



THE ARCHITECTURAL
HERITAGE FUND

ANNUAL REVIEW 2008-09





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CHAIRMAN'S FOREWORD



With the worst recession for decades this has undoubtedly been a difficult year for The Architectural Heritage Fund and for our clients. The Council of Management has been working with our staff to find the best way to ensure the long-term future of the AHF whilst maintaining a decent level of funding for our applicants.

The current economic circumstances have of course affected all parts of the economy, and in particular the construction and development industry. This can lead to opportunities for building preservation trusts and other voluntary bodies seeking new uses for redundant historic buildings. Certainly there are far fewer heritage properties being bought speculatively by developers. There are also possibilities for BPTs to work in partnership with local authorities and other public bodies to take over underused assets and find a community-based solution for them.

More than ever this recession is showing that projects need ideally to have a good mix of uses and not be over-reliant on one source of income. Many of our clients have shown both flexibility and a real entrepreneurial flair to meet this challenge, but there are others where the AHF is having to exercise patience and discretion to support a project while it reassesses its business plan.

I was very pleased to be able to attend the Conference we co-hosted with our partner organisations at the splendid Gorton Monastery in Manchester, and to hear presentations about the impact on communities of the projects we support, and of the regeneration sector more generally. It was particularly interesting to hear the results of the research we jointly commissioned to find evidence of the impact of regeneration projects on health, social cohesion and community benefits – the full report and executive summary are available on our website. The research showed some good case studies but also demonstrated the need for longer-term research in this area.

In an election year, the historic environment sector needs all the evidence it can muster to protect its position in what will be a difficult public spending round, irrespective of which party may be in Government.

As well as attending the Conference, I have also been able to visit projects supported by the AHF in different parts of the UK, and meetings of the Association of Preservation Trusts, most recently in Cromarty in Scotland. My fellow Trustees have also been active in project visits, and I would like to thank them and our hard-working staff for their commitment to the AHF over the last year.



TOP:
Cromarty East Church (see p.47)

MIDDLE:
The Railway Hotel (see p.30 & 53)

BOTTOM LEFT:
Gracehill Old School (see p.20)



John Townsend
Chairman
October 2009





CHIEF EXECUTIVE'S REVIEW



In my introduction to last year's *Annual Review*, I referred to "challenging times

for the property market". Since then, we have seen this extend to all areas of the economy, and the impact spread across the voluntary sector. The Architectural Heritage Fund has not been immune, with the income from our endowment fund severely affected by the successive cuts to interest rates. We have also, for the first time in the AHF's history, had to take on the ownership of a building from one of our clients, in order to protect the value of our investment. We will manage the property (of six apartments) as a letting business in the short-term, until the market recovers sufficiently for a sale to recoup some, if not all, of the original loan.

As a result of the fall in our income, the Council of Management resolved in February to reduce the AHF's grant-giving for the 2009-10 financial year, with a cap on the total grants offered at each quarterly meeting, alongside a small reduction in the maximum level of grant available under each of our schemes. These measures are prudent and necessary in order to maintain our ability to support our clients in the medium and long term, as it was clear that we could not continue to sustain the levels of annual deficit which had been incurred over the last three years. Hopefully by working with our clients and stakeholders throughout the UK we can minimise the impact on potential projects and still be able to spread our support widely.

It is encouraging to see a good range of Completed Projects in this year's *Review*, as well as large numbers of Projects Under Development. As ever, the sheer tenacity and enthusiasm of our clients continues to be awe-inspiring, and some of the stories behind the completed buildings are most impressive. One undoubted manifestation of the financial uncertainty has been that projects are taking longer to complete, which can mean that an AHF loan needs to be extended; wherever possible we will do this, as long as the security remains sufficient, and we always try to be flexible in such circumstances.



TOP:
The Great Hall [see p.29]

LEFT:
HRH The Prince of Wales visiting
Castlemilk Stables, Glasgow



TOP:
Joint Conference of the
Agencies Co-ordinating Group
at The Monastery of St Francis,
Manchester

RIGHT:
Diseworth Baptist Chapel (see p.9)

Our conference at the magnificent Gorton Monastery in Manchester in November 2008 was a great success, with nearly 200 delegates and a wide range of interesting speakers. We are grateful to English Heritage, the Heritage Lottery Fund, Manchester City Council and Purcell Miller Tritton for their support. The collaboration with our four partner organisations from the Agencies' Co-ordinating Group – the Association of Preservation Trusts (APT), the Civic Trust, the Institute of Historic Building Conservation and the Prince's Regeneration Trust – was one of the main factors behind the success of the conference, so it was therefore with some dismay that we learned of the demise of one of those bodies, the Civic Trust, in April this year. This was compounded by the fact that the Civic Trust had been so involved in the foundation of the AHF in 1976, and our two organisations had continued to have a close working relationship. We intend to work with whatever body may emerge to support civic societies in England nationally, and meanwhile the valuable work of the Agencies' Group continues.

Another less radical change to one of our partners came at APT. Following the departure of their Co-ordinator, Louisa Baily, the AHF was pleased to help by carrying out administration for APT during the interim period before the appointment of their new Director, Dr James Moir. We welcome James to his post, together with the new APT Chair, David Trevis-Smith, who succeeded Colin Johns in June this year. Our partnership with APT is vital to support the building preservation trusts movement, and we look forward to developing this with the new regime.

The 2008-09 financial year saw the first grants offered and disbursed under the funding scheme for the acquisition of listed buildings at risk, which the AHF administers on behalf of the Department of the Environment in Northern Ireland. These were to Belfast Buildings Preservation Trust – £110,000 for Ormeau Road Gatelodge in Belfast – and to Sion Mills BPT – £50,000 for Herdman's Mill at Sion Mills. Several more applications are in the pipeline and we hope that the full sum available will be spent in 2009-10.

In England and Wales, the heritage sector was very disappointed that the Heritage Protection Reform Bill failed to make it on to the statute book, and despite assurances that many of the measures it contained could be introduced without primary legislation, very little progress seems to have been made. As I write the new Planning Policy Statement has just been published and this should help to move matters on, but there remains considerable doubt that sufficient resources will be made available to implement change, particularly at a local authority level. In Scotland a number of important studies and reviews of the impact of the historic environment sector, and the position of building preservation trusts, are underway, and the AHF is contributing fully to these.

My involvement with Heritage Link, as a Trustee and Deputy Chair, continues to be stimulating and enjoyable, and it has been a particularly exciting year for 'Discovering Places', the Major Project of the Cultural Olympiad which I lead on behalf of Heritage Link, in partnership with the London Organising Committee of the Olympic and Paralympic Games (LOCOG). We were thrilled to learn of a major funding boost for 'Discovering Places' when, in July, support of just over £1million from the Olympic Lottery Distributor was announced, as part of a £15million plus package for LOCOG and the Cultural Olympiad. This will enable us, working with CABC, Natural England, and organisations throughout the UK, to deliver a large-scale project which aims to encourage people to experience and enjoy hidden places and spaces in their local environment, launching on the early May Bank Holiday weekend in 2010.





This year saw the retirement of Stephen Enthoven, who had served the AHF with distinction as Director of Projects for more than ten years. Stephen's wise counsel, particularly in advising fledging BPTs in how best to establish their company structures, and his ability to penetrate seemingly impenetrable issues around building ownership and governance, was of great value to the AHF and we wish him a long and happy retirement. We also said goodbye and thank you to Victor Rose, whose involvement with the AHF in a number of capacities, most recently as Picture Editor of this *Review*, stretched back even further than Stephen's, and was one of our remaining links with the former Civic Trust.

Ian Lush
Chief Executive
October 2009



Shortly after the publication of last year's *Annual Review*, we, along with the whole of the heritage world, were deeply shocked and saddened to hear of the untimely death of Hilary Weir OBE, who was Secretary of the AHF from 1987 to 2000.

Hilary was a dear friend and colleague, and had remained closely involved with our work, not least through her various Trustee appointments, including APT. Even now, a year on, it is still hard to believe that we will no longer benefit from her incisive comments at meetings and her enthusiasm, drive and energy for the historic environment and all it can contribute to life in the 21st century.

It is with regret I also report that Michael Middleton, the first Secretary of the AHF (a role he combined with that of Director of the Civic Trust) died in August aged 91.



TOP:
Limehouse Town Hall (see p.31)

ABOVE:
Herdman's Mill at Sion Mills,
Strabane, Northern Ireland



COMPLETED PROJECTS

As always, this year's completed projects section includes a wide variety of buildings and end uses. Although the restoration of most will have commenced in less uncertain times, their viable re-use demonstrates that building preservation trusts and other charities are able to weather the current climate of economic uncertainty, and can even take advantage of such circumstances.

Despite the ongoing difficulties within the property market, this section includes three schemes which have relied on an open market sale to recoup a percentage of project costs: High Road, Tottenham; St. Peter's Church, Suffolk; and King Street, Thorne have all been undertaken as typical 'revolving-fund' projects. Holiday letting also features, with the Irish Landmark Trust's Triumphal Arch Gate Lodge in County Fermanagh adding to its portfolio.

Office accommodation is still a viable outcome and has been created within three previously long-abandoned buildings; two in King Street, Blackburn, and Cromford Station, in Derbyshire. It is also good to see two projects featured in the first series of the BBC's *Restoration* shown in 2003; Moulton Windmill, and the eventual winner, Manchester Victoria Baths are included in this section as they

have completed interim stages of work. The Baths will not be fully restored for a number of years, demonstrating how complex and long-running such schemes can be. Another well-established visitor attraction, Ironbridge Gorge Museum, is once again featured in these pages; the AHF and the Museum have been working together for more than 25 years.

In common with last year's completed projects, a large number of schemes shown here involve community use, offering a variety of facilities and meeting spaces suitable for use by individuals and groups. As well as those noted above, Cardigan Guildhall, Y Dolydd, Diseworth Baptist Chapel, McArthur's Store, Gunsgreen House and Gracehill Old School offer such facilities, together with interpretation and visitor amenities to enhance the understanding of their history and importance.

The AHF's primary purpose is to help bring about the viable re-use of historic buildings at risk. Efforts have been made here to acknowledge those professionals involved with these restoration schemes, as well as other project funders, large and small; all are essential to their success. What is of paramount importance in helping us to achieve our object, however, is the effort and commitment of those who work for the charities themselves. In many cases this is a spare-time, unpaid occupation. What offers most reward to all involved is to bring a project to a successful conclusion, often over a number of years; this section therefore celebrates such achievements.



KEY

Many projects receive several different AHF grants and loans. These are abbreviated as follows:

FSG	Feasibility Study Grant
OAG	Options Appraisal Grant
CBG	Capacity Building Grant
PAG	Project Administration Grant
POG	Project Organiser Grant
RPDG	Refundable Project Development Grant

Grant and loan information is as at the end of the financial year (31 March 2009) but the text often includes more recent developments.



TOP:
810 High Road, Tottenham
(see p.12 & back cover)

ABOVE:
66 Westgate Street, Gloucester (see p.11)

BOTTOM LEFT:
Gracehill Old School (see p.20)

CROMFORD STATION BUILDING

The Arkwright Society



Constructed by the Midland Railway in around 1875 to supplement the existing station buildings on the other side of the tracks, Cromford Station is built of local stone, with a slate roof and adjoining wooden platform canopy. It is a typical Midland Railway building of this period. It was closed when the line was downgraded in the 1960s, and continued to deteriorate thereafter. Nevertheless the platform remains in use for rail services along the Derby to Matlock line.

The Arkwright Society's work has centred on Sir Richard Arkwright's Mills in Cromford, set within the Derwent Valley Mills World Heritage Site. It recognised that this building, despite its relatively isolated location, could

be a valuable gateway for visitors in the future, and therefore undertook an AHF-funded options appraisal study. This concluded that the station could be utilised as office accommodation with minimal alteration to the historic fabric to provide a revenue stream in the short term, but with a more ambitious longer-term goal of becoming a 'portal' to the World Heritage Site. With the assistance of the Railway Heritage Trust, a long lease has been negotiated with Network Rail. Neighbouring owners of the other station buildings now intend restoration work of their own, Network Rail are contemplating full reinstatement of the wrought iron footbridge and station canopy, and a more regular rail service is to be established by the end of the year.

Lea Road, Cromford, Derbyshire
Listed Grade II;
Cromford Conservation Area and Derwent Valley Mills World Heritage Site

OAG: £5,000 disbursed March 2007

LOAN: £110,000 contracted December 2007, security – repayment guarantee (Derbyshire County Council)

PAG: £4,000 disbursed February 2008

Professional Team

Architect:

Mansel Architects, Belper

Structural Engineer:

Richard Eastwood,
Eastwood & Partners, Sheffield

Quantity Surveyor:

Mansel Architects, Belper

Main Contractor:

The Arkwright Society

Total investment: £229,826

Other Sources of Funding:

Railway Heritage Trust: £137,055

The Derby and Derbyshire
Economic Partnership: £55,877

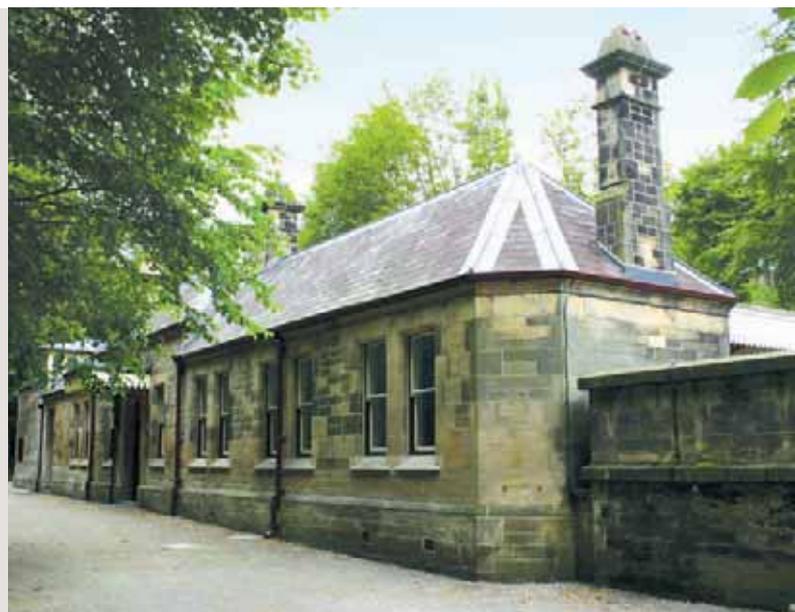
The Cromford Heritage Economic
Regeneration Scheme: £26,894

Pilgrim Trust: £10,000

Donated Materials: £20,000



Neighbouring owners of the other station buildings now intend restoration work of their own...



BAPTIST CHAPEL

Diseworth Heritage Trust



Ladygate, Diseworth, Leicestershire
Listed Grade II;
Diseworth Conservation Area

FSG: £3,000 disbursed July 2006

Owned by the Baptist Union, Diseworth Baptist Chapel was constructed in 1752 by local builders on land gifted by a villager. It was extended in 1824 to provide a two-storey schoolroom with further alterations in 1875, 1928 and 1944. It has a plain interior with late 19th century fittings and is one of the earliest remaining buildings of this type in the county. The Chapel suffered serious flood damage in 2000 and was left in poor condition, with repairs never completed for various reasons, including a lack of a viable congregation. Consequently the Chapel and surrounding churchyard, which was still in active use, were put on the open market.

The Diseworth Heritage Trust emerged from a village appraisal conducted in 1998, which concluded that a village heritage centre would be desirable. Following the flooding in 2000 it commissioned an AHF-funded feasibility study to test whether this outcome would be viable. This proved to be the case and with HLF support for the scheme, agreement was reached with the Baptist Union to purchase the Chapel. The building was formally opened in March 2009 by the Lord Lieutenant of Leicestershire, Jennifer Lady Gretton JP.

Professional Team

Architect:

Keith Hamilton, B3 Architects, Leicester

Structural Engineer:

Adrian Dempster,
Ward Cole Ltd, Nottingham

Quantity Surveyor:

Peter Jaggard, David Richbell & Peter
Jaggard Associates, Burton Lazars

Project Management:

Keith Hamilton, B3 Architects, Leicester

Main Contractor:

Midland Stone Masonry,
Normanton-on-Soar

Total investment: £640,000

Other Sources of Funding:

Heritage Lottery Fund: £538,000

Biffaward: £30,000

WREN: £20,000

Renaissance East Midlands: £3,000

Community Roots: £1,669

East Mids Airport: £2,800

MLA: £2,000

Community Foundation: £27,960

REM: £2,675

Vibrant Villages: £3,788

Other grants: £2,348

Local fundraising & support
from local businesses: balance



...is one of the earliest remaining buildings of this type in the county.



It was used for celebrations following the Battle of Waterloo in 1815...



33 KING STREET

East Lancashire Deaf Society



Blackburn, Lancashire
Listed Grade II;
King Street Conservation Area

LOAN: £98,000 repaid 2005,
security – first charge

Professional Team

Architect:
Campbell Driver Partnership, Blackburn
Structural Engineer:
Abbot and Lomax Ltd, Blackburn
Quantity Surveyor:
Donald Lomax and Partners Ltd, Blackburn
Project Management:
Roy Walsh, Redisher Ltd, Hawshaw, Bury
Main Contractor:
Barnfield Construction, Nelson, Lancs

Total Investment: £3,064,468

Other Sources of Funding

Heritage Lottery Fund: £114,904
European Regional
Development Fund: £394,067
North West Development Agency: £450,497
Single Regeneration Budget: £505,000
East Lancashire Deaf Society
(Private Funding): £1,600,000

No 33 King Street was constructed in 1804 and was first used as The Blackburn Assembly Rooms, which included an inn and a place for dancing and musical entertainment. The front elevation of the building has stucco render to the three storeys, with stone quoins. There is an elaborate central entrance doorway with triumphal arch motif and single round arch. The building subsequently passed through various uses: as a hotel, an inn, the Oddfellows Hall and the first meeting place of Blackburn Town Council in 1851. It was used for celebrations following the Battle of Waterloo in 1815, and for the investiture

of the first Mayor of Blackburn, William Henry Hornby. In 1894 the front of the building was rebuilt for the Philanthropic Burial Society. By 1939 the Ministry of Labour owned the building and it remained in government use until vacated by the Department of Employment in 1995.

East Lancashire Deaf Society (ELDS) has been in existence since 1877. It purchased 33 King Street in November 1998 to provide a working, community building offering conference facilities and offices for the charity, with the majority of the space being let to organisations providing employment opportunities for deaf people.





...is one of the most important late medieval secular buildings within the city walls...



66 WESTGATE STREET

Gloucester Historic Buildings Trust



Westgate Street has always been the most important road in Gloucester, flanked by the castle area on one side and the Abbey and its precincts on the other. No 66 is a very good example of a mid-15th century merchant's house and is one of the most important late medieval secular buildings within the city walls having survived fire, siege, decay and redevelopment. It is a three-storey, two-bay structure. The upper floor, although very fragile, retains many internal features which include 18th century wall paintings and 17th century oak doors and balustrading. The ground floor was a shop, with storage in the basement. On the upper floors the citizen shopkeeper would have lived with his family and servants.

The building came into the ownership of the City Council in 1974 and operated as a tearoom and restaurant until 1998 when business ceased owing to the building's deteriorating condition. It carried out essential repairs over the years but by then the building had become structurally unsound. The Trust, with the support of the City Council, commissioned the feasibility study to consider all options for re-use. This showed that there was a considerable conservation deficit and the project stalled until Swan Developments acquired it in 2006. It has now created a single residential unit on the top two floors, and a tea room on the ground floor. Although the external timbers were exposed at some point in the building's life, the original and authentic rendered appearance has been recreated in the completed building.

Gloucester
Listed Grade II*,
Westgate Street Cathedral Precincts
Conservation Area

FSG: £3,763 disbursed 2002

Professional Team

Architect:
Nick Joyce, Worcester

Structural Engineer:
Clive Hayward, Frank W Hayward & Associates, Coventry

Quantity Surveyor:
David Gwillam, Gwillam Jones, Worcs

Main Contractor:
Swan Developments, Worcester

Total Investment: £500,000 (projected)

Other Sources of Funding

English Heritage: £150,000
Gloucester City Council: £100,000
Sales proceeds (projected): balance

810 HIGH ROAD

Haringey Buildings Preservation Trust



Built in 1720, 810 High Road is one of a pair of brick-built high quality houses developed on the Duke of Northumberland's land at a time when Tottenham housed many wealthy Londoners. Built with its neighbour as mirror images it is an unusual grouping for this period with its symmetrical arrangement around the party wall. Internally many original features remain, including the staircase and ground floor panelling, although some modifications to the building took place in the early part of the 19th century and single-storey shop extensions were added to the front in the late 19th – early 20th century. Its condition was very poor having been unoccupied for over 20 years.



...‘a rare, beautiful and important piece of London’s heritage’.

The aim of the Haringey Building Preservation Trust was to fully repair and restore the structure and the external shell to be sold on for internal completion and fitting out as two residential units by the purchaser. However, it felt the need for support in doing so and utilised the experienced Heritage of London Trust (Operations) to manage the project on its behalf. The Trust's work is now complete as is a sale with covenants requiring the purchaser to comply with the detailed planning permission and listed building consent obtained by the Trust and a detailed specification for the internal works. Dr Simon Thurley, Chief Executive of English Heritage, who visited the building in 2006, declared it ‘a rare, beautiful and important piece of London’s heritage’.

