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

BUILDING ON RUINS

English Heritage's expert master trainers, Colin Burns and David Sleight, working on a 'ruinette': facsimiles of decayed and deformed masonry, within the Training Centre at Fort Brockhurst in the mid Victorian brick vaulted and limewashed casemates next to the moat

CONSERVATION TRAINING AT FORT BROCKHURST

On Monday 25 October this year, the first of many training courses on the repair and conservation of historic buildings and monuments opened at Fort Brockhurst near Gosport in Hampshire. This facility marks a new and exciting chapter in the development of English Heritage's educational objectives, fulfilling key aims consistent with its statutory duties. Eight hundred square metres of redundant space in a mid Victorian fortification have been repaired and adapted for a unique new function housing large-scale facsimiles of ruined masonry walls ('ruinettes') and other training material. These aides constitute the focus of specialised conservation training for craftspeople, specifiers, and quality controllers in the building industry, especially for masons, bricklayers, site supervisors, clerks of works, architects, surveyors, engineers, and conservation staff from planning authorities.

BACKGROUND

The project commenced five years ago with a survey by English Heritage and its consultants of masonry conservation standards across the country, which reported a steepening decline in the sensitive skills necessary to consolidate and repair historic buildings and ancient monuments made of stone. In particular, those historic structures that sur[v]ive as ruins or exposed archaeological sites were seen as being especially at risk, as experienced tradesmen retired, apprenticeship schemes waned, and traditional techniques were no longer handed down. It was also noted that undergraduate vocational training for specifiers contained little of relevance to conservation technology and

postgraduate specialist courses centred on theoretical studies without much in the way of hands-on experience.
The problems were there for all to see. Excessive demolition and the discarding of perfectly viable stonework, for want of an understanding of decay mechanisms and their resolution, had become the stock response for a significant proportion of the building industry, from top to bottom. Inadequate specifications designed to cure symptoms, not faults, abounded. Some architects, surveyors, and builders, paid on the basis of quantity rather than quality of work, and covering themselves for liability claims, naturally saw nothing wrong in the wholesale dismantling of ancient stonework and its rebuilding in near facsimile. But this is not sensitive conservation.

IMPLEMENTATION OF NEW TRAINING

Clearly there was a need for the old skills of masonry consolidation to be relearned: simple grouting, pinning and stitching, piecing-in, and repointing, which, for more than a century, have been the tried and tested techniques of English Heritage and its predecessors. Yet even our own direct labour force admitted to a need to update their specialist skills.
As time has passed, most of the ruined properties in our care have received basic consolidation and repair, and thus the chance for young walling masons to practise repeatedly the secret fixing of collapsing arches, and the internal strengthening of fall[i]ng buttresses, are few and far between. So it was that the concept of a training centre developed, where craft, technical, and professional people could practise these subtle arts under the tutelage of expert trainers in a way that did not risk damaging valuable monuments.
It was decided that indoor training and the provision of full-size masonry facsimiles would be the best aid to learning. Disruption to work programmes would be minimised because training would operate principally during the winter months. The plans have now come to fruition.
The repairs to the Fort, the adaptation of the casemates (gun emplacements), the fitting out and building of the minettes, and the production of the Training Centre's front-of-house utilities have taken a dedicated team of experts two and a half years to complete at a cost of £250,000. English Heritage's Architectural Conservation branch (formerly the Research and Technical Advisory Service) designed the facility and will itself be delivering the training with the help of expert consultants and fellow specialists within English Heritage.

FACILITIES

Fort Brockhurst itself was constructed between 1850 and 1862 as part of the Gosport Advanced Line, comprising a total of five forts and intended to protect the British naval base at Portsmouth Dockyard from a potential French attack by land. The complex of gun casemates, magazines, barracks, and offices was designed for a complement of 11 officers and 300 noncommissioned officers and soldiers. The fort was completed, but never fully armed or garrisoned, and, in a decayed state, passed into guardianship 100 years after its inception. English Heritage inherited the site in 1984 and repairs have been ongoing since then.
The conversion of the western casemates to a training centre has been an exemplary model for finding an appropriate use for redundant space. Rather than impose a series of functions on a rigid floor plan, the designers (our Architecture Branch, Works Professional Services Division) worked to harmonise spaces and uses so that no new openings were necessary in the existing fabric. The shell was repaired as a standard phase of Fort maintenance and the casemates were fitted out and furnished with a special allocation of resources awarded by the Department of the Environment.
Facilities include a small-scale laboratory for the analysis of mortars, a lime slaking and mortars preparation area, several large brick vaulted chambers for practising conservation

techniques, and a lecture theatre with a comprehensive range of audiovisual equipment. A canteen, changing rooms, library, and office complete the accommodation.
The design of the ruinettes and the overall educational strategy for the site, including the planning of the initial training courses, have been developed in conjunction with Bournemouth University's Department of Scientific Conservation, where our former Principal Architect, John Ashurst, is British Petroleum Professor. In association with other conservation-oriented academic, charitable, and training organisations in the region, English Heritage is considering entering into a cooperative agreement on mutual support, interactive training, and promotions through the University's Joint Centre for Heritage Conservation and Management.

Giving final touches to a 'ruinette'

The ruinettes are a first in conservation training both in England and abroad. They consist of full-size masonry walls that encompass and replicate in new distressed stonework every conceivable deterioration problem found. For example, they faithfully illustrate subsidence, cracking, bowing, and splitting. Ruined wall tops are 'frost shattered' and horribly 'repaired' in hard cementitious mortars. Wall ends are broken and weathered; arches are flattened; and 'ancient' cores are leached and voided in a clever deceit that enables students to practise repairs as if on real sites.

TEACHING

Although the initial emphasis at Fort Brockhurst has concentrated on the sensitive consolidation of ancient monuments (a recent estimate has put the number of historic ruined masonry structures in the United Kingdom at 10,000 scheduled sites), the techniques and training on offer focus on a much wider general application in building repair and maintenance. For example, the Architectural Conservation branch has pioneered simple technologies for repointing thin joints and for removing harmful dense mortars without damaging soft brickwork. Practical solutions to difficult problems are taught, and the training relates precisely to topical recent research findings emanating from our £410,000 building material science programme.
A series of modular courses of short duration will be developed over the next two years, with introductory, basic skill courses starting immediately. Preparations are also in hand to deliver ancillary training courses, including structural engineering, the assessment of ruined masonry, recording ancient monuments, the management of flora and fauna on masonry, and aboveground archaeology. Certificates for continuing professional development will be available.
Besides delivering targeted training for English Heritage staff and for the public and private sectors, the Centre will be offering its facilities to trainees from abroad. Even during the construction phases of creating the Centre at Fort Brockhurst, we have been able to assist numerous overseas agencies with their training needs, including the States of Jersey and University College, Dublin. Enquiries for training have already been received from the USA, Turkey, and Malaysia. We are also in discussions with the Getty Conservation Institute and with the British Council about offering international summer school programmes through the Centre.
Programmes and prices are now being made available in a flexible timetable that accommodates bespoke training, short courses, and planned, phased professional development. We hope to set national and international standards for training through the use of the Centre, since the educational 'market place' is now so varied and diverse that clients find it difficult to gauge the quality of the services provided.

For further information please contact the Fort Brockhurst Building Conservation Training Centre, English Heritage, c/o Architectural Conservation Branch, Science and Conservation Services Division, Room 528, Keysign House, 429 Oxford Street, London W1R 2HD; telephone 071-973 3668; fax 071-973 3430.

JOHN FIDLER

EDITORIAL

CONSERVATION: THREATS AND OPPORTUNITIES

The recession is affecting conservation, as it does other aspects of our lives. Owners of buildings in need of repair are struggling to find the means to keep their properties in good shape. Changes in ownership, which are often the catalyst for a major repair or restoration programme, have slowed down, particularly in urban areas.

At the same time, there are some outcomes that provide important pointers to the future. First, as the Gallup poll published in July this year demonstrated, in times of difficulty people attach increasing importance to the quality of the place in which they live, and the continuity it represents in a changing world. Second, a moratorium in the development frenzy has given pause to some schemes to tear down perfectly good, traditional buildings, often without regard to the longer term economic and social value of streetscapes to which people can relate.

It is a pity, in the light of this respite from comprehensive development and of the growing public commitment to a quality environment, that the recent Government consultation paper on the strengthening of controls in conservation areas is such a disappointment: it neither acknowledges the reality of the problem in our conservation areas, nor provides any realistic approach to improvement.

Conservation areas are designated by local authorities, and their establishment is a reflection of the value that local people place on maintaining the quality of the area in which they live. Yet the character of many of our conservation areas is being eroded. Plastic windows, off the peg doors, and synthetic roof slates and tiles are bit by bit destroying the character of traditional streetscapes. Both old and new residents, who are well aware of the premium attached to the character of a neighbourhood, and who are keen to see it secured, are dismayed to discover that designation implies very little protection of their interests, unless reinforced by an Article 4 Direction, which the Department of the Environment is slow and reluctant to grant.

The consultation document dilates on Government anxieties about the effect on economic life of further regulations, obscuring the fact that any change to existing controls would affect residential, not commercial, property owners. It obscures also the current inconsistencies in the controls that apply to different types of property, and the burden of interpretation that these create for owners and local authorities.

If conservation areas are to maintain the qualities that make them valuable, there must be means available for their protection. English Heritage has urged the Department of the Environment to reconsider its position and to introduce more consistent and effective controls. Public understanding and administrative efficiency would benefit, as would the character of the areas. We do not believe that there would be widespread resistance to withdrawing those permitted development rights that allow some domestic owners to change the public face of their property at the expense of the essential character of an historic area and the interests of their neighbours.

The long awaited draft PPG15 intended to replace DOE Circular 8/87 is very much more satisfactory, providing some useful clarification and tidying up of existing policies and procedures. We very much welcome the emphasis on the importance of the planning context of conservation policies, and the recognition it provides that, while a balance must

sometimes be struck between development and conservation in order to sustain the economic viability of individual buildings and areas, the key to this process must be the optimum use for the building, not the maximum profit for the owner.
There is, nonetheless, scope for improvement to the draft. While conservation and development can do much together in a healthy economy – and, indeed, do so more often than the draft PPG recognises – conservation is not solely important for its economic returns to tourism. The strong legislative protection developed in this country since the Second World War is a reflection of the importance that this country attaches to the cultural heritage in its own right.
English Heritage has recommended that this importance should be stated firmly at the outset of the document, and that the DOE should reconsider its decision to replace the central 'presumption in favour' of retaining listed buildings by the weaker phrase that demolition will 'not normally' be allowed.
We believe that since every applicant can plead unusual circumstances, local authorities could find their burdens increased, and timescales extended, by pressures to process unsuitable listed building consent applications. We can see no compensating benefit to offset these disadvantages. If the Government does not intend to weaken the current policy – and this is claimed to be so – then there is no convincing reason to replace familiar and well tested phrasing that already serves its purpose of making owners think very carefully before applying to destroy protected buildings.

JENNIFER PAGE

Chief Executive

CONTROLS TO BUILDINGS IN CONSERVATION AREAS

Current situation

Material alterations to the external appearance of all buildings, whether or not in a conservation area, are already controlled with the one important exception of residential buildings in single family occupation. Existing permitted development rights mean that an alteration to the exterior of a house converted into flats requires consent but the same alteration by the owner of an externally identical house next-door in single occupation does not

Proposals for change

The simplest solution put forward by the English Historic Towns Forum
The remaining permitted development rights over material alterations for residential premises in single occupation within conservation areas should be withdrawn
All buildings will then be treated alike.
An alternative would be
Permitted development rights for residential premises in single occupation within conservation areas should exclude the following types of development
alterations to external doors and windows changes of roof materials
painting or rendering of walls that were previously unpainted or unrendered
The more significant alterations to single occupancy would require consent but there would still be inconsistency between different types of buildings.

