National Trail whose focus is such an important archaeological resource, unlike traditional 'countryside-focused' trails.

The overriding concern of English Heritage has been to prevent or minimise damage to the archaeological resource. It is important that this is respected and preserved by the Trail and the opportunity taken to enhance the public's knowledge and appreciation of these important remains. In the selection of a detailed alignment for the Trail, one of the major questions is whether the route should be kept away from all archaeological features to prevent any possibility of damage, or whether it should be accepted that the best way forward is to seek carefully to control and manage public access to such sensitive areas.

A good example of this dilemma is provided by one of the principal areas of concern: the use of the line of the Vallum – a ditch flanked by two earthwork banks running parallel with and south of the Wall itself. The Vallum mounds form a very obvious 'desire line' which might be followed by walkers wishing to obtain good views, clear direction, and an appreciation of the relationships of the various features which make up the monument. There is already a degree of public use of the Vallum as a walking route, despite the absence of any rights of way along much of it. If such access is to be officially provided, will the resulting visitor pressures result in unacceptable damage to the monument?

Hadrian's Wall: an obvious route for walkers?

In many sections, it would not be necessary to use the line of the Vallum as the basis for the Trail, since good alternative routes exist. However, there are parts where the obvious line would continue to be along this sensitive and very important feature. In setting up the Trail, the choice may therefore lie between attempting, however unsuccessfully, to steer walkers away from using the sensitive Vallum mounds by the erection of barriers or other means of control, which could themselves be visually intrusive, and accepting the route of the Trail close to archaeological features, but seeking to minimise the impact of walkers' feet. If the National Trail follows a route which walkers are not disposed to use, and uncontrolled erosion begins to take place as a consequence away from the alignment, it may be difficult to allocate resources for maintenance and upkeep of all of the damage which may begin to occur.

Despite difficult choices such as these, the Countryside Commission, with advice and support from English Heritage, will produce a route for the National Trail which will be a positive enhancement to the visitor's experience of Hadrian's Wall and its landscape setting. As the detailed planning of the route continues, the answer to such problems will be a combination of both approaches: wherever practicable, the weight of visitor pressure should be kept away from the more sensitive and important archaeological features, but there will be areas where the acceptance of an actively managed alignment will be more beneficial to the long-term maintenance of the archaeological resource.

GERRY FRIELL

TEXTILES AT BRODSWORTH HALL

DEEP FREEZING AGAINST INSECT INFESTATION

In late 1991 an unusual conservation project took place at Brodsworth Hall, when the majority of the textiles were treated against insect infestation by deep freezing, a new method which has been relatively little used.

Brodsworth Hall, near Doncaster, is remarkable as a country house which was built and furnished within a few years between 1861 and 1865. A large proportion of its original decoration (*Scientific and Technical Review*, 3–6, supplement to *Conserv Bull* **17**) and furnishings have survived from the 1860s, but later periods of alteration and redecoration indicate that Brodsworth was a house that continued to evolve. The most notable periods of change of either redecoration or modernisation occurred at the turn of this century and after the arrival of the last occupant, Mrs Sylvia Grant-Dalton, who came to live at the house with her husband in the 1930s.

The house was acquired by English Heritage in 1990, soon after Mrs Grant-Dalton's death. Not only was Brodsworth a house that had survived with most of its nineteenth-century service areas unaltered, but the range of some of its collections, such as the textiles, clearly demonstrates the changing needs and fashions of a country house and the families which occupied it from the mid nineteenth century to the present day. The collections include: many fine quality Axminster carpets, window curtains, and *portières* supplied for the ground-floor corridors in the 1860s; chintz case covers, curtains, and bed hangings

from the late nineteenth century to more recent decades; rooms with original carpets overlaid with newer carpets and mats; and cupboards full of old dust covers, remarkable lace sun curtains, and many generations' household linen.
A survey carried out in 1990 revealed infestation by a variety of insect pests and, in particular, carpet beetle and moth threatening the fragile textiles. Some infestations were old and no longer active, but others were still very much alive, having gone undetected, because they thrive in dark and undisturbed places. In recent years, fewer areas of the house had been in daily occupation and the advance of the infestation was also assisted by damp or fluctuating environmental conditions caused by problems with the roof and rising damp.

THE INSECTS

Both carpet beetles and moths go through several phases during their life cycle. Eggs are laid in hidden corners and hatch after a few weeks as larvae, which are small, pale caterpillars. The larvae feed on protein fibres, such as wool, hair, and even silk; they particularly favour soiled fibres. They will also damage other materials, such as cotton and linen. In their hunt for suitable food, the larvae chew holes in these fabrics, even though these offer no nourishment. In addition, they leave a trail of droppings and skins, which the larvae shed as they grow larger. The larvae feed until they have grown large enough to develop into their adult phase. Then they spin themselves a cocoon, from which they emerge as adult insects.

The ground-floor corridor at Brodsworth Hall, showing the window curtains and carpets
Adult beetles and moths do not damage textiles. Their main function is to reproduce, but they will spread infestation to new locations, as they are able to fly. Carpet beetles in particular are able fliers.
At Brodsworth Hall, infestations were mostly found in carpets under furniture and around statuary plinths, in the folds of window curtains, and amongst objects stored in cupboards. As well as the accumulation of over a century's organic matter which occurs (despite thorough housekeeping) in all carpets, the carpet beetle was also attracted to vitamin B in the urine regularly deposited in recent years by family dogs.

INSECT PEST CONTROL

Insect pest control is quite difficult to manage in large country houses, because there are so many places where infestations may be hidden and new ones can be introduced. Proper insect pest management has to be a combination of good housekeeping and environmental control, regular checks, and localised treatment, whenever an infestation is discovered.
However, the case of Brodsworth Hall was unusual in that all the contents were to be removed from the house to a store to allow conservation work to the fabric of the building. These repairs will halt the ingress of water and damp and in the long term assist in the improvement of internal environmental conditions. Moving the textiles provided an ideal opportunity to treat all of them against insect infestation and to ensure that insects were not introduced into the store. The house itself will be treated and made safe against further insect infestations, before the textiles are returned.
Given the size of the collection of textiles, a whole-scale approach to the problem was required. It was decided to treat the collection by deep freezing, a technique which has been developed over the last few years. The main advantage is that it kills all stages of

insect life (ie egg, larva, and adult) without the use of dangerous chemicals. Provided that it is applied correctly, the method is safe for textiles, although certain other materials should not be treated in this way. The Victoria and Albert Museum carried out two large-scale deep-freezing programmes in 1990 and 1991 and provided valuable information and advice.

THE PROJECT

The textile collection was divided into different categories according to the required treatment:
upholstered furniture – not suitable for deep freezing, due to the variety of materials, eg wood, veneers, gilt, gesso carving, etc, sorne of which would be damaged by this method; these objects were fumigated in a separate treatment programme
white linens and cottons – insects do not feed on linens and cottons, although they will damage them in passing; large groups of household linens were checked and, being found free of insects, were not frozen, while those items suspected of possible infestation from their direct environment were deep frozen with the others
all other textiles, including curtains, case covers, carpets, rugs, bedding, clothes, etc, were all treated by deep freezing; this included large sets of chintzes, which one would not normally suspect of being infested, but, given the locations where they had been stored, they were treated as a precaution.

The removal of curtains in the Morning Room ready for treatment (above) and loading the wrapped textiles into the deep freeze (below)

The project took place during November and December 1991 with a team of four consultant textile conservators and several English Heritage staff. A 20ft freezer-container was hired for one month and placed in the service yard at Brodsworth Hall. Adjustable shelving was installed inside the container on which to place the objects.

THE SEQUENCE OF THE TREATMENT

Textile fibres may be damaged by freezing, if they are too damp. To ensure that the textiles were stabilised at safe humidity levels (RH 50–60%), they were placed inside a dehumidifying tent for several days before treatment. This tent was created with a fully sealed marquee inside one of the bedrooms on the first floor. A dehumidifier was set up inside the tent, as well as a thermohygrograph to record temperature and humidity.
The textile objects or groups of objects were packed in polythene or dustbin bags, depending on their size. The air inside the parcels was partially removed by vacuum cleaner suction, before the parcels were hermetically sealed with brown adhesive tape. This packing method protects the textiles against the formation of condensation droplets on the objects during the freezing and thawing processes. These might otherwise cause damage and undesirable environmental changes.

Checking, removal of insect debris, and packing the textiles for storage

The freezer was switched on for several hours to bring the temperature inside the container down to –25°C. The parcels of textiles we re lined up near the freezer for speedy loading. Two to four people would hand the parcels to two others working inside the freezer, who received them and slid them along the shelves to their positions for freezing. Everyone involved was required to wear protective clothing, including balaclava, gloves, insulating freezer suits, and boots. Careful pre-planning ensured swift loading and the loss of cold air during loading was further minimised with the help of an insulating curtain.

The doors were then closed and the freezer switched on again to bring the temperature down to –30°C in approximately 3–5 hours. The freez e cycle took a total of 72 hours, before the engine was switched off and the objects unloaded. From the freezer, the parcels were taken to the thawing room. There they were left inside the packing for a further two days to allow them to stabilise fully in temperature and humidity.

After the freezing process each object was checked carefully, and any dead insects and insect debris were removed with soft brushes, tweezers, and vacuum cleaner. A record of all findings was kept. This process is time-consuming and was carried out over several weeks.

It is essential to remove all insect debris, which might otherwise provide a potential source of food for future infestation by insects. It is also sensible to remove old debris, so that it cannot be mistaken for a new infestation and cause unnecessary anxiety. In this way, one can be sure that any evidence of insects found in the future is new and it must then be taken seriously.

After the checking and vacuum cleaning, all textiles were packed for storage or sent for conservation treatment.

This remarkable conservation programme by English Heritage was innovatory both in the scale on which it was done and by its application to a country house collection. Regular checks on the textiles and carpets in store and at conservators' studios have revealed no signs of new infestation. Once the carpets return to the house, a programme of housekeeping and a preventative pest strategy will ensure that infestation will not recur.

MAY BERKOUWER and DORIAN CHURCH

ECCLESIASTICAL EXEMPTION

On 17 December 1992, Peter Brooke, Secretary of State for National Heritage, announced the Government's latest thinking on the ecclesiastical exemption from listed building control, revised in the light of responses to the consultation document issued in February 1992 and described by Oliver Pearcey in *Conserv Bull* **17**, 13–14. As expected, the Government has decided to remove the exemption from any ecclesiastical body that cannot satisfactorily self-regulate itself according to a Code of Practice that incorporates the main elements of public consultation and independent assessment used in the consent system for all other listed buildings.

There has been a welcome change to the February proposals, however, removing an anomaly that gave English Heritage and other conservation bodies much concern. If a system conforming to the Government's Code cannot be adopted, then the entire listed building, including the interior, will be subject to normal listed building consent procedures operated by the local planning authority. The previous lack of control over interiors (often

the most architecturally interesting part of non-Anglican churches), highlighted by the Great Gidding Baptist Church example (*Conserv Bull* **18**, 24) is therefore ended. However, in conservation areas, consent will only be required for demolitions affecting the exterior of unlisted ecclesiastical buildings.