Tottenham, London
Listed Grade II*;
North Tottenham Conservation Area

POG: £9,000 disbursed November 2007

LOAN: £385,000 repaid March 2009,
security – first charge

Professional Team

Architect:

Butler + Hegarty Architects, London N19

Quantity Surveyor:

Sawyer & Fisher, Epsom, Surrey

Structural Engineer:

Hockley & Dawson, Cranleigh, Surrey

Project Organiser:

Malcolm Crowder
– Heritage of London Trust (Operations)

Main Contractor:

Universal Stone Ltd, Dunmow, Essex

Total investment: £950,000

Other Sources of Funding:

English Heritage: £335,000

Haringey Council/

English Heritage: PSICA grant £27,200

Heritage of London Trust: £5,000

Sale Proceeds: £550,000

Haringey BPT: balance



BLISTS HILL BRICK & TILE WORKS

Ironbridge Gorge Museum Trust



Blists Hill Victorian Town is the Ironbridge Gorge Museum's largest site and encompasses the scheduled remains of the area's industrial past along with a collection of historic buildings in their original setting and replica Victorian structures. Four listed buildings on the site survive from the original mining and manufacturing phase of Blists Hill's industrialisation and form a group that once made up the Western Brick and tile Works. The Architectural Heritage Fund's loan focussed on the Canal Street development although the overall project also incorporates a newly-constructed visitor centre.



Blists Hill Victorian Town now contains a wonderful parade of shops, including a drapers and outfitters, Post Office, photographers, sweetshop and fried fish dealers while the artisans' corner includes plumbers, tinsmiths and decorative plasterers. Visitor attractions bring the Town to life, with actors and staff recreating the street scene.

The Ironbridge Gorge Museum Trust operates 10 museums in the Ironbridge Gorge World Heritage Site. It took out its first AHF loan in 1983 and has enjoyed a productive relationship with us ever since.

Blists Hill Victorian Town, Legges Way, Madeley, Telford, Shropshire
Listed Grade II;
Ironbridge Gorge World Heritage Site

LOAN: £400,000 contracted November 2007
security – repayment guarantee
(The Ironbridge (Telford) Heritage Foundation Ltd)

Professional Team

Architect:
Ed Nash, Nash Partnership, Bath;
Robert Bridge, Osbornes, Worcestershire

Structural Engineer:
Mansell Construction Services, Stourbridge

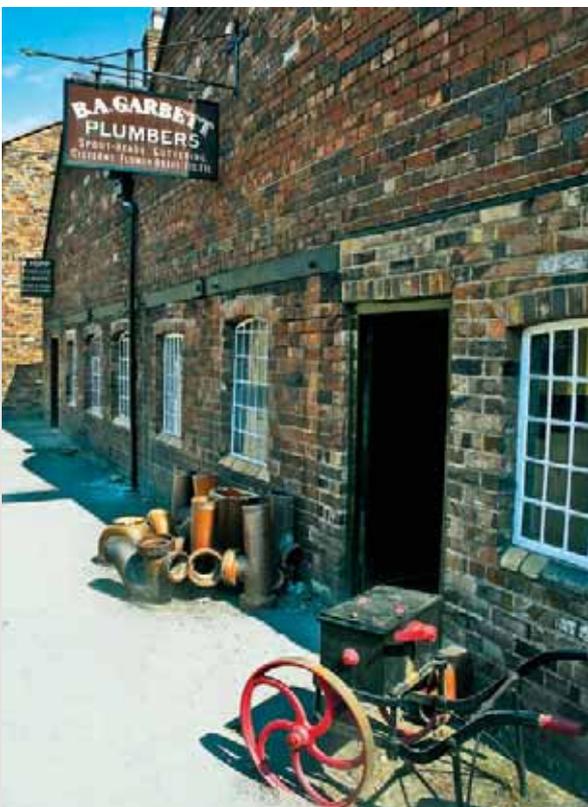
Quantity Surveyor:
Mansell Construction Services, Stourbridge

Project Management:
Turner & Townsend, Birmingham

Main Contractors:
Mansell Construction Services, Stourbridge

Total investment: £12,800,000

Other Sources of Funding:
European Regional Development Fund: £4,145,000
Advantage West Midlands: £7,790,000
Trust's own resources/ Renaissance in the Regions (through DCMS): £466,000
Wolfson Foundation: £125,000
British Postal Museum & Archive: £271,000



Visitor attractions bring the Town to life, with actors and staff recreating the street scene.



...“probably the most splendid municipal bathing institution in the country”.

MANCHESTER VICTORIA BATHS – PHASE I

Manchester Victoria Baths Trust



When the Victoria Baths opened in September 1906, they were described by the *Manchester Guardian* as “probably the most splendid municipal bathing institution in the country”. No expense was spared in design and construction. The façade has multicoloured brickwork and terracotta decoration, the main interior public spaces are clad in glazed tiles from floor to ceiling and most of the windows have decorated stained glass. The Baths were closed as part of a cost cutting exercise in 1993 against much public opposition. The Manchester Victoria Baths Trust was formed by local residents and commissioned a feasibility study to determine whether it would be able to operate the Baths to provide swimming and other sports facilities. In January 1998 the City Council threw its weight behind the Trust’s efforts; nevertheless the scale of funding required for such a major project still inhibited progress.

In September 2003, the project won the first series of the BBC’s *Restoration* programme, receiving over a quarter of a million votes and prize money totalling £3½ million. Phase 1, comprising external fabric repairs to the front block of the building, which houses the Turkish Baths, and restoration of many of the building’s outstanding architectural features, was completed in July 2008. There is still a long way to go before the swimming pool itself can be used once more, and the overall cost is estimated at £20 million; nevertheless this is a hugely significant step toward a successful conclusion. The building is currently managed by the trust as a heritage visitor attraction, a vibrant arts venue and a focus for community activities.

Hathersage Road,
Victoria Park, Manchester
Listed Grade II*

FSG: £7,500 disbursed April 1994

RPDG: £15,000 disbursed February 1999

POG: £15,000 disbursed July 2005

PAG: £4,000 disbursed April 2005

Professional Team

Architect:

Lloyd Evans Prichard, Manchester

Structural Engineer:

Wright Mottershaw Lyndon, Stockport

Quantity Surveyor:

Firmingers, Worcester

Project Management:

Buro Four Project Services, Manchester

Main Contractor:

William Anelay Ltd, Manchester

Total Investment: £3,780,000

Other Sources of Funding

Heritage Lottery Fund: £3,000,000

English Heritage: £450,000

BBC Restoration Fund: £150,000

Manchester City Council: £88,000

Biffaward: £47,750

Viridor Credits: £15,000

Trust’s own resources: £14,650

Mercers’ Company: £9,200

Zochonis Charitable Trust: £5,000



It was worked by wind until it lost its sails in a gale in 1894...

MOULTON WINDMILL – PHASE II

Moulton Windmill Project



Built in 1822, Moulton Windmill was constructed in red brick with a pale yellow brick outer skin to the height of 24 metres, incorporating nine floors plus a basement. It was worked by wind until it lost its sails in a gale in 1894, after which it worked by steam, then oil engine power, and latterly by electricity. It continued in use until 1994 when John Biggadike, the last miller, retired. The Moulton Windmill Project was formed in 1998 and acquired the mill on a 200 year lease in 2001. The first phase of restoration entailed the repair of the tower and internal machinery and replacement of the cap and fantail, completed in April 2005 when the Mill first opened its doors to the public (see *Annual Review 2004-05*, completed projects, p.16). It is not only

the tallest windmill in the country, but also the only mill with disabled access to a set of working stones.

This second phase of restoration has seen the replacement of the furling gallery around the top of the tower. This is used to control the sails and acts as the driving platform for the Mill. It would not be possible to re-instate the sails without the gallery in place. The work on the gallery started in March 2008 and was completed in July of the same year. The Mill volunteers are in the process of installing cast iron inserts to the staging. A final phase of works will entail the replacement of the four sails and stocks when funds have been raised. The estimated cost is £250k with £50k already in place from Wren.

High Street, Moulton, Lincolnshire
Listed Grade I;
South Holland Conservation Area

LOAN: £120,000 repaid December 2006,
security – repayment guarantee
Moulton Bulb Company (Phase I)

LOAN: £50,000 contracted February 2008,
security – repayment guarantee
Moulton Bulb Company (Phase II)

Professional Team

Structural Engineer:

John Boucher, Boucher & Sons,
Westwood, Notts

Project Manager:

Janet Prescott

Main Contractor:

C R Cranes & Son Ltd,
Nether Broughton, Leicestershire

Total Investment: £88,000

Other Sources of Funding:

Wren Environmental: £35,000

Lankelly Chase Foundation: £10,000

Trust's own resources: £43,000



43 KING STREET

Heritage Trust for the North West



King Street was a main route westwards out of Blackburn and started to develop from the 1700s. No 43 was built in around 1777 of brick with stone quoins, and occupies a prominent location on the junction of King Street and Freckleton Street. It probably began life as a coaching inn before being purchased by Thwaites Brewery in 1853, when a third storey was added. The pub was sold in 1996, remaining unoccupied thereafter and acquired for development in 1999, but a fire in 2002 led to an application to demolish, subsequently turned down. It then lay disused and supported by scaffolding, and was finally acquired by the scaffolding company when the owner refused to pay the bill. The building was acquired by Blackburn with Darwen Borough Council after threat of a compulsory purchase and handed to the Heritage Trust for the North West in 2006 for £1.

Whilst developing the scheme it became apparent that the acquisition of No 3 Freckleton Street, also damaged by the fire and in a derelict condition, was a key component to the viability of the restoration of the King's Head. It was subsequently acquired by the Council and passed on to the Heritage Trust for the North West. It has now been turned into a single dwelling, with the King Street property converted into offices. The main contractor was the Trust's own building company, Construction Services North West, with building trainees from Accrington and Rossendale College also involved. The project won a best practice award at the North West Regional Construction Awards ceremony 2009.

Blackburn, Lancashire
Listed Grade II*;
King Street, Blackburn, Conservation Area

OAG: £3,615 disbursed August 2007

LOAN: £70,000 contacted October 2007

LOAN: £75,000 contracted December 2007

LOAN: £244,800 contracted July 2008,
security – repayment guarantee
(Blackburn with Darwen Borough Council)

Professional Team

**Chartered Building Surveyors/
Historic Building Consultants:**
Jonathan Ratter, Morecambe

Structural Engineer:
John Ruddy, Capstone Consulting
Engineers, Ilkley, Leeds

Project Management:
Heritage Trust for the North West

Main Contractor:
Conservation Services North West,
Barrowford, Nelson

Total investment: £528,162

Other Sources of Funding:

Heritage Lottery Fund, Townscape Heritage
Initiative scheme: £53,185

European Regional Development Fund
(ERDF): £276,523

North-West Regional
Development Agency: £45,066



It probably began life as a coaching inn before being purchased by Thwaites Brewery in 1853...

MONA HOUSE, MORECAMBE

Heritage Trust for the North West



This early 19th century house is constructed in narrow courses of sandstone ashlar with a slate roof. Originally a dwelling which predated the development of Morecambe as a holiday resort, Mona House was last used as an Arts Centre and workshops but was empty and in a poor condition when the Heritage Trust for the North West purchased it at auction in May 2005. From the front it appears isolated but the rear has rooms over a public house dating back to the 17th century. It is one of four buildings within the Morecambe THI scheme for which restoration was considered critical as the key to the regeneration of the town as a whole. Following acquisition, the Trust undertook an options appraisal to determine the best future use.



The building required complete refurbishment, including the retention and repair of all 14, early-19th century sash windows, replacement of cast-iron rainwater goods, repair of the roof using Burlington slates to match the originals, and the re-pointing of areas of distressed stonework by hand. The Trust's intention was to ensure that the scheme demonstrated high standards of craftsmanship, using appropriate materials, as an exemplar of good conservation practice. The building is now occupied by Q Sand, an artists' collective who use the building as an Arts Centre.

Mona House, Morecambe
Listed Grade II;
Morecambe Conservation Area

OAG: £3,475 disbursed August 2008

LOAN: £90,000 increased to £140,000 repaid October 2008, security – repayment guarantee (Lancashire County Council)

Professional Team

**Chartered Building Surveyors/
Historic Building Consultants:**
Jonathan Ratter, Morecambe

Project Management:
Heritage Trust for the North West

Main Contractor:
Fred Hall & Son Builders Ltd, Carnforth

Total Investment: £147,000

Other Sources of Funding

Lancaster City Council: Townscape
Heritage Initiative scheme: £37,574
Lancashire Environmental Fund: £21,420
Trust's own funds: balance



Originally a dwelling which predated the development of Morecambe as a holiday resort...





...it retained many original features which have been incorporated in the restoration scheme.



42 KING STREET

South Yorkshire Building Preservation Trust



No 42 King Street is a former Merchant's house, built in 1747, of two storeys with basement and attic, a range of outbuildings and a shopfront added in the 19th century. The site, which occupies approximately one third of an acre, was purchased by the South Yorkshire Building Preservation Trust in 2005, by which time the main building was on the point of collapse, having been unoccupied since 1987. Nevertheless it retained many original features which have been incorporated in the restoration scheme. Of particular note is the complete reinstatement of "lime ash" flooring laid on to reeds and unusually found to contain Mediterranean volcanic ash as a principal aggregate.

The shopfront has now been removed and the building repaired to a shell condition. The Trust will market it as a good sized three-bedroom property, or one capable of subdivision, together with permissions in place for development on the remainder of the site. Having completed this project it has demonstrated the worth of a building preservation trust undertaking such a restoration scheme, and has moved on to another challenging project in the town (see projects under development, p.37).



Thorne, Doncaster
Thorne Conservation Area

PAG: £4,000 disbursed February 2007

LOAN: £170,000 contracted March 2007, increased to £245,000 December 2008; security – first charge

POG: £15,000 disbursed January 2008

Professional Team

Architectural design scheme:
Russell Light, Sheffield

Structural Engineer:
Richard Eastwood, Peak District

Planning:
Ken Burley, Sprotbrough

Project Management & Design:
Andrew Whitham, Sheffield

Valuation:
Nick Todd, Chesterfield

Lime Ash Floor consultant:
Anthony Goode, Market Harborough

Main Contractor:
Direct labour

Total Investment: £400,000

Other Sources of Funding

English Heritage/Doncaster Metropolitan Borough Council (Heritage Economic Regeneration Scheme): £100,000

Trust's own resources: £92,000

Balance: sale proceeds



St Peter's Church has been described as 'a gem of mid-Victorian gothic architecture'.

ST. PETER'S CHURCH

Suffolk Architectural Heritage Trust



St Peter's Church has been described as 'a gem of mid-Victorian gothic architecture'. Designed in 1865 by A W Blomfield for the Rev E R Benyon, was built only for occasional use. It is constructed of flint and stone with a clay tile roof and is located on the outskirts of the tiny hamlet of Culford Heath about a mile from the main public road. The church had stood empty since being declared redundant in 1976. Following informal discussions with the local authority and the Church Commissioners, the Suffolk Architectural Heritage Trust accepted that the only possible option for the building would be residential use.

The Trust was advised that the most cost-effective scheme would be to stabilise the exterior and sell the building on the open market. Nevertheless the roof and wooden bell housing required attention, as did structural movement in the stone windows, which contain good quality stained glass. Gaining the access rights was a problem resolved by negotiation and patience. The building has now been sold to private purchasers who have completed it to their own specification.

Culford Heath, Bury St Edmunds, Suffolk
Listed Grade II

FSG: £1,425 disbursed May 2001

LOAN: £104,475 repaid November 2006,
security – first charge

Professional Team

Architect:

ACA Architecture & Design, Christchurch

Structural Engineer:

AFP Construction Consultants, Cambridge

Project Management & Main Contractor:

The Breathe Group, Cambridge

Total Investment: £135,000

Other Sources of Funding:

Sale proceeds/ trust's own funds



GRACEHILL OLD SCHOOL

Gracehill Old School Trust



19 Church Road, Gracehill, Co. Antrim
Listed Category B;
Gracehill Conservation Area

POG: £15,000 offered September 2005;
withdrawn March 2007

PAG: £4,000 disbursed April 2005

A ten-bay two-storey building with a natural slate roof, stucco moulds to windows, string courses, eaves and corning, the Old School is one of the three original buildings which established the Moravian settlement at Gracehill in 1765. Although altered over the years, it contains the majority of its 18th century fabric and in particular the walls and roof structure. When a new primary school was built in 2000, it was left to deteriorate. Gracehill is Northern Ireland's first designated Conservation Area and the only complete Moravian settlement in Ireland. The Gracehill Old School Trust has been working with other Moravian settlements across the world to establish a World Heritage Trail, reflecting the integrity of its architectural form, as well as its social and cultural significance. This project represented the only opportunity to open

up one of the original buildings of the village for interpretation, visitor facilities and public access.

The provision of a substantial sum toward the acquisition costs from the Environment and Heritage Service Northern Ireland allowed the Trust to purchase the building outright. The basement now houses staff accommodation and storage space, whilst the ground floor provides a restaurant, visitor centre and historical classroom. The first floor has offices for rent whilst the second will be home to the after-school club and a community meeting space. The project therefore not only supplies community facilities and employment opportunities, but also valuable tourist amenities. With its national and international links it is an asset not just for Gracehill but also for Northern Ireland.

Professional Team

Architect:
Consarc Design Group, Belfast

Structural Engineer:
Consarc Design Group, Belfast

Quantity Surveyor:
Consarc Design Group, Belfast

Project Management:
Consarc Design Group, Belfast

Main Contractor:
Martin & Hamilton, Ballymena

Total investment: £1,400,000

Other Sources of Funding:

Heritage Lottery Fund: £1,050,000
Ballymena Borough Council: £150,000
NI Environment & Heritage Service: £122,000
Ulster Wildlife Fund (Entrust): £20,000
Ulster Garden Villages: £5000 Grant & £140,000 loan
Esme Mitchell Trust: £2500
Local Business, private donations & fundraising: £36,000



...the Old School is one of the three original buildings which established the Moravian settlement at Gracehill in 1765.

TRIUMPHAL ARCH GATELODGE

Irish Landmark Trust



Colebrooke Park, Co Fermanagh
Listed Grade B2

OAG: £3,000 disbursed April 2008

LOAN: £30,000 withdrawn November 2008, security – repayment guarantee (Bank of Ireland)

Professional Team

Architect:
Ms Jenny O’Connell, Kriterion Conservation Architects, Londonderry

Structural Engineer:
Peter Lockwood, Taylor & Boyd, Belfast

Quantity Surveyor:
Gavin Morgan, R Davies & Co., Belfast

Main Contractor:
Albert J Swindle, Co. Fermanagh

Total investment: £261,448

Other Sources of Funding:
Heritage Lottery Fund: £161,000
NI Environmental Heritage Services: £20,785
Greenbox Capital Development Project: €52,941

The Dublin Architect, William Farrell, was engaged in the 1820s to design the Gate Lodge and its Triumphal Arch for Sir Henry Brooke. Their stuccoed clay brickwork walls and moulded Tuscan pilaster detailing make them a distinct grouping, although they were built as part of a larger commission that included a second lodge, estate cottages, a school and a dower house.

The Irish Landmark Trust was offered a long lease on the building which had been vacant for approximately 25 years, no longer had a roof and was in a poor condition. Where the external stucco

had fallen away, the exposed brickwork had deteriorated, and the window and door heads had begun to crumble. Nevertheless a single-use options appraisal study demonstrated that short-term holiday letting would be a viable end use. The restored building is now in use as an attractive holiday let, suitable for four adults or a family. Guests can enjoy country walks from one of the many designated walking routes in the area, a river cruise on lower Lough Erne, or can visit nearby Crom Castle and Gardens. Initial bookings have been higher than anticipated, demonstrating that this is a welcome addition to the Trust’s portfolio.



...William Farrell, was engaged in the 1820s to design the Gate Lodge and its Triumphal Arch for Sir Henry Brooke.

...located on a spur of rock within the eastern harbour of Dunbar, and is one of the oldest continuously used harbour buildings in Scotland.



MCARTHUR'S STORE BUILDING

Dunbar Harbour Trust



McArthur's Store, or Spott's Girnell (granary) as it was originally known, was first recorded in 1658, located on a spur of rock within the eastern harbour of Dunbar, and is one of the oldest continuously used harbour buildings in Scotland. A major remodelling occurred around 1738, when it was doubled in width and raised to three storeys with a double gabled pantiled roof. The building was subsequently strengthened by the insertion of vertical props, recycled from former ships' timbers. Maritime archaeological assessment suggests that they are from a Scots merchantman of the 18th Century, representing an incredibly rare survival. The building saw repeated subsequent remodelling relating to frequent changes of use. Within living memory it has been used by local fishermen as stores and

a place to make and mend fishing gear. Despite having been neglected and damaged by fire, it still performed a vital role within the fishing community.

The Dunbar Harbour Trust was established to acquire Dunbar's two harbours for the benefit of the public and for the promotion of industry. It acquired these, along with McArthur's Store, in 2004. A separate trust was established to take on the building's restoration and its AHF-funded feasibility study showed that the building could remain in viable use for harbour-associated groups and community use. Since then, the Harbour Trust has taken the lead to simplify matters. It has created 11 fishermen's stores, an office for the Trust, and a meeting room that can be used by harbour users and the wider community.