HISTORIC PARKS AND GARDENS

English Heritage maintains the *Register of Parks and Gardens*. Intended principally for the guidance of landowners and planning authorities, compilation of the register also enables

us to define priorities for conservation, restoration, and management of the country's most significant parks and gardens.
Since April this year, our planning and advisory work for parks and gardens has been assimilated within the regional teams of the Conservation Group of English Heritage. This has important benefits for ensuring an integrated approach to the conservation of buildings, monuments, and landscapes. Our objective is to assess and provide definitive advice on the full range of conservation issues arising from proposed developments likely to have significant impact upon important sites and landscapes. Professional staff engaged in this work have already benefited from training seminars intended to extend the range of skills available within regional teams.
Resources allocated for the specialist preparation of landscape restoration and management plans through the storm damage grant schemes, and in connection with Countryside Stewardship, have also contributed to professional development among consultants. Stimulating awareness for the informed conservation of historic parks and gardens is just as important as efforts to mitigate the impact of proposed developments.
Setting standards by example has been a high priority in the selection of projects for our pilot grants scheme, which is intended to build upon experience with landscape restoration arising from storm damage in 1987 and 1990. It is fitting, too, that our first grants should coincide with the European Commission theme in 1993 for grants to conserve historic parks and gardens under the 'Pilot Project for the Conservation of the European Architectural Heritage'.
Like the criteria applied to buildings and monuments, eligibility and resources for English Heritage grants are deployed selectively among outstanding parks and gardens, the importance of which is recognised by designation grade I or II* in the register. We have given priority this year to schemes that are ready to proceed and to those where partnerships with others ensure maximum benefit towards conservation objectives.

Painshill, Surrey, the Abbey on the banks of the lake
Garden structures that are themselves regarded as being of outstanding quality (listed grade I or II*) remain eligible for English Heritage repair grants, but under our new scheme we are also able to assist with the restoration of those items, such as terraces, steps, water features, and tree planting, that contribute to the special interest of registered parks and gardens. Coupled with investment in the preparation of restoration and management plans, the intention is to provide encouragement to owners – whether private landowners, local authorities, or trusts – who are making commitments to the restoration of important parks and gardens, and especially where there are appropriate arrangements for long-term management.

The Gothic Temple and 'restored' planting at Painshill

PAINSHILL PARK

It is only possible to select for grant a very few schemes from among many worthwhile projects. In two cases this year our grant offers are intended to complement European funding: at Painshill Park, Surrey, and at Harewood House, West Yorkshire, funding from English Heritage will enable the European Community grant to be taken up, and the works achieved by September 1994. The restoration at Painshill Park is gathering momentum, to

meet the full public opening planned for 1994. Laid out between 1738 and 1773, Charles Hamilton's landscape park is one of the major early examples of the naturalistic style, which has been considered one of England's major contributions to European fine arts. The Painshill Park Trust have achieved a remarkable degree of restoration based on careful research, with accompanying quality in implementing their landscape restoration master plan. Although English Heritage had previously given grant aid to some of the listed buildings of outstanding historic interest at Painshill, this pilot gardens grant is the first offered towards restoring the landscape itself. These works are aimed at restoration of the setting of Hamilton's Hermitage and the Woollett Bridge.

HAREWOOD HOUSE

The restoration of Charles Barry's Italianate parterre at Harewood House will restore an integral setting for the mansion. Careful research has provided documentation of the original design and planting of the terrace, which was simplified in 1959 by grassing over the major areas.

HAM HOUSE

Many historic parks and gardens are in divided ownership, with the consequential loss of design integrity. Ham House (now in the ownership of the National Trust) has largely remained unchanged since the 1670s, when the Duke of Lauderdale had the house altered, new gardens made, and extensive avenues laid out as formal approaches. Lauderdale also planted the Ham Walks with lime trees along the banks of the Thames so that his guests and visitors could view the river and river barges from tree-lined promenades. Richmond Borough Council, which owns the land where the now decayed avenues were aligned on Richmond, Ham, Petersharn, Teddington, and Twickenham, intends to replant the avenues with some 950 Common Lime.

LIME PARK

Another avenue, the Lime Avenue at Lyme Park near Stockport, is also being replanted with a grant as part of a programme prepared by Stockport Borough Council in conjunction with English Heritage. The resulting grant package is designed to dovetail with the Countryside Commission's Countryside Stewardship scheme, which is aimed at promoting, in this case, the positive management of the historic parkland in sympathy with public access. Research, as part of the Restoration Management Plan for Lyme Park, shows that the main structure of the landscape originates in the late seventeenth-century formal scheme that extended from the mansion house at this period. Giacomo Leoni's 'palace' front, designed in the 1720s, respected the major axes of this earlier design, focusing on eyecatchers in the outer landscape. These included the 'Stag House' (an 'old castle whited up') and the 'Cage', rebuilt by Leoni to his own design, although in the mid sixteenth century it had existed as a wooden hunting tower. Further eyecatchers were added: for example, the 'Lantern', which was formed from the Elizabethan bellcote removed from the Hall *c* 1728.

PRIOR PARK

Prior Park, a grade I registered park and one of the National Trust's most recent acquisitions, is the subject of a survey grant that will provide research and survey information. It lies on the edge of the World Heritage site at Bath and provides part of the city's landscape setting, while Bath itself is important in the views from the park. Carefully researched and well considered restoration plans are a vital prerequisite to any restoration project, and therefore the work at Prior Park will involve considerable archaeological field survey, a tree survey focusing on the condition of trees, as well as on their age structure,

measured surveys and assessments of the historic garden buildings, and research into the documentary and illustrative sources for the park. This work will ensure that considered restoration priorities give due regard to the park's known historical development.

Prior Park, Avon, general view across park looking towards Bath

FARNBOROUGH HALL

Farnborough Hall, Warwickshire has a garden of outstanding historic interest, principally as a landscape composition, which, together with the house and contents, embodies the architectural and artistic expressions of William Holbech. His fifteen years abroad – Holbech returned from the 'Grand Tour' of Europe in 1745 – inspired in him an interest in Italian art and architecture, which he expressed through his works at Farnborough: the parkland, with its temples and walks, are part of this composition alongside the paintings by Canaletto and Panini, the splendid Rococo interiors, and a collection of Classical sculpture. As at Lyme Park, these grant-eligible works are dovetailed with the Countryside Stewardship scheme.

These first offers of English Heritage grant for historic parks and gardens illustrate our selection criteria and indicate the approach intended for our continued assistance to further worthwhile projects. For this new area of work, we shall be relying upon close liaison with potential applicants in order to ensure that our limited resources are deployed to greatest effect. In consultation with our advisory panel for historic parks and gardens, we shall be assessing priorities for the future before inviting the submission of costed project proposals and formal grant applications. Those preparing restoration schemes for important parks and gardens that might be eligible for consideration should write in the first instance, giving brief details, to Krystyna Bilikowski (Room 318 Fortress House).

ANTHONY STREETEN and KRYSTYNA BILIKOWSKI

FIXTURES AND FITTINGS

INTRODUCTION

Just how to apply listed building consent to fixtures and fittings is a complex subject not least because in some ambiguous cases interpretation of the law will pivot on judging the degree of permanence or the historical and architectural importance of particular items. This is an area where the courts will continue to play a crucial role in clarifying controversial cases. Nevertheless, the present legislation provides a remarkably flexible but firm framework within which to operate, and it is notable how relatively few cases give rise to controversy.

Because these are areas which will remain open to legal interpretation, there may, however, be some confusion on the part of owners and a reluctance on the part of authorities to enforce what are clearly breaches of the law. The purpose of this article is to provide guidance on the law as it stands and also to set out for discussion some of the areas that have caused difficulty.*

WHAT IS LISTED?

Under the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act), the Secretary of State in considering whether to list a building may take into account not only the building itself, but also the 'desirability of preserving, on the grounds af its architectural or historic interest, any feature of the building consisting of a man-made object or structure

fixed to the building or forming part of the land and comprised within the curtilage of the building' (section 1(3)(b)).
It is important to be aware that, once a building is listed, only the address of the building formally constitutes the entry in the statutory list. The brief description is intended merely to identify the building and will not contain an exhaustive reference to all features of architectural or historic interest which form part of it. Sometimes curtilage buildings or objects (for example stables or garden features) are listed in their own right, but the fact that the description does not refer to specific features such as statuary must not be taken as an indication that such features are not protected by the listing.
There are two statutory provisions dealing with the extent of a listed building. The first and most obvious is that laid down in section 1(5) of the Act which defines a listed building to include:
a) any object or structure fixed to the building;
b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1 July 1948.
This is the statutory definition which determines whether a particular item is part of a listed building.

Relief of Odysseus and Nausicaa by Eric Gill in the central lounge, Midland Hotel, Morecambe (RCHME, 1950)

THE AMBIGUITY OF MACHINERY

We at English Heritage consider that this section of the Act effectively overrides the general exclusion of plant or machinery implied by both section 91(2) of the Act and section 336(1) of the Town and Country Planning Act 1990:
'building' includes any structure or erection, and any part of a building as so defined, but does not include plant or machinery comprised in a building.
The interaction between these two definitions has never been altogether satisfactory. The second applies 'except in so far as the context otherwise requires' and, in our view, plant that is within the definition of section 1(5) is part of the listed building and thus subject to listed building control. In an appeal case determined by the Secretary of State in 1987 concerning Stotfold Water Mill in Bedfordshire the inspector's view was accepted that the most relevant definition of 'building' is that section (now section 1(5)) which relates specifically to listed buildings: 'in this case it seems to me that all the mill machinery should be considered to be part of the listed building and therefore protected' (DOE reference E1/5124/270/71 and E1/5124/411/4). (If you know of any other legal cases on this point we would very much like to hear about them.)

FIXED AND FIXTURES

Most people reading the first part of section 1(5) would conclude that 'fixed' meant physically attached to the wall, floor, or ceiling. It could be said that if removal requires a chisel or screwdriver or more drastic means then it is surely fixed.**
This interpretation was clarified by the Debenhams case (1987) where Lord McKay stated: it appears to me that the word 'fixed' is intended… to have the same connotation as in the law of fixtures and… that the ordinary rule of the common law is applied so that any object or structure fixed to a building should be treated as part of it.
The same view was followed by the Secretary of State in the Orchardleigh sundial and the Three Graces statue cases.

FIXTURES AND FITTINGS

In legal cases the question is often phrased in the form of whether something is a ‘fixture’ (real property) or a ‘fitting’ (chattel). There is no single definitive test here but the test used in common law in considering ownership of property is to look at the nature and purpose of annexation: that is, the degree of ‘physical annexation’ as well as to the intention behind it. If it can be shown that the intention of the person who introduced the object was to incorporate it as part of the overall design on a permanent basis into the infrastructure of the building (or the grounds), then the object is highly likely to be a fixture. The law acknowledges – as surely we all do – that intentions can be difficult to establish in retrospect and this is clearly a fruitful area for legal debate; and the potential source for huge legal costs. Confusingly, the law also accepts that objects not physically fixed can in some circumstances be ‘fixtures’.

The draft PPG15 which is currently the subject of consultation discusses fixtures and curtilage structures in paragraphs 3.18–20. It emphasises that ‘each case must be treated in the light of its own facts’ and advises owners who are contemplating works to contact their local planning authority first.

PART OF THE LAND

Section 1(5)(b) appears deceptively clear in legal terminology, but is equally difficult to apply in practice. It utilises the ambiguous concept ‘part of the land’, which is essentially similar to the law of fixtures. Freestanding statues could be included in this category unless they were acquired and installed after 1 July 1948.

LISTED BUILDING CONSENT

In considering whether to grant listed building consent the local planning authority, or the Secretary of State, is required to have ‘special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’ (section 16(2)). The local planning authority also has discretion to control how the proposals will affect specific fixtures. Furthermore, under section 17 authorities can condition their consent to ‘preserve particular features of the building either as part of it or after severance from it’. Listed building consent can also be conditioned to control alterations to the interior, as well as to require specified details of the works for subsequent approval.