The Church of England owns the great majority of listed ecclesiastical buildings (about 12,800) and its faculty jurisdiction system has recently been overhauled, so that the revised procedures coming into effect on 1 March 1993 will essentially conform with the requirements of the Code. The denominations with hundreds of listed churches and chapels – the Methodist, Roman Catholic, Baptist, and United Reform Churches – will now need to create new systems or improve existing arrangements to follow the Government's Code, if they wish to retain the exemption. For other denominations and faiths with few listed buildings (and perhaps a less formalised national structure), implementing the Code may well prove impractical. Therefore, the Government has undertaken to issue guidance to local planning authorities on the importance of giving due weight to liturgical requirements in considering applications for consent to internal alterations.

English Heritage has suggested that the larger urban planning authorities with numerous ecclesiastical buildings in their areas might consider setting up an ecclesiastical buildings advisory committee, somewhat similar to the present conservation area advisory committees, to assist the main planning committee. Each church could create its own national historic buildings committee and the Churches Main Committee (the umbrella organisation for nearly all the Christian denominations) might likewise offer local planning authorities specialist advice on liturgical issues, in the same way that the national period amenity societies give advice on their specialisations.

The Government has also resolved to confine exemption to the 'principal place of worship on each site', leaving all buildings within the curtilage of an exempt church or chapel to be dealt with by the local planning authority. A minister's house has always been excluded from the exemption because, as a primarily residential building, it cannot be serving an ecclesiastical purpose. However, given the very broad range of activities now pursued by denominations in promoting their religious mission, it has often not been clear whether other buildings qualified for the exemption by being 'ecclesiastical buildings serving an ecclesiastical purpose'. Commonsense might dictate that buildings in the curtilage of an exempt listed building should themselves be exempt, but, if the intention of the exemption was not to interfere with the freedom of worship, how could church halls, lych gates, and even boundary walls qualify? Care will need to be taken to identify the limits of the exempt principal place of worship, especially when the building is part of a complex, so as to avoid duplication of controls and the sort of disputes that have so frequently arisen. As Church of England cathedrals and precincts are now covered by the parallel Care of Cathedrals Measure, the jurisdiction of each authority will need clear definition, again to avoid confusion and unnecessary duplication.

Monitoring and demonstrating the effectiveness and efficiency of the self-regulating denominations are issues that remain to be resolved, as well as the creation of suitable enforcement measures in organisations that are essentially federal in nature. The denominations that wish to retain self-regulation over their principal places of worship will need to demonstrate that they are working to the same high standards expected for all other listed building owners, and this requires a determination to follow the spirit, as well as the letter of the law. If this does not prove possible in practice, then Mr Brooke made clear that the exemption would be withdrawn in a particular case. The proposed Code does have the potential for creating systems that allow all the arguments in the difficult area of adapting historic religious buildings for the needs of today's worship to be fairly rehearsed and reasonably resolved.

DNH hope to lay the Order defininingthe Exemption before Parliament by June, to come into force soon after, but the exact timing will depend on further consultation with the individual denominations.

RICHARD HALSEY

CODE OF PRACTICE

A church body's internal system of control over works to its listed buildings and to its unlisted buildings in conservation areas should embody the following principles.

1 All proposals for:

(a) internal and external works for the demolition, alteration, or extension of a listed church building which would affect its character as a building of special architectural or historic interest; and

(b) works of demolition affecting the exterior of an unlisted church building in a conservation area,

should be submitted for approval to a body which is independent of the local congregation or community proposing the works in question.

2 The decision-making body when considering proposals for works should be under a specific duty to take into account, along with other factors, the desirability of preserving historic church buildings, and the importance of protecting features of architectural merit and historic interest.

3 The decision-making body should either include, or have arrangements for obtaining advice from, persons with expert knowledge of historic church buildings.

4 The decision-making process should make provision for:

(4) consultation with the local planning authority, English Heritage/CADW, and national amenity societies, allowing them (except in cases of emergency) 28 working days in which to comment on the proposed works;

(b) a notice describing the proposed works and inviting comments from any interested persons, to be displayed for the same 28-day period outside the building in a prominent position visible to the general public, and a similar notice to be published in a local newspaper circulating in the locality;

(c) in cases of demolition, notification of the Royal Commission on the Historical Monuments of England/the Royal Commission on Ancient and Historical Monuments in Wales;

and any representations made by these bodies or any other person in relation to such proposals should be taken into account before the decision is made.

5 There should be a clear and fair procedure for settling all disputes between the local congregation or community and the decision-making body as to whether proposals shall proceed.

6 The procedures of the church body should include arrangements for dealing with any breach of the control system, including provision for reinstatement of works to historic church buildings carried out without consent.

7 To permit effective monitoring, the church body should make arrangements for recording in the case of each proposal for works how the above procedures were implemented and the nature of the decision taken.

THE PRESERVATION OF ORGANS

THE BRITISH INHERITANCE

Organs, like most aspects of European culture, exhibit marked regional characteristics. In Western Europe, for instance, there were distinctive schools of organ building in France, Germany, Italy, Spain, and The Netherlands, besides our own, each with their influences

on adjacent regions. The music written for these organs is similarly very different and can only be authentically performed on the right instrument. This article puts the British inheritance into its European context and looks at different methods of preservation.

St Mary, Studley Royal: the Lewis organ of 1875; one of seven organs in English Heritage's care

During the fourteenth and fifteenth centuries, when European organs were being developed, Britain appears to have had a greater interest in choral music, for which either the organ is not needed, or a small instrument placed near the choir would suffice. Although by the sixteenth century large organs with three manuals, pedals, and upwards of 25 stops were not uncommon in Europe, organs in Britain remained by comparison small, usually with a single manual until the seventeenth century, and with no pedals until the eighteenth century. Indeed, these were rare until the mid nineteenth century. During the sixteenth century under Lutheran influence, northern Europe developed the need for larger organs to lead congregational singing, and this encouraged the performance of more advanced music, culminating in the works of J S Bach. At the same time in Britain, Puritan legislation, first under Edward VI and later during the Commonwealth, led to the removal of organs along with other fittings from our churches. Although organs reappeared in major churches and cathedrals soon after the Restoration, most country parishes did not acquire one until the late nineteenth century.

Although Europe has many well-preserved historic organs, this has often been the result of neglect or poverty caused by wars and political instability during the nineteenth century, at a time when Britain, the leading manufacturing nation was rich because of the Industrial Revolution. As a result of a buoyant economy and the boost to technical innovation given by the Great Exhibition of 1851, the British habit of frequently rebuilding and altering organs began, a habit we have not yet lost. We therefore have no indigenous organs dated before the 1660s, and very few important instruments from the eighteenth or even the nineteenth centuries which are reliable examples of their builder's art.

The traditional position for parish church organs in England before the mid nineteenth century, as in many northern European countries to this day, was in a west gallery. However, the immensely influential advocacy of the Camden Society for turning parish churches into miniature cathedrals with robed choirs, resulted in most organs being unsuitably resited at the east end in places like chancel aisles or specially constructed organ chambers. This caused the mutilation or destruction of many fine seventeeth- and eighteenth-century cases and often the mechanisms had to be drastically altered, sometimes producing heavy playing conditions. Mechanical organ actions are much more efficient when operating vertically, but in their new homes, often because of a lack of height under low aisles, the action had to be largely horizontal. The British organ inheritance is therefore concentrated in the later nineteenth and early twentieth centuries.

In the early twentieth century, the Organ Reform Movement began in Germany as a reaction to the late nineteenth- and early twentieth-century Romantic organ, starting yet another trend towards the building or rebuilding of organs in the style of the seventeenth and early eighteenth centuries, the perceived perfect period of organ design and music. In Britain this movement only seriously took hold after the arrival of the Royal Festival Hall Organ in 1954. There followed a wave of altering Romantic organs in (as we now see) a vain attempt to substitute for unfashionable sounds high-pitched stops of spiky intonation. Many fine organs were ruined.

The Sherborne Abbey organ of 1856

We have now reached the conclusion that our own organs from the period *c* 1840–70, represent the peak of perfection in British organ building, are one of the most versatile instruments to interpret the European repertoire, and have a tonal quality which suits our churches with their dry acoustics far better than any other. An example is the organ built by William Hill in 1855 for Kidderminster Town Hall.

SYSTEMS OF PROTECTION

In Europe the conservation and protection of organs varies from country to country. In France and The Netherlands there is in part central government control. In The Netherlands, which has over 800 organs registered as historic monuments, there are grants for their restoration, which are usually 80% of the cost, but can be higher. In Germany, Italy, and Spain, conservation is dealt with by the regional governments. In Germany the protection of organs is the responsibility of the churches, but some state funding is provided. The principal denominations have set up their own system and the church tax in Germany contributes toward some of the costs. In Italy historic organs are protected by law. Work can be paid for by the national government, when funds are available, or by the owner, in which case the state will contribute one-third. The regional and provincial governments may also help.

Britain's former colonies relied on us to provide most of their major instruments, and in Australia many examples of British organ builders' work remain virtually unaltered, such as Melbourne Cathedral and Sydney Town Hall. The State of New South Wales has recently established a register of historic organs and protects them by legislation. The Organs Historical Trust of Australia was founded in 1977 as a national organisation for the conservation of their 'organ heritage'.

THE LAW IN ENGLAND

In England there is no specific legal protection for organs and many important organs have been lost or altered. Organs which are within a listed building may be partly protected, but the law is open to interpretation and the new code of conduct on ecclesiastical exemption will have only limited effect. For the Church of England, reliance has to be placed on the Diocesan Advisory committees, backed up by the faculty system. Their advice is not mandatory, but no alterations can be made without a faculty. With the Roman Catholic and Free Churches, the degree of control is variable. The great majority of organs are in a very weak and unsatisfactory position.

Since World War II, the decline in church attendance, the pastoral reorganisation in all denominations, and the necessity to close redundant churches and chapels have put many fine organs at risk, and many have been destroyed.

SOURCES OF ADVICE AND AID

In order to help and advise churches, in 1954 the Council for the Care of Churches set up for the Church of England the Organs Advisory Committee. In 1973 this was made more effective by the allocation of funds to grant-aid the restoration of historic organs. The sums available were relatively modest and the scheme was to act predominantly as a pump primer. Since 1985, English Heritage has cooperated in this work by giving a small number of grants specifically for the repair of casework and other visible parts of organs. Only organs in churches that are listed grade I or II* can he considered and the case must be of

historic merit. Examples are the Seede organ of 1785 in Lulworth Castle Chapel and the Renn organ dated 1837 and 1888 in Macclesfield Sunday School.