Dunbar Harbour, Victoria Street,
Dunbar, East Lothian
Listed Category B;
Dunbar Conservation Area

FSG: £3,000 disbursed March 2006
(offered to McArthur's Store
Preservation Trust)

PAG: £3,000 disbursed August 2007

POG: £11,707 disbursed February 2008

RPDG: £25,000 withdrawn April 2008

LOAN: £100,000 contracted September
2008, security – first charge

Professional Team

Architect:
LDN Architects, Forres

Structural Engineer:
Elliot and Co, Edinburgh

Quantity Surveyor:
Morham and Brotchie, Edinburgh

Mechanical & Electrical:
Irons Foulner, Edinburgh

Project Management:
George McNeill, West Lothian

Main Contractor:
Hunter and Clark, Glasgow

Total investment: £1,150,755

Other Sources of Funding:

Heritage Lottery Fund (Townscape
Heritage Initiative Scheme): £424,668

Historic Scotland: £211,950

FIFG European Fisheries
Programme: £231,998

East Lothian Council: £202,000

Leader + European Programme: £28,068

Viridor Credits Scotland: £30,000

Trust's own resources: £10,363



Built for John Nisbet, a self-styled merchant, he was described by a creditor's lawyer in 1789 as a 'professed smuggler'.

GUNSGREEN HOUSE – PHASE II

The Gunsgreen House Trust

Designed in 1753 by the Adam brothers of Edinburgh, Gunsgreen House is an outstanding example and a rare survival of an 18th century merchant's house, and is in a very prominent location. Built for John Nisbet, a self-styled merchant, he was described by a creditor's lawyer in 1789 as a 'professed smuggler'. After a variety of uses, most recently as a guest house, the building was purchased in 1967 by the local authority so that its lands could be used for public housing. The house was used as a golf clubhouse until 1997, since when it has been used for various temporary purposes but mostly empty.

The Gunsgreen House Trust acquired a 99-year lease at a peppercorn rent from the local authority in 2000. The first phase of redevelopment allowed the dovecote next to the house to be re-used as self-catering accommodation. Much of the house's

original plan has survived with enough genuine decorative detail to permit accurate restoration. A significant number of historic wallpapers have been found dating from the 1750s to the 1950s and many will be featured in interpretive displays. Work started in 2007 on the final phase of the project, although this was delayed when the main contractor went into administration; nevertheless the trust was able to get things back on track. The principal rooms on the ground and first floors have been fully restored so that they can be opened to the public during the day while being available for functions in the evening. The 18th century cellars house a display on the smuggling heritage of Eyemouth and its surroundings, featuring a range of interactive displays for younger visitors. After opening for a short initial season in 2009, its official opening will take place in spring 2010.

Eyemouth, Scottish Borders
Listed Category A;
Eyemouth Conservation Area

LOAN: £45,000 repaid December 2006

LOAN: £160,000 contracted July 2008, security – first charge

Professional Team

Architect:
Allan Swan, Bain Swan Architects, Eyemouth

Structural Engineer:
McKay and Partners, Structural Engineers, Selkirk

Quantity Surveyor:
D.J. Burchell, Dundee (Berwick-upon-Tweed office)

Main Contractor:
Cumming and Co. (to November 2008); Fleming Masonry Contractors Ltd. thereafter

Total investment: £2,410,000

Other Sources of Funding:
Heritage Lottery Fund: £818,000
Historic Scotland: £533,603
Scottish Borders Council: £385,000
European Union (via South of Scotland European Partnership): £566,229
Binks Trust: £18,000
Pilgrim Trust: £10,000
Trust's own resources: £50,000
Other grants and donations: £30,539

THE GUILDHALL

Cardigan Building Preservation Trust



Cardigan, Ceredigion
Listed Grade II*

OAG: £4,260 disbursed October 2006

RPDG: £25,000 disbursed September 2007

CBG: £2,552 disbursed October 2007

PAG: £4,000 disbursed August 2008

PDG: £11,329 disbursed March 2009

Professional Team

Architect:
Acanthus Holden, Pembroke

Project Management:
Menter Aberteifi Cyf

Main Contractor:
Welsh Heritage Construction Ltd,
Carmarthenshire

Total investment: £1,298,331

Other Sources of Funding:

Heritage Lottery Fund
(THI scheme): £747,000

Welsh Assembly Government
(Community Facilities and Activities
Programme (CFAP)): £300,000

Cadw: £52,833

Ceredigion County Council: £14,688

CAVO (Ceredigion Association
Voluntary Organisations): £2,940

Big Lottery (People & Places): £180,870

Opened in 1860, the Guildhall, together with the attached two-storey covered market, was the first civic building in Britain constructed in the Ruskinian Gothic style. Corn, wool, meat and produce markets were based here, together with the Borough Chambers, Mechanics' Institute, Library and Grammar School room. The main public hall, known as the Town Hall, was used for public meetings as well as assemblies. Utilised less and less over the years, and with a lack of modern services, it had deteriorated severely. The Cardigan Building Preservation Trust, working in partnership with Menter Aberteifi, a local community regeneration company, and supported by the County Council and the local community, wished to find a new use for it. The first two phases of restoration

were fully funded from the Cardigan Townscape Heritage Initiative scheme, through which money was made available for external repair, improved accessibility and safety.

The final phase of works has allowed the development of facilities on the ground floor and the courtyard, including increased visibility of the gallery and market. The upper floor of the building has also been brought back into community use. The project aims to satisfy the current and future community needs and aspirations of the people of Cardigan. The Guildhall will once again be the vibrant heart of the town, where individuals and voluntary groups of all ages can meet, attend social functions, classes, performances and view exhibitions.



The Guildhall will once again be the vibrant heart of the town...



Y DOLYDD – PHASE I

Llanfyllin Dolydd Building Preservation Trust



Y Dolydd was built in 1838 as the Llanfyllin Union Workhouse following the Poor Law Amendment Act of 1834. It was built to the design of Thomas Penson, a prominent local architect, who was influenced by contemporary workhouse models. Built to a plan reminiscent of Jeremy Bentham's *Panopticon* principle, the workhouse consists of a central cruciform structure partly enclosed by additional ranges on three sides and a central entrance block on the north west elevation, facing the town. At the centre of the plan is an octagonal hub, topped with a belfry. The style is classically influenced but with a distinct local flavour and this can be seen throughout – most notably on the main entrance block with its dressed local stone, ground floor Venetian windows and flanking pavilions. The workhouse is one of the last two remaining in Wales. It was last used as an Outward Bound Centre until 1987 and had lain derelict since.

The building was bought by a local woman to save it from speculative redevelopment and unacceptable intervention. The Llanfyllin Dolydd Building Preservation Trust purchased the building with the aid of an AHF loan. Its primary aim was to establish an arts and crafts centre, museum and community facilities. In 2007 the Trust joined forces with the Workhouse Festival to form a single body to be known as the Llanfyllin Workhouse, whose aim is to create a community enterprise for environment, education and the arts. The first phase of restoration is complete, with the provision of workshops for local enterprises and the conversion of the former dining hall wing to an all-weather venue and performance space. The Men's Day Room has become the Workhouse Gallery, which mounts various exhibitions; one of four flats has been completed and is let. Work is beginning on a bunkhouse and two holiday lets.

Llanfyllin, Powys
Listed Grade II

FIG: £7,500 disbursed March 2006

PAG: £3,000 disbursed May 2006

POG: £6,547 disbursed April 2007

LOAN: £300,000 repaid January 2008, security – first charge

PDG: £11,034 disbursed March 2009

Professional Team

Architect:

Richard Payne, Form 7 Architecture, Llanrhaeadr YM

Structural Engineer:

Malcolm Smith, Consulting Engineer, Pen-y-Garnedd

Quantity Surveyor:

Bowen Consultants Ltd, Newtown

Project Management:

Ian Garland

Main Contractor:

Work carried out by direct labour and volunteers

Total investment: £75,000

Other Sources of Funding:

ERDF: £25,000

Bodfach Trust: £20,000

Pilgrim Trust: £50,000

Trust's own resources : £30,000



...built in 1838 as the Llanfyllin Union Workhouse following the Poor Law Amendment Act of 1834.



**VERY DANGEROUS
BUILDING
KEEP OUT!**

PROJECTS UNDER DEVELOPMENT

This section provides details of ongoing schemes supported by the Architectural Heritage Fund over the last 12 months. Whilst the projects featured have had the most significant advances, those listed are still active and more details will be provided in the future.



Although this year's annual review is set against the background of economic uncertainty, the number of applications during the year suggests that demand remains high and that building restoration schemes are still being undertaken within the charitable sector. This indicates that charities are still able to prosper whilst the commercial market is in decline; however it is clear that grant funding from the AHF is still necessary to ensure that projects can be developed satisfactorily before restoration begins.

The options appraisal grant (OAG) scheme is the mainstay of the AHF's grants programme, helping organisations to start the restoration process by bringing in professional expertise to help with decision-making. The majority of projects in this section have benefited from this programme, and a number have been offered 'top-up' grants so they can revisit an earlier study to update figures or react to changing circumstances. This process is not solely aimed at trusts embarking on their first project, but also for more experienced organisations that need to assess all suitable outcomes before making a decision on whether to take a scheme forward.



Once the potential viability of any project has been established, further development funding for building preservation trusts (BPTs) is available through our Project Development Grant (PDG) scheme. This includes funding for administration costs, project organisers, mentoring or non-refundable professional fees. Any or all can have a bearing on whether a project will have the necessary framework in place before restoration starts.

The provision of low-interest loans, whether for working capital or acquisition, remains an essential way of ensuring that projects do not falter through lack of cashflow. In difficult times this can be of great importance in the ultimate success of a project. As little as £15,000 may be required, as for the Charles Dickens Museum in Bloomsbury, but more often far larger sums are necessary. Acknowledgement should be given here to those local authorities willing to provide a repayment guarantee, often the only way in which a loan can be secured. It is no coincidence that successful BPTs invariably enjoy the support of local authorities.

As always, this section illustrates the wide variety of projects that the AHF has been able to support during the year. This would not be possible without the level of commitment of those groups of people who are dedicated to their causes. Their achievements should provide encouragement to others managing their own scheme, and inspiration to those considering beginning the process.

TOP: Manor Farm House, Helpringham, Lincolnshire (see p.28)
LEFT: Ford Park Cemetery Chapel, Plymouth, Devon (see p.38)
RIGHT: St Mary's Church, Lybster, Scotland (see p.45)

KEY

Many projects receive several different AHF grants and loans. These are abbreviated as follows:

FSG	Feasibility Study Grant
OAG	Options Appraisal Grant
CBG	Capacity Building Grant
PAG	Project Administration Grant
POG	Project Organiser Grant
PDG	Project Development Grant
RPDG	Refundable Project Development Grant

Grant and loan information is as at the end of the financial year (31 March 2009) but the text often includes more recent developments.

Where a grant or loan offer is shown as 'withdrawn', this does not necessarily mean that the project is not proceeding. The applicant may have been able to go ahead without it or the nature of the project may have changed and a new application submitted.



EASTERN REGION



**Heritage Trust of Lincolnshire
116 High Street**

Boston, Lincolnshire
Listed Grade II*;
Boston Town Conservation Area

OAG: £12,500 offered September 2008

Built in the early 18th century in red brick with ashlar dressings, 116 High Street was chosen by William Garfit as the site of Boston's first bank in 1754. It is built on two storeys with a five-bay frontage, and was extended to the rear in the late 18th and early 19th centuries. Banking at this time was often conducted in private residences and the two front rooms would have served this purpose while the rest of the house accommodated the owner's family. Two panelled rooms from this date survive although there were later alterations both internally and externally. The building has lain empty for approximately 30 years and is now in a desperate condition. The Trust has commissioned a study that will examine private residential, commercial and community uses. The scheme enjoys strong support from English Heritage and the Heritage Lottery Fund.



1



2



3

**Heritage Trust of Lincolnshire
Manor Farm House**

The Green, Helpringham, Lincolnshire
Listed Grade II*;
Helpringham Conservation Area

CBG: £978 disbursed August 2008
OAG: £10,890 offered December 2008

Manor Farmhouse is a large, L-shaped, detached farmhouse dating from the early 18th century, with a cottage attached on the north side. The main house is on two storeys plus attic rooms and is constructed of stone with later brick additions. Internally, the building retains many of its original architectural features, including corner cupboards and panelling, wooden shutters and a fine staircase. The rear wing is believed to date from the late 15th or early 16th century, on two storeys and modified in the 19th century. It has been unoccupied for 25 years and is in very poor condition. Despite the Trust's interest over a number of years a solution has yet to be found. An options appraisal grant will allow an in-depth analysis of all options, and adjacent farm buildings will also be included in the scope of the study.

**North Norfolk Historic Buildings Trust
The Old Chapel**

Holt Road, Cromer, Norfolk
Listed: Grade II

OAG: £5,000 disbursed March 2009

This small cemetery chapel dates from 1860-61 and is built on land gifted by Benjamin Bond Cabell, who also paid for its leaded decorated windows. It is a single storey building constructed of finely coursed knapped flint, with red brick dressings in a Gothic style. Inside, the box pews and pulpit remain. It is set in the middle of a cemetery which contains many fishermen's graves, and is therefore of local significance. The Trust undertook a study to find a viable use that would respect its historic and architectural importance. However, it was unable to find a scheme that met with the approval of the local authority, although appropriate solutions have been found for similar buildings in the past.



4

**Norwich Preservation Trust
Gybson's Conduit**

Anchor Quay, Norwich, Norfolk
Scheduled Ancient Monument;
City Centre Conservation Area

OAG: £3,000 disbursed April 2009

St Lawrence's Well delivered water to the parish of St Lawrence as far back as the 13th century. In 1576 the well and lane were granted to Robert Gybson, a brewer, on condition that he brought the water from the well by a pipe to the public street at his own expense. Two years later he built this magnificent structure. Originally sited in Westwick Street, the stone arch was moved to the other side of the wall after the conversion of the Ballard's Brewery site in 1982-87. The monument subsequently transferred to the Crown Estate. In 2007 the AHF decided that single-options studies could be applied to structures of architectural merit which were not capable of viable re-use, and this was the first application to be received. The study therefore concentrated upon the cost of repair and acquisition. The Trust has acquired the Conduit in the current financial year.

**Mid Essex Historic Buildings Trust
The Woodrolfe Granary**

Woodrolfe Road, Tollesbury, Essex
Listed Grade II

FSG: £4,650 disbursed November 2004
OAG: £2,477 offered June 2008

The Granary is located within a boatyard alongside Woodrolfe Creek, a tributary of the Blackwater River. Dating from the 19th century, it is a simple two-storey wooden structure supported on timber beams mechanically fixed to wood piles. Although it was once a granary it was probably originally constructed for sail or net repairs. In 2003 the Trust was offered a 25-year lease at a peppercorn rent if a viable scheme could be identified and obtained AHF funding to undertake a study, which was completed the following year. However, this did not result in a sufficiently robust scheme. The Trust has retained its interest in the building and was offered a supplementary grant to re-visit the potential end uses and figures. It will also examine the cost of raising the building to prevent flooding during high spring tides.

Norwich Preservation Trust 5
The Great Hall

123 Oak Street, Norwich, Norfolk
 Listed Grade II;
 City Centre Conservation Area

OAG: £2,730 disbursed November 2008

The Great Hall was originally a hall house built in the 15th century constructed of flint with brick dressings and a pantiled roof. It was altered in the 17th century, when the first floor was added with a staircase constructed within an extended oriel, and a vaulted cellar opened out beneath the ground floor. It was a house of status occupied by weavers, tanners, bakers and innkeepers. Owned by another charity, which had let the building as offices in the past but had failed to find a tenant in the last two years, the building remained in a reasonable condition but at risk of deterioration. The Trust undertook a study to evaluate whether to take on the project, and its findings provided the confidence to do so.



Sneath's Mill Trust 6
Sneath's Mill

Lutton Gowts, Long Sutton, Lincolnshire
 Listed Grade I

OAG: £7,500 offered September 2008

This octagonal, four storey brick tower windmill is the oldest surviving tower mill in Lincolnshire and possesses many unique features. Much of the internal wooden machinery survives and it originally possessed cloth sails and a boat-shaped cap which was winched into the wind by hand. The internal remains of early windmill technology are of great significance and have contributed to its Grade I listing status. Unused since the 1940s, the mill has suffered from a long-term lack of maintenance. The Trust wished to investigate all appropriate options for the sustainable future of a building that would be difficult to re-use in the modern context. One of the key objectives of the study is to assess whether the internal wooden machinery can be restored and retained *in situ*.



Suffolk Architectural Heritage Trust
Wingfield House

Market Place, Saxmundham, Suffolk
 Listed Grade II; Saxmundham
 Conservation Area

OAG: £5,870 offered December 2008,
 increased by £500 March 2009

Wingfield House is a timber-framed dwelling originally dating from the 16th century, with a wing added in the 17th century, and extended and brick-fronted in the 19th century. On two storeys with an attic, it has been divided into three separate units and has a forge building in the grounds. Many internal features from various periods remain. It is located on the edge of the Market Place in Saxmundham, an important market town in the medieval period, and was likely to have been constructed by someone of substance. The building is in private hands and has been on the Suffolk County Council's Buildings at Risk Register since its inception in 1992. However it has now committed to serving a Compulsory Purchase Order and enter into a back-to-back agreement with the Trust, which will undertake a study to assess all appropriate options.

EAST MIDLANDS



Arkwright Society
**Building 17, Sir Richard
 Arkwright's Cromford Mills**

Mill Lane, Cromford, Derbyshire
 Listed Grade I; Cromford and Derwent
 Valley Mills World Heritage Site

PDG: £25,000 offered September 2008

Building 17 is the largest of the Grade I buildings within the Cromford Mills site. Although its exterior is in good order, the interior remains in serious disrepair. The project will adapt the ground floor to provide orientation and information facilities for visitors to the Derwent Valley Mills World Heritage Site. It will include a 70-seat auditorium, a foyer and information point to introduce visitors to the Arkwright story and its surrounding area. The building will also contain the site's major visitor facility which will consist of replica machinery and exhibition space and associated catering facilities as well as commercial space for rent to start-up and young businesses. The Society has already received strong support from potential funders and the AHF's grant will help it to develop the scheme further.



Peel Centre Charitable Trust
Dronfield Hall Barn

High Street, Dronfield, Derbyshire
Listed Grade II*

OAG: £8,635 offered June 2008

Dronfield Hall Barn is a mid-15th century timber-framed former manor house converted to a barn in the 17th century. It is an L-shaped building of sandstone construction, with a stone slate roof. The quality of its surviving timber frame and details of its carpentry single the building out as an outstanding example of late medieval craftsmanship. The barn has now been empty for over 10 years and is deteriorating. It was gifted to the Peel Centre Charitable Trust, together with surrounding land, in June 2005. It will pose some challenges in identifying new uses: it has slit windows providing minimal natural light, but its Grade II* listing means any changes to the envelope are unlikely to be acceptable, and there is problematic access to the busy and narrow High Street, some 60 yards away over grass. Nevertheless the study will explore the viability of all options.

Vivat Trust
North Lees Hall East Wing and Pigsties

Listed Grade II* (East Wing),
Grade II (Pigsties); Peak District National
Park Conservation Area

OAG: £3,000 disbursed October 2008

North Lees Hall is an Elizabethan tower house built for William Jessop in the early 1590s. The AHF has a long association with the building, having contracted two loans for the part of the building already in the trust's ownership. The East Wing, which is the surviving part of a much larger service wing, was let as a farm house as recently as 2006. The pigsties are ancillary buildings to the rear of the Hall and date from the same period. When the East Wing was vacated, the Trust was offered the opportunity to acquire it and therefore undertook a study which demonstrated its suitability for use as holiday letting accommodation.

GREATER LONDON



Brixton Community Trust
Railway Hotel

20 Atlantic Road, Brixton, London SW8
Brixton Conservation Area

OAG: £5,000 offered March 2009

The Railway Hotel was built in 1880 and has always operated as a public house or hotel. Its clock tower is a distinctive local landmark. Although unlisted it is a key element in the Conservation Area, constructed on a difficult corner site of yellow stock brick and slate roofs, and with string courses of decorative encaustic tile friezes. From the 1960s until its closure in 1999 it was well-known as 'Bradys', a music and dance venue. The London Borough of Lambeth acquired the building by compulsory purchase at this time, although the building has remained empty ever since. The Trust has identified it as being suitable for a range of community-based activity and has been awarded a grant to carry out an options appraisal study.

The Dickens House and
the Dickens House Fund
The Charles Dickens Museum

48 & 49 Doughty Street, London WC1
Listed Grade I/II; Bloomsbury
Conservation Area

LOAN: £15,000 offered December 2008,
security – first charge

The buildings were acquired by the Trust in 1925 for use as a museum, library and gallery. No 48 is listed grade I for its historical associations as a former dwelling of Dickens; no 49 is listed grade II. The Trust has maintained them in good condition but is conscious that it is one of the few museums of its kind not to offer any catering. It has therefore devised a scheme to convert part of the ground floor of no 49, which accommodates the Trust's offices, to form a small café. It has raised a substantial part of the funding required and is confident of achieving the balance, but wished to borrow a small amount of working capital in order to start work at a time that will suit the seasonal pattern of its operations.





3

Hanwell Community Trust
Hanwell Community Centre
 (former Central London District Schools)

Westcott Crescent, Hanwell, London W7
 Listed Grade II

FSG: £6,375 disbursed June 2008

The Central London District Schools building was constructed in 1856 for the Central London District Board to provide boarding school accommodation for 1,200 children under the Poor Law Act of 1845. Some children attended only during family crises when they could not be kept at home (among them Charlie Chaplin from 1896 to 1898), but for many foundlings it was their only home and family. In 1930 it was transferred to the LCC, and although used for various purposes over the next few years its obsolete design made it impractical. Latterly owned by the London Borough of Ealing and leased to the Hanwell Community Trust, the latter undertook a study to assess the feasibility of acquisition of the building in lieu of its sale to a third party.