It is most important to remember that these provisions apply to all grades of listed building and that once listed the entire structure is covered by the legislation – including the whole of the interior. Department of the Environment Circular 8/87 (paragraphs 72–3) emphasises that control is exercised over both internal and external features which are part of the historic fabric or are of architectural interest (for example panelling, chimneypieces, wrought-iron balconies, etc) and that ‘their removal could affect the building’s architectural or historic interest’. This is reiterated in the draft of PPG15 at paragraph 3.2. In such circumstances listed building consent should most certainly be required before they could legally be removed.

THE APPLICATION OF CONSENT

In considering whether listed building consent is needed it is on the whole inappropriate and unhelpful to consider generic groupings of fixtures and fittings for listed building consent purposes in the abstract: they must be related to the architectural context, which provides the framework for the proper application of the listed building procedures.

Canova's The Three Graces in the temple built for them in 1818 by Jefferey Wyattville (RCHME, 1949)

This is necessarily an area involving a considerable element of judgement and one in the last resort where public inquiry or legal action may be required to settle difficult cases. There are, however, certain questions that are relevant in determining whether objects are or are not part of the overall design or historic interest of the building. Broadly speaking these might include the following, though none of these alone are likely to be conclusive:

What is the nature of the object or structure? By whom was it designed? Who commissioned it?

What is its relationship to the building, its designers, its patrons and owners, and what does it tell you of its time and place in the patronage system?

Is it documented or illustrated in any historic form? Is it associated with any historic personage or event?

How many comparable examples survive? Is this a typical or atypical example of its type?

When was it acquired and by whom? What is its provenance and context? Was it acquired as part of the conveyed property?

Has it been moved previously within this or any other building? Is its present location related specifically to other features within the listed building? Will its removal have a detrimental effect on its context?

Has it been exempted from Inheritance Tax?

What is its condition – has it been restored?

Does it have an intrinsic or extrinsic value?

TAXATION

There is no direct connection between the requirement for listed building consent and the status of objects for inheritance or other tax purposes. Listed building consent is required in relation to many fixtures and fittings that do not qualify for tax relief. Conversely, tax relief may be claimed on objects historically associated with a house, for example furnishings or collections, for which listed building consent is not required.

AN OFFENCE

Where objects that are part of a listed building are removed without consent and the removal has altered the special architectural or historic interest of the building, then a criminal offence is committed. Those responsible for the removal will be liable to prosecution in either the Magistrate's Court or the Crown Court and if convicted a fine or a term of imprisonment may be imposed. It is a defence to show that the removal of the object(s) was 'urgently necessary' in the interests of health or safety or for the preservation of the building (section 9(3)). It is also open to either the local planning authority or the Secretary of State to serve a listed building enforcement notice to require the return of the object. The fact that an object may have been removed or repositioned at some time in the past does not in itself exempt the owner from applying for consent to carry out works in relation to it.

CONCLUSION

It is required of all local authorities to ensure that listed building consent decisions 'must be seen to have taken all relevant considerations into account and to be well balanced; they must be both sensitive and practical' (Circular 8/87, paragraph 5, now reiterated in the

draft PPG at paragraph 3.11). English Heritage aims to encourage a practical and commonsense approach to the listed building consent legislation. In relation to fixtures and fittings we would be particularly grateful for information on the progress of any test cases that clarify ambiguities and refine the legal principles.

JILL KERR

* This article does not cover places of worship in use or issues relating to industrial archaeology and scheduled monuments.
** Thus all panelling, chimneypieces, staircases, overmantels, window and door surrounds, door pelmets, dadoes, cornices, fireplaces, windows, balustrades, windvanes, chimneys, floors, and wrought-iron, stone, or wooden balconies are covered by virtue of being physically attached to the building. This category will also include paintings on panels, wood, walls, ceilings, plaster, or canvas that are integrated into the structure itself, plasterwork, swags, screens, shutters, and stained glass that are physically fixed, and, where incorporated into the fabric of the building, sundials, bookcases, plaques, sconces, pier-glasses, busts, light fittings, fenders, and wood, plaster, or stone reliefs.

STREET IMPROVEMENT IN HISTORIC AREAS

It is 25 years since the concept of the conservation area was enshrined in legislation, and a duty conferred on local authorities to formulate and publish schemes for their preservation and enhancement.
Since that time much has been done in the name of ‘enhancement’. It has been interpreted in a bewildering variety of ways, frequently to justify the imposition of ‘improvement’ schemes that are completely at variance with the qualities that warranted designation in the first place. All too often the net result has been counter-productive – a diminution rather than a strengthening of those features that make an area special, and a loss of historical continuity.
Few towns have escaped the ‘kiss-me-quick’ solution of raised planters dumped in a sea of garish brick paving, which in turn become the very eyesores that some early improvement schemes did so much to eliminate. Overnight, ancient stone footways and setted surfaces that have survived for generations have been torn up in favour of a fitted carpet of cheap blockwork paving, destroying the traditional historic topography of entire streets. In some cases the lack of any clear-sighted conservation objective, or of an overall vision, beggars belief. It seems we have learned little since Ian Nairn bewailed the ‘mass application of misunderstood principles’ over 40 years ago.

STREET IMPROVEMENT GUIDELINES

To meet growing public concern at the visual damage being inflicted, English Heritage has published a new guidance note on the treatment of streets and public spaces – *Street improvement in historic areas* (available from Lizette Somerville, 071-973 3782) to ensure that, in future, greater account is taken of their special townscape qualities. There is a growing appreciation that streets are places in their own right, as well as routes, and that they make a vital contribution to the overall character of an area – the *genius loci,* or spirit of place.

Large areas of bright red artificial block paving have created a sterile central precinct, which detracts from the character of the town centre

The leaflet is particularly relevant for highway engineers, architects, planners, conservation officers, and urban designers working on environmental improvements, as well as for utility companies carrying out repairs. It provides detailed advice on alterations to streets and spaces and sets out general principles that should be applied to any scheme: the need to start with an informed townscape analysis, consideration of the scale, bond, and type of materials to be employed, safety, repairs, and access for the disabled.

One of the main reasons why so many schemes fail is insufficient funding to implement a scheme to the requisite standard. The message is clear: do less; do it better, and in phases; and do it to a higher standard rather than compromise on quality and appearance. Schemes should be regarded as an investment in the long-term future of an area, employing the same standards of craftsmanship and care for public streets and spaces as are required for the historic buildings that enclose them.

Key principles are:

By an informed townscape analysis, identify those visual, spatial, and historical qualities that make an area special.

Depart as little as possible from original material and details.

Observe local detail in surfaces and in street furniture.

Select natural, not imitation materials.

Minimise street furniture and clutter by anticipating all requirements at the preliminary design stage.

Limit formal designs to formal spaces; informal or vernacular spaces should follow their functional tradition.

Provide for regular management and maintenance.

Where resources are inadequate, never compromise on quality; do less, better.

Complementing English Heritage's leaflet is *Traffic measures in historic towns**. This is a manual of good practice setting out examples of innovative solutions to common problems. It illustrates ways in which traffic measures can respect and enhance local character rather than generate clutter.

Natural stone paving improves with age and wear (left). Conversely random patterns of block paving can be highly obtrusive and detrimental to local character (right)

APPLICATION

Both publications stress the need for local authorities to carry out regular street audits to rationalise signs and to reduce clutter through integrated working practices, involving interdisciplinary teams of highway engineers, planners, and conservation officers. So far comparatively few authorities have adjusted to meet this challenge.

Traditional natural street surfaces make a vital contribution to local character

NEW DEVELOPMENTS

English Heritage is determined to translate these principles into practice, and the leaflet has already fostered changes. For example, following recent trials in the City of London, tactile surfaces for the disabled can now be obtained in natural stone to meet Department of Transport guidelines. At present we are looking at the possibility of a joint pilot project in Central London to take the principles and recommendations forward and to apply them to a large conservation area to provide an exemplar of what can be achieved. In a recent sample survey of three London streets over 70% of existing street furniture was found to be superfluous. Simply by eliminating clutter and by siting signs on existing lamp columns or on buildings, the potential cost saving for local authorities is enormous.

There is much to be gained by pooling experience to show how local difficulties can be overcome, but it is clear that in the future a far more discriminating approach will be needed towards environmental improvements in historic areas than has prevailed in the past.

PHILIP DAVIES

* Published by the Civic Trust and the English Historic Towns Forum in July (cost £5); available from English Heritage on 071-973 3782.

THE YORK ARCHAEOLOGICAL WOOD CENTRE

In June 1993 English Heritage, in collaboration with the York Archaeological Trust, established the York Archaeological Wood Centre (YAWC), dedicated to the examination and conservation of waterlogged archaeological wood.

PRELIMINARY STUDY

For a number of years English Heritage has been aware of the problems associated with the excavation and conservation of large structural timber, and realised that there was a need to identify and quantify them. This led to the commissioning of the *Archaeological wood survey* in 1988/89, to review the 'potential and problems of waterlogged structural wood'.* As a result of the survey, the size of the storage and conservation problem was identified. Out of 393 sites that had produced wood, it was retained from 117 sites in the hope that further study and conservation would occur at a later stage.

Following on from the survey, English Heritage set up 'The Working Party on Waterlogged Structural Wood' to draw up a set of guidelines for the recording, sampling, conservation, and curation of structural wood, as well as for making recommendations on the resources required to meet the demands set out in *Waterlogged wood: guidelines on the recording, sampling, conservation, and curation of structural wood* (English Heritage, 1990; free, ring 071-973 3026). The Working Party also discussed criteria for the retention and disposal of wood. Right from the start it was realised that not all material recovered would go through to conservation, and that some form of retention and disposal policy would have to be created.

It is now English Heritage policy that an assessment of the wood must be undertaken before the material is lifted and sent for conservation. The assessment also involves full recording of the material so that a proper record is retained even if the material is discarded. When undertaking assessments, factors to be considered include: whether the material can be preserved *in situ;* the importance of the site and of the timber assemblage on a local, regional, and national scale; technological information contained within the wood; and whether a museum will store and/or display the material.

The *Guidelines* specify who should be involved, and the decision to retain or to discard is not taken by one individual, but by all those concerned with the wood from the excavation in question.

Loading the Barton coffins into the large freeze–drier (York Archaeological Trust)

SETTING UP THE FACILITY

With the publication of the *Guidelines,* an agreed set of standards became available for archaeologists, conservators, and curators to use. But the question of resources and facilities capable of dealing with this material had still to be resolved. A further survey, commissioned by English Heritage, and undertaken by the Archaeology Section of the United Kingdom Institute for Conservation, highlighted the fact that although several conservation laboratories had some facilities, there was still a need for at least one laboratory with dedicated staff and equipment for the treatment of large waterlogged timber.

English Heritage was presented with two options: it could build a completely new conservation centre dedicated to the study of wood remains, or it could support an existing facility and assist in its further development and expansion. The latter option was taken up, and it was decided to relocate the large freeze-drier from the English Heritage conservation laboratory in central London to the existing wet-wood facilities of the York Archaeological Trust, operated by Jim Spriggs.

The facilities at York were initially set up to conserve the fine Viking house timbers recovered from the Coppergate excavations. Since then, wood from all over the country, including the Saxon log boat from Hackney, has been through York Archaeological Trust's laboratories. By combining the talents and equipment of both organisations a formidable team has been established.

Reconstruction of an Anglo-Scandinavian building in the Jorvic Viking Centre, York, using conserved oak timbers front the Coppergate excavation (YAT)

OBJECTIVES

The York Archaeological Wood Centre (YAWC) has three main objectives.
to undertake the conservation of large structural timber;
to promote the concepts of the information potential of wood;
and to carry out research into new and existing conservation methods.

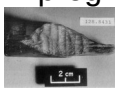
Conservation

When wood has been buried in a waterlogged deposit, much of the composition of its cell structure will be degraded and replaced with water. The aim of the conservation treatment is to remove the water and replace the missing components of the cell wall structure with a suitable consolidant.

