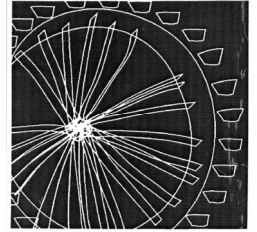


LONDON BRANCH Newsletter



February 2008

Another Planning Bill

Following much consultation and speculation the latest Planning Bill has been unveiled to mixed reviews. This Bill the latest in a long line of Government initiatives to improve the quality and efficiency of the planning system is a direct response to the content and indeed criticism of the Barker Review.

Approximately 75% of Bill content relates to major infrastructure policy and decision-making. The remaining 25% reforms elements of existing Town and Country Planning Act processes

For those lucky enough not to have read the Bill the key points can be summarised as follows:

- The formation of the Independent Planning Commission (IPC) to conduct planning inquiries into infrastructure projects. These panels will be made up of experts from a range of fields relevant to infrastructure decision making.
- Production of National Policy Statements (NPS) by Ministers. When determining national infrastructure projects the IPC will use the contents of the NPS as a key consideration.
- The introduction of a Community Infrastructure Levy to replace the deeply unpopular suggestion of the Planning Gain Supplement
- The implementation of the Householder Consents Review to broaden the minor works that can be carried out under "permitted development" utilising an impact based assessment.
- Amendments to the appeals procedure in an attempt to make the process more efficient, consistent and speedy. One of the most controversial elements of this proposal is the formation of Local Member Review Bodies. Essentially formed of locally Elected Members of the Council who will review applications refused by Officers at the request of the applicant (for a fee). The IHBC, RTPI and RIBA have both formally objected to this proposal and are lobbying Parliament to have this element removed from the final Act.

To view the IHBC's response to the Planning Bill just follow the link:
<http://www.ihbc.org.uk/consultations/docs/PDF/Planning%20Bill%20submission.pdf>.

Marc Timlin



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BUILDING · CONSERVATION

CHAIRMAN'S NOTE

I hope you all read the email I sent back in January about the IHBC's membership drive. More to the point, have you managed to get anyone signed up yet? I know I'm at risk of sounding like some sort of evangelical nut, but the more members we have then the greater our strength as an organisation and our influence in the outside world increases accordingly.

To demonstrate that I am 'doing my bit' I recently chaired a joint English Heritage/IHBC workshop on the future of the Greater London Sites and Monuments Record and its future conversion into a full-blown Historic Environment Record. There was a healthy attendance with no fewer than 26 London Boroughs being represented. Whilst many were IHBC members, a number were not. I took the opportunity of pointing out the benefits of membership and touted around our new glossy leaflet. One of those who took away the leaflet was a development control officer from a south London borough. It struck me that there are probably many others out there who may be unqualified, but doing conservation work. I believe that this is the type of person that we should be trying to attract to the Institute. Having said that, I realise that there may be an opposing view which asks, 'Why are these unqualified people dealing with conservation in the first place?' It's certainly a matter of hot IHBC debate.

In the meantime, I still have the ambition of getting at least one IHBC member in every London Borough. Let's see if we can get some way towards that this spring.

David McDonald

All Change — Your Branch Needs You

After many years serving as an excellent Branch Treasurer (surely the least acknowledged job in the IHBC) Barry Sellers announced that he is standing down from the London Committee and it only seems to put in writing thanks for all his hard work. However the Wandsworth connection remains and John Webb has volunteered to take over the role of Treasurer.

As reported in the last newsletter Nick Collins has stepped down from his role as Branch Annual Day Conference Organiser. We are therefore keen to secure assistance in this area— it basically entails helping Sheila to secure speakers and providing administrative support for our annual branch conference; a great way of making contacts in conservation generally.

Justine Page has also decided to step down from her role as Membership Secretary after doing a sterling job in creating, maintaining and publishing a database of all the London Branch members. Her enthusiasm, sense of humour and organisational abilities will be missed on the Committee however she has left behind a solid foundation for her successor.