The Seede organ of 1785 in Lulworth Castle chapel, repaired with grant-aid

When a church has received an English Heritage grant for fabric repairs, we reserve the right to comment on major alterations, if they are not reversible. This includes organs, and there is now one example where in following our advice a rare historic organ was not scrapped, but moved to a new position. In this way, English Heritage can make a small, but important contribution to their protection.

One of the objectives of the British Institute of Organ Studies, founded in 1976, is 'to work for the preservation, and where necessary, the faithful restoration of historic organs in Britain'. Since then, it has lobbied for a more responsible approach to the alteration of historic organs, and to some extent has succeeded. An earlier *cause célèbre* was the virtual destruction of the largely unaltered 1856 Gray and Davison organ in Sherborne Abbey in 1954, when it was rebuilt in the face of fierce opposition. In 1986 a major rebuild attempted to salvage as much of the Gray and Davison character as possible.

PRINCIPLES OF REPAIR

Not all experts agree on methods of restoration. However, some general principles can be stated. Methods of approach to the repair of an historic organ must depend on its history. If the organ is of a single date, by a notable builder, and is still in original condition, it should not be altered. If it has undergone rebuilds, possibly by a succession of organ builders, a number of criteria will become relevant, such as the extent of pipework from the different craftsmen, the quality of their work, and the present general condition. A major question to ask is whether some of the alterations should be reversed or whether the status quo should be accepted. There is, however, a clear case for total preservation of organs as important as, for instance, the 1851 Great Exhibition organ by Gray and Davison, now in St Anne's, Limehouse. There are many others.

The Renn organ of 1837 and 1888 in Macclesfield Sunday School which has benefited from grant-aid

English Heritage is itself directly responsible for seven organs, of which five are particularly important in a national context. We must ensure that these are impeccably preserved and maintained as part of our heritage of organs.

BARRIE CLARK

ARCHITECTURE AND THE CITY

NEW BUILDINGS IN HISTORIC CONTEXTS

'Architecture and the city: new buildings in historic contexts' was the title of a seminar, organised jointly by English Heritage and the Royal Institute of British Architects, held at the RIBA on 2 December 1992.

In his keynote speech, English Heritage's Chairman, Jocelyn Stevens, presented the seminar as an unprecedented opportunity for those of us primarily charged with responsibilities to our national heritage of yesterday's buildings and those who should be

creating new buildings to add to the heritage of tomorrow, to talk openly about our common commitment to quality. The aim, he thought, should be for consensus, rather than setting one approach to new architecture in conflict against another.
Mr Stevens emphasised that English Heritage does not have a single dogma about the style of new development in historic contexts. We do not say that such development should always be 'high-tech' modern, nor do we say that it need be Neo-Georgian, Post-Modern, Classical, or Vernacular, although various styles may have their place in particular situations and in the hands of skilled practitioners.
He drew attention to that section of the Department of the Environment's Circular 8/87 which reads: 'It will be important to see that every new building is designed not as a separate entity, but as part of a larger whole, which has a well-established character of its own'. Sadly, he said, all too often in the past, the appearance of historic areas and the settings of important historic buildings have been marred by new developments, instead of being enhanced by them: Juxon House, in relation to the west front of St Paul's Cathedral, being a case in point.

CHANGE OVER TIME

Sir Norman Foster, who followed Jocelyn Stevens, used his Royal Academy project to show how a group of buildings could respond to change over time. The Academy building, he felt, was almost like the city in microcosm. It had layers of history and all the clues and the genesis, he said, of responding to new and changing needs came out of researching and finally peeling away some of the latter-day *ad hoc* additions. The original Burlington House had been added to and remodelled during a period of some 300 years, its fabric bearing the imprint of successive ages. His own contribution, which has been praised by English Heritage, he saw as being in an old tradition of separating the past from the present, while at the same time respecting the spirit of the historical context and touching the old structure as delicately as possible.
'Tradition' continued to be very much the theme of the next main speaker, Robert Adam. He maintained that cultural identity depended upon tradition and that to be traditional, things must recognisably be drawn from the past. Tradition he saw as the collective memories of the community and the older the community, the more significant the memories. In architectural terms, he thought that tradition would tend to rely on such matters as materials, formal arrangement, and, perhaps, decoration. The key to building in historic contexts was, he maintained, to participate in and contribute to the traditions that had created that historical place.

HISTORIC PATTERN

RIBA President, Richard MacCormac, sought to examine the issue of 'congruity', because he felt that much of the present fear of change, particularly in historic contexts, arose from an expectation that new buildings would be likely to be incongruous and irreconcilable with existing surroundings. Public reaction that had heaped blame upon the architectural profession, he thought, had been over incongruity, rather than over style, as such. Citing Robert Smythson, Hawksmoor, Soane, 'Greek' Thomson, Lutyens, and Stirling as examples, he maintained that some of the best British Architects had produced their own very wilful versions of classicism. Robert Smythson's Hardwick Hall, he confessed, was a building about which he was 'absolutely passionate', its 'crystalline' character being really very modern. The important key question, he thought, was how to respond to the past without vitiating the authenticity of current architecture or notions of congruity and he showed examples of his recent work at Wadham College, Oxford, to illustrate his own approach. In this he sought to make a new architecture by progressing slowly along in a creative way, while drawing inspiration from past exemplars such as Hardwick.

English Heritage Commissioner Terry Farrell emphasised how much the understanding of the historic pattern of developments could be a force in designing today's urban environment. He saw three main aspects of urban environment as being: continuity with the past, the role of the pedestrian in the urban domain, and the role of different scales of buildings. He thought it important to recognise that there are major and minor buildings in the urban fabric. The minor buildings, he pointed out, could often be keys to the city fabric. Major buildings were obviously high points, but it was the role of the minor buildings to make the urban fabric because, generally, they had to follow urban design rules, in order to play their role.

Architectural models, he thought, could actually be quite a misleading tool when designing in the city, because when one looked down on a model, everything tended to appear closer together than in reality. Thus he felt that a lot of late twentieth-century buildings, designed through models, were too far apart and suffered from what had been described as 'agoraphobia'.

Gavin Stamp commended the work of the late Donald McMorran and George Whitby – still relatively unsung antiestablishment heroes of Post-War Britain – as seeming to him interesting, because they maintained the best of English building traditions without ever actually copying historic styles. Through abstraction, he thought that they had developed an appropriate and discreet architectural language which, although classically inspired, was very much of its own time. Their extension to the Old Bailey, for example, he felt to be a model in extending an existing, dominating public building with tact, appropriateness and, that rare phenomenon, a controlled degree of real originality. Originality, he thought, was generally a snare and a delusion and verv few architects seen as really creative. Thus he saw a need for architects to be competent in producing an architecture that was not actually offensive. In the 1960s, he said, very few architects could handle the style and ideas of the time with sensitivity and brilliance and an extraordinarily low standard of mediocrity had done immense damage to our towns and cities.

In the eighteenth century, by contrast, the Georgians managed to put up competent buildings, which in urban terms respected in a general sense their surroundings.

Finally, among the main speakers, Michael Hopkins explained his approach to work at Bracken House, in the City of London, and the inspiration he had derived from a study of historical examples such as Peter Ellis's Oriel Chambers in Liverpool.

The gathering then broke into three discussion groups, chaired respectively by Gillian Darley, Roy Worskett, and myself, with reports back to a plenary session, chaired by Professor Andy MacMillan, the Head of the Mackintosh School of Architecture in Glasgow.

ONWARDS FROM HISTORY

All the papers demonstrated the commitment to quality for which Mr Stevens had called. While some present saw contrast as a valid alternative to congruity, there seemed to be general agreement that success in designing in historic areas did not reside simply in the question of 'style'. Perhaps former English Heritage Commissioner, Donald Insall, summed up well when he suggested that 'if we worked **inwards** from Context; **onwards** from History; and **outwards** from Use; in *materials* we understand, with care for *craftsmanship and detail*, all with *skill and integrity*, we shall come as near to success as we can'.

PHILIP WHITBOURN

LISTING CRITERIA: 'HISTORIC INTEREST'

Cromford Mill, Derbyshire: the first true factory in England, and indeed Europe, where all manufacturing processes took place within an enclosure defined by a high wall of buildings; even the most modest structure can assume great importance when assessed in context (Arkwright Society)

VARIETY OF UNDERSTANDING

There has been a lively debate developing recently about the criteria used when listing buildings for 'historic interest'; the subject generated considerable interest when the exhibition on post-war architecture – 'A Change of Heart' – was launched in July 1992, and a seminar on the theme was held by Hammond Suddards Research in Saltaire in November. It is not surprising that so general a phrase means different things to different people. It appears in the legislation that requires the Secretary of State to list 'buildings of architectural or historic interest' (my emphasis). This allows him to give equal weight to the historic and the architectural interest of a building and, if appropriate, to list for historic interest alone.

FAMOUS PEOPLE AND EVENTS

Whatever views our legislators held on the nature of history, the criteria laid the field wide open and a catholic interpretation of historic interest was further justified in Appendix I of Circular 8/87, where it is stated that buildings illustrative of social and economic history can be listed. In practice, however, where buildings are included specifically for historic interest, or given a high grade for that reason, it is normally by virtue of their association with well-known individuals and events.

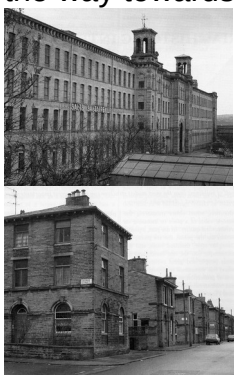
Judging the significance of an historic association is fraught with danger and bedevilled by unspoken assumptions. There is always an element of taste involved, resulting from upbringing and education, when either measuring the historic value of a place or assessing its architectural quality. In the past, a predilection for the polite, the set piece, the Georgian style, thatched roofs, and the picturesque (on the one hand) and famous people and great events (on the other) has threatened to distort the pattern of protection in favour of Fine Art and mainstream political and high Cultural History.

CHANGING PERCEPTIONS

Most people would recognise that recording history is more than an exercise in cultural pepper-potting, and the trend towards a multi-disciplinary approach to the subject makes it increasingly difficult to draw a simple line between 'architectural' and 'historic' interest: design, art, plan, structure, function, use of materials – which of these is *not* historical? Listing policy over the last fifteen years or so has begun to reflect this complexity – albeit unevenly. Even so, there are contrasts that never fail to surprise. Whilst many a good late-medieval vernacular house or Edwardian library must remain content with grade II, a house in Ebury Street, London is listed in grade I because the eight-year old Mozart composed his sixth symphony there, and a similarly high grade is given to the chalet in which Dickens wrote many great novels, despite its having been moved bodily from where he did the work to a museum in Rochester. Examples of inclusion and exclusion in the lists may often seem paradoxical. Whilst a house in Gateshead where Sir Joseph Swan invented the incandescent light-bulb is listed, another where Herbert Austin designed the Austin 7 is not; and some may marvel when they learn that the architecturally indifferent Millicent Fawcett Hall (where the suffragette movement established its first HQ and library) is listed, whereas the mixed hag of huts and wards at East Grinstead Hospital where Sir Archibald Macindo developed the technique for plastic surgery is not.