The method currently used at YAWC is to impregnate with a water soluble synthetic wax, polyethylene glycol (PEG), followed by freeze-drying. Two grades of PEG wax are used. First, the wood impregnated with PEG 400, a low molecular weight liquid at room temperature. This is followed by bulking with PEG 4000, which is a solid, at room temperature. The PEG 400 reduces any shrinkage that may occur on drying, while the higher grade acts as a consolidant. A computer program produced by Canadian researchers is used to select the correct combination of PEG 400/ PEG 4000, according to wood species and amount of degradation.

Treating the Clapton Anglo-Saxon logboat. Very large items that will not fit into the freeze-drier have to be consolidated with approximately 85–90% polyethylene glycol and slowly air dried (YAT)

Impregnation is carried out in one of the three large treatment tanks. These tanks measure 4.50m x 1.20m x 1.20m and have an operating volume of 3.5 cubic metres. Impregnation rates can be long, depending on the size and amount of degradation of the material. Typically, large timber will remain the treatment tank for about 18 months. After impregnation, the remaining water in the wood has to be removed by freeze-drying.



A fragment of hazel roundwood chewed by a beaver. Recovered during excavations at Caldicot, Wales, and dated to the Bronze Age (YAT)

Freeze-drying is a process whereby the water is removed while in its frozen state. Under conditions of reduced temperature and pressure (conditions created inside the freeze-drying chamber) the ice is converted to a vapour and removed from the wood. The vapour reforms as ice on a condenser unit outside of the drying chamber. The freeze-drying process eliminates the problems created by conventional drying from liquid water, where the strong surface tension typical to water will cause collapse and deformation of the wood.

The large Birchover freeze-drier has a drying chamber length of 4m and a maximum diameter of 0.75m, which now means that it is possible to use freeze-drying for the majority of timber recovered from excavations. Obviously, there is always the odd timber that is too big to fit into either tank or freeze-drier!

Currently, a collection of Anglo-Saxon coffins from excavations at St Peter's, Barton-upon-Humber, are being processed.

Information potential of wood

The fact that large timbers very often contain much useful information goes unrecognised. It is the aim of YAWC to promote wood studies, for example, by organising conferences and workshops on selected themes of wood conservation and study.

Careful examination and recording of timber from excavations will provide information on such topics as conversion and carpentry techniques. Tools used on the wood, such as saws and adzes, will leave characteristic marks on the wood surface. These can be used to build up pictures of ancient methods of working wood. Likewise, it is possible to gain an idea on whether the timber came from natural wildwoods or from managed woodlands, whereby timber would be produced from either large, standard trees or by coppicing.

Conservation research

Although the PEG impregnation/freeze-drying technique is well established, there is still the need to research other methods for conserving wood, as well as for improving existing methods. Current projects underway at YAWC include an in-depth study of the freeze-drying process for large timbers, the use of sucrose in the consolidation of very large wood structures, such as dugout canoes, and new methods for assessing the extent of degradation suffered by wood.

It is hoped that by producing both academic and popular publications, as well as by organising workshops and assisting in the training of conservation students, that the whole subject of wood conservation and study will become accessible. Further information on the

work of YAWC can be obtained by contacting the author, York Archaeological Wood Centre, Gahnanhoe Lane, Marygate, York, YO3 7DZ; telephone (0904) 643211.

IAN PANTER

* N. T. Nayling, *The Archaeological wood survey: a review of the potential and problems of waterlogged structural wood* (Ancient Monuments Laboratory Report 62/89, 1989).

DIGGING UP THE PAST

As you read this article, the chances are that you will be sitting on a chair. A familiar object, and one that may seem unremarkable. It is, in fact, a resource that can be 'mined' to reveal a range of information if we ask the right questions about it:
Is it comfortable? Why? Or why not?
What is it made of?
Why do you think these particular materials were chosen?
Has it ever been repaired? How? Why?
Is it decorated in any way? Does it match anything else in the room?
Why are you sitting on this particular chair? Did you choose it, or was it the only one unoccupied?
and so on.

ASKING QUESTIONS

Looking, handling, and questioning are the first stages in analysing any artefact. Some questions can only be answered by further research and discussion, to put the object into its social and historic context. Tentative conclusions may then be reached.
This method may be used for considering any object – this may be as large as a building or as small as a pin, valuable or not, familiar or unfamiliar. It is an approach to studying the past that has been adopted, at various levels, by many teachers. Children are encouraged to question, compare, and evaluate, without expecting to be told the 'right answer'.
This approach to artefacts is one that any archaeologist would recognise. Archaeologists seek to interpret objects and the context in which they are found. By looking at things they try to recreate the lives of the people who made or used them. For many teachers – particularly those of young children – the idea of using archaeology in the classroom might seem too ambitious. Yet every child can be encouraged to look at familiar items – such as the chair – and begin to formulate questions about it.
Thus, when a major archaeological excavation was planned to take place at Battle Abbey during the summer it was decided to seize the opportunity to use it as an educational resource, to encourage teachers to use archaeology in the classroom as a vehicle for teaching a variety of National Curriculum subjects.

The same degree of concentration is shown by a member of the site team who is recording a feature, and an eight-year-old boy recording by drawing a fragment of glass (Kelvin Godfrey)

Children from the participating schools produced tiles based on medieval designs (Kelvin Godfrey)

JOINING THE EXCAVATION

A small group of schools in East Sussex were invited to participate in the project. These included primary and secondary schools, and a school for children with learning difficulties. Once the schools were identified, the first task was to give the participating teachers some background knowledge of archaeological processes – thereby giving them more confidence to teach the subject – and to demonstrate that archaeology was relevant to the National Curriculum, even for very young children. We did this in various ways – which in themselves exemplify the work of the Education Service of English Heritage.

We produced an educational booklet for teachers, provided free of charge to participating schools and also available to other teachers showing an interest in using archaeology in the classroom. The booklet provided information on the working methods of an archaeologist, as applied to the objectives of this particular excavation and the site at Battle Abbey. It gave practical ideas for preparatory, onsite, and follow-up work for children, documentary evidence, and some clear illustrations that teachers could easily photocopy for use in the classroom. The diagrammatic representation of the east wall of the courthouse, for example, led children to close observation of the wall, and to put forward theories about the different features they could identify.

TEACHERS' HELP

We decided to second a teacher to work on site, to help teachers to plan and coordinate their work. English Heritage does not generally provide teachers at its sites, preferring to encourage and support class teachers in developing their own strategies for work with their pupils. Too often a visit to a site with a resident teacher or 'teaching education officer' leads to the class teacher handing over to the 'expert' for the duration of the visit, to give 'right' answers to historic questions. If there is an 'expert' on site, the assumption is that they will dispense their knowledge to those who need to know. In other words, both teachers and children become receivers of information and accepted theory. If class teachers themselves lead their groups, it is easier to emphasise the discovery nature of a visit.

The much altered east wall of the courthouse was an interesting feature for school groups to observe, record, and interpret. The wall shows several phases of building, dating from the thirteenth to the sixteenth centuries

This is not to say that teachers should not be very clear about the aims, structure, and anticipated outcomes of a proposed visit. They should; but this is different from having preconceived answers to historical problems.

The role of our on-site teacher for this particular project was, therefore, crucial. He had been a Local Education Authority Art Adviser, and was a teacher of many years' experience. Although his background was not in archaeology, this was less important than an open, creative, flexible approach. He learned a great deal from the archaeological team, especially during the early weeks of the project, and his enthusiasm was infectious. He supported class teachers by suggesting activities, both for on-site work and follow-up sessions. He helped teachers to plan and coordinate their visits – schools were encouraged to make a series of visits rather than a once and for all approach – and he occasionally taught small groups. This was where his art and ceramics background was most valuable. Such activities as tile-making (using medieval designs as inspiration), calligrapy, and making designs for stained glass windows, were all explored by children.

THE EDUCATION CENTRE

Much of this work took place in the Education Centre at Battle Abbey. Several English Heritage sites have Education Centres; these are intended to be far more than the 'classrooms' they are sometimes mistakenly called! These centres are, ideally, spacious rooms, usually within the historic fabric of the site, which is in itself an inspiration, and with resources to allow school groups to exploit their visits to the full. Clipboards, measuring equipment, pictorial, and documentary materials are standard. In addition, most centres have handling collections of archaeological artefacts, models of the site that can be handled by children with impaired vision, replica clothing from relevant periods, video players, and slide projectors. As almost all the Education Centres are unstaffed, full sets of teachers' notes are essential – as is trust.

On-site post-excavation work. In the background environment evidence is being extracted from soil samples by flotation. In the foreground finds are being sorted (Judith Dobie)

As part of their preparatory work, children used a collection of everyday rubbish as part of an exercise on recording and interpreting objects (Judith Dobie)

We expect teachers to leave the rooms as found for the next group.

At Battle Abbey, the Centre was a focus for various educational activities related to the project. Visitors to the site were drawn into the Centre by sounds of children re-enacting parts of the Abbey's history, or by glimpses of the displays of work.

TEACHERS' COURSES

Courses for teachers were essential to support the factual information and ideas contained in the teachers' booklet. Teachers from participating schools were invited to short, after-school sessions. They met members of the archaeological team, and familiarised themselves with the excavation site and buildings, and discussed relevant teaching resources. Further sessions were subject-specific, and concentrated on relating the archaeological work to art, mathematics, English, and science.

Further courses, now that the initial schools' project has been completed, were held over the next few months. An exhibition, to which teachers were invited, of work produced by children was held in September. The aim is to inspire teachers with ideas for using archaeological techniques and approaches in the classroom, even without the stimulus and excitement of a 'real' excavation to visit. We hope that teachers, rather than thinking, 'I wish our school had been involved', should feel that they have been provided with ideas and inspiration, and that they too can use archaeology in their own lessons.

JENNIE FORDHAM

MEASURING EFFECTIVENESS

ENGLISH HERITAGE AND LISTED BUILDING CONSENT

Readers may remember an article in last autumn's *Conservation Bulletin* (**18**, 9) describing the proposal to construct a framework that could be used to measure English Heritage's effectiveness in listed building consent work.

Following initial discussions with a number of bodies and organisations involved in listed building consent, on the factors involved in assessing such effectiveness, questionnaires were prepared to trace the history of listed building consent cases to gauge the nature of English Heritage's input and its influence on the decisions, and to look at what had happened to the building after a decision was made. This proved to be a complex task because of the different stages through which a case goes, in many of which English Heritage may be involved to a greater or lesser degree. In the event, two questionnaires were devised, one longer and more detailed than the other.

CASE HISTORIES

Five local authorities kindly agreed to take part in piloting the study by completing the questionnaires for a group of their own cases. This pilot was not intended to be statistically representative, but was intended to assess whether the methodology was feasible and whether it led to meaningful results. Cambridge, Liverpool, North Wiltshire, and York agreed to tackle 11 cases each; Torridge agreed to do three, and was a useful example of an authority with a smaller listed building consent caseload than the other four. Most of the cases chosen were from 1991–2: recent enough, it was hoped, to enable information to be easily traceable, but far enough back to give some information on implementation and monitoring. The study aimed to cover a spread of different types of case. For each of the four main authorities, six of the cases were identified by English Heritage from their computer records, to include some on which English Heritage had commented and some on which, although notified, it had not. These authorities each also chose three cases of which English Heritage was not notified, and were asked to choose one case from 1987 on which English Heritage had commented, to give a longer term perspective. Finally, English Heritage chose one case for each authority, for which the longer more detailed questionnaire was completed. Torridge's three cases comprised two of which English Heritage had been notified (one where they commented, and one where they did not) and one on which English Heritage had not been notified.