These 2 roles presents the opportunity for new faces to join the Committee and for 2 Branch members to add some valuable experience to their CVs! If you'd like more information about the posts please contact (as appropriate) Nick or Justine for an informal chat on 020 7973 3739 /email at nick.collins@english-heritage.org.uk and 020 8314 6071 justine.page@lewisham.gov.uk.

Kennedy's Sausages—the end of an era

Everyone in Bromley knows Kennedy's – a chain of butcher's shops that haven't changed much in 70 years. Everyone in Bromley passed the shops on a daily basis thinking they were quite unusual for their old fashioned interiors and renowned 'Kennedy's Sausages'.

I think everyone saw the end coming too, the Beckenham store closed a few years ago and rumour had it that other branches in South London were closing; but the stores continued on with their timeless pyramids of cans (usually mushy peas) and window displays of disgusting looking meat pies (I may be a vegetarian and therefore naturally bias but even my carnivorous friends thought those pies looked icky).



For all the fondness for Kennedy's it's such a shame that nobody in Bromley ever got around to photographing these shop interiors! It was only when the entire chain finally ceased trading in December that people realised they had left it too late. The shops are closed and stand awaiting their fate.

So why are these South London sausage stores special? What is so interesting about Kennedy's? I suppose in their day they were quite ordinary - most have a smart bronze shopfront with jazzy leaded lights and a polished stone stallriser. The shop sign is often in black glass with incised gilt letters. The timber doors are recessed in a lobby lined with tiles and mirrors.

The interiors are all quite intact – at the front there is a window display (the very pale pies have gone), at the back cold rooms with timber doors or 1950s style refrigerator doors. A counter (normally a modern chiller unit) runs from front to rear. The walls and floor are tiled and sometimes, like the ceiling, lined in milky Vitrolite panels held in place by little slips of timber. The shops are dotted with signs and display shelves emblazoned with 'Kennedy's Sausages' but the centrepiece to each store, behind the counter, is a long timber dresser with glass shelving (pyramids of canned foods now gone) and mirror backs. These dressers carry archaic signage announcing 'Short paste', 'Puff Paste', 'Lobster Paste' or 'Veal and Ham Pies'.



In the post closure panic local enthusiasts have pressed their camera lenses against the now filthy windows to snap the interiors, the Twentieth Century Society are on the case and it is hoped that English Heritage will be able to look into doing a proper photographic record before the stores are gutted. Sadly the Beckenham shop has gone and the one in Market Square, Bromley is enclosed by a hoarding (as it is being converted to a café). However, if anyone is interested in taking a look at the remaining Bromley stores they can be found at: -

- 23 High Street, West Wickham (near junction with Wickham Court Road);
- 11 High Street, Bromley (near Bromley South Station)
- High Street, Penge (between Green Lane and Penge Lane)



Jacinta Fisher
Conservation Planner
London Borough of Bromley

Crime & Punishment

Like most Authorities, Westminster City Council gets its fair share of unauthorized works to listed buildings. Assessing who did what when can be a fruitless task and the necessary evidence is often not of a sufficient robustness to allow a listed building prosecution to proceed. An exception to this is the recent, highly-publicized prosecution of “world renowned” architect Quinlan Terry and contractor, Walter Lilly & Co.

The story begins in September 2004 when the City Council granted planning permission and listed building consent for works in the grounds of Hanover Lodge, grade II star and one of the four original surviving houses from John Nash’s plan for Regents Park. As part of the development proposal, two small gate lodges were to have later, inappropriate, additions removed and be restored to close to their original appearance. The gate lodges were listed grade II as a separate listing to the main house, an indication of their perceived importance. Attributed on the statutory list to John Nash, the applicant’s historic building report gave a slightly later date and suggested Decimus Burton may have been the architect. In either case, they were rare and wonderful buildings displaying how small such gate lodges used to be compared to the more familiar and grander gate houses which survive in rather greater numbers. Fortunately, the City Council had the presence of mind to condition the permissions requiring method of demolition and support to be submitted to the Council for approval prior to works starting.