With cases like this, no wonder the notion of 'historic interest' as a criterion for listing has stimulated debate. Listing is not a static process; it responds to changes in knowledge and appreciation, and many of the inconsistencies within the statutory lists reflect the long

timescale over which they have been compiled. But a pattern is emerging that helps point the way towards future developments.



Saltaire: model housing (below), the mill (above), the church, almshouses, and institute all take on added significance as part of Sir Titus Salt's pioneer settlement on the banks of the Calder

There has always been a presumption that buildings listed for their historic associations should survive in a form that would be broadly recognisable by the historic individual being commemorated. There is a groundswell of opinion moving in favour of listing in these cases only when a building illustrates or positively informs the observer about what took place there. Listing is not always the most appropriate means of registering an historic association, especially when the association was relatively brief. As a piece of cultural evidence, it might be better to fully record a building or 'flag' it by means of a 'blue plaque' (although this carries no legal protection with it).

However, having said all this, it has to be admitted that the commemoration of notable events and personalities implies a very limited interpretation of 'historic interest'. Every historic building needs to be set in context in order for it to be fully appreciated or understood. Part of this is provided by its physical setting and the notion of 'group value' is used where it is important to retain some visual connection between a listed building and its immediate neighbours. But 'historic interest' ranges more widely than this. A storeyed textile mill is often only one element in a complex of ancillary and associated buildings that make up a factory and in exceptional cases it is justified to include modest buildings, such as sheds and warehouses, that taken in isolation would not be listable. Sir Titus Salt's mill at Saltaire attains heightened interest when placed in the context of the nearby model houses and public buildings which he provided for his workers. Many historic entities may best be protected using a combination of controls, but it is important to approach each case as holistically as possible, if its broad historical interest is to make sense.

FUTURE LISTING PROGRAMME

Finally, buildings and the uses to which they were put need to be properly researched, if their historic significance is to be fully appreciated. Consequently, English Heritage's listing programmes in the future will become increasingly research-based and will concentrate on building types and historical built environments that have hitherto been underrepresented on the lists or inadequately understood. Only by adopting such an approach will we be able to get the balance right, and – by making the reasons for our recommendations to list widely known – continue to command widespread support for our work.

MARTIN CHERRY

LONDON CONSERVATION AREAS

THREATS

On November 25 1992 a major London-wide conference was held at the Artworkers' Guild in Queen Square organised by a group of national and local amenity societies. Its aim was to consider the threats to conservation areas in Greater London and to discuss proposals to strengthen the framework of legislative protection. It was clear from the outset that the day was not to be an opportunity for delegates merely to bemoan the lack of control, but to provide a forum for positive debate on the issues highlighted so forcefully earlier in 1991 in the English Historic Towns Forum's timely report, *Townscape in trouble*, and to make recommendations for increased protection.

Prior to the conference, a discussion paper had been prepared by Marcus Binney, of SAVE Britain's Heritage which was circulated to all delegates. This looked at three principal issues and provided a valuable focus for the day. The issues were the control of demolition, the control of alterations (permitted development), and the question of enhancement.

DEMOLITION CONTROL

In the case of demolition control, the vital point was emphasised that unlisted buildings that contribute to the character of a conservation area should normally be retained. It was widely agreed – and indeed is the view of English Heritage – that a sentence to this effect in the forthcoming PPG (the successor to Circular 8/87) would be highly desirable. The conference fully endorsed this recommendation.

CONTROL OF ALTERATION

The major concern of the day was the gradual erosion of period detail through permitted development, which over time can lead to wholesale destruction in character of a conservation area to a point where de-designation becomes the only realistic option for a local authority. Article 4 directions alone were not seen to be the answer to the question of how to curb unsympathetic permitted development, although their value was fully recognised in the protection of certain key characteristic details in specific areas. It was suggested that, as local planning authorities have responsibility for designating conservation areas, so too should they have responsibility for issuing their own Article 4 directions, having first carried out full local consultation, without the need to seek approval from the Secretary of State. This proposal found favour with the conference. However, amendment of the General Development Order to bring external alterations in conservation areas under planning control was seen as the only practical way of addressing this very real problem and a recommendation to this effect was also endorsed by the conference.

ENHANCEMENT

Amongst other important points that were highlighted was the crucial need for local authorities to define the particular character of each conservation area so as to have a benchmark against which to test proposals for new development or for enhancement. The question as to whether facadism is an acceptable compromise or merely provides a 'heritage industry' style stage set was raised and, following on from this, the whole issue of use and whether it is practical or possible to seek to protect traditional uses that contribute towards giving an area its character. The point was cogently made that it is not just the buildings themselves that make up the character of an area, but mix of uses. This is particularly so in commercial areas and it was recognised that the relaxation of the Use Classes Order had already had an effect in many areas in Central London and was likely

to continue to do so. The concept of B1 use had already led to the closure of traditional workshops and their 'refurbishment' as studios/offices. Offices replacing the tailors of Savile Row or the many and varied workshops in Soho or Clerkenwell illustrated this point clearly. Recognition that variety in the range of shops in an area was desirable and the protection of traditional, but unlisted shopfronts was also highlighted, as was the need for protection of traditional street furniture (eg post and telephone boxes, drinking troughs and fountains, as well as street lights and signs) and surfaces (eg stone paving, granite setts). Enhancement schemes should pay regard to traditional street design: wall-to-wall carpets of red tiles, inappropriate planters, and 'heritage' lighting schemes do little to enhance a traditional area and should be avoided (English Heritage is shortly to issue a guidance note on this subject). In relation to the protection of historic street furniture, it was noted with regret that structures less than 115 cu m are not protected by the legislation and can be removed unless specifically listed.

NEED FOR PROTECTION

Representatives from the Department of National Heritage, English Heritage, national amenity societies, and a very wide range of local amenity groups from all over Greater London were present together with representatives from many of the London Boroughs, both members and officers. Delegates were delighted that the Minister of State, Robert Key, in opening the afternoon session appeared to share at least some of the concerns expressed. Since then, we have heard that the Department will be circulating a consultation paper on planning controls in conservation areas in the next few weeks together with the new draft PPG which will replace Circular 8/87. In addition to the papers presented, very valuable contributions were made by a large number of delegates present, representing views from all over the capital. An excellent home-produced video was shown by the Ladbroke Association which showed with remarkable clarity the problems of recent permitted development and unsympathetic infill on the Ladbroke Estate in Kensington. It had been prepared specifically for the conference, but the Association was keen that it be made available to members of their Borough Planning Committee. This is a type of initiative which other groups could usefully adopt.*

Under Dame Jennifer Jenkins' excellent chairing, a clear consensus emerged from the conference that greater protection is necessary, if conservation areas are to survive and if the underlying concept of a conservation area is to have real meaning.

SOPHIE ANDREAE

*Copies of the video are available, price £5 from the Ladbroke Association, 41 Ladbroke Square, London W11. A full report of the London Conservation Area Conference and its proceedings is being prepared and will be available shortly. Copies can be obtained c/o the Victorian Society, 1 Priory Gardens, Bedford Park, London W4, price £3 including p and p.

CONISBROUGH CASTLE

General view of Conisbrough Castle from the south

Conisbrough Castle is an English Heritage site. Since 1988, it has been managed on our behalf by the Ivanhoe Trust under a tripartite agreement between us, the Trust, and the site's owner, Doncaster Metropolitan Borough Council. As such, it is an example of what can be achieved in developing alternative management arrangements for our sites.

THE CASTLE

Conisbrough Castle was founded in the late eleventh century as the centre of the Yorkshire estates of the Warenne family, whose head was one of the great Norman barons in the generations after the Conquest. Later it passed to Hamelin Plantagenet, the illegitimate brother of King Henry II. As such it was one of the great castles of the twelfth century, acting, as castles did, as a combination of military garrison, administrative centre, and great residence.

The castle was finally abandoned as a useable building in Tudor times. Despite so many centuries of decay, there are still substantial remains of its defences and of its crowning glory, its rare and well-preserved circular keep. Nearly all that can now be seen on the site appears to be the work of Hamelin Plantagenet between 1180 and 1200. The inner bailey is surrounded for two-thirds of its circuit by a stone curtain wall flanked by solid semicircular towers. The remainder of the wall, together with the flanking towers to the gate, had collapsed from subsidence by 1538, though remains of the fallen towers can still be seen.

Within the bailey is the circular keep with its six massive buttresses. Surviving to the height of its wall-walk, the keep is a spectacular survival, though lacking floors and roof, as well as being of an unusual circular design. It was planned as the final stronghold of the castle, but also contained the accommodation and services needed by a great lord. Entered from an external staircase, the windowless first floor was probably used mainly for storage and as a guard-chamber. Above this on successive floors were two circular rooms, each with massive fireplaces, which would have been its owner's hall and chamber.

PAST MANAGEMENT

The castle is, therefore, very important by reason of its history, design, and state of survival. As such, it was placed under the guardianship of the Minister of Public Buildings in 1949 by the local authority, now Doncaster Metropolitan Borough Council, who are still the freeholder. Since then, the Ministry and its successors have conserved the ruins, carried out extensive archaeological investigations, and improved access to the ruins, particularly by providing a stair to the first-floor entry of the keep. The major conservation problem now facing us is one of severe erosion of the magnesian limestone of which the castle is built.

The east end of the castle with associated bank and ditch

Conisbrough lies in the Dearne valley in the heart of industrial South Yorkshire. This has two effects. First, as one of a handful of surviving medieval buildings in the area, it is regarded with pride as a focus for the local community. Second, it has less immediate attraction for tourists than it might if it was located in more rural surroundings. By the beginning of the last decade, the surrounding area had become one of high unemployment.

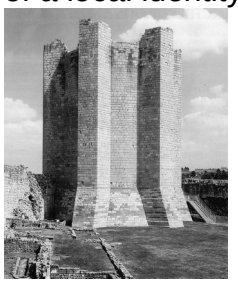
By the early 1980s, information and services for visitors to the castle had fallen below what is now expected. English Heritage inherited a large number of sites where this had happened, and we had to concentrate first on those sites with no services for visitors at all, at one end of the spectrum, and at the other, on heavily-visited sites. With less than 30,000 visitors annually, the castle was well down our priority order for improvement of such things. Bodies based more locally had different priorities. Doncaster MBC were anxious to diversify the local economy by developing the area's tourism potential and regarded Conisbrough Castle as a significant element in this. The Ivanhoe Trust, a

charitable body set up to generate employment in the Dearne Valley, saw the castle as one of the keys to their strategy for creating jobs. Both bodies had access to resources not available to English Heritage.