An important feature of the study was that the local authority and English Heritage staff involved in the cases were each asked to complete the same questionnaire in parallel, and to assess how they thought the other respondents viewed the case and the nature of English Heritage's input. The questionnaires started by asking about any pre-application discussion, English Heritage's involvement at that stage (if any), English Heritage's input, and its nature, at the application stage, and – a key question – how far English Heritage had influenced the local planning authority's decision. Further questions considered the stage of referral to the Secretary of State, call-in or appeal, and implementation and monitoring. The final key questions considered whether the consent was implemented; whether the building was still in use; if it was capable of use; its current state of repair; and whether it had retained its special interest.

RESULTS

The pilot authorities and English Heritage staff responded to all the questionnaires; this degree of commitment was most encouraging, and English Heritage is extremely grateful to all the staff concerned for making the time available for this study. The exercise identified some parts of the questionnaire that needed refinement in practice; a few questions were felt to be confusing, or not in a logical order, by those who filled them in. This can be remedied by clearer ordering of the form. Not all respondents felt able to assess the views or reactions of other participants, sometimes because they were not quite sure what was required and sometimes because they genuinely did not feel able to assess the views of others because they lacked the necessary information. This was particularly so with English Heritage staff, who in a number of cases felt unable to assess the extent of their influence on a decision because they simply did not know what that

decision had been. The study thus showed, as had often been suspected, that when English Heritage had been notified of applications affecting grade I and II* buildings (outside London), the statutory directions that they should also be notified of the decisions taken on them had not always been honoured by sending a copy of the decision letter.
One key question asked about English Heritage's influence on the decision. For those cases on which English Heritage had given advice, the local authorities considered that the advice was of moderate or major influence in over 70% (16) of those cases. The questionnaire had allowed for the answer that English Heritage's advice was of little influence in itself, because it was in line with other advice or recommendations before the local authority. Given that the pilot authorities were generally those with high numbers of listed buildings, and thus with an awareness of conservation issues, it would not have been surprising if this answer had been given more often. In fact the local authorities gave this answer in only five cases (as against the 16 where major or moderate influence was indicated). In only one case did both respondents think that English Heritage had had little influence, because other factors prevailed.
It was also interesting to compare the perceptions of English Heritage and the local authorities about English Heritage's influence. Often English Heritage staff did not feel able to assess this, but where they did, there were only a few cases in which the perceptions varied significantly.
As for monitoring, it became clear (not surprisingly) that local authorities in compact urban areas were far more likely to know what had happened after the decision was given than in more widespread rural areas. Formal monitoring was comparatively infrequent. But when asked about the buildings' current state of repair, and how far the buildings had retained their special interest, the local authorities were able to answer in most cases. The local authorities felt that the state of repair was good in nearly two thirds of the cases, and that the character had been retained in nearly three quarters of the cases. On a few cases they gave no view. Where English Heritage expressed a view, it was generally compatible with the local authorities' assessment.

THE LONGER QUESTIONNAIRE

The cases chosen by the local authorities from 1987 were generally examples that they remembered as 'interesting', rather than typical. It was encouraging that, despite the passage of time, respondents were generally able to complete the questionnaires on these cases without undue difficulty.
It was felt that several of the questions included on the long questionnaire could usefully be included in the more standard questionnaire. The longer questionnaire asked respondents to assess, on a sliding scale from nought to five rather than in broad verbal categories, the acceptability of proposals, English Heritage influence, and several other matters. Many respondents found this a more useful means of assessment, provided that it was operated consistently.
This questionnaire also explored the time taken to deal with both pre-application and formal application stages. They showed that pre-application discussion had taken the local authority, on average, 50 person hours over 44 weeks and consideration of the formal application 47.5 person hours stretching over 19 weeks. However, such cases were probably not typical.

FOLLOW-UP

Authorities were subsequently offered the opportunity to discuss the study with English Heritage officers, and with the staff who had completed the questionnaires. Where meetings took place, discussion ranged widely, and suggested that the authorities had found the study useful, although it tended to confirm that the system was generally working satisfactorily rather than unearthing major difficulties. But all acknowledged that the

exercise had made them think about their own procedures, particularly about the question of implementation and monitoring. These feedback meetings were felt to be useful and helpful in themselves.

English Heritage is now considering its next steps. The pilot study suggests that the methodology is feasible, although it clearly needs refinement. It also suggests that English Heritage and indeed local authorities might gain most from a study of this kind by targeting in depth a relatively small group of authorities, rather than by attempting a blanket survey over the whole country. One possibility might be to identify groups of authorities, perhaps by looking at one type of authority at a time, in different parts of the country (eg historic cities; industrial areas; authorities with few listed buildings). This might enable useful lessons to be drawn about English Heritage's interaction with different types of authority; and concentrating on comparatively small numbers of authorities, one group at a time, should also avoid possible concerns about resource implications. Further consideration will be given to these possibilities in order to decide the best way forward.

PAULA GRIFFITHS

THE ENGLISH HERITAGE ARCHITECTURAL STUDY COLLECTION

For many years architects have collected architectural fragments: one has only to think of Sir John Soane's Museum in London. Even such mundane items as nails are of value for determining the date and development of individual historic buildings. In many ways English Heritage's architectural collections are a leading example and our staff are closely involved with curators working in this field in France, the USA, and Australia.

HISTORY OF COLLECTING

The Brooking Collection now at the University of Greenwich, Dartford, Kent (open to the public, while being systematically catalogued), comprises primarily examples of window and woodwork details particularly from the nineteenth and twentieth centuries, and is therefore complementary to the English Heritage collections described below. Another collection is the recently opened Building of Bath Museum, housed in the old Countess of Huntingdon's Chapel, Bath. This traces the history of every aspect of Bath's eighteenth-century urban development, and the original gallery has been cleverly adapted for use as a study area.

Various eighteenth- and nineteenth-century plaster, cast-iron, and wooden architectural fragments and a copy of Batty Langley's Builders Jewel *of 1741*

In America the study of architectural fragments has long been a serious business. The 1992 Association of Preservation Technology conference in Philadelphia included a section on study collections, at which English Heritage was represented. The National Park Service in Philadelphia has a fine collection of pieces, saved in the early 1970s during the wholesale redevelopment of part of the eighteenth-century city. Staff at Colonial Williamsburg, Virginia, have collected items since the 1920s, as has the Society for the Preservation of New England Antiquities, Boston. These are but three of many such collections.

THE ENGLISH HERITAGE COLLECTION

English Heritage has also collected small items – examples of balusters, plasterwork, nails, and other pieces – in order to learn more about past techniques, and to demonstrate such principles to the public and other professionals concerned in restoration projects. After the bombing of Great Yarmouth during World War Two, many architectural items were salvaged with the intention of using them to repair less damaged buildings. However many of these items have been used to create a display on the character of eighteenth-century provincial building practices, in two English Heritage properties, at The Merchants House and Row 111 at Great Yarmouth.

There are also panels on construction, such as the one on plasterwork and scagliola at Appuldurcombe, Isle of Wight, and the one on timber cruck-framing at Leigh Court Barn near Worcester.

GROWTH OF THE RANGER'S HOUSE COLLECTION

The largest collection, however, is the Architectural Study Collection, inherited from the former Greater London Council. The collection was begun in 1903 by architects of the London County Council. Collecting was informal, and most items were given to the London Museum (now the Museum of London), and, after 1913, to the Geffrye Museum, Kingsland Road, London E1. The Geffrye Museum itself, situated in the midst of the East End cabinet-making trade, was a recipient of much fine woodwork.

Damage from the Blitz during the Second World War caused many more items to be added to the Collection. As listed building legislation grew in the post-war years, interest in correct restoration of properties increased, and to this end, the Greater London Council (and its forerunners before 1963) sold duplicate objects, such as grates, chimneypieces, fanlights and other architectural items, to deserving houses. However, since the growth of the salvage trade, this practice has been discontinued. The Collection was put on a more formal basis in 1983. In 1986, at the dissolution of the Greater London Council, English Heritage took over the collection as part of our responsibility for London's historic buildings, and a full-time curator was appointed.

Chair-rails and a skirting board with carved wood and composition enrichment. Removed c *1903 from 29 Great George St, W1*

NATURE AND LOCATION OF THE COLLECTION

From its inception the emphasis of the Collection has been on education. It is arranged by materials: architectural metalwork, plasterwork, woodwork, ceramics (including bricks, pottery, and glass), and wallpaper. Objects that reveal both decorative and technical developments come predominantly from London domestic housing dating up to *c* 1830. Every item is catalogued, numbered, and photographed, and records are kept on computer as well as in a card index. Details of the pieces are also arranged in large catalogues by date and type, and it is thus possible to trace changes in style for different categories of items, such as staircases.

The objects themselves are kept in two places: smaller items are now displayed and stored at the permanent exhibition in the coach house of Ranger's House, Blackheath, and the larger items are held in the national store in Shropshire. The catalogues and

wallpapers are soon to be moved to the curator's new base at Kenwood, as part of Historic Properties, London.

USE OF THE COLLECTION

The first exhibition from the Collection was held in November 1992, at the RIBA Heinz Gallery, later moving to Ranger's House. The exhibition traced the history of hand-printed wallpapers, and was accompanied by a catalogue, *London wallpapers: their manufacture and use, 1690–1840* (English Heritage, 1992), which illustrates 40 examples in colour and lists over 500 manufacturers.* A similar exhibition on plasterwork is being planned for 1995.

Before 1993 access to the Collection was restricted, and the main users were members of staff and informed members of the public. For example, students of Victoria and Albert Museum/Royal College of Art course have used the Collection as a basis for long research essays.

Greater access to the Collection began with the opening, by the Chairman, of the Architectural Study Centre at Ranger's House, along with its permanent display, in March 1993. This has opened up many more possibilities, especially for schools and universities, as well as for professional groups. The stable yard also provides space for demonstrations of bricklaying and other architectural crafts.

(Ranger's House, Blackheath is open daily 10–1 and 2–4; by car, off the A2 on Shooter's Hill (parking available); bus: 53; BR: Greenwich 1/2 mile. For visits it is advisable to ring in advance: 081-853 0035.)

TREVE ROSOMAN

* Available at Ranger's House, or from English Heritage Postal Sales, PO Box 229, Northampton NN6 9RY (product code XF10226), price £12.50.

CONSERVATION AREA PARTNERSHIPS

In May this year, English Heritage circulated a document to all local authorities, and to others with an interest in conservation, which outlined proposals for a refocusing of the existing methods of funding for conservation areas.

These proposals – the Conservation Area Partnership scheme – had emerged from a review of the current systems and methods of operation of grant schemes, and had highlighted a number of areas where improvements could be made. These included the need to develop more explicit criteria for the allocation of funding, to set clear targets so that schemes can be effectively monitored and assessed, and to apply a measure of flexibility in the application of grant levels and the work that schemes might support. We also wished to seek commitment to all types of schemes operated in conservation areas from local authorities, and to delegate the operation of schemes to them wherever possible and as far as possible. Overall, the aim was to simplify the ways in which English Heritage is involved in conservation areas, and to target resources where they are most needed.

Copies of the consultation document were distributed to all County Councils, Local and Metropolitan Authorities, London Boroughs, and other conservation and related bodies judged to have a special interest in the proposals. Well over half of those consulted have responded, and the replies we have received show that the proposals for change were carefully and thoughtfully considered. The positive and constructive comments that many have expressed to us have been most welcome.

REACTIONS

Our proposals were welcomed in many quarters as a fair attempt to address the problems of targeting resources. It was encouraging that local authorities value the links with English Heritage and its staff, which have been developed over the years, and are concerned

about the effects that any new arrangements may have in diluting these contacts. We recognise the fundamental role that local authorities have played in ensuring that work undertaken jointly in conservation areas has been successful. We also must ensure, however, that we develop means of encouraging conservation work in areas where we have not previously been involved, as well as maintaining an appropriate level of support for those areas where we have existing links with local authorities.

There were a number of specific areas of concern, common to a number of replies, where we acknowledge that there needs to be more thought and a more considered approach to the implementation of any proposals for change. Some of the main aspects of these are dealt with below.