South Lodge prior to demolition

In December 2006, a Conservation Officer from the City Council was carrying out a site visit concerning one of the 27 other applications that Mr Terry had made on the property, when it became apparent that the lodges had been demolished in their entirety. Subsequent visits with Enforcement Officers led to the collection of evidence, including witness statements under caution where both Quinlan Terry and the contractor admitted liability. Vague claims that the buildings were dangerous were dismissed out of hand as they had failed to make any effort to notify the City Council of a dangerous structure. It was important in the collection of evidence that there had been conditions applied to the permission that had not been complied with. The architect could provide no explanation other than it was an “oversight”. It appeared that the contractor had not been provided either with a copy of the permission with relevant condition, nor a copy of the approved plan. Despite this, he was still considered culpable as he was responsible for the works being carried out and he should have made it his business to ensure that all the necessary permissions were in place. This is important to bear in mind when faced with the inevitable “I was only obeying instructions” defence.



demolition

North Lodge prior to

The case proceeded to be heard at Horseferry Road Magistrates Court on 3 October 2007. Both architect and contractor entered early guilty pleas and their legal representatives requested a Conditional Discharge. However, Magistrates found the two parties guilty of all charges against them and proceeded to fine the architect £25,000 with £2,000 costs and the contractor £20,000 with £2,500 costs. The result is that both parties now have criminal convictions that may have to be revealed to potential clients. On the positive side, the contractors have revised their working practice and introduced additional training to pre-



North Lodge following unauthorised demolition

The case received considerable publicity with coverage in the national press, trade journals, television and radio. Private Eye ran a long feature with a rare accolade, "Hooray for Westminster City Council for taking the case to court." The lessons to be learnt from this are that a robust case is required for successful prosecution, but given careful evidence collection and, in this case, clear planning conditions, there is no reason not to proceed. Contractors have a duty to ensure the works they carry out are properly authorized and cannot hide behind the defence of "obeying instructions." Finally, the Magistrates Courts are taking unauthorized works seriously. The fines and costs are significant and the resultant publicity and damage to reputations considerable.

David Clegg
Head of Design & Conservation (North),
Westminster City Council

THE CLORE LEARNING CENTRE

A new facility for visitors to Hampton Court Palace

The Clore Learning Centre at Hampton Court Palace has been created by adapting the Guard House and part of the Barrack Block, complemented by a sensitively-designed new building, all facing a central courtyard.

Early consultation with GHEU allowed the development of a design approach which uses and respects the historic buildings, keeping physical alterations to the minimum necessary, while making a positive contribution to their setting. The Gallery inside the new building is the focal point of the new Clore Learning Centre, with visitors greeted here on their arrival at Hampton Court Palace. Five large education rooms are provided, one in the new building, and four in the existing buildings.

The new building and its setting

The new building is set back between the Guard House, incorporated into the Centre, and the early twentieth-century Forage Store (now used as a plant room), between the Barrack Block and the car park. A new courtyard is formed against the western end of the Barrack Block, the upper floor of which has been converted as part of the Centre. Opening off the courtyard, the Gallery is a dramatic top-lit space which can be used for exhibitions and events as well as for education. Interest is provided by bronze door handles depicting historic figures designed by Edinburgh-based artist Jill Watson.

The siting of the new building was chosen to allow the full length of the impressive Barrack Block to be appreciated. Its form has been designed to echo the chimneyed roofscape of the historic buildings, using traditional handmade bricks and roof tiles in a modern idiom. The courtyard and the rear wall of the new building are planted with trees and shrubs, reflecting the planting of the kitchen garden and orchard that were once here.