THE MANAGEMENT AGREEMENT

English Heritage, Doncaster MBC, and the Ivanhoe Trust therefore reached a tripartite agreement to develop local management of the site. Under the agreement, English Heritage retained responsibility for all work to the historic fabric of the site. The Borough Council agreed to provide a visitor centre, and the Trust agreed to manage the site, dealing with all visitor services and with maintenance of the grounds. The financial arrangements guaranteed the Trust payments from English Heritage equivalent to what we were then spending on visitor services and grounds maintenance and shared any additional income that the Trust managed to raise between the Trust and English Heritage. Thus, we benefited from the agreement, and the Trust had an incentive to increase income.

The success of the agreement can be seen by visiting the site. Local management, and the additional resources on which our partners could draw, has led to substantial improvement in visitor facilities. There is now a visitor centre with an interpretative exhibition. The former custodian's cottage has been converted to a tea room, and the Trust has been able to raise sponsorship to floodlight the castle. The Trust has been able to run a fuller event programme than English Heritage would have done and has been able to do more to build on the castle's links with the local community. The castle now has more of a local identity, and visitor numbers have risen.



View of the keep from the inner ward

The latest initiative of the partnership is a joint venture to solve the problems of stone erosion in the keep and to improve its interpretation. English Heritage has decided that the only way to minimise the now rampant stone decay is to roof the keep and thus insulate it to some extent from atmospheric pollution. This work will be funded from our grant-in-aid. The Trust, with our support, wishes to replace the missing floors of the keep and thus recreate its original spaces, and then use them as the basis for interpretation of the keep. The Trust has been successful in including this work in the Dearne Valley City Challenge bid. The whole initiative will be managed as a project by English Heritage, working to a joint steering group. Planning of the project is well advanced and work is expected to start on site this autumn.

The Conisbrough management agreement was in many ways the first of its kind entered into by English Heritage. Its early years were to some extent a learning process, and some aspects of the agreement could, in the light of experience, be simplified. It has demonstrated what can be achieved by such a partnership. The site has benefited from local management. Extra resources have been attracted and visitors are better able to understand and enjoy the castle: one of our primary statutory duties. Conisbrough has shown that local management by a willing and committed partner is not something to be feared, but to be welcomed.

CHRIS YOUNG

On 17/18 March, the Ivanhoe Trust are holding a two-day conference in Doncaster on management agreements, ‘Millstone or Moneymaker?’, price £250. Speakers will include Jennifer Page and Chris Young, Regional Director North. For details contact Ivanhoe Trust, Tickhill Square, Denaby Main, Doncaster DN12 4AW; telephone (0709) 869292.

ARCHAEOLOGY IN DEVELOPMENT PLANS

The handling of archaeological matters in the planning process has received much increased prominence in recent years, notably following the codification of sound principles of development control in PPG 16 (*Archaeology and planning*) issued by central government in November 1990 (*Conserv Bull* **12**, 1–2). The results of an analysis of the PPG’s first year of operation (*Conserv Bull* **17**, 23–4) have already revealed a wide measure of acceptance for these principles throughout England, and both Wales and Scotland have subsequently prepared parallel guidance.

One of the starting points for development control is the development plan. PPG 16 recognised the need for plans to include appropriate policies on archaeology and offers initial outline guidance on how this can be achieved. Since 1990, new legislation and PPG 12 (*Development plans and regional guidance*) have emphasised the importance of development plans and established a general presumption in favour of development which is in accord with plan policies. The need for clear, comprehensive, and consistent policies on archaeology is therefore now even greater.

English Heritage (like its predecessors) has for many years been consulted at the draft plan stage of the plan-making process and has given particular attention to advising planning authorities on archaeological policies. We believe, however, that our advice will be most effective when it can be taken into account at the very earliest stages of preparing plans. For this reason, we are working in collaboration with our partners in English Nature and the Countryside Commission to prepare guidance on conservation issues in plans, initially at strategic level. In advance of this, with the support of the Association of County Archaeological Officers, we have recently issued a brief advice note covering our archaeological interests alone. The new advice note (*Development plan policies for archaeology*) proposes an overall framework for archaeology in development plans, based on the PPG 16 presumption in favour of the preservation of scheduled and other nationally important archaeological sites and their settings. It recommends that this framework should also embrace the planning authority’s approach to development control, and it provides more detailed guidance, especially for local plans, on how the principles of PPG 16 should be translated into plan policies. Further, how to take account of archaeological matters at a strategic level, through both regional and structure (or UDP Part I) planning is also covered.

In view of the weight attached by PPG 16 to prior evaluation of a site before a planning application is determined, there is also advice in the note on the mapping in plans of known archaeological sites. Many archaeological sites are as yet unrecognised, and the precise character and importance of known sites is often unclear. It is therefore not always possible to make an accurate or comprehensive assessment of the strength of an archaeological constraint prior to evaluation of the impact of a particular development proposal, and thus proposal maps which show areas of archaeological interest can only be incomplete and potentially misleading.

The note goes on to explain English Heritage’s view that plans can include broad policies to encourage appropriate management and the enhancement and presentation of archaeological sites, particularly in the countryside. The wider historic character of the landscape is also an issue relevant to development plans – notably at strategic level and in non-statutory countryside strategies whose policies can relate historic landscape issues to the major countryside designations, such as AONB and non-statutory areas of special landscape value.

We hope that the policies described in the advice note will find wide acceptance within local planning authorities as the new generation of district-wide plans and revised structure plans is being prepared. Indeed, it is our hope that planners, in collaboration with ourselves and our county archaeological officer colleagues, will expand and develop further the initial ideas set out in the note.
Copies of *Development plan policies for archaeology* can be obtained from our Conservation Group regional teams or from Room 307, Fortress House, 23 Savile Row, London WIX 1AB; telephone 071-973 3010.

GRAHAM FAIRCLOUGH

ACCESS FOR THE DISABLED

The Construction Industry Research and Information Association (CIRIA) has commissioned a research consortium with the aim of producing guidelines for improving access to existing public buildings for disabled people. The project is being overseen by a Steering Group of which English Heritage is a member.
One of the particular problems to be addressed will be the difficulty of improving access to and within listed buildings, and English Heritage will be working closely with the consortium, both with respect to improving access to its own buildings and advising private owners of historic properties.
The consortium is anxious to collect information from as wide a spectrum as possible of people with experience in this field and who might have views which could assist the team. Contact with anyone who has been involved in substantial access improvements to buildings in the last five years including architects, planners, conservation officers, and building owners will be particularly welcome. Case studies with practical experience of existing schemes will be discussed.
From the information gained it is intended to produce a design manual written in clear language and with simple explanatory material, which will discuss general ideas as well as providing specific design guidance.
All types of building to which the public have access will be included in the project, including town halls, libraries, schools, offices, institutions, etc; private dwellings are excluded.
Any interested parties should contact: Robert Feeney, RFA, Somerset House, 26 Frederick Street, Loughborough LE11 3BJ, or Colin Smart, Penton, Smart and Grimwade, Chartered Architects, 8 Spicer Street, St Albans AL3 4PQ.

ALAN WILLIAMS

BRITISH ARCHAEOLOGICAL AWARDS

Heritage in Britain Award: conservation of the Salt House at Port Eynon, Gower (Glamorgan Gwent Archaeological Trust)

The British Archaeological Awards, which are presented biennially, were founded in 1976 and are considered to be the most prestigious in British archaeology. There are now ten awards which seek to recognize the contributions made to all aspects of archaeology in Britain by individuals, whether professional or amateur archaeologists, archaeological groups, and public companies. This year's awards were presented on 26 November 1992 by HRH the Duke of Gloucester. The chairman of the British Archaeological Awards,

Andrew Saunders, said that he was delighted that His Royal Highness could present the awards and hoped that he would agree that the standards of archaeology in Britain were higher than ever and that archaeology was presenting itself to the public in new and imaginative ways. Robert Key, Parliamentary Under Secretary at the Department of National Heritage, was also present at the award ceremony and spoke of his own interest in archaeology.

The awards include the Silver Trowel Award for the archaeologist of the year, which was presented this year to Francis Pryor, director of the Feuland Archaeological Trust, the Young Archaeologists Club Award, the Sponsorship Award, presented this year to BP for the Wytch Farm Project, a comprehensive archaeological strategy for the Dorset heathland around Poole Harbour, and an award for the best non-archaeologist who reports an archaeological find during the course of their normal work which was presented to Michael Banham for his discovery of a Roman lead coffin and clay figurines while clearing a site in Cambridge. Martin Green won the Pitt Rivers award (for the best project) for the excavation of a prehistoric ceremonial complex in Cranborne Chase. Dr Margaret Cox won the Virgin Group Award for an interpretation centre for the life, history, and archaeology of the Peat Moors area of the Somerset Levels. The Archaeological Book Award went to Richard Hodges for *Wall to wall history*, the story of Royston Grange, while the Channel Four Award went to the Thames Television team which produced the *Down to earth* series. The Ironbridge Award, for the best adaptive use of a historic building or structure, went to John Lyall Associates for the conversion of the White Cloth Hall in Leeds and a special mention under the 'Graham Webster Laurels' went to the Surrey Heath Archaeological and Heritage Trust for the conversion of a redundant police station into an archaeological centre with an educational emphasis.

Since 1986, English Heritage has sponsored jointly with CADW and Historic Scotland the Heritage in Britain Award. The award is a cheque for L500 and a trophy for the best project which secures the long-term preservation of a site or monument. This year's winners of the award were the Glamorgan Gwent Archaeological Trust for their work on the conservation of the Salt House at Port Eynon, Gower. The trust were the first winners of the award in 1976 for the excavation and experimental reconstruction of Cosmeston medieval village. The other winners of the Heritage in Britain Award have been the Greater Manchester Museum of Science and Industry, who restored the world's oldest railway station, Liverpool Road Station in Manchester, and converted it into a museum, and Colchester Archaeological Trust, who excavated Butt Road Roman church in Colchester and then consolidated and marked out the foundations.

Recent developments in archaeological practice resulting from PPG 16 (*Archaeology and planning*) have ensured that archaeology is a material consideration in the planning process and has led to the strengthening of professionalism. This does not detract from the important contribution which amateur societies make, however. Many groups have members with a great deal of practical experience, local knowledge, and enthusiasm and are able to make an important contribution to the preservation and enjoyment of our archaeological heritage. The British Archaeological Awards play an important role in promoting interest in archaeology and in highlighting the ways in which individuals and organisations can contribute to an awareness of our heritage through a wide variety of schemes and activities.

RAYMOND FOSTER

CONSERVATION AREAS AND PARTNERSHIPS

STRENGTHENING RELATIONSHIPS

Successful conservation depends on attention to detail, local knowledge, and a local presence. A national body like English Heritage can provide this only for key cases and issues. To attempt the full range of conservation work nationwide, we would need many more staff and a centralised system, both of which are clearly beyond our means. Local authorities which operate the planning system, through which conservation mainly works, are the partners we need.

Given limited resources, we believe we are being most useful, not when we try to duplicate local authorities, but when we act as focuser and enabler to back up local work. We already have good relations with many local authorities. We want to build up our links with all local authorities and to identify the authorities and areas with greatest difficulties, so that we can extend a wider range of help than in the past. This will be easier following our recent reorganisation on a regional basis which has already strengthened our relations with local authorities.