Fears were expressed in a number of replies about the level of resources required to make the new 'Partnerships' work. We recognise that any refocusing of our joint approach to work in conservation areas will demand some rethinking of new or existing schemes, and seek to harness all our available resources – of staff as well as of funding – in new ways to meet the real challenges. Equally, it is clear that proposals for greater flexibility and local delegation of management of Partnership schemes require a greater measure of local commitment to control, administration, and accountability with respect to the funds available from English Heritage. Many authorities already devote resources of their own towards work in conservation areas, and the new proposals provide an opportunity for all potential partners to consider how English Heritage funding can be used alongside existing initiatives, as well as generating new ones.

Some reservations were also expressed about the possibility that decisions about funding support, which might be taken on the basis of an area's quality alone, would create two tiers of conservation areas. English Heritage support for a Partnership scheme will be based on an overall assessment, including an area's quality, its need for repair or improvement, its need for financial support, and on the ability of the planning authority to protect investment in it through development control policies. We have no proposals to set the quality standard at an unrealistically high level. We will wish to assess the potential of areas for improvement as much as for the need to protect areas of high townscape quality.

IMPLEMENTATION

It is clear from a number of replies that the question of determining the financial need for grant within an area may still prove one of the most difficult to understand and to tackle. We recognise that there is no rigid formula that can be applied to all areas, by which an automatically correct solution can be reached. We propose, therefore, that guidance offered to local authorities will consist of a checklist of considerations that should be addressed when attempting to appraise the overall need of an area. The aim will be to come to a view of the incentive necessary to help owners carry out repairs or enhancements that will be to public as well as to their own private benefit, and that will contribute to the uplift of an area that clearly requires attention.

Existing arrangements for work in conservation areas often involve County as well as District authorities as joint partners with English Heritage. We will continue under the new scheme to welcome Partnerships that involve both tiers of local government where this exists, and are also actively considering how we could develop similar arrangements, where appropriate, with other bodies – for example, Development Corporations – to adopt Partnership schemes. In many circumstances, there may need to be a lead authority with whom main contact over the running of the scheme can be maintained.

Following comments we received about the timing of the implementation of the new proposals, we will be seeking to move gradually, over the next three years, towards the Partnership approach. A small number of pilot schemes, to test the new arrangements, are planned this year for introduction in April 1994; and a more general invitation will be extended to all authorities next April to put forward applications in the new format, to aim at

having the first main tranche of schemes in place by April 1995. We expect to carry out the normal review of those ‘town schemes’ that have reached the end of their current three-year cycle this year, and to offer a renewal period of two further years to those where we agree it is appropriate that they should continue. It is envisaged that the full translation of existing schemes, where they qualify, to Partnership status, and that the introduction of new schemes to supplement them, will take us through to the end of the financial year 1996/7.

STEPHEN JOHNSON

CONSERVATION IS SUSTAINABLE

The historic environment, including the built heritage, archaeology, and the countryside, is the primary business of English Heritage. The historic environment, however, shares space with the natural environment of wildlife and landform systems, and both natural and cultural assets constitute the fabric of our society’s scenic beauty and landscape.
These distinctions, for example, between building conservation and nature conservation, lie deep within the institutional and legislative framework within which English conservation operates. At national level, this is most obvious in the existence of three government agencies to cover separate aspects of the environment: the Countryside Commission, English Nature, and English Heritage. Independent organisational status has many advantages, not least to foster clear, focused attention for each agency’s interests. There is always, however, a need to ensure that the agencies and the conservation interests are broadly in step (see back page).
All three agencies have recently collaborated in offering advice to local authorities on conservation in strategic planning. This is the first time we have collaborated so formally and in this respect alone our activity is noteworthy.
*Conservation issues in strategic plans** aims to assist local authorities with preparation of development plans at strategic levels, principally, county structure plans and part 1 of Unitary Development Plans. It does not ignore regional planning, for which advice is also offered. We are conscious, however, of the limitations laid on regional planning in England by the absence of a formalised tier of regional planning authority. All three agencies are committed to giving as much support as is practical to the Standing Conferences of local authorities, who currently provide the basis for regional planning advice, and (because all three agencies are statutory advisers to government) to the Secretary of State for the Environment.
The guidance, in brief, carries three principal messages. First is to emphasise the importance of the planning system, in particular the development plan, to much of our conservation work. The revised PPG 12 (Development Plans and Regional Planning Guidance) has firmly placed the development plan at the centre of the planning system, and *Conservation issues* underlines, and with respect to conservation amplifies, this guidance. The advice suggests ways in which all policies (built development, urban economy, transport, waste, rural economy, recreation and tourism, minerals, water, and energy) can and should embrace environmental and conservation concerns. We are urging planning authorities to follow conservation-led thinking into all aspects of a plan – not simply a chapter on Conservation, but a conservation ethos integrated into all chapters.

An English country landscape – the product of human interaction with nature, not always harmonious, but now greatly valued. Its future sustainability relies on strategic planning in all aspects of modern life

The second theme, as the title and origins suggest, is the desirability for the integration of all conservation issues. The three agencies' interests are generally complementary. An integrated approach to their conservation is far more effective, and sits more readily alongside the development of socioeconomic objectives of planning, than pursuing them in isolation would be.

The third main theme is both the most important and, at this stage, the most difficult to communicate. We have chosen as the main vehicle for our messages the concept of sustainability. This is still a concept in its infancy, despite powerful governmental and international commitment following the Rio summit. Our new guidance does not pretend to offer all the answers. We hope, however, that it will be able to contribute to growing public debate, especially in the coming months as government prepares the UK Strategy for Sustainability. In any event sustainability, that development should 'meet the needs of the present generation without compromising the ability of future generations to meet their own needs' (or put with greater clarity by John Gummer, 'simply… growing in ways for which future generations will thank us'), lies at the very heart of conservation. Heritage, for example, has little meaning if not to describe that which we hope to pass on to our children, while the very process of conservation (living within our means by, for instance, finding new uses for historic buildings in towns instead of squandering finite natural resources by demolition and building anew) will almost always be sustainable.

These ideas find expression both in draft PPG 15 (Historic Buildings and Conservation Areas) and in PPG 16 (Archaeology and Planning 'a finite and non-renewable resource [which should] not be needlessly or thoughtlessly destroyed'), and almost daily in English Heritage's work.

The concept of sustainability, therefore, offers a powerful theoretical and practical framework for active conservation. This is particularly so in the realm of strategic planning. As an idea it better developed in relation to global problems, such as climate, or with reference to the conservation of the natural environment, and its precise application to the historic environment remains to be fully defined.

It may be more difficult to implement sustainability in relation to the historic environment. Our stock of historic buildings or archaeological sites (barring this generation's contribution to the future, which is unforeseeable) is finite and the scope for identifying 'replacement-value' (ie a trade-off for the loss of a part of the stock in response to an unavoidable development need) may be limited. But sustainability means more than tradeoffs. It carries the message that society needs to calculate the full environmental impact of its activities, and to measure them against the capacity of environmental resources to suffer loss or damage. Transport policy is an obvious example, with far-reaching effects on the built heritage from land-take in the historic countryside for roads and aggregate extraction to build the roads, to the environmental and atmospheric impact of traffic on buildings, the social impact on historic town centres, the magnetic effects of new roads in new out-of-town developments, and the need for car-parking and other infrastructure needed by the car, often in the centre of conser^{v}ation areas. Putting ideas of sustainability into practice holds out the possibility that all these impacts can be considered when transport policy is decided, not after roads are built.

Our new guidance begins to address some of these issues and the broad principles, in the appropriate framework of strategic planning. It also offers more down-to-earth advice for planners. The sequence of plan preparation is considered, from preparation of 'state-of-the-environment' reports, through stages of policy formulation and appraisal, to monitoring the environmental impact of the policies themselves. Examples of policies that appear to us to be useful models are also given, although we hope planners will always tailor their policies to local circumstances. Policies range from those to protect archaeological sites of national importance, to those concerning urban and rural economic development, in line with the advice that all aspects of plans should be conservation-led.

An English country town – sustainable in the past, but its future will require careful strategic planning

Conservation issues is aimed initially at those preparing strategic plans – principally planners in county councils and metropolitan boroughs. While much of the guidance will, we hope, be of value at local level (copies have been sent to all planning authorities), further advice is being prepared to cover local plans and their different but equally important role in our work. Again, this guidance will be tripartite, and will express the views of English Nature and the Countryside Commission as well as of English Heritage. We believe this is a worthwhile and effective way to share our expertise and to buttress each others' work, and that *Conservation issues* will prove to be a practical framework for the continued creation of integrated sustainable and environmentally-led planning in England.

GRAHAM FAIRCLOUGH

* Countryside Commission, English Heritage, English Nature, 1993, ISBN 0 86170 3839; CCP 420. Available from Countryside Commission Postal Sales, PO Box 124, Walgrave, Northampton NN6 9TL (0604) 781848), £6.

LEASEHOLD REFORM AND THE UDA

In November of this year, the provisions of the Leasehold Reform, Housing and Urban Development Act 1993 came into force. It covers three rather disparate subjects: the extension of tenants' rights to acquire the freehold of residential premises held on long leases at low rents; provisions relating to public sector housing; and the establishment of the Urban Regeneration Agency. The first and last of these have direct relevance to the work of English Heritage, and during the passage of the bill through both houses we secured significant amendments to the provisions relating to leasehold reform.

LEASEHOLD REFORM

During the eighteenth and nineteenth centuries it was common to develop urban residential areas through the sale by landlords of long leases – normally 99 years – of building plots fronting newly laid out streets and squares. Ultimately, of course, possession of the houses built on the plots would revert to the landlord. But one of the main reasons for the popularity of this system is that it was, and still is, impossible in English law to make positive covenants run with freehold titles; whereas such covenants, generally controlling such matters as the external appearance of buildings and the frequency of their painting, are normal in leases. The leasehold system therefore provided a means of maintaining the quality and amenity of an area, in the joint interests of landlord and tenants. The great central London estates, such as the Grosvenor and Portman, are well-known, but the system was the basis of many of the Georgian and early Victorian areas in provincial cities, for example the Canning area of Liverpool, which are so valued today.

The decline in the exercise of responsible management by some landlords, and the perceived 'unfairness' to tenants whose leases were expiring, gave rise to the Leasehold Reform Act 1967. This gave tenants of houses held on long leases at low (often nominal) rents the right to compel the landlord to sell them the freehold interest on fixed terms. The provisions at that time extended only to houses of relatively low rateable value. The Land Compensation Act 1973 extended the right to enfranchise to something over 95% of all houses. The intention of the 1993 Act was to remove the value limit on the enfranchisement of houses, and for the first time to allow tenants of 'blocks of flats', which may include a subdivided historic building, to acquire, collectively and compulsorily, the freehold from the landlord.

These proposals placed a question mark over the integrity, and thus over the future management, of the historically important central London estates that had substantially escaped the effects of earlier legislation, and raised fears that the currently maintained standard of urban ‘housekeeping’ could become less effectively exercised under planning and conservation legislation. There was also concern that some rural estates for which exemption from capital transfer tax, or the establishment of a maintenance fund, had been accepted by the Inland Revenue, conditional upon their integrity being maintained and upon public access being given, could be disrupted by the compulsory severance of, for example, a stable block or even the principal house as a result of a majority of long leaseholders deciding to enfranchise. This was seen to be an issue of principle, for conditional exemption from capital taxation has been accepted since 1975 as an important contribution to the protection of the national heritage, enabling outstanding houses, their contents, and their settings to survive as ensembles under coherent and sympathetic management.

Our Commissioner, Lord Cavendish, carried an amendment in the Lords by 114 votes to 57, exempting from the provisions relating to flats those estates that have achieved designation in connection with exemption from inheritance tax or with the establishment of a maintenance fund. The government accepted the situation and the provisions are now incorporated in the Act. Not only are designated estates exempt, but an application for designation at any time in the future will suspend a tenant’s right to enfranchise until it is determined. We naturally worked very closely with the Historic Houses Association in building support for this amendment.