During the preliminary archaeological work on the site a Tudor wall related to Henry VIII's Tiltyard was located and recorded by archaeologists. Although the wall is shown on historic plans and drawings, its precise location was hitherto unknown.



The design of the new building uses high insulation, natural ventilation and daylighting to achieve low energy consumption. The building won the 'Sustainable Innovation' award at the Sustainable Building Services Awards in November 2007, for the innovative design of the natural ventilation system.

The Barrack Block

The building now known as the Barrack Block was built to house the soldiers stationed at Hampton Court Palace. Listed grade 1 and a scheduled monument, it is architecturally significant as the earliest surviving purpose-built barracks in the country. It was built in 1689, when the Tudor palace was extended and adapted for William and Mary. The construction of the barracks marked the beginning of military life at Hampton Court, which continued until the 1940s.

The upper floor of the barracks contained two large dormitories where the soldiers slept, with separate smaller rooms for officers. In the 1980s these dormitories and rooms were converted into offices. The stripping-out of modern insertions has allowed the recovery of the dormitory spaces, now converted to education rooms. A sensitively-positioned new lift allows full access.



The Guard House

The Guard House was built around 1900, when the exercise yard was relocated to the north side of the barracks. Originally the building consisted of two separate rooms, plus a small cell and a walled exercise yard for the 'prisoner'. At some point the two separate rooms were combined to create a large room which is now one of the education spaces.

The Clore Learning Centre

The Clore Learning Centre was largely made possible by a generous £1 million donation from the Clore Duffield Foundation. The new facilities will enable Historic Royal Palaces to improve the on-site learning experience for the thousands of primary school pupils who visit Hampton Court Palace annually. The Centre was officially opened by HRH The Prince of Wales on 5 March 2007.

Architects:	Feilden Clegg Bradley
M&E engineers:	King Shaw Associates
Structural Engineer:	Alan Baxter Associates
Main Contractor:	Chorus

Geoff Rich
Feilden Clegg Bradley

Photographs - Paul Grogan

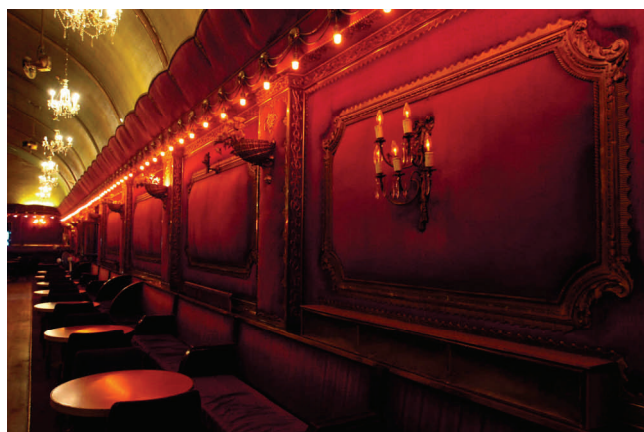
A Touch of Glamour - The Listing of the Rivoli Ballroom

Many people will know The Rivoli Ballroom in Crofton Park, South East London. It has provided a glamorous location for many fashion shoots, film sets and more appropriately for trailers for the TV show Strictly Come Dancing. The building was spot listed last year amid rumours that the unprotected building might be sold to a supermarket chain. English Heritage and DCMS dealt with the listing at lightning speed at a time when many people are at Christmas parties with the ballroom being listed on 21st December.



A rather mundane façade hides ...

The building was built as a cinema in 1913, but converted to a ballroom in 1958-9. At this time the cinema seating was moved out and a sprung Maple floor installed. The walls were padded in red velour and scallop shaped wall lights added; the barrel vaulted ceiling was hung with French chandeliers, glitter balls and Chinese lanterns. One of the reasons for listing is that the interior is highly unusual, luxuriant, exotic and deeply theatrical.