Heritage of London
 Trust Operations Ltd
Abbey Mills Pumping Station

3

Abbey Lane, Newham, London
 Listed Grade II*/II

OAG: £7,500 disbursed July 2008

Abbey Mills Pumping Station is a group of buildings designed by Charles Driver under the supervision of Sir Joseph Bazalgette in 1865-68 to serve the Northern Outfall sewer, a huge undertaking to modernise London's sewerage system following the 'Great Stink'. Station 'A' is the most prominent, being the former main pumping station, and referred to in Pevsner as 'the cathedral of sewage'. It is surrounded by ancillary buildings, the bulk of which are Grade II listed in their own right. All are constructed in yellow stock brick with red and black brick detailing, and are redolent of Victorian pride in the improvement of the Metropolis by engineering methods. The study identified Station 'C' as being suitable for use by the London Borough of Newham's Building Crafts College, and it is hoped that its proximity to the 2012 Olympics site will demonstrate the benefits of historic building conservation to a wider audience.

Heritage of London
 Trust Operations Ltd
The Spotted Dog Public House

212 Upton Lane, Forest Gate, London E7
 Listed Grade II

OAG: £6,000 offered December 2008

The oldest part of this former public house dates from the 16th century and, according to a wall plaque, it is the oldest secular building in East London. It is timber framed and weatherboarded, with a pantiled roof. Various brick-built extensions were added between the early 19th and late 20th centuries. It has probably always been an inn and sits on a large corner site which has been adapted for car parking. Legend has it that it was once the kennels for Henry VIII's dogs, and it is a well-known local landmark. The London Borough of Newham was sufficiently concerned about its condition that it asked the Trust to become involved on the basis that it would serve the necessary enforcement notices as a precursor to the transfer of ownership, should a viable scheme be identified.

Limehouse Town Hall
 Consortium Trust
Limehouse Town Hall

646 Commercial Road, London
 Listed Grade II;
 Limehouse Conservation Area

PAG: £4,000 disbursed December 2007
POG: £12,500 offered September 2008

A handsome white Suffolk brick palazzo with stone dressings, arched moulded windows and strong projecting cornices, the Town Hall was built to a design by A&C Harston to the order of the Limehouse vestry and opened on 29 March 1881. Despite many changes of use and occupancy, it remains substantially unaltered. The Trust was founded by the tenants of the Town Hall, a diverse mix of voluntary groups, social enterprises and artists, to raise funds for its preservation. AHF grants allowed it to continue negotiations with the landlord for an improved lease whilst drawing up a repairs schedule. English Heritage has offered a substantial grant toward the repair of its neglected Italianate exterior as the first step towards a major programme of work.

South London Theatre Centre
The Old Fire Station

4

2a Norwood High Street, London SE27
 Listed Grade II; West Norwood
 Conservation Area

CBG: £1,148 disbursed November 2006
FSG: £7,500 disbursed July 2008

The Fire Station was built in 1881 by the Metropolitan Board of Works. Constructed in red brick, with the gothic detailing typical of Victorian municipal buildings, it dominates the streetscape, particularly through its most prominent feature, a tall octagonal tower. This originally functioned as a look-out point to watch for fires and was also used to dry canvas hoses. In 1915, with the advent of motorised fire engines, the building became redundant. Used for many years as a church hall, it was acquired in the mid 1960s by the London Borough of Lambeth, and let to the theatre group, which over the years became well established within the local community. Provided with the opportunity to take on a long lease, the group realised that it needed to deal with the building fabric and applied for an AHF grant to assess the project. What resulted is an in-depth study assessing a wide range of theatre-related uses and the formation of a specialist building preservation trust to undertake works whilst theatrical productions continue.



**Kendal & District Civic Society
Building Preservation Trust
Prince Charlie's House**

95 Stricklandgate, Kendal, Cumbria
Listed Grade II; Kendal Conservation Area

OAG: £5,108 offered June 2008

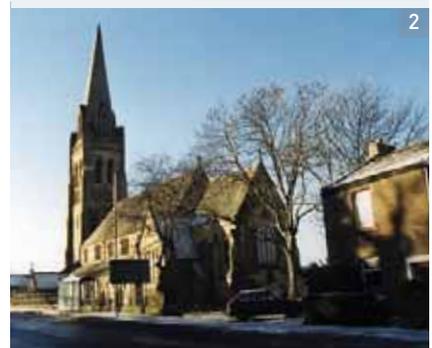
This property is in a prominent location on the east side of Stricklandgate, Kendal's main thoroughfare, and is part of a row of three-storey terraced properties of 17th century origin. Bonnie Prince Charlie slept here on his advance into England in 1745, and again during his retreat, with the pursuing Duke of Cumberland staying the following night. Since 1918 it has been in the ownership of the local YWCA and for many years was run as a residential hostel. The current owner can no longer afford to maintain the property and has offered it to the Trust. The study will assess all options for re-use.

**Heritage Trust for the North West
St Mary's Church**

Manchester Road, Nelson, Lancashire
Listed Grade II;
St Mary's Conservation Area

LOAN: £164,500 repaid February 2004, security – repayment guarantee
POG: £15,000 disbursed February 2005
PDG: £11,500 offered September 2008

St Mary's Church is probably the most visually important building in Nelson, its tall steeple being a major feature of the landscape. It was constructed in two phases between 1878 and 1908 to the designs of the Burnley based firm of Waddington and Dunkerley and contains outstanding examples of stained glass by Burne-Jones and William Morris (now removed for safe-keeping). It was declared redundant by the Blackburn Diocese in 1989 and sold. However the building subsequently remained empty and unused, becoming increasingly derelict. The Trust purchased the building in 2000. It has sought to develop the scheme over a number of years and the most recent AHF grant will provide funds to produce a robust business plan which demonstrates that a Centre for Traditional Building Skills is a viable and sustainable business, identify how it will be managed and demonstrate that funding is available to undertake the restoration.



NORTH EAST

**Berwick-upon-Tweed
Preservation Trust
Dewars Lane Granary**

Dewars Lane, Berwick-upon-Tweed,
Northumberland
Listed Grade II;
Berwick-upon-Tweed Conservation Area

FSG: £5,290 disbursed February 2003
POG: £15,000 disbursed July 2006
RPDG: £25,000 repaid October 2008

The Granary was built around 1760 of coursed rubble stone with ashlar dressings and is part rendered. It is five storeys high, plus attics, and the side elevations have 11 openings at each floor level. The building's most remarkable feature is its dramatic lean (reputed to be greater than that of the Tower of Pisa!) which is countered by three huge 20th century concrete buttresses. The building had been redundant for 20 years and in very poor condition when the trust became involved. The project is now on site and once restored, will become a vibrant multi-use facility incorporating a bistro, exhibition hall, meeting rooms and a youth hostel. A metal frame needs to be inserted to hold the building in place, and the project should be completed by late 2010.

NORTH WEST

**Kendal & District Civic Society
Building Preservation Trust
37-39 Main Street**

Sedbergh, Cumbria
Listed Grade II

OAG: £4,375 offered June 2008

This three-storey building, dating from the mid-19th century, is sited on the main commercial street in Sedbergh in the Yorkshire Dales National Park. Three shop units once occupied the ground floor, with residential accommodation on the upper floors. All parts of the property are built of stone, whilst a 19th century wooden shop front extends along the width of the property. The yard to the rear contains some two-storey structures which are probably older than the main building itself. The building has been empty for at least ten years and is now in a dilapidated state. The Yorkshire Dales National Park Authority is considering a Repairs Notice and Compulsory Purchase Order if the Trust can offer a back-to-back agreement. The options appraisal is intended to examine whether it can viably do so.

Heritage Trust for the North West Lytham Hall

Ballam Road, Lytham, Lancashire
Listed Grade I

POG: £4,525 disbursed November 2003
PDG: £21,500 offered September 2008

A manor house was built on the present site in the mid 16th century and by the early 17th century it had become the seat of the Clifton family. In 1752 Sir Thomas Clifton commissioned John Carr of York to design a new house which retained some of the earlier 16th century structure within the fine new Palladian mansion which survives little altered today. Lytham Hall, particularly its stair hall, is regarded as one of Carr's best works and now stands in 80 acres of mature park and woodland. All were leased for 99 years in March 2000 by the Trust. At present Lytham Hall is in use for a range of activities from conferences and events to weddings and heritage visits. However, the lack of facilities offered by the building significantly restricts its potential use. A grant was therefore offered for business planning to demonstrate that the building's development as an historic home and visitor attraction is viable and sustainable, and will attract sufficient funding for full restoration.

Heritage Trust for the North West 22 Main Street

Heysham, Lancashire
Listed Grade II;
Heysham Conservation Area

FSG: £3,460 disbursed October 2005
LOAN: £90,000 repaid November 2006;
security – repayment guarantee
(Lancashire County Council)
POG: £12,000 disbursed December 2008
LOAN: £126,000 offered December 2008,
security – repayment guarantee
(Lancashire County Council)

Heysham Village dates back to Anglo-Saxon times and was developed as a fishing community and tourist attraction in the 19th century. 22 Main Street is part of a traditional early 17th century longhouse with an attached barn. It is one storey, with an attic, built into the hillside. The adjacent former barn was acquired by the trust in 1998 and became a heritage centre. A small part of the barn was retained by the owner of 22 Main Street and upon his death the Trust was able to purchase the site with the aid of an AHF acquisition loan. An options appraisal identified four potential uses and the Trust concluded the most suitable was to retain the building as a dwelling, whilst the remaining bay of the barn would be used to extend the Heritage Centre.

Heritage Trust for the North West Higherford Mill

Gisburn Road, Barrowford, Nelson,
Lancashire. Listed Grade II;
Higherford Conservation Area

FSG: £4,150 disbursed April 2001
LOAN: £350,000 repaid March 2002;
security – repayment guarantee
(Lancashire County Council)
POG: £7,000 disbursed November 2006
LOAN: £95,500 contracted January 2009,
security – repayment guarantee
(Lancashire County Council)

Higherford Mill was built in 1824 and is a substantially complete example of a first generation purpose-built spinning mill. Steam power was introduced in 1832 when the site was enlarged by the addition of an engine and boiler house and a chimney. A severe fire in 1844 destroyed most of the mill buildings, but it was rebuilt immediately. The mill ceased to function in the late 1970s and, following a five year campaign, it was spot listed and acquired by the Trust in 1999 with the aid of an AHF loan. A phased approach to restoration has been adopted, and the third stage, for which the loan has been offered, will comprise the restoration of the main entrance area to provide a reception and meeting rooms. Additional visitor facilities will be installed in the form of gallery space in the former cloth warehouse and new windows will be fitted to the north weaving shed.

Manchester Historic Buildings Trust 84 Plymouth Grove

Chorlton-on-Medlock, Manchester
Listed: Grade II*

FSG: £5,000 disbursed November 2000
POG: £4,406 disbursed September 2001
RPDG: £14,872 disbursed September 2001
CBG: £2,100 disbursed December 2007
OAG: £2,500 disbursed March 2008
PAG: £4,000 disbursed March 2008
POG: £15,000 offered March 2008

No 84 Plymouth Grove is an Italianate villa, built in 1838 in what was once a select development on the outskirts of Manchester. The house is square in plan with a small service wing on one side and remains largely as it was built. Internally, the principal rooms have retained most of their features. Elizabeth Gaskell, acknowledged as one of the outstanding novelists of the 19th century, lived here from 1850 until her death in 1865 and the majority of her literary output was written during that time. The University of Manchester bought the house to provide accommodation and a social centre for overseas students but it eventually became surplus to requirements. The Trust has sought to find a viable use for the building and eventually acquired it in 2004. The AHF has supported the project over a number of years and was able to fund the employment of a fundraiser through the project organiser grant (now project development grant) scheme.



Morecambe Winter Gardens
Preservation Trust
The Victoria Pavilion
(or Morecambe Winter Gardens)

208-214 Marine Road Central,
Morecambe, Lancashire
Listed Grade II*;
Poulton Conservation Area

LOAN: £80,000 contracted January 2008,
security – first charge

OAG: £7,500 disbursed May 2006

PAG: £4,000 disbursed December 2008

CBG: £5,250 disbursed February 2009

CBG: £1,750 offered February 2009

CBG: £7,500 disbursed February 2009

Built alongside the glass-roofed Winter Gardens or Empress Ballroom, the Victoria Pavilion opened to the public in 1897. It functioned as an integrated entertainment complex linked to the Winter Gardens and was designed to house variety and musical entertainers rather than large scale forms of drama and musical theatre. By the end of the 19th century its seating capacity had been increased to 2,200. The Pavilion had been in constant use when a unexpected structural report brought about its closure in September 1977. Following several rescue efforts and a 20-year campaign from the Friends group, the Trust eventually acquired the building in 2007 with the help of an AHF loan. It has been awarded a project planning grant from the Heritage Lottery Fund and wishes to develop the project further by producing a business plan. An AHF-funded mentor has been assisting the trust to reach this stage.

SOUTH EAST



The Claremont Fan Court Foundation
Claremont Belvedere

Claremont Drive, Esher, Surrey
Listed Grade II*
and Scheduled Ancient Monument

OAG: £12,500 offered June 2008

Sir John Vanbrugh purchased what was to become the Claremont estate in 1709 and proceeded to design and build his house, completed in 1711. He sold the estate in 1714 to Thomas Pelham, subsequently to become Duke of Newcastle upon Tyne, but continued to advise on development of the property. Both Vanbrugh and Pelham were members of the Kit-Kat Club, comprising artists, politicians and writers. The Belvedere was constructed in 1715 as a focal point of the estate, linking the main house with its pleasure gardens. It is a rectangular brick building of two storeys, with square crenellated turrets on each corner, one containing a spiral staircase, featured in Sir Colen Campbell's architectural handbook, *Vitruvius Britannicus*, of 1725. The estate was acquired in 1930 by the Claremont Fan Court Foundation; the Belvedere was in ruins internally, although a basic maintenance schedule has ensured it remains weathertight and secure. With the recent inclusion of the building on the English Heritage 'at risk' register, the Foundation has embraced the need to find a sustainable use that will ensure its maintenance and availability to the public. It has therefore been offered an options appraisal grant to assess all appropriate uses.

Thatcham
(Old Bluecoat School) Charity
**Old Bluecoat School/
Chapel of St Thomas**

Thatcham, Berkshire
Listed Grade I

FSG: £5,000 disbursed August 2008

This small, early 14th century building is located close to the centre of Thatcham, directly adjacent to the main A4 London to Bath road. Originally constructed of stone and flint, it maintains much of its original character despite a number of alterations over its long history that reflect changes in use over time. Built as a chapel in 1304, the building continued to be used for worship until 1550. By 1707, the 'decayed chapel' was converted into a school for the poor boys of the parish and became known as the Bluecoat School. The educational use continued until the 1960s and it was most recently used as an antique shop until the late 1990s. The Trust has been able to obtain a long lease from Thatcham Town Council and its study demonstrated that the building would be best used for a range of community activities.

SOUTH WEST



Barnstaple Building
Preservation Trust
**The Old Catholic Church
(St Mary's)**

High Church Street, Barnstaple,
North Devon
Listed Grade II

OAG: £8,600 offered June 2008

The former St. Mary's Catholic Church was constructed between 1844-1855 and was designed by Gideon Boyce of Tiverton. In the Romanesque style, it is of rubble construction with ashlar dressings and slate roof. Internally the roof is of arch-braced design, with a simple Romanesque circular pulpit. A new church was constructed alongside between 1981-1985 but consent to demolish the old church was refused. In 1991 repairs to make the building weatherproof were undertaken, and dangerous masonry removed; however the building has deteriorated steadily over a number of years. Various uses have been proposed but it is only with the establishment of an independent trust through which the wider community might benefit that a solution seems more attractive to potential funders. An options appraisal report has therefore been commissioned to examine all appropriate end uses.



2



Bristol Buildings Preservation Trust Lower Lodge

Ashton Park School, Ashton, Bristol
Listed Grade II*; Bower Ashton
Conservation Area

OAG: £5,995 offered March 2009

Originally built as a Gatekeeper's Lodge for the Ashton Estate in around 1805 for Sir John Hugh Smyth, this small construction is built of limestone ashlar, battlemented in Tudor style. It was originally the start of the scenic route to the house designed by Humphrey Repton. It has only three useable rooms, and was probably never inhabited full-time. Ashton Park School was built in the estate grounds approximately 50 years ago, although the original house still stands. No use has been found for the Lodge and it has suffered from a lack of maintenance. There has been a partial roof collapse, and there are signs of movement throughout the structure, caused largely by water ingress. It is also adjacent to a busy main road. It will therefore be a challenge to identify a viable re-use; however the Trust has considerable experience in finding appropriate solutions to such problems.



Cullompton Walronds Preservation Trust The Walronds

Fore Street, Cullompton, Devon
Listed Grade I; Cullompton Town Centre
Conservation Area

FSG: £5,875 disbursed November 1997
LOAN: £55,000 repaid June 2006,
security – first charge
OAG: £9,145 disbursed June 2008
PDG: £4,000 offered January 2009
CBG: £1,827 disbursed March 2009
PDG: £1,854 disbursed March 2009

The Walronds is one of the most important historic town houses in Devon and stands on the street front of its original burghage plot which was laid out in the late medieval period. High quality detailing dating from the early 17th century includes decorative ribbed plaster ceilings, fireplaces with elaborate dated overmantels, oak panelling with renaissance details such as Ionic pilasters and inlay work, barley-sugar balusters and much original joinery. The Trust was formed to identify and fund a project that would secure its future and was set up with the support of the elderly owners. It inherited half the building in early 2005, and acquired the remaining portion in 2006 with the help of an AHF loan, re-unifying the building for the first time in over 50 years. The principal rooms and majority of the garden will be retained to provide extensive community facilities and the Vivat Trust hopes to offer holiday letting accommodation on the upper floor. The Trust has continued to develop its scheme with the assistance of AHF funds and has submitted an application to the Heritage Lottery Fund.

3

Hestercombe Gardens Trust Water Mill and Barn

Hestercombe Gardens, Cheddon Fitzpaine,
Taunton, Somerset
Listed Grade II

PDG: £25,000 disbursed March 2009

Hestercombe is situated on the southern slope of the Quantock Hills near Taunton. The estate is rich in history and has been continuously inhabited since the Saxon period and was in private ownership until 1951. The Trust has managed the whole site since 2003, when it was awarded a £3.7 million Heritage Lottery Fund grant for a new visitor centre. Following the completion of this phase it has turned its attentions to the Watermill and Barn, which were first recorded in 1686. In 1906 Edwin Lutyens, who was at the time constructing the formal gardens at Hestercombe, made important additions to both buildings. The Mill was used as the estate timber mill until 1947 but in recent years both buildings have been badly neglected and are now in danger of collapse. The Trust wishes to restore them to provide additional facilities for visitors including an education room and interpretation space, a refreshments area and toilets. The AHF's grant has allowed the trust to appoint a project organiser and undertake further design work as it continues to develop the scheme.

4

Somerset Building Preservation Trust Castle House

Taunton Castle, Taunton, Somerset
Listed Grade I;
Castle Green Conservation Area

OAG: £10,500 offered September 2008

Castle House forms an integral part of the Inner Ward of Taunton Castle, originally the medieval castle of the Bishops of Winchester. Parts of the building date from the 13th century with major alterations and additions in the 16th and 17th centuries, and it contains a small Adamesque library dating from 1785. The Castle itself, which is located in the centre of the town, is currently being refurbished as the county museum. Despite the outward appearance of solidity, there is evidence of structural movement and penetrating damp; the internal layout is also complicated and lacks modern services. As the current owner has been unable to find an appropriate use, the Trust was invited to take a long lease and has undertaken a study to assess all possibilities.



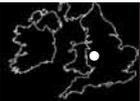
The Vivat Trust
Norman Arch & Cottage

Abbey Grounds, Cirencester,
 Gloucestershire
 Listed Grade I

OAG: £3,000 disbursed March 2008
PDG: £25,000 offered September 2008

The Norman Arch was built as a gateway to the Augustine St Mary's Abbey in 1180 and is Cirencester's oldest building. During the Dissolution, the Abbey's extensive property passed into private hands and gradually all of its buildings apart from the archway were demolished. In the late 17th century a single-storey cottage was added to the side of the arch, which is constructed of coursed square limestone rubble with stone slate roofs and a chimney stack at each end. The cottage is of similar construction with stone-mullioned windows. The Trust wishes to utilise the building as holiday accommodation and has been offered a 60 year lease at a peppercorn. A project development grant will allow it to develop the scheme by appointing a project organiser and to develop and cost a repairs schedule.

WEST MIDLANDS



Birmingham Conservation Trust
Brandwood End Cemetery Chapels

King's Heath, Birmingham
 Listed Grade II

OAG: £7,500 offered June 2008

Situated in the Birmingham suburb of King's Heath, Brandwood End Cemetery was built in 1898 to the designs of J. Brewin Holmes. The twin Chapels, Anglican and Non-Conformist, are joined at right angles by a porte-cochère surmounted by a tower and spire over the carriageway below. It utilises liberal and exuberant terracotta detailing, making it unique and distinctive. The chapels were closed approximately 17 years ago to save on the cost of upkeep and repair. However this began the inevitable decline into neglect, with the north-east chapel gutted by fire in 1995. The Friends of Brandwood End was set up as a lobbying group and has forced the local authority to seek a solution. It is therefore prepared to offer a long lease, and the Trust has undertaken an options appraisal study to examine all possible uses.