Lord Cavendish also tabled amendments that would have exempted ‘heritage areas’, leasehold estates demonstrably of special architectural or historic interest. This was a controversial issue, and we did not expect such an amendment to be carried. But the extent of support that it gained was helpful in securing the strengthening of provisions for Schemes of Estate Management, which had been the subject of discussion between English Heritage and the Department of the Environment since the publication of the bill. Such schemes were introduced by the Leasehold Reform Act 1967, the purpose of which is to allow the landlord (or a representative body) to continue to exercise the positive covenants in the former leases to protect both the remaining landlords’ interests, and that of the remaining lessees and enfranchised freeholders.

In future, local planning authorities and English Heritage will be formally consulted about the provisions of schemes of management throughout England, and will have default powers to establish them or take them over, provided the estate is of sufficient architectural or historic interest to justify designation as a conservation area, ie where there is a public as well as a private interest in the maintenance of its character and quality. While short of our original goal of exemption for such areas, these and other provisions should adequately safeguard their heritage interest, and ensure the continuation of schemes even where the landlord’s diminishing interest does not make it worthwhile for him to continue or set up a scheme.

51–53 Upper Brook Street, Mayfair, London (GLC Historic Buildings Division)

To our surprise, Lord Peyton of Yeovil moved and carried an amendment in the Lords exempting property lying within the precinct of a Cathedral from rights of enfranchisement for flats. Again, the government chose not to seek to reverse this in the Commons, which was welcome, in that the potential impact on Cathedral closes was one of the concerns that led to our seeking exemption for ‘heritage areas’ generally.

THE URBAN REGENERATION AGENCY

The Urban Regeneration Agency incorporates the functions of the English Industrial Estates Corporation and the City Grant, and derelict land responsibilities of the Department of the Environment. It is charged with the regeneration of primarily urban areas that are underused, contaminated, or derelict. The agency may, with the agreement of the Secretary of State, act as local planning authority. The idea is to bring a more proactive approach to bear on problem areas that are not of sufficient scale or complexity to warrant the establishment of an Urban Development Corporation. The chief executive is David Taylor, an architect with much experience in the property development field, and the chairman is Lord Walker.

The agency will be dealing with some former industrial areas with a historic dimension, but we are satisfied by assurances that planning powers, including those relating to listed buildings and conservation areas, will be exercised in accordance with national policy and with the provisions of statutory local plans. We look forward to working with the new agency in the regeneration of historic former industrial areas.

PAUL DRURY

FIRE PROTECTION MEASURES

ENGLISH HERITAGE POLICY AND THE BAILEY REPORT

Following the fire at Windsor Castle on 20 November 1992, the Secretary of State for National Heritage, set up an inquiry to assess the adequacy of fire protection measures for the royal palaces and residences for which he has responsibility. Their findings were published in what is now colloquially known as the Bailey Report.*

English Heritage gave evidence to the Bailey Inquiry team and many of our comments and suggestions are included in the final report. Since then we have been asked formally by the Department of National Heritage to respond to the Report's recommendations. The following summary gives an outline of our views and activities.

English Heritage now has a long history of involvement in disaster planning, crisis management, and disaster mitigation. After the fires at York Minster, Hampton Court, Uppark, and Windsor we were able to build up considerable expertise as a result of our involvement, and to take note of the patterns of problems and responses that reduced risks, ameliorated losses, stemmed decay, and rescued the fabric. Our own record on fire prevention is, as the Bailey Report recognised, relatively good; but there are no grounds for complacency.

MANAGEMENT

The key Bailey recommendations are that there should be policies, management, and procedures to prepare for, manage, and control disasters. Within English Heritage these matters were already covered at group management level. Nevertheless, the Chief Executive has now set up a corporate Disaster Steering Committee, to report directly to her and to act as a central focus, in accordance with the Bailey suggestion, for the coordination, monitoring, and guidance of developments within the organisation.

In general, English Heritage complies, or is in the process of complying, with most of the Bailey recommendations. Successful disaster planning relies heavily on continual review of policy and procedures in order to maintain alertness and to keep systems at an effective level. Various departments in English Heritage are developing plans on a continuous basis.

We welcome the Bailey Report and agree with the vast majority of its recommendations, which are practical and achievable. Indeed, some suggestions and model systems, such

as the draft Fire Safety Manual, reprinted verbatim in Annex D of the Report, were devised by English Heritage and its consultants.

RESEARCH

The Report recommends that there should be arrangements for the coordination and common funding of research for fire safety in historic buildings. English Heritage is the only body carrying out a comprehensive range of activities in this field within its limited resources, and we have suggested to DNH that we should take on this coordination role if additional resources can be found. Meetings are planned this autumn with the Department to take the matter forward.

OUR OWN ESTATE

The Bailey recommendations focus principally on estate management. Here English Heritage's performance is well advanced. We have formulated policies for planning against disasters, and basic instructions to staff are included in the corporate Health and Safety handbook. There is a standing Disasters Working Party and each region has a coordinating Disasters Officer.

Standardised disaster risk assessments have been carried out at each property in our care and prioritised action plans devised dependent on the sensitivity of the historic fabric, its intrinsic importance, the likely impacts of disasters on building, staff, visitors, and neighbours, and so on. We are progressively introducing fire safety manuals for the principal houses: Osborne's is complete, Audley End's survey will be finished in the autumn, and scrutiny at Kenwood House started last June. Annual Reports will be submitted to DNH and a quinquennial audit system will regularly review the situation.

Automatic fire detection and alarm systems are recommended by Bailey: in order to quicken tactical discovery and local fire fighting and evacuation, and as a more general means of reducing the need to rely on damaging passive measures that might affect the special architectural interest of old buildings. English Heritage installed a large number of such systems in its roofed properties in 1986 in the aftermath of the Hampton Court disaster, and a renewal and updating programme should be completed by March 1995.

Fire compartmentation of roofs was a further Bailey recommendation, aimed at limiting the horizontal spread of flame and smoke. This is an area where particular scrutiny of risks and benefits will need to be applied on a case by case basis, for we believe that there are knock-on effects that need to be fully recognised and understood. Besides affecting the ancient roof structures, compartment walls or curtains may have deleterious effects on the building's welfare. For example, any limitations on air movement will affect internal climates, making them warmer and wetter, and perhaps improving conditions for fungi, beetle, and underside lead sheet corrosion.

The Bailey Report acknowledged the architectural reservations about installing sprinkler systems in fine rooms in historic buildings, but suggested that there may be high risk areas where their use may be necessary. We too have reservations but we have opened discussions with the sprinkler industry to see if there are avenues of design or technology that can be pursued to lessen sprinkler impact both visually and physically.

First aid, recording, and salvage of valuable artefacts, fixtures, and fittings were handled extremely well in difficult circumstances at Windsor. The National Trust's experiences at Uppark offer man' useful lessons in this field and we have established salvage teams and other protocols at Osborne House, with others to follow at Audley End and Brodsworth. Training programmes for relevant staff have also been put in hand.

More than most organisations, we have played our part in documenting the historic properties in our care. For many buildings photogrammetry and rectified photography exist, and each historic artefact and work of art is photographed and catalogued. But we still have work to do to gain full cover to a minimum standard and, prompted by Bailey, we are bringing forward the remaining phases of implementation.

ADVICE AND PUBLICATIONS

Staff in our Research and Professional Services Group are working towards an array of publications offering public advice. For example, the existing document, *Heritage under fire*, published by the Fire Protection Association, is being revised in the light of the Bailey recommendations and we are helping to redraft various key parts of the booklet.

Our final panelled door fire tests have taken place and we aim to complete the long awaited advice note on upgrading the systems. We are also preparing guidance notes on: structural first aid; archaeological survey and retrieval from damaged sites; *in situ* first aid for artefacts, furniture, and fittings; the use of intumescent coatings; standards of lightning protection for historic buildings; and the fire engineering approach to fire protection and means of escape standards in historic buildings.

Our only point of disagreement with the Bailey Report involves its recommendation for a review of the need for tighter legislation for fire safety in historic buildings. English Heritage's advice to DNH stressed the difficulties a more rigid system could impose and explained that there was no proven need for tighter control. To assist the Department, however, we have suggested that a statistical assessment be carried out to see whether in fact historic buildings actually form a high risk category for fire loss. Only on the basis of clear evidence should further action be taken.

JOHN FIDLER

* Dept of National Heritage, *Fire protection measures for the royal palaces*, HMSO, 1993

REVIEWS

RECORDING HISTORIC BUILDINGS

Measurement and recording of historic buildings, by Peter Swallow, David Watt, and Robert Ashton, 1993, published by Donhead Publishing (ISBN 1 873394 08 X), price £28.95. Available from Donhead Publishing Ltd, 28 Southdean Gardens, Wimbledon, London SW19 6NU; telephone 081-789 0138

The current range of textbooks that deal with the recording of historic buildings largely divide the subject along disciplinary lines. Robert Chitham's *Measured drawings for architects* is, as the title suggests, largely architecturally biased, while Nicholas Cooper's *Recording historic buildings* takes a more archaeological view.

The authors of *Measurement and recording* have added to this small collection of works the surveyor's discipline, to produce a practical description of traditional and modern survey methodology including photographic-based techniques, such as photogrammetry and rectified photography. The aims of the book were, as the authors state, to provide an aid 'to understanding the essential principles of measuring and recording' and 'to help those new to the subject'. To a degree this has been achieved, particularly in the coverage of more modern methods of survey, though a number of techniques currently employed in recording historic buildings, particularly those involving total station theodolite and CAD, are excluded or inadequately covered. There is also extensive coverage of land survey techniques, which, while useful, seems somewhat inappropriate in a book that is ostensibly aimed at the recording of historic buildings.

The level of illustrations is also disappointing and the book would have been enhanced by including a greater number and diversity of examples of historic building surveys carried

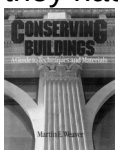
out using the techniques described. Though useful, there is still probably room for a more comprehensive and balanced volume on this subject.

MIKE SUTHERILL

RECYCLING GUIDANCE

Conserving buildings: a guide to techniques and materials, by Martin E Weaver, 1993, published by John Wiley and sons Inc. (ISBN 0 471 50945 0), price £54

Recent commentaries on the international conservation scene have censured authors of science and technology publications on several grounds. The editor of a European journal, for example, complained about 'grey literature', the phenomena whereby desk top publishing of research, without it being refereed by peers, enables junk to enter the knowledge chain and unfortunately distract or mislead subsequent inexperienced researchers. And at this summer's RILEM/UNESCO meeting in Paris, the principal rapporteur savaged academics for wasting resources and failing to take knowledge further forward because their work repeated well understood and tried and tested ground because they had failed to carry out paper literature reviews.



In the world of building conservation, hard new facts, won by experiment and experience, are few and far between. Technical literature has a habit of repeating itself: a case of one step backwards and two forward, so to speak. Of course, there is no harm in recycling fundamental truths, particularly for fresh new audiences, but when authors are capable of so much more, it can read as if marching on the spot.

So it is with Martin Weaver's book. An international consultant, researcher, author, and teacher, Weaver has done more than most North American preservationists to advocate a sound and realistic approach towards building repairs and maintenance. His book is stuffed with anecdotes on practical solutions to difficult technical problems. Yet sadly, the text does not quite live up to its potential. Accepted wisdom is necessarily restated, but clauses and paragraphs from a variety of previously published sources are recycled verbatim or are paraphrased with real names changed, to spice up the copy. References are acknowledged throughout the book, but the material then gives the impression of being secondhand.

All the usual chapter headings feature, including investigation, timber and masonry, metals, glass, cleaning, and coatings. Wallpaper conservation and paint (the latter by Frank Matero) are novel additions; and the guide to polymers will aid scientifically-illiterate architects. Weaver also has a dabble in roof covering, which is useful and fresh, but the scope is somewhat limited given the range in North American construction history.