We fully appreciate the importance of funding partnerships with local authorities, both in securing local commitment to conservation and in extending expertise to local level. Commissioners have explicitly recognised the unique importance of conservation area grants in this respect. Their key place in our work must continue. We have, however, never been able to operate in more than a small percentage of local areas and we are anxious to ensure that our limited contribution is used to the best effect.

CONSERVATION AREA GRANTS REVIEW

The review of conservation area grants, which constitutes one feature of our Forward Strategy, should be seen in the context of the earlier reviews of archaeology grants and of those for ‘outstanding’ buildings. In both cases, the criteria have been refined and clarified. For Historic Buildings and Monuments grants, eligibility has been widened to include all grade I and II* listed buildings and the criteria for assessment of need have been published. The aim is to make the system more rigorous and hence more efficient, but also more certain, so that owners can know more easily where they stand.

English Heritage currently spends some £9.5m annually in conservation areas. Broadly speaking, half of this sum is spent in town schemes where our contribution is matched by local authorities, and half goes in individual grants under ‘Section 77’ powers, the majority being committed to 15 ‘Programme Towns’.

Gloucester Docks: English Heritage is working with the local authority to continue the regeneration of this conservation area

Current expenditure will be maintained in real terms throughout the three-year period of the Corporate Plan which we are currently preparing. We also intend to be involved in just as many areas over time. However, we may suggest involvement in fewer at any one time, spending larger sums for shorter periods, pinpointing and overcoming critical problems before investing in other areas.

Certainly we want to target grants more firmly on the conservation areas and local authorities most in need of help. The quality of a conservation area must be one criterion. We do not wish to return to the concept of a ‘super league’ of outstanding conservation areas, but there are some areas which may have been designated for understandable local reasons which are not of sufficient national interest to warrant our intervention. We

must also consider the need of the area as a whole. Obviously there must be enough buildings with enough repair needs to create a critical level of problems, but we must also find some way of measuring the economy of the area to be reasonably confident that repairs will not take place without public subsidy. We recognise the difficulties in trying to compare the economic need of different areas. We can make effective assessments for individual building grants, mainly based on market valuations, but areas will not be so simple. There may be numerous small buildings of varying types involved and, whatever the needs of each, the importance of establishing an overall momentum of revival has to be taken into account. We expect to be looking at property values, ownership patterns, community problems, and similar matters. We are consulting the local authority associations about this and will be consulting more widely very soon with a view to introducing the new criteria only from April 1994.

KEY TO EFFECTIVE CONSERVATION

Negotiations between our officers and individual local authorities are the key to effective conservation and we are determined not to lose the benefits of the relative informality which has pertained in the introduction of conservation area schemes. The new criteria will allow us to be more open in our dealings, since all proposals for grant schemes will be able to be measured against national priorities, but assessment must not become a barrier to a workable scheme.

The administration of area grants, too, must be simplified. The half dozen variants which have evolved over the years can be confusing to all parties. On the other hand, we must retain the flexibility to give grants at different rates and for different types of work. In many cases, we know that a high-rate grant, perhaps with an increased percentage from English Heritage, will be necessary to have any impact. Our aim is to delegate the operation of schemes and decisions on individual grants to local authorities in accordance with agreed criteria and standards. Local authorities have the physical proximity and local knowledge to deal speedily with applications. This is a continuation of the policy we have been following.

For our part we must help ensure that individual authorities are administratively and professionally equipped to operate schemes. Pump-priming of posts, which we have done in a few cases in the past, may be necessary on a wider scale and we can also seek to improve the training available for conservationists.

WIDER SUPPORT TO LOCAL AUTHORITIES

Above all, we want to improve the service we provide by way of support. We will be producing more publications on technical and professional matters and undertaking more campaigns like the very successful ‘Framing Opinions’ campaign. In this way we can spread our expertise more widely and make better use of our specialists, such as our engineers who can give key advice that may not be available at local level.

The benefits of conservation for the local environment and the economy are too great to be considered optional. Many local authorities already provide excellent conservation services. It is our job to ensure that all do so and we will be looking at the resources available in different areas. If there is firm evidence that local authorities across the board need more resources for conservation, we shall have to take this up with central Government and the local authorities’ associations.

IAN JARDIN

ADVICE ON HISTORIC PARKS AND GARDENS

English Heritage currently provides advice on sites in the *Register of parks and gardens* through the Historic Parks and Gardens Team. From 1 April there will be a reorganisation

and both planning and grant work will be handled through the Regional Teams of Conservation Group, continuing to draw on the historical and practical expertise developed by the Gardens Team. This should enable the parks and gardens casework to be better integrated with other aspects of the Regional Teams' work. Further advice will be issued on the query points in the Regional Teams.
In due course, there will be a fuller article on the future development of garden work and on the new initiatives underway on gardens grants in *Conservation Bulletin*.

ARCHAEOLOGY AND NATURE

Old Winchester hill: a scheduled hillfort, and a National Nature Reserve of yew woodland, juniper, and species-rich grassland, presently supporting more than 30 species of butterfly (Royal Commission on the Historical Monuments of England)

The close relationship between the conservation and management of both the archaeological and the natural heritage is well recognised. The natural environment has been very heavily moulded by past human activity, and the appropriate management of archaeology and nature conservation interests is therefore closely linked; the advantages of integrating activities in these spheres have been described in several previous issues of *Conservation Bulletin* (**11**, 12–13; **13**, 9–10; **14**, 10–11; and **18**, 16–17).
To advance this area of our work, especially in view of English Heritage's increasing interest in the wider historic landscape of the countryside (*Conserv Bull* **14**, 4–5), English Heritage and English Nature, with the support of the Council for British Archaeology and the Association of County Archaeological Officers, have recently signed a Statement of Intent. This sets out the main areas of our work where increased cooperation would help both organisations to further their aims and objectives. The statement is concerned with English Heritage's work in relation to archaeological, countryside, and historic landscape issues. The main areas covered are:
policy liaison with English Nature (for instance in relation to our historic landscapes initiative, to English Nature's Living Coast programme, and to planning matters)
exchange of expertise in the management of our Properties in Care and English Nature's National Nature Reserves, and exchange of information from our respective databases of designations
reciprocal staff training, liaison, and, where appropriate, secondment (following the example of the successful secondment to English Heritage since 1990 of one of English Nature's regional officers, John Thompson).
We already work closely with English Nature at a variety of levels, from cooperation over the management of individual ancient monuments to collaboration on planning guidance for local authorities, or advice to central government on a wide range of environmental topics. The new accord reached with English Nature will allow us to consolidate and build on this existing relationship.

GRAHAM FAIRCLOUGH

REVIEWS

CURRENT ACCOUNT

Banking on change: a current account of Britain's historic banks, edited by S Parissien, published by the National Amenity Societies, price £3. Available from The Georgian Group, The Victorian Society, The Thirties Society, or The Ancient Monuments Society.

This report, produced by the National Amenity Societies, is a timely reminder of the vital contribution which banks, usually occupying a prominent High Street location, make to the architectural and historic interest of our towns and cities.

Over the past 20 years, the purpose and visual appearance of the typical high street bank has changed considerably. New banking technology and the changing pattern of consumer banking have combined to make many historic banks either redundant or unsuited to modern use. The recession has only served to exacerbate this situation and an increasing number of banks, like other historic buildings, will undoubtedly become redundant. The Amenity Societies are particularly concerned at the pressure to rationalise the branch network of banks and have deliberately focused this report on the branch banks rather than the head offices.

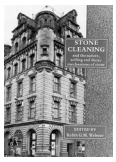
Much of the report is devoted to tracing the history of purpose-built bank buildings from the earliest examples in the eighteenth century through to the most recent examples, such as the work of Richard Seifert and Partners in London. This study traces the gradual emergence of the bank system as we know it and the architecture that it produced. Intense competition between the banks, especially in the early twentieth century, was expressed through their architecture. Leading bank designers were fully aware of the advertising value of symbolic architecture, and the results of this are evident in many of our high streets, where three or four banks vie for attention.

Just as there will be far fewer branches in the future, so there is continuing pressure on the remaining buildings. The need to accommodate modern banking practice in an historic structure inevitably causes problems. The trend towards modern open-plan interiors has disrupted the integrity of many historic bank interiors, and all too often any original fittings have been swept away. A number of interesting examples are quoted and a detailed case study of the adaptation of a city centre bank in Nottingham serves to illustrate the problems and the issues involved.

The report strikes a cautiously optimistic note at what it sees as the increasingly sympathetic attitude of the four main clearing banks to their architectural heritage. Certainly, the climate of opinion has changed and the illustrated case studies reflect this. NatWest is the first of the major clearing banks to appoint a specialist historic buildings adviser, and it is to be hoped that the other banks will follow their lead. However, given the depths of the current recession and the considerable pressure for change within the banking industry, it is inevitable that many more branches will have to be disposed of and of those that are retained many will inevitably need to be adapted to meet changing needs. This report shows how this can be done sympathetically and provides an excellent starting point for future negotiation and debate.

SALLY PEGG

STONE CLEANING – FOR BETTER OR WORSE?



Stone cleaning and the nature, soiling, and decay mechanisms of stone, Proceedings of the international conference held in Edinburgh, UK, 14–16 April 1992, edited by R G M Webster, published by Donhead Publishing, price £30. Available from: Donhead Publishing Ltd, 28 Southdean Gardens, Wimbledon, London SW19 6NU; telephone 081-789 0138.

International conferences on stone conservation, including for cleaning and repair, are pretty common these days. In June last year, for example, the Portuguese held the Seventh Congress run by the oddly named Permanent Scientific Committee for the Organisation of Congresses on Deterioration and Conservation of Stone, and this coming summer UNESCO and RILEM will be holding another event in Paris. But the conference held by Historic Scotland, Scottish Enterprise, and by the Robert Gordon Institute of Technology in Edinburgh was curious in several respects which are highlighted in these well-presented proceedings.

Here we have scientists, conservators, and geologists talking with architects, planners, and contractors – often over each others' heads and speaking in different professional languages, as well as mother tongues. Novices and experts, prophets and cynics, the blind preaching to the blind – a bold and spirited attempt to focus collective concern on principally one issue, that of cleaning Scottish Sandstones.

The conference proceedings were laudably published at the start of the meeting and the organising committee is to be complimented on its effective administration in getting the papers into such early shape. The book is unusual and interesting in that, despite its generic title, its focus is principally on stone north of the border: an area upon which little has been published in the United Kingdom in recent times.

As with most conference proceedings involving mixed professional audiences, the hook divides, with admitted difficulty, into themed chapters that overlap, interweave, and sometimes contradict: for those interested, though inexperienced readers looking for logic, the path to truth is still not clear. Take Ingval Maxwell's carefully worded and sharply illustrated paper, for example. Amidst the harmony of the conference sponsors' haze, I detected a serious complaint that some funding of 'environmental improvements' was actually damaging Scottish heritage. True or false?