Buildings at Risk Trust
Falcon Pottery

1

Old Town Road, Hanley, Stoke-on-Trent
 Listed Grade II

OAG: £12,500 offered September 2008
LOAN: £743,400 offered December 2008, security – repayment guarantee (Yorkshire Bank)

Falcon Pottery is a two to four-storey brick building comprising extensive workshop ranges arranged around a central courtyard, once typical of the Potteries. Occupied since 1891 by the same family of pottery manufacturers, the site was operational until 2001. The front elevation comprises three to four storeys and 23 bays, with an entrance arch to the courtyard to the left of the west elevation, with cast-iron lintel and mosaic lettering: 'Falcon Pottery' and 'J. H. Weatherby and Sons'. The Trust had been given a time-limited and exclusive opportunity to obtain the site, and therefore sought a loan to acquire the building if the project moved forward rapidly. Changing circumstances mean that the project is unlikely to proceed as envisaged.

The Leek and Moorlands
 Historic Buildings Trust
Haregate Hall

2

Haregate Road, Leek, Staffordshire
 Listed Grade II

OAG: £3,750 disbursed May 2007
PDG: £700 disbursed December 2008
Supplemental OAG: £1,500 disbursed January 2009

Haregate Hall comprises a hall and cross-wings built by John Wardle in 1594. The brick wing, lying at right angles to the main house, was added by Joshua Toft in the 1720s, and is in part a remodelling of an earlier stone house. Both parts retain extensive early fixtures and fittings including shutters, panelling, doors and staircase. Owned by a housing association but uninhabitable, the Trust was offered the building for £1. Its earlier options appraisal study suggested that external repair and marketing as an investment opportunity might be the most cost-effective solution. It requested a further grant to test these figures more fully, but with the downturn in the property market it decided that a buyer could not be relied upon. It therefore maintains a watching brief and hopes to take up the project in the future.



The Old Grammar School
The Old Grammar School

Hales Street, Coventry
 Listed Grade I

OAG: £6,575 disbursed December 2008

The Old Grammar School is the only surviving building of St. John's Hospital, founded in 1155 by Laurence, Prior of Coventry. The building comprises a 12th-century hall with Victorian wing and a 1960s WC block. The surviving architectural features of the church suggest that it was rebuilt shortly before the middle of the 14th century. The material is local red sandstone, much decayed externally except where renewal or re-facing has taken place. The school remained here until 1885, when it moved to its own dedicated premises. The Trust undertook a study to investigate uses that would generate sufficient income to assist its core role in supporting the area's youth and hopes to commence restoration work in the near future.



Vivat Trust
Wellbrook Manor

3

Stockley Hill, Peterchurch, Herefordshire
 Listed Grade I

OAG: £7,500 offered June 2008

Wellbrook Manor is cited by Pevsner as being one of the best examples of a 14th century hall-house in Herefordshire. It was built on an H-plan with cross-wings, originally on one storey of rubble walls with timber framing. A first floor was added in the 16th century and the building was further altered in the 1920s, surviving today as a T-plan domestic dwelling. The estate, which comprises the Manor House, Home Farm House, associated barns and outbuildings, a semi-detached cottage, gardens and orchards, were bequeathed to the Trust by the last owner, Mrs Joan Griffith. Its study, completed in the current financial year, demonstrates that a mix of holiday letting and community facilities is viable commercially and that a proposed artistic use celebrating the life of Mrs Griffith will be incorporated.

4
West Midlands Historic Buildings Trust
Lye and Wollescote Cemetery Chapel

Cemetery Road, Lye, West Midlands
Listed Grade II

PAG: £4,000 offered September 2007
CBG: £7,500 offered March 2008
LOAN: £350,000 offered June 2008
RPDG: £12,255 disbursed September 2008
POG: £15,000 disbursed January 2009
OAG: £5,995 offered March 2009

At the heart of the Lye and Wollescote cemetery lies a building containing two Chapels, one designated for Anglican use and the other for non-conformist use. The Gothic style building is symmetrically arranged, is "H" shaped in plan and is generally single storey. It is attributed to Smalman Smith of Stourbridge and is dated 1878. It is of red, English-bond brick with limestone and blue brick dressings. The two Chapels are linked by a central doorway and lobbies under the small but prominent central tower and spire. Although the Cemetery is still in use for burials, the Chapels have been redundant for several years and are now in poor condition and vulnerable to vandalism. Both buildings are currently in the ownership of Dudley Metropolitan Borough Council but have been offered to the trust for £1. It intends to repair and convert them to provide office and community space and is sourcing project funding to take the scheme forward.

Heritage Works Buildings Preservation Trust
6 & 8 King Cross Street
(Hopwood Gateway Site)

Halifax, Calderdale
Listed Grade II; Halifax Town Centre Conservation Area

LOAN: £155,000 withdrawn March 2008

Nos 6 & 8 King Cross Street are listed because of their group value with nos 2-4, a separate but linked project undertaken by the trust. They date from the late 18th or early 19th century and may have been associated with Hopwood House on the other side of the Lane. They are currently in commercial occupation, but have serious roof defects, bulging walls and open masonry joints. The Trust was offered a loan to cover emergency repairs, but this was not required and therefore withdrawn.



South Yorkshire Buildings Preservation Trust
1-2 Market Place

Thorne, Doncaster
Thorne Conservation Area

OAG: £8,940 offered June 2008

Nos 1-2 Market Place were originally a single house dating from the mid-17th century. The property was largely remodelled in the 1750s and there were further alterations and additions in the 19th and 20th centuries, including division into two shop units. It represents one of only two remaining groups of historic buildings within the medieval core of the town. The building has deteriorated at an alarming rate over the last few years. The fine mid-18th century oak staircase has been vandalised and large unseen areas of roof have been removed, causing complete saturation of the structure, lintel failure and dry rot. Structural collapse in September 2007 precipitated action by English Heritage and Doncaster Council, which issued an urgent works notice to the owner. A schedule of urgent works was prepared by the Trust and it was subsequently engaged by the local authority to carry out the work. The owner has since agreed in principle to transfer ownership to the Trust for a £1.



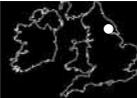
The Vivat Trust
Bolton Percy Gatehouse

Bolton Percy, York
Listed Grade II* and Scheduled Ancient Monument

OAG: £3,000 disbursed March 2008
PDG: £19,000 offered June 2008
LOAN: £43,000 offered March 2009, security – first charge

The Gatehouse was constructed in 1467 as the entrance to a medieval manor house and complex. It was built by Thomas Pearson, a yeoman's son who made his fortune by holding a succession of offices, including Commissary to the Chancellor of the University of Oxford and sub-Dean of York. The house was rebuilt in 1698 and the outbuildings, with the exception of the Gatehouse, demolished in the 19th century. A two-storey building with a jettied first floor, it is one of a small number of timber framed gatehouses remaining in the country. Some restoration work was undertaken in the 1970s but no viable use could be found. The Trust has therefore demonstrated that holiday letting with a degree of public access is achievable and has obtained a long lease. Work on site was delayed when a single roosting bat was discovered but is now poised to move forward.

YORKSHIRE AND THE HUMBER

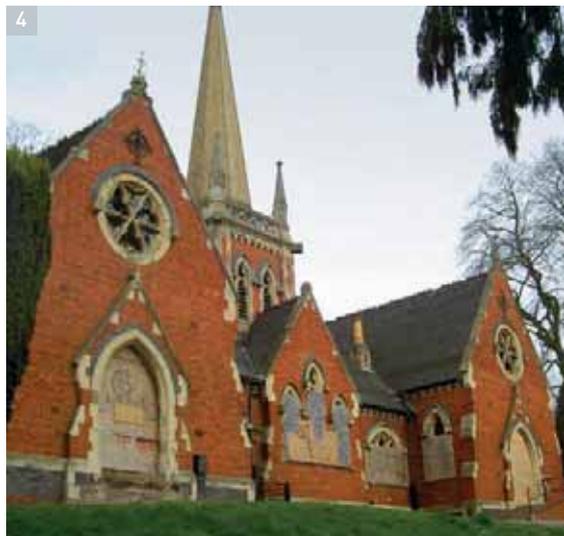


5
Friends of Abbeydale Picture House
Abbeydale Picture House

Princess House, 122 Queen Street, Sheffield,
Listed Grade II

FSG: £7,500 disbursed June 2005
CBG: £2,386 disbursed March 2009

The Picture House is a major landmark on Sheffield's southern approach, dominating the streetscene with its sheer size, a varied roofline and a façade of once-bright, white tiles. Opened by the Lord Mayor of Sheffield in 1920, the building was to become a centre of entertainment for Sheffield and South Yorkshire for the next 60 years with its cinema, theatre, ballroom and other facilities. It is constructed in brick around a steel frame with faience tile cladding to the main facades. Closed in the 1970s and leased to a succession of owners, its future was unsure until the Trust decided to acquire it following an AHF-funded study. Since then a mentor has been involved to help it make key decisions on the best way forward.





List of other projects supported in 2008-09

Arkwright Society

Ashford Bobbin Mill

Buxton Road, Ashford, Nr Bakewell,
Derbyshire
Listed Grade II

FSG: £5,000 offered April 2003, £2,000
disbursed June 2005

Arnos Vale Cemetery Trust

Buildings in Arnos Vale Cemetery

Bath Road, Brislington, Bristol
Listed Grade II*;
Arnos Vale Conservation Area

LOAN: £500,000 withdrawn March 2008
LOAN: £160,000 withdrawn February 2009

Beckery Island Regeneration Trust

Baily's Factory and The Mill House

Beckery Old Road, Glastonbury, Somerset
Listed Grade II

OAG: £7,500 disbursed September 2007
PAG: £4,000 offered April 2008

Birmingham Conservation Trust

Newman Brothers Ltd

(Coffin Furniture Manufacturers)

13-15 Fleet Street, Birmingham
Listed: Grade II*;
Jewellery Quarter Conservation Area

LOAN: £310,000 withdrawn December 2002
POG: £5,000 offered April 2008
POG: £10,000 disbursed August 2008

Blisworth Historic Buildings Trust

The Sun Moon and Stars

64 High Street, Blisworth, Northamptonshire
Listed Grade II; Blisworth Conservation Area

OAG: £7,500 offered March 2008

Bristol Buildings Preservation Trust 35, 37 & 41 Stokes Croft

Bristol
Listed: Grade II;
Stokes Croft Conservation Area

FSG: £3,000 disbursed June 1997
RPDG: £14,195 disbursed August 2001
LOAN: £600,000 withdrawn January 2009

Bury St Edmunds Town Trust

6 Angel Hill

Bury St Edmunds, Suffolk
Listed Grade II*; Bury St Edmunds Town
Centre Conservation Area

OAG: £2,732 disbursed February 2008
LOAN: £600,000 offered December 2007,
reduced to £70,000 November 2008,
security – first charge

Cornwall Buildings Preservation Trust

Pellow's Cottage & Miners' Barracks

Luckett, Cornwall
Luckett Conservation Area

OAG: £7,500 withdrawn April 2008

Ford Park Cemetery Trust

Ford Park Cemetery Chapel

Ford Park Road, Plymouth, Devon
Listed Grade II

LOAN: £150,000 offered December 2007,
security – repayment guarantee
(Plymouth City Council)

Great Torrington Buildings
Preservation Trust

The Town Hall

Great Torrington, Devon
Listed Grade II;
Great Torrington Conservation Area

FSG: £4,920 disbursed August 2004
Supplemental FSG: £2,500 disbursed
August 2006
CBG: £1,588 disbursed June 2007
CBG: £3,000 offered June 2007
PAG: £4,000 disbursed May 2008
RPDG: £25,000 withdrawn July 2008
POG: £15,000 offered September 2006
CBG: £1,975 disbursed September 2008

Groundwork Southwark & Lambeth

2 Station Buildings

Windsor Walk, Denmark Hill, London SE5
Listed Grade II; Camberwell Grove
Conservation Area

LOAN: £115,000 offered September 2007,
security – first charge

Heritage Trust for the North West

Former Wesleyan Chapel

School Lane, Upholland, Wigan
Listed Grade II;
Upholland Conservation Area

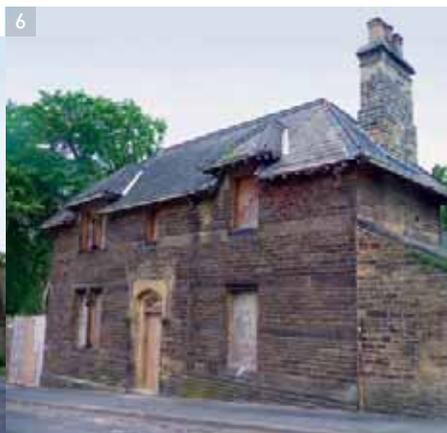
FSG: £2,406 disbursed November 2002
LOAN: £189,000 contracted April 2008,
security – repayment guarantee
(Lancashire County Council)
POG: £3,700 disbursed May 2008

Heritage Trust for the North West

The Bothy

Bank Hall, Bretherton, Nr Chorley,
Lancashire
Listed Grade II*

POG: £12,000 offered June 2007



5
 Heritage Trust for the North West
Lomeshaye Weaving Sheds

Lomeshaye Mill, Whitefield, Nelson,
 Lancashire
 Whitefield Conservation Area

FSG: £4,840 disbursed June 2008

Heritage Trust for the North West
Rainhill Hall Farm

Blundells Lane, Rainhill, Merseyside
 Listed Grade II*; Scheduled Ancient
 Monument

FSG: £5,000 disbursed June 2008

Heritage Trust for the North West
St Luke's Church Tower

Cheetham Hill, Manchester
 Listed Grade II

POG: £15,000 withdrawn September 2004
FSG: £2,250 disbursed June 2008

Heritage Trust for the North West
Long Street Methodist Church

Long Street, Middleton, Manchester
 Listed Grade II*;
 Middleton Conservation Area

OAG: £5,000 offered December 2005

Heritage Trust for the North West
Bank Hall

Bank Hall Farm, Bretherton, Nr Chorley,
 Lancashire
 Listed Grade II*

LOAN: £15,000 repaid 1999
 (to stabilise tower)
POG: £15,000 disbursed February 2008

Heritage Trust for the North West
Canal House, Warehouse and Barn

Foulridge Wharf, Colne, Lancashire
 Listed Grade II

OAG: £5,000 withdrawn September 2008

6
 Heritage Trust for the North West
**25 Wallgate
 & 1 Rowbottom Square**

Wigan, Lancashire
 Wigan Conservation Area

POG: £8,000 withdrawn September 2004
LOAN: £230,000 repaid July 2008,
 security – repayment guarantee
 (Wigan Metropolitan Borough Council)

Heritage Trust for the North West
158 Every Street

Whitefield, Nelson, Lancashire
 Whitefield Conservation Area

LOAN: £24,500 repaid January 2008,
 security – repayment guarantee
 (Lancashire County Council)
Supplemental LOAN: £45,500 repaid
 January 2009, security – repayment
 guarantee (Lancashire County Council)

6
 Heritage Trust for the North West
Bridge Cottage

Nelson
 Whitefield Conservation Area

LOAN: £100,000 repaid January 2008,
 security – repayment guarantee
 (Lancashire County Council)
Supplemental LOAN: £125,700 contracted
 January 2007, security – repayment
 guarantee (Lancashire County Council)

Heritage of London Trust Operations Ltd
549 Lordship Lane

London SE23
 Listed Grade II

OAG: £7,500 disbursed December 2008

7
 Heritage Works Buildings
 Preservation Trust
Wellington Rooms

Mount Pleasant, Liverpool
 Listed Grade II*; Mount Pleasant
 Conservation Area

OAG: £3,000 disbursed April 2007
OAG: £6,020 disbursed April 2008
RPDG: £25,000 withdrawn March 2008

Heritage Works Buildings
 Preservation Trust
Causey Hall

Causeway, Upper Kirkgate,
 Halifax, Calderdale
 Listed Grade II;
 Halifax Town Centre Conservation Area

OAG: £6,900 disbursed December 2007
LOAN: £80,000 contracted November 2007,
 security – first charge
LOAN: £50,000 contracted May 2008,
 security – first charge
LOAN: £178,000 offered June 2008,
 security – first charge
PDG: £2,500 offered September 2008

Heritage Works Buildings
 Preservation Trust

2-4 King Cross Street
 (Hopwood Gateway Site)

Halifax, Calderdale
 Listed Grade II; Halifax Town Centre
 Conservation Area

OAG: £5,000 disbursed August 2007

7
 Historic Chapels Trust
Wainsgate Baptist Church

Wainsgate Lane, Wadsworth, Hebden Bridge,
 Calderdale
 Listed Grade II*

OAG: £7,500 offered September 2006



List of other projects supported in 2008-09

The Hopton Castle Preservation Trust Hopton Castle

Craven Arms, Shropshire
Listed Grade I;
Area of Outstanding Natural Beauty

POG: £7,500 disbursed March 2009
PAG: £1,000 disbursed April 2008

Industrial Buildings Preservation Trust Dawe's Twine Works (The Ropewalk)

94 High Street, West Coker, Somerset
Listed Grade II*

FSG: £2,665 disbursed January 1998
Supplemental FSG: £500 withdrawn February 2008
CBG: £1,750 offered October 2007
OAG: £7,500 offered March 2008

Kirklees Historic Buildings Trust Wellhouse Farm Barn

Wellhouse Lane, Mirfield, West Yorkshire
Listed: Grade II

OAG: £3,000 offered March 2007

Long Sutton and District Historic Trust Sneath's Mill

Roman Bank, Luton Gowts,
Long Sutton, Lincolnshire
Listed: Grade I
and Scheduled Ancient Monument

OAG: £7,500 withdrawn May 2008

Massey's Folly Preservation Trust Massey's Folly

Church Road, Upper Farringdon,
Alton, Hampshire
Listed Grade II; Upper Farringdon
Conservation Area

LOAN: £240,000 withdrawn June 2008
PAG: £4,000 disbursed March 2008
POG: £6,715 disbursed March 2009
CBG: £3,722 disbursed November 2007
CBG: £4,112 disbursed February 2008
CBG: £4,500 disbursed December 2008
LOAN: £250,000 withdrawn February 2009

North of England Civic Trust St Mary's Church

Woodhorn, Ashington, Northumberland
Listed Grade I

OAG: £8,256 offered December 2007,
£4,128 part disbursed August 2008

Norwich Preservation Trust Howard House

97 King Street, Norwich, Norfolk
Listed Grade II*;
City Centre Conservation Area

OAG: £6,165 withdrawn August 2008

Ouseburn Trust 47-49 Lime Street

Newcastle upon Tyne
Lower Ouseburn Valley Conservation Area

OAG: £5,000 offered September 2006

Rame Conservation Trust Maker Heights Centre

Maker, Torpoint, Cornwall
Listed: Grade II*;
Redoubts all Scheduled Ancient
Monument; Tamar Conservation Area

LOAN: £260,000 contracted December 1998,
security – first charge
RPDG: £15,000 disbursed January 2000
PAG: £4,000 disbursed April 2000
POG: £5,000 disbursed November 2001

St James the Less Preservation Trust St James the Less Church

Spring Bank, New Mills,
High Peak, Derbyshire
Listed Grade II; New Mills Spring Bank
Conservation Area

OAG: £4,485 disbursed June 2007
CBG: £553 disbursed June 2007
POG: £13,000 offered March 2008
OAG: £1,947 disbursed February 2009
PDG: £11,500 offered September 2008

The Sheffield General Cemetery Trust Anglican Chapel

Sheffield General Cemetery, Sheffield
Listed Grade II; General Cemetery
Conservation Area

RPDG: £10,440 disbursed March 2005
POG: £12,446 disbursed December 2006
PAG: £4,000 disbursed March 2007

The Shrewsbury and Newport Canals Trust Wappenshall Warehouse and Wharf

Wappenshall, Telford, Shropshire
Listed Grade II

LOAN: £395,000 withdrawn February 2009



The Strawberry Hill Trust
Strawberry Hill

Waldegrave Road,
Strawberry Hill, Twickenham
Listed Grade I

FSG: £7,500 disbursed September 2005
PAG: £4,000 disbursed November 2007
POG: £15,000 disbursed January 2007
LOAN: £750,000 offered December 2006,
reduced to £250,000 February 2009,
security – first charge

Spitalfields Historic Buildings Trust
Shurland Hall

Leysdowne Road, Eastchurch,
Isle of Sheppey, Kent
Listed Grade II*;
Scheduled Ancient Monument

LOAN: £660,000 contracted June 2007,
security – first charge

Stockport Plaza Trust
The Plaza

Mersey Square, Stockport
Listed Grade II*; Mersey Square/St
Petersgate Conservation Area

LOAN: £35,000 withdrawn March 2001
POG: £2,502 disbursed June 2001
POG: £12,500 offered December 2007

Theatre Royal Onward
Theatre Royal

Corporation Street, Hyde, Cheshire
Listed Grade II

FSG: £3,500 disbursed November 2002
CBG: £3,534 disbursed December 2008
OAG: £12,500 offered September 2008

Tone Mill Trust
Tone Mill

Wellington, Somerset
Listed Grade II*

OAG: £7,500 offered September 2007

The Traditional Buildings
Preservation Trust
Archbishop's Palace

Charing, Nr Ashford, Kent
Listed Grade I and Scheduled Ancient
Monument; Charing Conservation Area

FSG: £3,750 disbursed September 2001
FSG: £3,750 withdrawn December 2005
PAG: £4,000 disbursed August 2005
POG: £15,000 disbursed October 2004
RPDG: £24,107 disbursed May 2008
LOAN: £700,000 withdrawn December 2008

Ulverston Ford Park Community Group
Ford House

Ford Park, Ulverston, Cumbria
Listed Grade II

FSG: £5,000 disbursed August 2005
LOAN: £220,000 contracted December 2005;
security – first charge
POG: £15,000 disbursed February 2008
PAG: £4,000 disbursed November 2006
CBG: £1,451 disbursed November 2006
CBG: £10,000 disbursed September 2007
RPDG: £25,000 withdrawn February 2008

Vivat Trust
North Lees Hall Cruck Barn

Birley Lane, Hathersage, Derbyshire
Listed Grade II;
Stanage Edge Conservation Area

OAG: £5,000 offered June 2007

Vivat Trust
Hadlow Tower

Hadlow Village, Tonbridge, Kent
Listed Grade I; Hadlow Conservation Area

PAG: £4,000 disbursed February 2005
POG: £15,000 disbursed February 2005
LOAN: £100,000 contracted May 2005,
security – repayment guarantee
(Tonbridge & Malling Borough Council)

West Midlands Historic Buildings Trust
Corngreaves Hall

Corngreaves Road, Cradley Heath, Dudley
Listed Grade II*

FSG: £4,790 disbursed December 2002
PAG: £4,000 disbursed April 2006
RPDG: £25,000 disbursed October 2004
POG: £15,000 disbursed October 2005
LOAN: £700,000 withdrawn April 2009

West Midlands Historic Buildings Trust
Foster, Rastrick & Co Foundry

Lowndes Road, Stourbridge, West Midlands
Listed Grade II*/II; Stourbridge Branch Canal
Conservation Area (part)

OAG: £8,458 offered March 2006

Wiltshire Historic Buildings Trust Ltd
Former Assize Courts

Northgate Street, Devizes, Wiltshire
Listed: Grade II*, Devizes Conservation Area

OAG: £5,000 disbursed May 2008

Wiveliscombe Town Hall Trust
Wiveliscombe Town Hall

Wiveliscombe, Somerset
Listed Grade II,
Wiveliscombe Conservation Area

OAG: £5,000 disbursed March 2008
CBG: £2,530 disbursed December 2008
OAG: £1,665 offered March 2009

1
Conway Mill Preservation Trust
Conway Mill

5-7 Conway Street, Belfast
 Listed Grade B2

LOAN: £500,000 contracted November 2008, security – first charge
PAG: £4,000 disbursed March 2009

From the 1840s until 1972 Conway Mill was one of the principal linen mills in Belfast. Conway Street Community Enterprises purchased the entire complex in 1982 and since then the buildings have been used for community, cultural and educational purposes. The Trust was set up in 1999 to ensure the preservation of the mill complex, which was listed in 2000. The regeneration scheme currently underway consists of the repair of the two main blocks and their associated buildings. The refurbished mill will incorporate a diverse mix of uses: lettable storage space, craft workshops, small office units, an education centre, studios and a gallery for local artists, manufacturing and retail units, space for youth and community activities, a museum, heritage exhibition and interpretation centre, a shop and café. The £5.1 million project is due for completion in spring 2010.