...the most fantastic interiors

It's a particularly interesting listing case as the principle reason for listing is the 1950s kitsch ballroom interior and less importantly the fact that it was built as a cinema whose exterior is rather unimpressive. The owners wish to retire, but hopefully the listing will mean that the building can continue successfully as a ballroom albeit under new ownership.

Justine Page
Senior Conservation Officer, London Borough of Lewisham

DIARY DATES

Until 23rd February 2008

New London Architecture - Waterfront London

The New London Architecture in Store Street is currently holding an exhibition on 'waterfront london' and this until the 23rd February. The exhibition looks at current proposals for development around London's rivers, canals and docks and looks into water transport, planning and biodiversity. For years London turned its back on canals and waterways, and about twenty years ago 90 per cent of Surrey Commercial Docks were filled in. While now, we are considering it as an amenity, and residential developers can expect a 10 per cent uplift on housing that overlooks water.

For the early birds there are also breakfast talks (programme www.newlondonarchitecture.org) and it is an opportunity to see this amazing model of central London.

22nd May 2008

Heritage of London Trust/IHBC/EH

The annual meeting is due to be held in the Westminster City Council offices. The topics and speakers have yet to be agreed but as ever it is an opportunity to meet colleagues from across London, listen to interesting speakers and earn valuable CPD. Further details to follow.

20th June - 20th July 2008

London Festival of Architecture

This month long festival is a month long celebration of architecture in London. Based around five "hubs" across London the festival features a wide range of activities for both professionals and the public including lectures, guided walks, series of Big Breakfast Talks, cycle tours and boat tours as well as many other locally based initiatives.

The Festival website provides further detailed information on the events: www.lfa2008.org

Branch Christmas Trip

Denis Sever's house in Spitalfields was the destination for this year's Christmas event. As a house type it probably had little to offer IHBC Londoners as we are spoilt by our daily inspection of historic building. However, we came for the interior dressings and it was those that clearly impressed for there wasn't a room in the house that didn't echo with our chatting and comment; much to the frustration of the attendants who were determined to secure a theatrical hush about the place.



Room after room presented a Christmas past and at the very top of the house, all damp and ragged, was the bedroom of Scrooge himself and the crutch of Tiny Tim accompanied by the spoken words of Dicken's A Christmas Carol!

Feeling festive after Sever's House we met up afterwards on Brick Lane for a (not so festive) curry. This presented us with a great opportunity to catch up with friends and enjoy the food together. A merry time was had by all.

Doug Black

NEW BRANCH MEMBERS

A warm welcome to :-

Richard Bookes, DPP LPP
Luke Denison, CGMS Consulting Ltd
Rebecca Duncan, LB Greenwich
Dave Keeley, Cross Rail
Catherine Littlejohn
Karen Muldoon, CGMS Consulting
Mr M J Payne, LB Hackney
Danielle Pickard, CGMS Consulting
Sukie Tamplin, LB Richmond
Dr Melissa Thompson, CGMS Consulting
Nicholas Waring, The Honourable Society
of the Inner Temple.

RECENT MOVES

Here is the latest update on London moves:

Elizabeth Martin has moved from the Hackney to join the Lambeth as Senior Conservation & Urban Design Officer.

Lucy Davis has moved from Epping Forrest District Council to Westminster City Council.

Matthew Pendleton has moved from English Heritage to Westminster City Council.

MEMBERSHIP

In the absence of a branch Membership Secretary please contact Sheila Stones with any changes to your details.

Sheila.Stones@english-heritage.org.uk

Please e-mail any changes in your details to me as soon as you can. Updated details should also be sent to -

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This newsletter is by IHBC members
for the IHBC London branch.

The information in its articles are the views of the authors
and not necessarily the view of the IHBC.

For the next edition please forward submissions to
mtimlin2@lambeth.gov.uk
by Friday 2nd May 2008

Please send all text as Microsoft Word documents with
images as jpegs.