On technical issues, I found an irritating lack of consistency. Papers on abrasive and water-cleaning pressures, for example, change their units of measurement, as often as speakers changed disciplines and passports: 'psi' from Americans and unreconstructed Brits, 'bar' from the Germans, and 'pascals' too! The RGIT team claims grit-blasting particle sizes have no effect on cleaning, yet the Hungarian team says these are decisive. So who is the novice to believe, or worse to trust?

Some papers are more reassuring. Peter Brimblecombe's history of pollution soiling in London since the seventeenth century shows how the environment is slowly becoming cleaner. But he reminds us that past remedies for stone decay are sometimes tomorrow's disasters waiting to occur. We may be losing the products of sulphur dioxide fallout over towns and over time, but diesel particulates are the new bane of the cleaner's life.

Trudie Mansfield explains why the planners' lot may not be a happy one– with £79m being thrown at facades up and down the land. Craig Liddle from the Stone Federation told why he is on the angels' side.

I still found the hidden messages more interesting than the formal text, however. The study report on the proposed cleaning of the Scott Monument in Edinburgh, for example, appeared to be a dry run through the propaganda preceding the planning inquiry – with only one side of the picture told. Then there are matters of degree.

Several scientists allude to the high levels of pollution, soiling, and damage identified by their SEM wizardry – but analogies drawn from laboratories are exceedingly difficult to make for windswept elevations. How dirty is dirty? How damaging is life? No-one seems ready here to postulate theories in extremis – how many repetitions of cleaning are

permissable before damage is obvious? What is the tolerance of vulnerable materials to multiple cleanings?
Even the native English speakers found it difficult to communicate in plain and simple terms. It was interesting to read of the RGIT trio's work in testing chemical cleaners. But how many non-scientists realise that their fourth class of chemical, Ammonium Hydrogen Fluoride gel, when mixed with water produces Hydrofluoric Acid (HF), the principal constituent of their three other trials?
The fact is, that it is not easy for the inexpert to sort the wood from the trees in the dense undergrowth of an all-comers party such as this. Those in the know appreciated the Aachen team's update on its slow, methodical progress through cleaning parameters and were interested in Gauri's bacterial soup for small-scale object cleaning. The Italians again showed us how projects should be integrated and documented, and Professor Bluck (from Glasgow) explained the subtleties and significance of sandstone matrices, but that was that.
Elsewhere the book abounds in pseudo-science, half truth, and innuendo. It is not a tool to understand soiling, rainfall deposition, or the full rigours of cleaning technology. Nothing in life is simple! There are, however, helpful guides to trends in practice and sound advice on the ethics of cleaning. There are promising plans to develop training and offers too of practical published help to come.
So, as a record of an innovative, eccentric sandstone cleaning conference, the book has its moments. A guide to cleaning it is not, nor never was it so intended. There is still work for the Permanent Scientific Committee for the Organisation of Congresses on Deterioration and Conservation of Stone left to do!

JOHN FIDLER

WORLD HERITAGE SITES

Managing World Heritage Sites in Britain: Proceedings of a seminar held in York in November 1991, edited by Peter Burman, Jane Fawcett, Sir Bernard Feilden, and Lord Kennet, published by ICOMOS UK, price £16.95 (£14.95 to members).
The seminar held at York lasted two days and heard no less than 23 short papers from major government agencies and institutions. After an international overview by UNESCO of the achievements of the World Heritage Convention since 1972, several distinct, repeated themes emerged concerning the UK sites.
Continually adding sites to the World Heritage List, without tackling the implicit obligations of monitoring and management, was felt by almost everyone to be both futile and retrograde. Dr Neil Cossons questioned the whole point of UK participation. Tongue-in-cheek, he compared the designation of sites with the race to build Dreadnoughts: 'if France launches a Chartres, Germany would follow with an Aachen, and in order to maintain the balance of power, Britain would be compelled to have both a Durham and a Canterbury'.
More seriously, he made the point, echoed by many others, that World Heritage status is a cachet for tourist promotion, and attracts tourist boards, coach operators, hoteliers, and developers to sites that are already at or near their maximum visitor limit. He argued that those who select the sites for designation have little or nothing to do with their conservation and management which is left to those on the ground. Yet in Britain no special responsibility for World Heritage sites exists at either national or local level. Without improved regulation, designation can simply hasten the deterioration of a monument by over-visiting, or degrade its setting through tourist-related development.
Few speakers were enthusiastic about extra statutory protection for the monuments *per se* (an exception was Jane Fawcett of ICOMOS), and it was made clear by the Government spokesman, Paul Heron, that they believe existing legislation to be adequate. But

delegates expressed strong support for measures to protect the setting of designated sites. Most of the recent development threats to sites – proposals to drill oil near Hadrian's Wall, the construction of a new bridge over the Gorge at Ironbridge, and major tourist facilities at Avebury – have concerned the character of their surroundings which is very vulnerable.

The UNESCO Committee intend that future nominations for the World Heritage List should include a distinct 'buffer zone', whereas present UK sites rely on the limited provisions for 'setting' and 'curtilage' in existing legislation. Paul Drury suggested that 'buffer zones' could be most easily provided, if the core and surroundings of a designated site were to form a conservation area. This would remove doubts about whether a development would affect the setting of a site and oblige the local authority to 'preserve or enhance' both.

The most urgent need was felt to be the development of effective monitoring and management strategies. Outlines of such strategies were described both by the Secretary General of ICOMOS, Herb Stovel, and in a UK context by Sir Bernard Feilden, President of ICOMOS UK. Both accepted that past measures to implement such schemes had failed badly. The priority now was to establish a management framework capable of general applications. Management plans should identify objectives and draw together a preventative maintenance strategy within which resource projects could be defined and prioritised.

The seminar also considered problems of definition in the application of designation criteria to 'made' and 'mixed' (natural/cultural) landscapes.

In his summing up, Lord Kennet noted the economic pressures which designation entailed and argued that the primary responsibility for management must lie with the local planning authority, acting in close consultation with English Heritage and the National Trust as appropriate. He also stressed the need for a committee or forum, led by central Government, to guide and oversee the work of management at national level.

JUDITH HAWKINS

ROOTED IN STONE

Rooted in stone – the natural flora of urban walls, by Oliver Gilbert, published by English Nature, 1992, price £7.50. Available from Publications Section, English Nature, Northminster House, Peterborough PE1 1UA.

Perhaps this book should have been called 'Rooted in-between stones', because it actually deals mainly with plants growing in the mortar and in the vestigial soils which form in crevices and on wall tops. It also looks briefly at the lichens, mosses, and liverworts which occur on the surface of masonry.

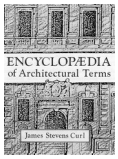
Britain's walls are particularly important in a European context because our climate enables a greater amount and variety of wall plants to flourish than in hotter and drier countries. Dr Gilbert analyses the factors involved – types of wall, substrate, climate, aspect, inclination, and surroundings – and selects 18 species for which walls are the principal habitat. Some of these, such as Wallflower, Ivy-leaved Toadflax, and Pellitory-of-the-Wall, are familiar sights on many old buildings. What may not always be appreciated however is that they rarely occur elsewhere. It follows that, if they are totally and systematically removed during maintenance, they will eventually become a rare sight.

In practice that is unlikely to happen. In fact, one of the principal 'threats' to such plants is the use of modern cement in place of traditional lime mortars. This applies less to historic structures, where there is an increasing tendency to reduce or eliminate cement content, so the chances are that many of these plants will continue to appear. If so, that will please not only botanists, but all who appreciate the beauty of many of these plants, whether it be the dainty ferns, such as Spleenwort and Wallrue, or the showy wallflowers. Indeed, many would argue that plant life adds greatly to the character of old walls and ruins. Those who

are concerned with the presentation of such structures to tourists and other visitors need to bear this in mind.
One of the most useful parts of the book discusses the impact of plants on the fabric of the wall. Although little research has been done, it is possible to assign most plants empirically to one of three groups. There are woody plants, including the familiar self-sown sycamore, ash, hawthorn, and so on, which do substantial damage and cannot be tolerated. Ivy also comes into this category which is a pity because an ivy-clad tower has a definite fascination, not to mention the value of ivy for nesting birds, hibernating butterflies, and as a food source for a myriad of insects.
A second group are the long-lived perennials such as Wallflower and Valerian. Undoubtedly, these can do appreciable damage as their woody rootstocks increase in size. Third are the numerous small grasses and herbs, including ferns, which do little or no real harm.
Inevitably, the high cost of labour and the withdrawal from use of certain biocides which have commonly been used to control plant growth on old buildings will probably mean that more of those benign plants will survive in future and that is to be welcomed. Indeed, some authorities consider that a capping of such plants can help to protect a wall from damage caused by extremes of temperature and humidity.
Dr Gilbert has provided an attractive and readable account which will no doubt help to promote greater interest in the subject. It is to be hoped that it will also stimulate some serious studies into the technical aspects of building conservation in relation to the growth of vegetation.

JOHN THOMPSON

ARCHITECTURAL TERMS



Encyclopaedia of architectural terms, by James Stevens Curl, published by Donhead Publishing, 1992, price £45. Available from Donhead Publishing Ltd, 28 Southdean Gardens, Wimbledon, London SW19 6NU.
This arrived on my desk as I dealt with a building in Wigan. I tested Curl's glossary against the six list descriptions on the two pages of the DoE list open in front of me. It was a fair sample – two churches (1866 and 1930), a commercial building of 1871, a public building of 1901, an early nineteenth-century terrace, and a mysterious building ('probably C17 but perhaps with earlier fabric') on the outskirts of the town.
Curl failed only on 'Ghibertian figures' and 'cornice above swell on ground storey'. He should not be faulted for either omission. The former stylistic reference (lifted from Pevsner where it is 'Ghibertesque' and not in his glossary either) demands a wider understanding than a book of this sort can be expected to provide. The latter – 'cornice above swell' – meant nothing to me and, as it is in the entry for the Municipal Buildings, it perhaps refers to a councillor and not an architectural detail.
The basis of this Encyclopaedia is Curl's own English architecture: an illustrated glossary, published in 1977. That earlier work (useful enough to have had a second printing) is expanded and much improved. Some inconsistencies remain. If we are to have heraldry, why include or, argent, and azure, but not gules, sable, ermine, or vert? Some materials have entries to themselves, but others appear only incidentally under other headings – the entry for oolite, for instance, lists Ancaster, Clipsham, Corsham Down, Monk's Park, Portland, and Weldon, all of which have separate entries, and Bladon, Hornton, and St Aldhelm which do not. I could find no mention of Curl's local (Leicester) specialities,

Swithland slate and Mountsorrel granite. Of course, a selection has to be made, and I would complain less at the exclusion of local materials, if the bibliography did not have the unforgivable omission of Alec CliftonTaylor's *Pattern of English building*.