The Friends of Lissan Trust
Lissan House & Yard

Cookstown, Co Tyrone
 Listed Grade B1

FSG: £7,500 disbursed December 2002
POG: £15,000 disbursed May 2007
RPDG: £15,000 disbursed June 2007
PAG: £4,000 disbursed October 2007
CBG: £1,308 disbursed June 2008
CBG: £5,000 disbursed June 2008

Lissan House is situated two miles north west of Cookstown and stands in the fold of a small valley enclosed by a deep wood. The property comprises the substantial house, the Moneymore gate lodge, the yard and upper yard buildings including stables, large barns, byres and turf houses, remains of the original ironworks, the 4½-acre walled garden and the demesne. Thomas Staples settled in Moneymore in 1600 and the house and demesne were continuously occupied by the Staples family for 400 years, making it one of the oldest family holdings in Northern Ireland. Ownership of the Lissan Yard buildings passed to the Trust on the death of Hazel Radclyffe Dolling, the last of the Staples, in 2006. The Trust has developed a proposal to convert the buildings into holiday chalets and to provide space for events and conferences and community use. A £1.75m bid to the Heritage Lottery Fund in September 2008 was unsuccessful but the Trust is continuing with its fundraising efforts.

Glenarm Buildings Preservation Trust
Seaview Hall

New Road, Glenarm, Co Antrim
 Glenarm Conservation Area

CBG: £1,750 offered November 2007
OAG: £3,666 disbursed March 2009

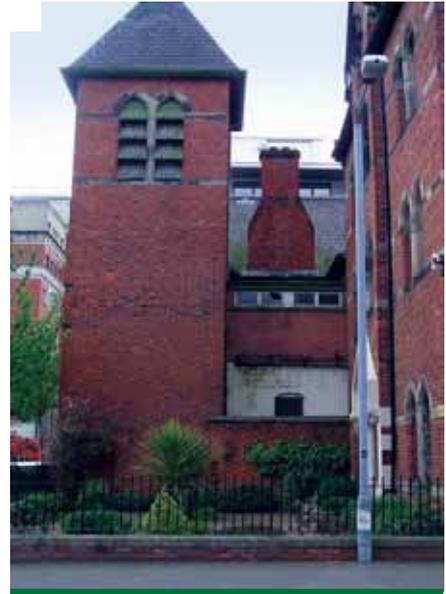
Seaview Hall was built as a National School in 1888 on a portion of land adjacent to the Immaculate Conception and was originally divided into separate sections for boys and girls. The building became redundant when a new school was built in 1972 and although initially used for a variety of community uses has now fallen into disuse as it no longer complies with current licensing requirements. It is structurally sound but is showing signs of neglect due to its redundancy and poor maintenance. The Trust has benefited from the advice of an AHF-appointed mentor and has completed an options appraisal. The preferred option is to create a coffee shop (for which a tenant has already been identified) and small tourist information facility, with one self-catering holiday unit. The Trust now intends to make formal approaches to the potential funding bodies.

The White House Preservation Trust
The White House

30-34 Whitehouse Park,
 Newtownabbey, Co Antrim
 Listed Grade B+

FSG: £5,000 disbursed July 2003
PAG: £4,000 disbursed March 2008
POG: £9,405 disbursed May 2008

The White House stands on the foreshore of Belfast Lough and was so called because of its limestone rendering which made it a navigation marker for ships. First shown on a map of 1569, it is one of the finest examples of a Plantation Bawn, or stone fortified dwelling, surviving in Northern Ireland. In 1690 King William III met with his officers at the White House to plan strategies for the Battle of the Boyne. In 1839 when the first Ordnance Survey was carried out the building had fallen into disrepair and become a barn and stable. Around 1923 it was donated by a Mr McLaughlin to be used as a Gospel Hall. It continued in this use until 1997 when it was bought by Ulster Garden Villages on behalf of Abbey Historical Society, who in turn formed the White House Preservation Trust with the remit of restoring it for use as a cross-community education and information centre. Funding was in place by 2008 and after lengthy archaeological investigations, work on the building began in spring 2009 and is due to be completed by the end of the year.



List of other projects supported in 2008-09

2
Belfast Buildings Preservation Trust
St Malachy's, or Sussex Place National School

Sussex Place, Belfast
 Listed Grade B1;
 City Centre Conservation Area

LOAN: £750,000 contracted June 2006, £350,000 repaid August 2006, £400,000 repaid August 2008, security – repayment guarantee (First Trust Bank)

Old Belmont School Preservation Trust
Belmont Tower
 (Former Belmont Primary School)

82 Belmont Church Road, Belfast
 Listed Grade B1

FSG: £4,941 disbursed July 2001
PAG: £4,000 disbursed October 2002
RPDG: £23,000 disbursed October 2002
LOAN: £180,000 repaid April 2005, security – repayment guarantee (Ulster Bank)
LOAN: £75,000 offered September 2007, security – repayment guarantee (Ulster Bank)
CBG: £1,750 offered November 2007



The Belmont Trust Belmont House

Unst, Shetland Islands
Listed Category A

FSG: £5,537 disbursed February 1998
LOAN: £150,000 (Phase I)
withdrawn January 2005
LOAN: £75,000 (Phase II)
withdrawn August 2007

Belmont House was built in 1775 at the south end of Unst, Shetland's northernmost island. It was the seat of the Lairds of Garth until the middle of the 20th century but has been unused ever since. Despite severe damage to the roof and ominous cracks in the stonework, the interior has survived virtually intact. The Belmont Trust purchased the house in 1997 and raised £28,000 for emergency works. Structural work and repairs to the exterior of the house were completed in 2006. The second phase of restoration completed the external restoration, including harling, new windows and doors and internal floors and staircases in the pavilions. Internal works started at the end of 2008. Once restored, the house will be available for community and public use.

Cockburn Conservation Trust Leith Theatre

Ferry Road, Edinburgh
Listed Category B; Leith Conservation Area

OAG: £7,500 offered March 2009

Leith Theatre is part of a town hall and library complex completed in 1929-32. It is in the Art Deco style, with characteristic curved loggia, coffered barrel vaulted ceilings and a fine classical interior decoration scheme. The complex is on a wedge-shaped site, with two main buildings: the D-shaped library and registrar's office with a straight front onto the main road and a 9-bay rectangular building incorporating the theatre (formerly the town hall) and the Thomas Moreton Hall. The theatre, consisting of a 1500-seat capacity auditorium and ancillary rooms, was damaged during World War II and did not reopen until 1961. It finally closed to the public in 1983. The whole complex is owned by the City of Edinburgh Council, which will offer the Trust a 99-year lease on a peppercorn rent if a viable use can be found. An earlier feasibility study undertaken by the Leith Theatre Trust recommended that the buildings be used as a multi-purpose community arts centre. Cockburn Conservation Trust is now working with the Leith Theatre Trust to explore the viability of this and alternative proposals in an options appraisal.

Fife Historic Buildings Trust Hew Scott Hall, St Nicholas Tower & Town Hall

Anstruther, Fife
Listed Category A (Tower & Hew Scott Hall),
Category B (Town Hall); Anstruther
Conservation Area

OAG: £4,800 disbursed February 2008

The four-storey St Nicholas Tower is the oldest surviving structure in this complex, probably dating from the 16th century, and has a slated broach spire. The church was remodelled in 1761 as a simple, Georgian rectangular building and the adjacent Hew Scott Hall makes up the L shaped grouping, having been rebuilt in 1795 around an older structure. It formerly contained the Town Hall on the first floor, and the Session House on the ground floor, where the local school also met before 1830. The local authority and the Church have now agreed to gift the buildings to the Trust, which will seek funding to convert the complex into artists' studios and community space.

Fife Historic Buildings Trust Station House

Forth Place, Burntisland, Fife
Listed Category B; Burntisland
Conservation Area

PDG: £12,500 disbursed March 2009

Burntisland Station, opened in 1847, was the first rail ferry terminal in Scotland. The Station House is a 2-storey, 8-bay construction with single storey pavilion porches, office and waiting room building. It has a classical façade with a columned portico. It was later altered and extended north to adjoin the Forth Hotel (now demolished). From 1850 trains were ferried from the adjacent dock on what was the first roll-on roll-off train ferry in the world. In 1890 a new station was built to the rear of the Station House, serving the northern line which linked to the newly built Forth Bridge. Last in use as offices for Forth Ports plc, it has been vacant for nearly a decade. The AHF provided a grant to develop a detailed scheme for conversion to business incubator units and a community facility. This work is now underway with funding from the Burntisland Townscape Heritage Initiative, Historic Scotland and the Burntisland Development Trust, among others.



Four Acres Charitable Trust Former Downhill Church [Cottier Theatre] [Final Phase]

93-97 Hyndland Street, Glasgow
Listed Category A; Glasgow West
Conservation Area

RPDG: £25,000 disbursed June 2003
PAG: £4,000 disbursed January 2005
LOAN: £500,000 contracted September
2005, security – first charge
POG: £15,000 disbursed April 2007

Downhill Parish Church was designed by William Leiper and built in 1865. It includes a hammerbeam roof with fretted decoration spandrels and an unusual pulpit elevated within a shallow recess. It also contains stained glass and decoration by Daniel Cottier and an important Willis organ. The building was in a semi-derelict condition when the Trust acquired it from the Church of Scotland for £1 in 1984. The AHF first got involved with the project in 1988 when the Trust applied for a loan to help fund structural repairs and the conversion of the church halls into a bar and restaurant. From 1994 to 2004 these were supported by the popular Cottier Theatre in the unrestored church. Steeple repairs were carried out in 2002. Work commenced on the final phase of the restoration in March 2009 with funding from the Heritage Lottery Fund, Historic Scotland, Glasgow City Council and the Trust's own resources. The work includes the overhaul of the roof and roof space; repairs to external and internal carved stonework, plasterwork and timber; re-leading and repairing glasswork; revealing and replicating painted and stencilled decoration and the restoration of the organ. The Trust intends to reopen the Cottier Theatre inside the church following its restoration.



Glasgow Building Preservation Trust
St Margaret's Church

110 Polmadie Road, Oatlands, Glasgow
Listed Category B

OAG: £12,500 disbursed April 2009

St Margaret's Church was built between 1897 and 1902 and remained in use until 1984 when it was sold by the Church of Scotland. By 1990 it had changed hands several times and was added to the Scottish Civic Trust's Buildings at Risk Register. The church currently stands isolated in an area which has seen large-scale clearance of housing and industry. The Trust has completed an options appraisal and this recommended the creation of a mixed use facility, providing space for both community and business use. This appears to be viable when anticipating the radical changes planned to take place in this part of Glasgow. A new extension to the M74 urban motorway is due to be built in close proximity to the building, and the need for a community facility has been identified in regeneration plans for the area, where a new neighbourhood is to be created. The Trust is proceeding with discussions with Glasgow City Council, a local housing association and the development company which owns the building.



Glasgow Building Preservation Trust
British Linen Bank Tenement

162-170 Gorbals Street, Glasgow
Listed Category A

OAG: £11,481 disbursed April 2009

Designed by James Salmon Jr, the former British Linen Bank building, built in 1900, is the only surviving example of a Gorbals tenement. Currently owned by a housing association, the building has been empty for almost 20 years. It is in very poor condition and categorised as high risk on the Buildings at Risk Register for Scotland. The options appraisal study demonstrated that the upper floors of the building are suitable for conversion to residential use. There is strong demand locally for social rented property. Finding a long-term use for the ground floor is more problematic and will depend on the repopulation of the surrounding Laurieston area, where post-war high-rise housing developments are currently being demolished to make way for a new masterplanned neighbourhood. The Trust is working to ensure that the building is retained and fully integrated into the wider regeneration proposals for the area.

Glasgow Building Preservation Trust
Gartnavel Royal Hospital Chapel

Shelley Road, Glasgow
Listed Category B

OAG: £7,500 disbursed November 2008
PDG: £7,500 offered March 2009

The chapel, built in 1904 and designed by J. J. Burnett in the Arts and Crafts style, sits in the grounds of Gartnavel Royal Hospital (originally the City Lunatic Asylum). Sited on the fall of the land below the hospital, the building consists of a single storey at the gable closest to the hospital and two storeys at the opposite end, with a bell tower. The interior has an arched, ribbed ceiling, a nave separated by an arched arcade. The chapel was redundant by 1999, and has subsequently suffered from vandalism and a lack of maintenance, leading to water ingress and outbreaks of wet and dry rot. The Trust has completed an options appraisal study which found that the best use for the building would be as a therapy centre and offices for Cancer Support Scotland, which currently occupies premises within the same NHS site as the chapel. The Trust now intends to acquire the chapel, begin fundraising and undertake urgent repairs.

Glasgow Building Preservation Trust
Hutcheson Hall

158 Ingram Street, Glasgow
Listed Category A; Glasgow Central Conservation Area

OAG: £3,000 offered September 2008

Located in the Merchant City district in the centre of Glasgow, Hutcheson Hall is a white-painted three-storey building surmounted by a square tower and slim needle spire. It was constructed between 1802-05 to replace the 17th century Hutcheson Hospital for aged men on Trongate, which was demolished with the development of Hutcheson Street. Two 1647 full height portrait sculptures from the earlier building, of the Hutcheson brothers, the hospital founders, are incorporated in niches on the front elevation. These are believed to be the oldest portrait statues in Glasgow. The interior was remodelled by John Baird in 1876, removing the second floor school rooms to create the existing double height hall. It has detailed plasterwork, timber panelling, stained glass and tiled fireplaces. The National Trust for Scotland, the building's owner, is seeking a sustainable reuse which will enable the public to have some access and ensure the building is properly maintained. It has been on the market to let for over two years. Glasgow BPT is investigating the feasibility of taking a long-term lease on the building to undertake fabric repairs and adapt it for reuse as offices for itself and similar organisations.





4

Highland Buildings
Preservation Trust
St Mary's Church

4

Grey's Place, Main Street, Lybster,
Caithness
Listed Category B

OAG: £12,500 offered December 2008

St Mary's Church, dating from 1836, was designed by William Davidson, an architect from an old established Caithness farming family. The church was built to an austere classical design with symmetrical pointed arch openings and a bellcote at the apex of the gable facing the Main Street. Disused since the 1980s, the church is in a semi-derelict condition and the interior has been stripped out, although the raked gallery at first floor level remains. Fragments of the interior decorative scheme survive, including a stencilled frieze in the entrance vestibule, wood grained panelling and trompe l'oeil arcading to the front gallery. The Prince's Regeneration Trust organised a community planning day in 2007 to identify ideas for reuse. As a result of this, a potential end user was found.

Govan Workspace Ltd
Fairfield Shipyard Office

1048 Govan Road, Glasgow
Listed Category A

OAG: £11,720 disbursed January 2009

Designed by John Keppie around 1890, the Fairfield Shipyard offices extend 350 feet along Glasgow's Govan Road. The buildings have been vacant since 2001 and boarded-up since 2004; they have deteriorated rapidly and are now seriously at risk. An options appraisal study identified a mix of office accommodation and heritage interpretation space as offering the most realistic end use for the building, at an estimated cost of nearly £5million. Given Govan's former status as a world centre for shipbuilding, with the Fairfield building itself arguably the finest shipyard office in the UK, this was seen as an opportunity to provide space for learning about this heritage, with public access to the finest areas within the building. A Round One application to the Heritage Lottery Fund towards this element of the project has been successful and funding has now been offered to develop the Round Two application. Govan Workspace Ltd. has purchased the building from Clydeport plc for £200,000 and works started on site in March 2009 on a £1.4million emergency repairs contract, funded chiefly by Historic Scotland and Glasgow City Council.

Govanhill Baths Community
Development Trust
Govanhill Baths

99 Calder Street, Glasgow
Listed Category B

OAG: £7,000 disbursed September 2007
PDG: £7,500 disbursed February 2009

Govanhill Public Baths and Wash House was designed by A B MacDonald, the burgh surveyor. Dated 1914, it is an important and increasingly rare example of municipal Edwardian baroque bathing facilities in Scotland. It comprises three swimming pools, an upper area containing bathing facilities, a Turkish suite and sauna and a large area formerly used as a wash house, known locally as a 'steamie', converted to a launderette in 1971. The building was in continuous use until closed in 2001 by Glasgow City Council. This provoked a lengthy sit-in by local residents opposed to the closure and led eventually to a near riot involving mounted police when the protesters were removed from the building. The Trust grew out of the campaign group, which completed an options appraisal in 2007. The AHF offered further support towards the costs of a Business Plan. Planning permission has now been granted for the preferred scheme, which incorporates a diverse range of uses. The scheme retains some swimming pools, a Turkish baths and sauna but also includes a recording studio, multi-purpose hall, a café bar, kitchens, offices, meeting rooms, a nursery and roof garden. The estimated cost of the scheme is £12.5million and fundraising is ongoing.

Kintyre Amenity Trust
Former Free Church School
(The Old School)

Big Kiln Street, Campbeltown, Argyll
Listed Category B; Campbeltown
Conservation Area

OAG: £7,342 disbursed December 2008

The Former Free Church School is a modest but elegant mid 19th century building and an interesting survival of its type. It is the only building surviving of a group of four on this site that comprised two churches, one for Gaelic speakers with 1,500 seats and one for English speakers with 900 seats and two school houses, one for the teaching of trades and one for general education (the surviving building). The two churches were replaced in 1867 by the large existing church by James Boucher and the trade school was demolished. The Trust's intention is to convert the building into hostel accommodation, the preferred use identified by an options appraisal. This would be managed by the Trust, which runs the adjacent Heritage Centre. Funding may be available via the Campbeltown Townscape Heritage Initiative.

Kirkintilloch Town Hall Preservation Trust **Kirkintilloch Town Hall**

Union Street, Kirkintilloch
Listed Category B; Peel Park Outstanding
Conservation Area

CBG: £608 disbursed January 2006
OAG: £5,715 disbursed May 2007
CBG: £8,115 offered May 2008
CBG: £500 disbursed March 2009
CBG: £11,885 disbursed April 2009

Designed by Walker & Ramsay, the imposing Town Hall was built in 1904-6. Although its original function ceased some while ago it was used by the community until June 2004 when it was suddenly closed by the local authority who deemed it to be unsafe and surplus to requirements. Poor maintenance and inappropriate repairs had led to erosion of the stonework which was so bad in places it had to be covered in netting to protect the public from falling masonry. Public concern at the potential loss of an important community asset led to the formation of the Trust. An AHF-appointed mentor helped the Trust to apply for an Options Appraisal Grant and to prepare a successful bid to the Big Lottery Fund's *Growing Community Assets* scheme. The Trust is now developing its plans for the building.