The book is aimed at an international market. For those with Ashurst, F W B Charles, and Feilden already on their shelves, there are new helpful diagrams and a general broadening of opinion and elucidation of technique that warrants interest. But like all of them, there are inevitably gaps and limitations.

JOHN FIDLER

CARING FOR OUR HERITAGE

Caring for our built heritage: conservation in practice, edited by Tony Haskill, 11993, published by E & F N Spon (ISBN 0 442 31547 3), price £39.95

The title of this substantial book suggests a manual for the conservation of the historic environment. In fact, it has been produced by the County Planning Officers' Society to

demonstrate the role of county councils in historic conservation, as a somewhat belated contribution to the commemoration of the 100th anniversary, in 1989, of their inception. A brief history of the conservation movement and the role of county councils in it is followed by 109 case studies, grouped under archaeology, industrial archaeology, historic buildings, enhancement and town schemes, building preservation trusts, historic parks and gardens, and publicity and promotion, each with an editorial overview. The involvement of county councils within the cases studied ranges from complete responsibility, through modest grant assistance or the provision of technical advice, to acting as a contractor carrying out a fully funded commission, for example in the exploration of the gardens at Kirby Hall for English Heritage. The result is a somewhat random selection of what are often far from the most significant contributions to their field. Each case study, occupying between one and four pages, with illustrations, can do little more than briefly summarise the general nature of the project. Nevertheless, the studies vary greatly in content and approach, from a brief 'press release' summary to more technical descriptions with footnotes; and there is little critical evaluation of the results.

This book is a timely reminder of the role of county councils in the conservation of the built environment, given that their continued existence is under threat because of impending local government reorganisation. But it is questionable whether so lavish a publication will find a significant market outside the community that produced it. It has very little to offer the conservation specialist, and at this price it is most unlikely to appeal to the general reader.

PAUL DRURY

NOTES

NATIONAL SURVEY OF GRADE I's

Some of the resources released this year, thanks to savings within English Heritage, will be devoted to a rapid national buildings at risk survey of grade I buildings. This work will supplement area by area surveys of all listed buildings, which continue to be carried out in conjunction with local authorities and trusts (30% of all listed buildings are expected to have been surveyed by March 1994). In the meantime we believe it is important, as a national body, to have a comprehensive survey of the nation's very best buildings. Because of the need for speed, and the wide distribution of grade I buildings, we propose to employ consultants for the survey rather than go through local planning authorities. We will, however, keep local authorities closely informed, and in due course will pass the results of the survey to them.

On the basis of the buildings at risk survey already done, it is estimated that there may be as many as 700 grade I buildings at risk in England, and it is clearly essential that we establish where these buildings are and begin to identify the reasons for their neglect. We are already aware of many of these outstanding buildings and are involved in discussions and negotiations to find solutions to facilitate their repair. We are conscious, however, that there may be buildings that have yet to be brought to our attention, and it is the purpose of the survey to ensure that none have been overlooked.

The survey will be coordinated by Sally Pegg, Buildings at Risk Officer, Policy and Research Team, Room 305, Keysign House, 429 Oxford Street, London WIR 2HD; telephone 071-973 3816.

COURSES

The Centre for Conservation Studies, Institute of Advanced Architectural Studies, University of York has published its 1993–4 prospectuses: 'Historic gardens and landscapes', and 'Historic buildings'. Both offer short courses, as well as courses leading

to an NIA in Conservation Studies. For further information contact The Institute of Advanced Architectural Studies, University of York, The King's Manor, York YO1 2EP; telephone (0904) 433987.
The School of Town & Regional Planning, Duncan of Jordanstone College of Art, University of Dundee offers a full-time course in 'European urban conservation' (a four-term course leading to the MSc and a three-term course leading to the Diploma). For further information contact The Assistant Registrar, Student Services Office, Duncan Jordanstone College of Art, Perth Road, Dundee DD1 4HT; telephone (0382) 23261.
The Institute of Planning Studies, University of Nottingham, in collaboration with Browne Jacobson, Solicitors, offers a one-day seminar entitled, 'Making the most of public inquiries', for 8 December 1993. For further details contact Sylvia Trench, Institute of Planning Studies, University of Nottingham, on (0602) 514872.

UPDATE ON BUXTON

St Ann's Hotel, The Crescent, Buxton, Derbyshire, is a major building at risk and has been a matter of public concern for some time *(Conservation Bulletin* **18**, 5 and **19**, 1–4). Over the past 18 months protracted negotiations, changes of ownership, and the serving of a Repairs Notice have led to the service of a Compulsory Purchase Order. In August High Peak Borough Council, with a grant from the National Heritage Memorial Fund, was able to buy St Ann's Hotel from Capitalrise Ltd for £180,000. English Heritage has offered the Borough Council a grant of £1m, 100% of the estimated costs of works listed in the Repairs Notice issued by the Department of National Heritage. A condition of the grant is that the works begin within two months of the date of the offer.

CARPENTERS AWARD 1993

English Heritage, for the first time, is sponsoring a special section in the biennial Carpenters Awards, thus adding a fourth category. Awards are presented for Major Projects, Smaller Projects, Structural Carpentry or Joinery, and, now, The English Heritage Award for Conservation and Repair. English Heritage's Alasdair Glass will act as an assessor. Presentation of the awards will take place on 25 November at Carpenters Hall, London.

COMPUTERISING THE LISTS

National Heritage Secretary Peter Brooke announced on 23 September that the statutory lists of historic buildings are to be computerised as the first step towards creating a heritage management database. The database, to be compiled from the present lists (comprising 440,000 entries in 2000 bound volumes, with no index!), will provide information about some 500,000 buildings of special architectural and historic interest. The Department of National Heritage has appointed Jim McAulay as the Programme Co-Ordinator, and the project will be undertaken jointly by English Heritage and the Royal Commission on the Historical Monuments of England. It is scheduled to take about three years to complete.
In addition to historic buildings, the database will include the schedule of ancient monuments and will be linked to the Royal Commission's MONARCH database of monuments and archives. In the future it could be extended to include such other information as English Heritage's register of historic parks and gardens.

MEETINGS

Association of Conservation Officers; Conference entitled, 'Secret Services – how to introduce new services into old buildings successfully': Robinson College, Cambridge;

Saturday, 27 November, ACO Members, £25, Non-members, £36. For further details contact James Clifton, British Waterways, (0442) 235400.

GAZZOLA PRIZE

At its 10th General Assembly in Colombo, the International Council on Monuments and Sites awarded the Gazzola Prize to the distinguished architect Sir Bernard Feilden. The prize, named after the first ICOMOS President Piero Gazzola, is awarded every three years for the recipient's contributions to ICOMOS aims and objectives. Sir Bernard has a long and distinguished record of service to ICOMOS UK – as Member, Chairman (1981–7), and President – as well as being a leader in international conservation training.

INTERNATIONAL TRAFFICKING

In the USA preliminary steps are being taken for a Federal study on the control of both interstate and international trafficking of archaeological, historical, and architectural artefacts. The study was stipulated in the 1992 amendments to the National Historic Preservation Act, and requires the Secretary of the Interior to present a report to Congress by 30 April 1994. The Archaeological Assistance Division of the National Park Service will compile the report, consulting the Departments of Justice, Commerce, and State; the US Information Agency; the US Cultural Property Advisory Committee and other Federal and state agencies, as well as Native American and Hawaiian peoples.

MEDIEVAL DERBYSHIRE

Derbyshire County Council has pledged funding for a five-year research programme to increase knowledge of Medieval Derbyshire. The programme is being coordinated by the Derbyshire Archaeological Advisory Committee. It follows a successful similar project that studied Neolithic and Bronze Age Derbyshire, to which the County Council contributed £30,000. One object of the study is to increase appreciation of medieval sites and monuments and to provide better protection. For example, at Bradbourne, possibly the site of an early Anglo-Saxon settlement, researchers from the University of Sheffield are recording earthworks and examining the stonework of the village's church, including its eighth-century Christian cross. Another project will catalogue evidence of pre-Norman settlement in the lowlands of the county. In addition to preservation and better management of sites, the programme will open up new educational opportunities. For further information contact Dave Barrett, Derbyshire County Council, (0629) 580000 extension 7125.

PUBLICATIONS

East Hertfordshire District Council has published Guidance Notes, Historic Buildings and Conservation Areas: *Shopfronts* and *Brick repointing and repair*. Both include bibliographies and lists of contacts. Contact The Conservation Officer in the Planning Department, East Hertfordshire District Council, (0279) 655261, extension 436.

NATURAL PARTNERS

A reconstruction of the Old Winchester landscape in the later Iron Age, commissioned from Hampshire artist Mike Codd to help with English Nature's onsite presentation

LIAISON WITH ENGLISH NATURE

The Statement of Intent, which English Heritage signed jointly with English Nature in December 1992, was described briefly in *Conservation Bulletin* **19**, 27. Its aim was to recognise that the two agencies share many concerns, and are each in a position to help the other to further their interests.

Our two agencies have much in common, both as organisations and in the way we work. Both have a similar statutory basis through Act of Parliament. Both are also grant-aided by government, although no longer sponsored by the same department. English Nature, along with the Countryside Commission, works to the Department of the Environment. Both English Heritage and English Nature have statutory responsibility for legislative controls and grant powers. Neither agency, however, can work alone, and in particular we need to work closely with owners, local authorities, and other local partnerships, not least through the planning process.

More importantly, our two sets of interests – the archaeological and historic environment on the one hand and the natural heritage on the other – should be seen as part of a single over-riding concern with our common inheritance. To separate one strand from the others is to weaken the impact of our work.

After nine months of implementation of the joint statement, the two agencies have recently met formally to review progress to date. The Earl of Cranbrook and Jane Kelly, respectively the Chairman and a member of the Council of English Nature were joined in Hampshire by Lord Cavendish, an English Heritage Commissioner and the Chairman of our Historic Parks and Gardens Panel, and the Chief Executives of the two agencies. The meeting comprised two site visits and a more formal reception attended by members and officers of the County Council, the Hampshire conservation bodies, and the Council for British Archaeology, which had been instrumental in promoting the concept of a statement in the first place.

The site visits were to Bishop Waltham Palace, a property in care of English Heritage, where it was possible to consider the varied nature conservation interests of the site, and Old Winchester Natural Nature Reserve, owned by English Nature, which includes the scheduled remains of an Iron Age hillfort.

Although the statement is not yet a year old, review of the first year's action plan demonstrated considerable achievements from putting the exchange of information about our respective statutory designations onto a firmer footing, to training for our staffs, for example a two-day English Heritage training course in Wiltshire attended by members of English Nature.

More specifically, we have been able to extend our liaison on policy issues, and this represents perhaps one of the most fruitful forms of our cooperation. Areas on which we have worked together, many in the forefront of current environmental thinking, include:

coastal planning and flood defence

the conservation of lowland peat areas

guidance for local authorities on conservation issues in strategic plans, and

agricultural reform and conservation

Both agencies are also currently working to broaden our traditional site-specific conservation into the wider countryside – English Nature through its 'Natural Areas' project and English Heritage by developing practical concepts of historic landscape assessment. These two initiatives, and the Countryside Commission's parallel work on a New Map of England, have already benefited from closer collaboration. At the same time, the changing climate in agriculture is offering many opportunities to pursue countryside and landscape conservation in practice, and we have therefore worked most closely perhaps in this field, in conjunction with the Countryside Commission, on the Stewardship programme to give farmers incentives for environmentally-friendly farming, and in advising the Ministry of

Agriculture in its move towards environment-led farming subsidy, most recently in the ‘agri-environmental’ package.

Nine months is a short time to expect great progress in the collaboration of two large agencies, but much has already been achieved. In the immediate future, for example, we are planning to send one of our Field Monument Wardens on secondment to an English Nature regional office, demonstrating that a sound foundation has been laid for future work.

GRAHAM FAIRCLOUGH