The *Encyclopaedia* contains a definition of watershot which no Pennine dweller would recognise and, although Curl includes Kentish rag and Kentish tracery, there is no mention of Kentish bracing. In general, the book becomes weaker, the further removed it is from polite architecture. This weakness is acknowledged by Curl, who refers his readers to the works of Barley, Brunskill, Charles, and Hewett, though none is listed in the bibliography and his reference, rather strangely, appears at the entry for frame and not at either timber framing or vernacular. For timber buildings, the Council for British Archaeology's Practical Handbook No 5, *Recording timber framed buildings: an illustrated glossary*, published in 1989, is more useful.

To some extent, these points are nitpicking, but by their nature books of this sort are composed mainly of nits. Broadly speaking, as my Wigan sample showed, Curl's *Encyclopaedia* can be recommended with confidence to those who have to make sense of what are often complex and technical descriptions (as in the DoE lists) and it could usefully be shelved near such works. It has a wide range of interesting illustrations – drawings, eng ravings, and photographs – though we are not always told if a building still exists: the Army and Navy Club, Pall Mall, included to illustrate Venetian Renaissance, is sadly no longer with us. There is a most useful cross-referencing system (not always infallible – see the entry for oolite again) which draws attention to where words used in explanation of one term are themselves defined elsewhere. There is a bibliography which confirms the polite, rather than the vernacular emphasis of the work.

The bibliography does not include John Harris and Jill Lever's *Illustrated glossary of architecture, 850–1830*, published in 1966. This was a brave attempt to solve the problem which is perhaps in greater need of solution, than the one which Curl's book addresses. If I have found a word I do not know, I can look it up in this *Encyclopaedia*, and others, to see what it means. But where do I find help to describe in words the building and its features which I see before me? I am sure that there will be a substantial welcome for the author and publisher who devise a system which enables us to learn the word from the picture.

FRANK KELSALL

TAX REVIEW PANEL

The English Heritage Tax Review Panel has been set up to consider the current taxation rules for each aspect of tax which has effect on the heritage and to see whether and how they could be improved. The wider scene will also be reviewed and whether potentially better methods of taxation in respect of historic buildings could be suggested to the Government. The Chairman of the Panel is Roger Suddards, a solicitor and Commissioner of English Heritage. Those with a view on problems encountered in the present arrangement for the taxation of heritage buildings and any suggestions for improvements or changes should write to Roger W Suddards, English Heritage Tax Review Panel, Fortress House, 23 Savile Row, London WIX 1AB.

HISTORIC BUILDING CONSERVATION

Oxfordshire County Council and District Conservation Officers are holding an exhibition on historic building conservation at Cogges Manor Farm Museum on 17–18 July 1993 to help houseowners and anyone involved in conservation to locate the specialist products and firms associated with the repair and conservation of historic buildings. There will be specialist trade stands and demonstrations of traditional building skills. Cogges Manor Farm is open from April and is in Church Lane, Witney OX8 6LA; telephone (0993) 772602.

MUSEUMS AND HERITAGE SHOW

Following the success of last year's event, the Museums and Heritage Show is to be held at the Royal Horticultural Halls in London on 18 and 19 May 1993. Run in association with the Association of Independent Museums and sponsored by KPMG Peat Marwick, there will be exhibitions from most of the leading museum and heritage bodies, including English Heritage, and a full seminar programme. It is intended to highlight aspects of retailing for revenue, provision for younger visitors, and trusteeships and trust law. Further information is available from the organisers: John Brown & Company, The Town House, Leigh, Worcester WR6 5LA; telephone (0886) 833505.

ARCHAEOLOGICAL WOOD

With the support of English Heritage, the York Archaeological Trust has reopened its waterlogged wood conservation laboratory as the York Archaeological Wood Centre. This will provide a centralised wet-wood facility for archaeological excavations and museums. To launch the Centre, a workshop and conference, entitled 'A celebration of wood', arc being held on 2–4 June 1993 at the Centre for those interested in archaeological wood technology and conservation. Anyone wishing to join the workshop, which has limited places, and conference should contact Jim Spriggs, YAT Laboratories, Galmanhoe Lane, Marygate, York YO3 7DZ; telephone (0904) 643211.

ASSESSMENT OF ASSESSMENTS

PPG 16 has reinforced the use of assessments, evaluations, and impact statements to aid the understanding of the archaeological implications of development proposals. However, not enough is known of the extent and efficiency of the evaluation work carried out, nor how many assessments have been produced to date. Accordingly, English Heritage has commissioned Bournemouth and Southampton Universities to carry out 'The assessment of assessments project'. The Bournemouth team is examining the situation in England over the last decade, while the Southampton team is looking in detail at evaluation programmes in Hampshire and Berkshire as part of the planning system. Contacts will have been made with relevant archaeological officers and contractors, but members of the project team welcome comments on any aspect of the assessment or field evaluation process and can be contacted at Bournemouth through Deborah-Anne Wildgust or Stephen Burrows, Department of Conservation Sciences, Bournemouth University, Fern Barrow, Poole, Dorset BH12 5BB, or at Southampton through Paul Cuming, Department of Archaeology, University of Southampton, Highfield, Southampton S09 5NH. It is intended that the results of the project will be available by summer 1993.

INDUSTRIAL HERITAGE

To raise awareness of Poland's contribution to the European cultural landscape, there is to be a seminar on 11–14 May 1993 on 'The preservation of the industrial heritage, Gdansk-outlook' with the intention of covering all aspects of the industrial heritage and technological contributions from medieval to recent times. Further information from: W Affelt, Technical University of Gdansk, Faculty of Civil Engineering, ul. Majakowskiego 11/12, 80–952 Gdansk, Poland.

CARPENTERS AWARD

The Carpenters Award has the aim of encouraging excellence in joinery associated with building construction and in 1993 there will be four separate awards: three for joinery work on varying scales within new or existing buildings, while the fourth is being sponsored by English Heritage and will be awarded for conservation and repair in wood, normally in listed buildings or ancient monuments. Restoration can be included, but not new build, with

the emphasis on the sensitivity of approach with maximum retention of the original fabric. The award is in respect of work completed for its intended use in the period 1 April 1991 to 31 March 1993, and entries are sought from those associated with design or ownership of buildings and building work, construction and joinery companies, and craftsmen; the closing date for entries is 30 May 1993. Application forms and further details can be obtained from: Technical Services Group, Room 522 Keysign House, 429 Oxford Street, London WIR 2HD, or from The Worshipful Company of Carpenters, Carpenters Hall, Throgmorton Avenue, London EC2N 2JJ; telephone 071-727 9474.

CONSERVATION AREAS

East Hertfordshire District Council has continued its series of guidance notes on historic buildings and conservation areas with a leaflet entitled Conservation areas. This lists the conservation areas within the district council's area and provides a general guide to the nature of such areas and how it affects the property owner; it is intended to produce a simple assessment of the character of each individual conservation area (42 of them) to be read in conjunction with this leaflet. Further information from the Conservation Section of the Planning Department, East Hertfordshire District Council, PO Box 102, Wallfields, Pegs Lane, Hertford SG13 8EQ; telephone (0279) 655261.

ARCHAEOLOGY REVIEW

English Heritage has published the latest annual review of archaeological activity carried out under its auspices. The development of new policy frameworks is highlighted by descriptions of work carried out by archaeological organisations in conjunction with the Department of Transport and our own grants programme, by archaeological work carried out within English Heritage, such as laboratory investigations, survey work, and publications, and by descriptions of archaeological projects carried out with grant funding from English Heritage. Copies of the Archaeology review 1991–92 are available from Archaeology Division, Room 209 Fortress House, 23 Savile Row, London WIX 1AB.

BUILDING PATHOLOGY

The interrelationship of building structures and materials with their environments, occupants, and contents are the subject of an international scientific conference to be held on 15–17 September 1993 at Trinity College, Oxford. The main theme will be the relationship of legislation and standards to building pathology, which encompasses a wide variety of topics, including fire regulations and historic buildings. Further details from the Conference Secretary: Dr Jagjit Singh, Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey GU5 9QA; telephone (048641) 3221.

TIMBER

As part of an ongoing programme of conferences and work towards a better understanding of conservation and preservation of timber structures, the UK Wood Committee of ICOMOS is holding a seminar on 26 April 1993, entitled: 'The timber frame – from preservation to reconstruction'. The intention is to explore work on timber, from preservation of the original material through to reconstruction based on best evidence. The seminar will be held at Haydock Park racecourse at Newton-le-Willows, Merseyside, and costs £75 (£60 to members of ICOMOS). Information from ICOMOS UK, 10 Barley Mow Passage, Chiswick, London W4 4PH; telephone 081-994 6477.

WINDSOR CASTLE FIRE

Windsor Castle, St George's Hall: inspecting the damage

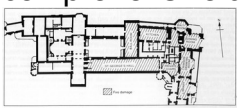
Within a day of the Windsor Castle fire, while some of the timbers were still smouldering, English Heritage had been contacted. By Sunday 22 November, the first meeting was convened of what was to become the project team, to assess the damage done and the state of the remaining fabric and to agree a systematic plan for salvage, consolidation, archaeological clearance, and eventual restoration. The experience gained from the Hampton Court fire (*Conserv Bull* **18**, 12–15) has been invaluable.

Destruction was widespread. St George's Hall, the largest of the State Rooms, was severely damaged, and the elaborate plaster ceiling of the Grand Reception Room had collapsed. The whole of the Brunswick Tower and the Prince of Wales's Tower had been completely gutted, the latter including the Gothic State Dining Room. The physical damage to the fabric of the building was initially estimated at about five times that suffered at Hampton Court. The structure and layout of the buildings make it a difficult and delicate task even to set up temporary roofing and scaffolding. The major walls are capable of being scaffolded, but many others are in danger of collapse. More optimistically, because the burnt apartments were undergoing rewiring, almost all of their contents had already been removed to safety.

The project team is managed by Stephen Batchelor, consultant to the Royal Household's Property Services Department. It includes English Heritage experts from both the Central Government Palaces Branch and the Central Archaeology Service: Geoffrey Parnell, David Bachelor, Brian Kerr, Richard Hewlings, and John Thorneycroft. The contractors and consultants to the Royal Household, who were in the process of refurbishing the apartments, are also represented.

The Central Archaeology Service responded rapidly, initially transferring many of its core archaeologists from other projects, and then taking on 30 casual staff to carry on with the work. As at Hampton Court, the temptation to 'tidy up' was resisted, and t he meticulous sifting of debris is the first priority, which it is hoped to complete by Easter. Scaffolding, demolition to make safe, and temporary roofing are naturally interrelated tasks and will have to be carried out with care. The dismantling of the unsafe parts of the building will be accompanied by a programme of archaeological analysis, monitoring, and recording.

At the end of this complex project, it is hoped that *Conservation Bulletin* will carry a comprehensive account of the salvage and restoration work.



JOHN THORNEYCROFT