The Knockando Woolmill Trust **Knockando Woolmill and Croft**

Knockando, Aberlour, Moray
Listed Category A

FSG: £7,173 disbursed May 2001
RPDG: £25,000 disbursed September 2007
PAG: £4,000 disbursed August 2008
POG: £15,000 disbursed August 2008
CBG: £20,000 disbursed October 2008
LOAN: £350,000 offered December 2008, security – repayment guarantee (Moray Council)

Knockando Woolmill is a working spinning and weaving mill which has been in continuous use since c.1784. It contains a complete set of early textile machinery and is considered by Historic Scotland to be internationally significant. The site also comprises the mill house, a cottage and shop and other working buildings. The Trust was established in 2000 to help ensure the survival of the mill once the current weaver retired and has since raised £3.5m towards the restoration project. In April 2009 the Trust acquired the woolmill from the Knockando Estate and became leaseholders of the other buildings and land within the site. The project will include the production of cloth, better access and facilities for visitors, the interpretation of the site and practical education and training in textile and heritage engineering skills.

Lewis and Harris Buildings Preservation Trust **Lady Matheson's Seminary** (formerly the Industrial Female School)

Keith Street, Stornoway, Western Isles
Listed Category B; Stornoway Outstanding
Conservation Area

FSG: £7,500 disbursed March 2005
PAG: £4,000 offered June 2006
PDG: £18,500 offered November 2000
POG: £15,000 disbursed December 2008
RPDG: £25,000 offered March 2009

The former Industrial Female School was built in 1848 at the behest of Lady Jane Matheson with the purpose of educating and training young ladies in Lewis for domestic service. Lady Matheson was the wife of James Matheson, who acquired Lewis in 1844 and began his 'improvements' in 1845, including population clearances and the commissioning of Lewis Castle. The building is now empty and in a dangerous structural condition, with extensive dry rot. The options appraisal identified use as a 'Centre for Musical Education and Excellence', supported by the Stornoway Youth Orchestra, Young Musicians and Music Access Project, as potentially the most viable option. Planning permission was granted for the scheme in April 2009. The freeholder, the Stornoway Trust, has confirmed that it is willing to give the Trust a long lease. As a key building within the Townscape Heritage Initiative area, it has a confirmed offer of funding, and the Trust anticipates a significant contribution from Historic Scotland.

Mavisbank Trust **Mavisbank House**

Loanhead, Midlothian
Listed Category A

FSG: £5,000 disbursed May 2002
RPDG: £12,750 disbursed February 2005
POG: £15,000 withdrawn March 2007
CBG: £5,000 offered November 2007

Mavisbank House was once one of the finest buildings in Scotland, a country house in miniature designed by William Adam and his patron Sir John Clerk comprising a central block flanked by pavilions. It was used as an asylum from 1880 to 1954 during which time it was considerably altered and extended. It was then acquired by a private owner who restored the house to its original size and layout. In the 1960s the building suffered settlement damage due to mining and was gutted by fire in 1973. In 1988 it was almost demolished due to its dangerous state but was saved by the Lothian Building Preservation Trust who organised site security before Historic Scotland could step in to erect security fencing and to begin work to stabilise the structure. The Mavisbank Trust was formed in 2003 to assure the future of the house and its policies by spearheading the restoration campaign. The building appeared in the first series of the BBC's *Restoration* in the same year. In July 2008 the Scottish Government announced the decision to take forward a £2million stabilisation programme, which included pursuing the compulsory acquisition of the house and erecting a temporary roof to prevent the further deterioration.





Scottish Redundant Churches Trust Cromarty East Church

Church Street, Cromarty, Ross-shire
Listed Category A(S); Cromarty
Outstanding Conservation Area

PAG: £4,000 disbursed April 2006
LOAN: £220,000 contracted December 2008, security – repayment guarantee (Highland Council)

This Presbyterian kirk ranks among the finest examples of its type in Scotland and is nationally significant in terms of both built and ecclesiastical heritage. It stands within a B-listed walled graveyard in an Outstanding Conservation Area in Cromarty in the Scottish Highlands. Harled, slated and T-plan in form, it developed from a simple rectangle through the addition of a north aisle in 1739-41. Lofts were added to accommodate additional worshippers, the most elaborate being the Cromartie Loft of 1756. The Trust acquired it for £1 from the Church of Scotland in 1998. A comprehensive scheme of repair and conservation is now underway. Once the work is complete, secular uses and activities will be developed whilst continuing in use for worship on an occasional basis. The church will also be further promoted as a heritage and educational resource.

Penicuik House Preservation Trust Penicuik House

Penicuik, Midlothian
Listed Category A; Scheduled Ancient
Monument

FSG: £5,000 disbursed November 2003
POG: £14,524 disbursed March 2007
LOAN: £500,000 contracted May 2008, security – repayment guarantee (Clydesdale Bank)

Penicuik House, built between 1761-9, is the finest and most influential example of Palladian architecture in Scotland. It was gutted by fire in 1899 and has stood as a ruin ever since. It sits at the centre of an important designed landscape laid out by Sir John Clerk in the first half of the 18th century. Influenced by the natural beauty and topography of the land, the policies contain 18 structures including bridges, eye catchers and monuments. The Penicuik House Partnership, a joint venture between the Trust, the Scottish Lime Centre Trust and the building contractor, has now completed the first year of a six-year phased programme of work to consolidate the ruin, providing both training and educational benefits. Interpretation facilities will be provided in the west wing and a series of lectures, courses and practical demonstrations will be co-ordinated on site by the Scottish Lime Centre Trust. A dedicated education officer has been employed to manage the training and to formulate a year-round educational programme. Much of the work in the first year has focussed on the Bryce wing and service yard (to the right of the property). The Heritage Lottery Fund has provided the major contribution to the £5million project.

Scottish Historic Buildings Trust Greenlaw Town Hall

Greenlaw, Scottish Borders
Listed Category A; Greenlaw Outstanding
Conservation Area

PDG: £26,408 offered June 2008
LOAN: £122,500 offered December 2008, security – first charge

Greenlaw was the county town of Berwickshire from 1696 until 1904, when Duns assumed this role. The Town Hall, built 1829-31 is a fine example of Scottish Greek Revival style and is regarded as the most successful design of Berwickshire architect, John Cunningham. Since becoming redundant in 1904 the building has seen an assortment of uses: it was used to billet Polish soldiers during World War II, it was a short-lived swimming pool in the 1970s and became a sales room and storage facility for an antique dealer. There have been several attempts to save the building and it was featured on the BBC's *Restoration* in 2006. The Greenlaw Town Hall Trust, which has had ownership since the 1960s, completed a feasibility study in 1998 but the proposed scheme collapsed when the end user pulled out. The Scottish Historic Buildings Trust is now involved and, following an options appraisal in 2007, agreed to take ownership once a fully funded capital project was achieved, and to retain ownership of the repaired building. Sufficient funding offers have now been received, led by Historic Scotland and the European Regional Development Fund, for the proposed conversion to community use to get underway.

Tayside Building Preservation Trust Seamen's Chapel

15 Candle Lane, Dundee
Listed Category B; Dundee Central
Conservation Area

FSG: £5,000 disbursed September 2004
OAG: £2,300 offered September 2008

The Seamen's Chapel was built in 1881 to the designs of David Maclaren. Together with the neighbouring Sailor's Mission, it reflects the concern at the time for the social and moral welfare of the sailors who docked at Dundee. A feasibility study on the building in 2004 concluded that all conservation groups within the area could use the building for office accommodation, meeting, lecture, exhibition and archive space. Both the Chapel and Mission were owned by a developer and, as part of the deal whereby the Mission could be converted into housing, it was agreed that the Chapel would be made weathertight and handed to the trust for a nominal sum. Work commenced in June 2008 and has now been completed; however in the meantime the building had deteriorated even further. The Trust now wishes to ensure that the proposed scheme is still viable. A supplementary grant has been offered to review and update the earlier study.



Traill Hall Community Trust Traill Hall

Stangerhill Bridge, Castletown,
Nr Thurso, Highland
Listed Category B

OAG: £12,500 offered June 2008

Traill Hall is a single-storey, five-bay building with adjoining cottage, built of sandstone with ashlar dressings. The main building functioned as a public hall and reading room, and was given to the community by Margaret Traill in 1866. It went through a variety of uses, including social club, temporary school, services canteen during the World War II, and was last used as a food store, but has been vacant since the early 1990s. Several windows are missing and defective drainage goods have led to extensive water penetration and rot. The interior is completely derelict and lacks all services. In 2004 the building's owner, the Traill Hall Trust, decided that, owing to a lack of funds to maintain the building, it would be sold on the open market; the public outcry was such that this decision was reversed within the month. With the help of the Castle of Mey Trust the recently-formed Community Trust is in the process of acquiring the building. Its goal is to utilise Traill Hall as a genuine community asset, the purpose for which it was originally endowed; however, this will need to encompass a wide variety of uses to fulfil this requirement and an appraisal of all options will be necessary.

The Vivat Trust Bona Lighthouse

Lochend, Highland
Listed Category B

OAG: £3,000 offered March 2009

This small octagonal lighthouse was originally built in around 1815 to guide craft between the Caledonian Canal and Loch Ness. Attributed to Thomas Telford, at one time it was the smallest manned lighthouse in the UK. Built on two storeys, several single-storey extensions have been added over the years, the whole being white harled. Once it had ceased operation it became a dwelling for many years, tenanted until about five years ago. It is owned by British Waterways and can be reached only via an unmade private road. It sits beside the water in an attractive location and has two adjacent walled garden areas. The single-use study will consider the suitability of the buildings for holiday letting accommodation. The Vivat Trust has obtained an undertaking from British Waterways that a 25 year lease will be offered subject to the findings of the study, although it hopes that a longer term might be negotiated. The Trust is confident that this will lead to a wider-ranging scheme involving the management of a larger portfolio of buildings.



List of other projects supported in 2008-09

Ayrshire Architectural Heritage Trust 2 1-3 Dunlop Street and 12 Strand Street

Kilmarnock, East Ayrshire
Listed Category C(S);
Kilmarnock Central Conservation Area

OAG: £3,353 disbursed June 2008

Brough Lodge Trust Brough Lodge

Fetlar, Shetland
Listed Category A

PAG: £2,000 disbursed November 2007
CBG: £5,555 disbursed February 2008
POG: £1,500 withdrawn March 2009

Clackmannanshire Heritage Trust Tullibody Old Kirk

Menstrie Road, Tullibody, Alloa,
Clackmannanshire
Listed Category A

OAG: £3,000 offered March 2007

Cockburn Conservation Trust 3 Riddle's Court

322 Lawnmarket, Edinburgh
Listed Category A;
Edinburgh World Heritage Site

OAG: £12,500 offered March 2008

Creetown Building Preservation Trust St Joseph's Church

Hill Street, Creetown, Dumfries & Galloway
Listed Category B

PDG: £9,500 offered March 2009



Four Acres Charitable Trust
Lansdowne Parish Church

416-420 Great Western Road, Glasgow
Listed Category A; Glasgow West Outstanding Conservation Area

FSG: £6,410 disbursed May 2006 (to Glasgow Preservation Trust)
RPDG: £15,435 disbursed January 2009
CBG: £10,523 disbursed January 2009

Friends of Portencross Castle
Portencross Castle

Portencross by Seamill,
West Kilbride, North Ayrshire
Listed Category A;
Scheduled Ancient Monument

FSG: £7,500 disbursed July 2003
PAG: £4,000 disbursed July 2007
CBG: £6,000 disbursed September 2008
LOAN: £70,000 offered December 2008, security – repayment guarantee (North Ayrshire Council)
POG: £13,639 disbursed March 2009

Glasgow Building Preservation Trust
Pollokshaws West Station

Pollokshaws Road, Glasgow
Listed Category B

OAG: £3,000 offered December 2007

Glasgow Building Preservation Trust
Maxwell Park Station

Fotheringay Road/Terregles Avenue
Pollokshields, Glasgow
Listed Category B;
West Pollokshields Conservation Area

OAG: £7,500 disbursed October 2008

Govan Workspace Ltd.
Govan Old Parish Church

866-868 Govan Road, Glasgow
Listed Category A,
Scheduled Ancient Monument

OAG: £12,000 offered March 2008

Heritage Building Preservation Trust
1a Bellman's Close

Beith, North Ayrshire
Listed Category C;
Beith Outstanding Conservation Area

POG: £7,500 disbursed July 2007
PAG: £4,000 disbursed December 2007
LOAN: £105,000 withdrawn February 2009

Highland Buildings Preservation Trust
30 Princes Street

Thurso, Caithness
Listed Category B; Thurso Conservation Area

OAG: £7,500 offered September 2007

Highland Buildings Preservation Trust
Alness Old Parish Church

Alness, Highland
Listed Category B(S)

FSG: £5,000 disbursed October 2002
PAG: £4,000 disbursed December 2006
POG: £5,000 disbursed January 2007
RPDG: £5,000 disbursed January 2007

Highland Buildings Preservation Trust
Townlands Barn

High Street, Cromarty
Listed Category A;
Cromarty Outstanding Conservation Area

FSG: £7,500 disbursed June 2005
POG: £15,000 disbursed July 2007
RPDG: £25,000 offered September 2007
CBG: £20,000 offered October 2007
PAG: £4,000 disbursed December 2008

National Trust for Scotland:
Little Houses Improvement Scheme
**2-4 Threadneedle Street/
32-36 St Andrews Street**

Peterhead, Aberdeenshire
Listed Category B; Peterhead (Central)
Outstanding Conservation Area

POG: £7,500 disbursed February 2008

National Trust for Scotland:
Little Houses Improvement Scheme
Glen O'Dee Hospital

Corsee Road, Banchory, Aberdeenshire
Listed Category A

OAG: £1,625 disbursed May 2007
CBG: £2,500 disbursed August 2008

St Nicholas Apse Trust
The Alms Collection House

St Nicholas Buccleuch Church,
119 High Street, Dalkeith, Midlothian
Listed Category A;
Dalkeith Palace and Park Conservation Area

OAG: £1,260 disbursed July 2007

Scottish Redundant Churches Trust
Polwarth Kirk

Polwarth, Nr Duns, Berwickshire, Borders
Listed Category A

FSG: £6,200 disbursed November 2008

Strathclyde Building Preservation Trust
The Burgh Hall

195 Argyll Street, Dunoon, Argyll and Bute
Listed Category B

OAG: £7,500 disbursed January 2008

Strathclyde Building Preservation Trust
Kilmory Home Farm

Lochgilphead, Argyll and Bute
Listed Category B

OAG: £7,500 disbursed November 2008

The Vivat Trust
Earlstoun Castle

St Johns Town of Dalry,
Castle Douglas, Dumfries & Galloway
Listed Category A;
Scheduled Ancient Monument

OAG: £3,000 disbursed August 2007
PAG: £4,000 disbursed August 2008
POG: £14,993 disbursed October 2008

Cadw Sir Gaerfyrddin Cyf
Whitford Lighthouse

Gower, Swansea
Listed Grade II*

OAG: £9,515 disbursed October 2008

Whitford Lighthouse was built in 1865 by the Llanelli Harbour and Burry Navigation Commissioners to the south of the entrance to Burry Harbour. It is thought to be the only surviving major cast iron, wave-swept lighthouse in British coastal waters. It remained in use until 1921 but was retained as a landmark at the request of the shipping authorities using Burry Port, itself closed to commercial traffic in 1951. This is an unusual and difficult project in that the structure has restricted useable space and is only accessible from land at low tide. Nevertheless the Trust's study demonstrated that an end use as holiday letting accommodation – for those who really wish to 'get away from it all' – is feasible and potentially fundable. It is continuing to develop the project.

Cadw Sir Gaerfyrddin Cyf
Navigation Colliery

Crumlin, Caerphilly
Listed Grade II*

OAG: £8,685 offered March 2009

Built between 1907-1911, Navigation Colliery was a show-pit of the period with high quality buildings and up-to-date machinery. This former colliery site remains predominantly intact, and contains nine listed structures. It was one of the earliest collieries in South Wales to be built in brick rather than local stone, each substantial structure is of red brick, with yellow brick dressings and a slate roof. The colliery shut in 1968 and the lease surrendered to Pontypool Park Estate in 1972. Despite being largely vacant for several decades, to the weather and vandalism, the structures are robust and well constructed. The trust is undertaking an appraisal of the site to see if a rolling programme of bringing the buildings back into use is feasible.



Cardigan Castle Building
Preservation Trust
Ty Castell

3 Green Street, Cardigan, Ceredigion
Listed Grade II

LOAN: £225,000 contracted August 2008, security – repayment guarantee (Ceredigion County Council)
PDG: £9,800 offered March 2009

Ty Castell dates from about 1820 and was probably built by a former owner of Cardigan Castle. The two-storey building is of blue lias rubble stone with a slate eaves roof. Most recently the lower ground floor was used as a fish and chip shop with residential accommodation on the remaining floors. It abuts the grounds of Cardigan Castle and, as such, is key to the ultimate success of the wider restoration project. The Trust purchased Ty Castell in August 2008 with the aid of an AHF loan and has since received funding to develop an independently viable and sustainable scheme, to bring it back into revenue earning use in the shorter term.

Cadwgan Building Preservation Trust
Cardigan Castle Site

Cardigan, Ceredigion
Listed Grade I (Castle), other structures Grade II* and II;
Scheduled Ancient Monument

OAG: £7,500 disbursed March 2008
PAG: £4,000 offered March 2008
CBG: £3,500 withdrawn February 2009

The Cardigan Castle site comprises a wide array of structures from different periods of time, most of which are listed in their own right. These include the extensive remains of the 12th century Castle, Castle Green House, 43 St Mary Street, Ty Castell, various outbuildings, including a stable yard and the extensive curtain wall, gate and gate piers. Located on a promontory overlooking Cardigan Bridge on the River Teifi, the Castle accommodated the first Eisteddfod in 1176, to celebrate its completion. The trust envisages a wide array of end uses involving local and national stakeholders, and the AHF is supporting the continuing development of this project of national importance.

Carmarthenshire Heritage
Regeneration Trust
Llanelly House

2 Vaughan Street/Bridge Street, Llanelli,
Carmarthenshire
Listed Grade I; Llanelli Conservation Area

LOAN: £189,000 offered June 2006
PAG: £4,000 disbursed May 2008
POG: £6,185 disbursed November 2008

Built in 1714 as a townhouse for Sir Thomas Stepney in the latest contemporary style, Llanelly House has been described by Cadw as 'the most outstanding domestic building of its type to survive in South Wales', and still contains most of its original fittings despite years of neglect. When it first became involved, the Trust sought to prevent the building being sold on the open market and arrest its decay. However as it has developed the project, a wider recognition of the building's importance has emerged, leading to its integration into the wider regeneration of Llanelli town centre. The completed project will provide facilities including exhibition space, a café-restaurant and community areas, training and meeting rooms. It has received a £3.4million Heritage Lottery Fund grant in the current financial year.

Cylch y Llan Buildings
Preservation Trust
St Deiniol's Church

Llanuwchllyn Bala, Gwynedd
Listed Grade II*/II

OAG: £5,280 offered March 2009

The parish church of St Deiniol, Llanuwchllyn was erected in 1873 in 'mixed Gothic' style to replace its medieval predecessor. It incorporates an especially fine stone effigy of Ieuan ap Gruffudd ap Madog ap Iorwerth, dated 1395, from the earlier church, one of the most important of its type and date in North Wales. The lych gate (built 1725), walls and railings are separately listed Grade II. It is sited on ground rising above the flood plain of the river Dee, at the west end of Llyn Tegid in the Snowdonia National Park. The church has been empty and on the market since 2006, when it was declared redundant. The Church in Wales is prepared to withhold sale and has offered the Trust a 25-year lease, pending the outcome of the options appraisal.



4
 Montgomery Community Buildings Preservation Trust
Montgomery Town Hall

Broad Street, Montgomery, Powys
 Listed Grade II*; Montgomery Conservation Area

OAG: £10,016 disbursed April 2009

Montgomery Town Hall stands at the centre of the former county town of Montgomeryshire, and was designed in 1748 by William Baker from Audlem in Cheshire. The earliest visual record of the building, a 1784 sketch, shows two storeys with five bays, with the upper part resting on open arches enclosing a sheltered area for the use of the market. The upper floor was used for the Quarter Sessions and meetings of the Borough Corporation. In 1828 this was taken down, rebuilt and the roof raised to its present height; several other elements have been added over the years, including a clock tower in 1921. The building has accommodated a variety of uses, with a food market taking place in the ground floor twice a week and the upper floor used by local groups for various activities. The configuration and condition of the ground floor severely inhibits use, especially for elderly and disabled people and as a result the building is underused and not realising its income-generating potential. The Trust has been offered a 35-year lease and its appraisal identified a solution which will potentially generate sufficient income to cover the cost of maintaining the hall whilst retaining its community use.



5
 Nantgarw China Works Trust
Nantgarw China Works

Tyla Gwyn, Nantgarw, Rhondda
 Listed: Grade II (House), Scheduled Ancient Monument (Site)

OAG: £12,500 disbursed December 2008

Nantgarw House was constructed in 1780, possibly as a public house. In 1813 William Billingsley, who was already famous for his flower painting on porcelain, arrived in Nantgarw with his son-in-law Samuel Walker and established a factory on the surrounding site to put into practice what he had learnt at the Worcester porcelain factory. In doing so they produced a porcelain of outstanding whiteness and brilliance which achieved pre-eminence worldwide. Production ceased in 1822 and the factory subsequently produced domestic ware and clay pipes until 1922. In 1992 the House was converted as the centrepiece of the Nantgarw Chinaworks Museum, and the Friends of Nantgarw House group was formed in 1993; however in 2006 local authority funding was withdrawn, restricting its activities severely. The site contains kilns, a canal and various other industrial artefacts. Much remains in ruins and needing urgent attention before it can be opened to the public once more. The Trust, which grew out of the Friends group, undertook an assessment of the site and its income-generating potential and the future is very exciting; however it recognises that it may take several years to undertake full restoration.



Narberth Museum Trust
The Bonded Stores

Church Street, Narberth
 Narberth Conservation Area

OAG: £5,000 disbursed September 2007
CBG: £1,923 disbursed October 2008
PDG: £4,000 offered March 2009

The Bonded Stores is a former bonded warehouse dating from 1906 and was built by James Williams, a local beer and spirit merchant. It is located in the oldest part of Narberth, along with the 13th century castle and church. A large two-storey building, it is constructed of stone with brick window surrounds and the customs office is still present in one corner of the ground floor. The building has been gifted to the Trust, which is currently in temporary accommodation, from where it is able to run its bookshop. Its study demonstrated that the proposal to relocate the Museum, together with other complementary uses could be sustainable. Its scheme will include a café, coffee shop, and community meeting facilities, and the AHF is supporting its continuing development.

4
 Newtown Market Hall Building Preservation Trust
Newtown Market Hall

High Street, Newtown, Powys
 Listed Grade II

OAG: £3,000 offered March 2009

Newtown Market Hall was built in 1870 as a seven-bay open plan trading hall with mezzanine floor storage rooms. The principal elevation and main entrance facing the High Street was considerably altered in the 1970s to form two shop units. However the south east elevation facing Market Street is relatively unchanged, with two arched doorways flanked by two arched windows. The Hall needs substantial investment to prevent further deterioration and is owned by Powys County Council, which put it up for sale on the open market. It subsequently decided to offer a 30-year lease at nominal cost if a viable scheme is identified. It has therefore invited the Trust to undertake an options appraisal and indicated that no other offers for purchase will be considered in the interim period.



2

The Village Alive Trust
Fairoaks House

1

Llangattock Vibon Avel, Monmouthshire
Listed Grade II

OAG: £6,405 offered March 2009

Built in 1893, this cottage was built as part of Hendre Estate, owned by the Rolls family, the pioneers of aviation and motoring. A simple gothic two-storey, two-gabled dwelling, it is built of snecked rubble and with a slate roof. Between floors there is a square plaque carved with a quatrefoil containing Lord Llangattock's monogram 'LL' and the date 1893. It is built on a 'T' plan formed by a three-bay main range and one-bay rear wing and is set in around an acre of land. It has been abandoned for approximately 20 years and its condition is deteriorating rapidly due to water ingress and theft of interior fittings. Monmouthshire County Council has repeatedly tried to intervene and is now prepared to serve a Compulsory Purchase Order if the Trust is prepared to take on ownership for a nominal sum and restore the building. It has therefore undertaken a study that will look at all appropriate end uses revolving around residential accommodation.

Vivat Trust
Saethon Old Farm Buildings

2

Nanhoron Estate, Pwllheli, Gwynedd
Listed Grade II*/II

OAG: £3,000 offered September 2008

The Saethon site is composed of three buildings; two former dwellings and a stable, which surround a courtyard and make up a coherent grouping. The largest of the buildings, the Old Farmhouse, dates from the 16th century. It may have originally been built as a gentry house, before becoming a farmhouse to the Nanhoron Estate. The facing house is also thought to date from the same time, originally on a two room plan, although both were modified in the 19th century when the stable range was added. All are constructed of rubble stone with slate roofs, and are sited in an attractive location increasingly popular with visitors. The Trust has been offered funding toward a single-use study which will consider the suitability of the buildings for holiday letting accommodation.



3

List of other projects supported in 2008-09

Menai Bridge Community Heritage Trust Ltd
Old Warehouse & Pier Master's House, Prince's Pier

Water Street, Menai Bridge,
Isle of Anglesey
Menai Bridge Conservation Area

POG: £15,000 offered June 2007

Penarth Arts and Crafts Ltd
Penarth Pier Pavilion

3

The Esplanade, Penarth,
Vale of Glamorgan
Listed Grade II; Penarth Seafront
Conservation Area

OAG: £7,500 offered March 2008

The Rhondda Powerhouse Trust
The Rhondda Powerhouse Project

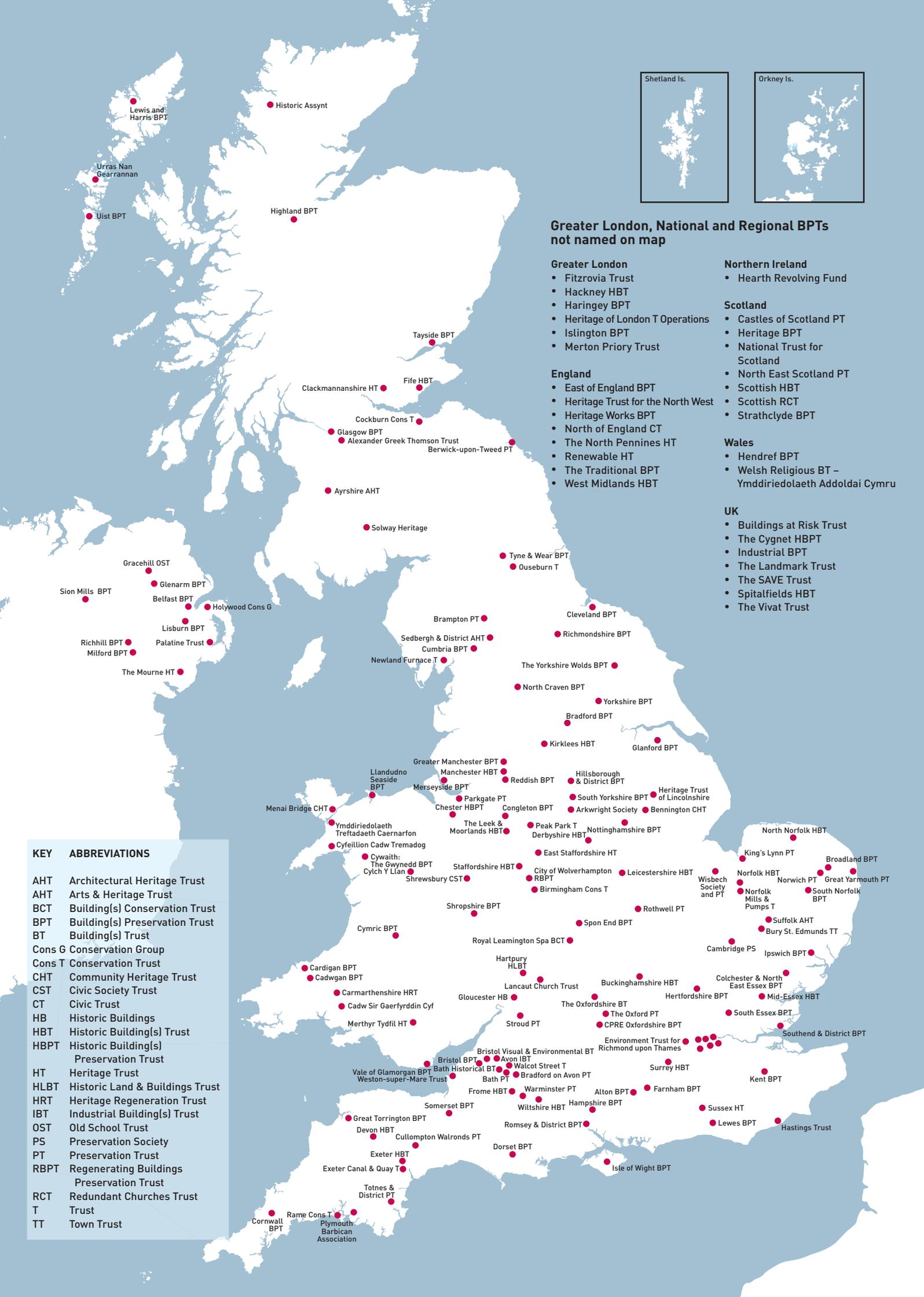
Llwynypia, Rhondda Cynon Taff
Listed Grade II

CBG: £1,750 offered May 2007



1





Greater London, National and Regional BPTs not named on map

Greater London

- Fitzrovia Trust
- Hackney HBT
- Haringey BPT
- Heritage of London T Operations
- Islington BPT
- Merton Priory Trust

Northern Ireland

- Hearth Revolving Fund

Scotland

- Castles of Scotland PT
- Heritage BPT
- National Trust for Scotland
- North East Scotland PT
- Scottish HBT
- Scottish RCT
- Strathclyde BPT

England

- East of England BPT
- Heritage Trust for the North West
- Heritage Works BPT
- North of England CT
- The North Pennines HT
- Renewable HT
- The Traditional BPT
- West Midlands HBT

Wales

- Hendref BPT
- Welsh Religious BT – Ymddiriedolaeth Addoldai Cymru

UK

- Buildings at Risk Trust
- The Cygnet HBPT
- Industrial BPT
- The Landmark Trust
- The SAVE Trust
- Spitalfields HBT
- The Vivat Trust

KEY	ABBREVIATIONS
AHT	Architectural Heritage Trust
AHT	Arts & Heritage Trust
BCT	Building(s) Conservation Trust
BPT	Building(s) Preservation Trust
BT	Building(s) Trust
Cons G	Conservation Group
Cons T	Conservation Trust
CHT	Community Heritage Trust
CST	Civic Society Trust
CT	Civic Trust
HB	Historic Buildings
HBT	Historic Building(s) Trust
HBPT	Historic Building(s) Preservation Trust
HT	Heritage Trust
HLBT	Historic Land & Buildings Trust
HRT	Heritage Regeneration Trust
IBT	Industrial Building(s) Trust
OST	Old School Trust
PS	Preservation Society
PT	Preservation Trust
RBPT	Regenerating Buildings Preservation Trust
RCT	Redundant Churches Trust
T	Trust
TT	Town Trust

THE ARCHITECTURAL HERITAGE FUND REGISTER OF BUILDING PRESERVATION TRUSTS

To qualify for entry in The Architectural Heritage Fund's Register of Revolving Fund BPTs, an organisation must have charitable status, be established solely or principally in order to preserve historic buildings for the benefit of the community, be constituted so that money released from one project can be applied to another, and intend to undertake a programme of preservation projects.

The following organisations are currently registered with the AHF:

ENGLAND

Bath & North East Somerset

Bath Historical Buildings Trust	1997
Bath Preservation Trust	1934
Walcot Street Trust	2004

Birmingham

Birmingham Conservation Trust	1998
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Bradford

Bradford Building Preservation Trust	1994
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Bristol

The Bristol Buildings Preservation Trust Ltd	1981
Bristol Visual & Environmental Buildings Trust Ltd	1982

Buckinghamshire

The Buckinghamshire Historic Buildings Trust Ltd	1983
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Cambridgeshire

Cambridge Preservation Society	1929
The Wisbech Society and Preservation Trust Ltd	1939

Cheshire

The Chester Historic Buildings Preservation Trust Ltd	1981
Congleton Building Preservation Trust	2002
Parkgate Preservation Trust	1996

Cornwall

The Cornwall Buildings Preservation Trust	1974
Rame Conservation Trust	1997

Coventry

Spon End Buildings Preservation Trust Ltd	1996
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Cumbria

The Brampton Preservation Trust Ltd	1981
Cumbria Building Preservation Trust Ltd (formerly Kendal & District Civic Society Building Preservation Trust)	1978

Newland Furnace Trust	1998
Sedbergh and District Arts and Heritage Trust	1993

Derbyshire

The Arkwright Society Ltd	1982
Derbyshire Historic Buildings Trust	1974
Peak Park Trust	1987

Devon

Cullompton Walronds Preservation Trust	1997
Devon Historic Buildings Trust	1973
The Exeter Canal and Quay Trust Ltd	1981
Exeter Historic Buildings Trust	1996
Great Torrington Buildings Preservation Trust	2003
The Totnes and District Preservation Trust	1985

Dorset

The Dorset Building Preservation Trust Co Ltd	1985
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East Riding of Yorkshire

The Yorkshire Wolds Buildings Preservation Trust	1996
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East Sussex

Hastings Trust	1992
The Lewes Buildings Preservation Trust	1994

Essex

Colchester and North East Essex Building Preservation Trust	1995
Mid Essex Historic Buildings Trust	1999
South Essex Building Preservation Trust	1978

Gloucestershire

Gloucester Historic Buildings Ltd	1980
Hartpury Historic Land and Buildings Trust	1998
Lancut Church Trust	1984
Stroud Preservation Trust Ltd	1982

Greater London

Environment Trust for Richmond upon Thames	1986
The Fitzrovia Trust Ltd	1985
The Hackney Historic Buildings Trust	1985
The Haringey Buildings Preservation Trust Ltd	1984
Heritage of London Trust Operations Ltd	1993
Islington Building Preservation Trust	1994
Merton Priory Trust	1998

Hampshire

Alton Building Preservation Trust	1992
The Hampshire Buildings Preservation Trust Ltd	1975
Romsey and District Buildings Preservation Trust Ltd	1975

Hertfordshire

Hertfordshire Building Preservation Trust Ltd	1963
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Isle of Wight

Isle of Wight Buildings Preservation Trust Ltd	1979
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Kent

Kent Building Preservation Trust	1968
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Kingston upon Hull

Glanford Buildings Preservation Trust	1990
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Kirklees

Kirklees Historic Buildings Trust	1984
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Leicestershire

Leicestershire Historic Buildings Trust Ltd	1981
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Lincolnshire

Bennington Community Heritage Trust	2007
Heritage Trust of Lincolnshire Ltd	1991

Manchester

Manchester Historic Buildings Trust	2000
Greater Manchester Building Preservation Trust Ltd	2005

Merseyside

Merseyside Buildings Preservation Trust	1989
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Newcastle upon Tyne

Ouseburn Trust	1996
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Norfolk

Broadland Building Preservation Trust	2003
Great Yarmouth Preservation Trust	1980
King's Lynn Preservation Trust Ltd	1959
Norfolk Historic Buildings Trust	1977
Norfolk Mills and Pumps Trust	1994
North Norfolk Historic Buildings Trust Ltd	1996
Norwich Preservation Trust Ltd	1966
South Norfolk Buildings Preservation Trust	2001

North Somerset

The Weston-super-Mare Trust	1984
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North Yorkshire

North Craven Building Preservation Trust Ltd	1976
Richmondshire Building Preservation Trust	2003

Northamptonshire

Rothwell Preservation Trust	1986
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Northumberland

Berwick-upon-Tweed Preservation Trust	1971
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Nottinghamshire

Nottinghamshire Building Preservation Trust Ltd	1967
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Oxfordshire

CPRE Oxfordshire Buildings Preservation Trust Ltd	1971
The Oxford Preservation Trust	1928
The Oxfordshire Buildings Trust Ltd	1981

Plymouth

Plymouth Barbican Association Ltd	1957
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Redcar and Cleveland

Cleveland Buildings Preservation Trust Ltd	1982
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Sheffield

Hillsborough and District Buildings Preservation Trust	1992
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Shropshire

Shrewsbury Civic Society Trust Ltd	1978
Shropshire Building Preservation Trust	1985

Somerset	
The Frome Historic Buildings Trust Ltd	1975
Somerset Building Preservation Trust Co Ltd	1989
Southend	
Southend and District Building Preservation Trust (East) Ltd	1994
Staffordshire	
East Staffordshire Heritage Trust Co	2003
The Leek and Moorlands Historic Buildings Trust	1995
Staffordshire Historic Buildings Trust	1982
Stockport	
Reddish Buildings Preservation Trust Ltd	2002
Suffolk	
Bury St Edmunds Town Trust	1979
Ipswich Building Preservation Trust Ltd	1978
Suffolk Architectural Heritage Trust Ltd	1998
Surrey	
The Farnham (Building Preservation) Trust Ltd	1968
The Surrey Historic Buildings Trust Ltd	1980
Warwickshire	
Royal Leamington Spa Building Conservation Trust	1996
Wiltshire	
Bradford on Avon Preservation Trust Ltd	1964
Warminster Preservation Trust Ltd	1987
The Wiltshire Historic Buildings Trust Ltd	1967
Wolverhampton	
City of Wolverhampton Regenerating Buildings Preservation Trust	2002
National & Regional	
Avon Industrial Buildings Trust Ltd	1961
East of England Buildings Preservation Trust	1984
Heritage Trust for the North West	1997
Heritage Works Buildings Preservation Trust Ltd	1996
North of England Civic Trust	1982
The North Pennines Heritage Trust	1987
Renewable Heritage Trust	2004
South Yorkshire Buildings Preservation Trust Ltd	1995
Sussex Heritage Trust Ltd	1977
The Traditional Buildings Preservation Trust	1995
Tyne and Wear Building Preservation Trust Ltd	1979
West Midlands Historic Buildings Trust	1985
Yorkshire Buildings Preservation Trust Ltd	1980
Total England: 114	

NORTHERN IRELAND

Antrim	
Glenarm Buildings Preservation Trust	2005
Gracehill Old School Trust	2002
Lisburn Buildings Preservation Trust	2002
Armagh	
Milford Buildings Preservation Trust	2005
Richhill Buildings Preservation Trust	2006
Belfast City	
Belfast Buildings Preservation Trust	1996
Down	
Hollywood Conservation Group	2003
The Mourne Heritage Trust	1997
The Palatine Trust	1997
Strabane	
Sion Mills Buildings Preservation Trust	1999
National & Regional	
Hearth Revolving Fund	1972
Total Northern Ireland: 11	

SCOTLAND

Clackmannanshire	
Clackmannanshire Heritage Trust	1988
Dumfries & Galloway	
Solway Heritage	1989
Dundee	
Tayside Building Preservation Trust	1991
Fife	
Fife Historic Buildings Trust	1997
Glasgow	
Glasgow Building Preservation Trust	1982
Highland	
Highland Buildings Preservation Trust	1986
Historic Assynt	1997
Western Isles	
Lewis and Harris Buildings Preservation Trust	2001
Uist Building Preservation Trust	1996
Urras Nan Gearrannan	1997
National & Regional	
Alexander Greek Thomson Trust	1997
Ayrshire Architectural Heritage Trust	1992
Castles of Scotland Preservation Trust	1986
The Cockburn Conservation Trust	1978
Heritage Building Preservation Trust	1993
National Trust for Scotland	1931
North East Scotland Preservation Trust	1985
Scottish Historic Buildings Trust	1985
Scottish Redundant Churches Trust	1996
Strathclyde Building Preservation Trust	1986
Total Scotland: 20	

WALES

Carmarthenshire	
Cadw Sir Gaerfyrddin Cyf	2002
Carmarthenshire Heritage Regeneration Trust	2004
Ceredigion	
Cadwgan Building Preservation Trust	2000
Cardigan Building Preservation Trust	2002
Conwy	
Llandudno Seaside Buildings Preservation Trust	1997
Gwynedd	
Cyfeillion Cadw Tremadog	1991
Cylch Y Llan	2008
Cywaith – The Gwynedd Buildings Preservation Trust	1991
Isle of Anglesey	
Menai Bridge Community Heritage Trust Ltd	2000
Merthyr Tydfil	
Merthyr Tydfil Heritage Trust Ltd	1979
Vale of Glamorgan	
Vale of Glamorgan Buildings Preservation Trust	1994
National & Regional	
The Cymric Building Preservation Trust	1985
Hendref Building Preservation Trust	1993
Welsh Religious Buildings Trust – Ymddiriedolaeth Addoldai Cymru	2000
Ymddiriedolaeth Treftadaeth Caernarfon	1995
Total Wales: 15	

UK NATIONAL

Buildings At Risk Trust	1992
The Cygnet Historic Buildings Preservation Trust	1996
Industrial Buildings Preservation Trust Ltd	1976
The Landmark Trust	1965
The SAVE Trust	1998
Spitalfields Historic Buildings Trust Ltd	1977
The Vivat Trust Ltd	1981

Total National: 7

TOTAL: 167 TRUSTS

REPORT ON THE AHF's FINANCIAL POSITION

The Statement of Financial Activities and Balance Sheet are not the full statutory accounts but are a summary of the information which appears in the full accounts. The full accounts have been audited and given an unqualified opinion. The full accounts were approved by the Trustees on 24 September 2009 and copies have been submitted to the Charity Commission and Registrar of Companies.

The summarised accounts may not contain sufficient information to allow for a full understanding of the financial affairs of the Company. Detailed information about the AHF's income and expenditure in 2008/09 and its overall financial position at the end of the year can be found in the statutory *Report and Financial Statements for the Year Ended 31 March 2009*. Copies may be obtained from the AHF.

Introduction

The AHF's overall income for the year amounted to £1,027,364 (2008 – £1,228,330). Expenditure amounted to £1,266,692 (2008 – £1,341,856). At the year end, £7,802,418 (2008 – £7,728,245) was out on loan for preservation projects.

Details

Income

Total income fell by £200,966 over 2008. No endowment funding was received in 2009, compared with £215,000 in 2008, and the significant decline in investment rates reduced overall interest receivable from £597,320 to £538,033 (a fall of £59,287). These reductions in income were partially offset by increases in three areas: £21,646 in government funding (restricted), £36,040 in sponsorship and conference income, £15,635 in other income.

The AHF received the following government funding during 2009:

English Heritage	£239,933
Historic Scotland	£133,612
Cadw Welsh Historic Monuments	£31,000
Department of the Environment: Northern Ireland	£25,000

Expenditure

Resources used during the year amounted to £1,266,692 against £1,341,856 in 2008: a fall of £75,164. Decreases over the previous year – loan related activities (£89,861), grants and related expenditure (£34,441), the cost of the *Annual Review* and other publications (£13,194), supporting the Association of Preservation Trusts (£4,092) – were partially offset by net increases in the costs of generating funds (£179), capacity building (£56,388) and governance costs (£9,857).

A decrease in grant applications throughout the year led to a fall over 2008 of net grant offers, from £569,673 to £535,635.

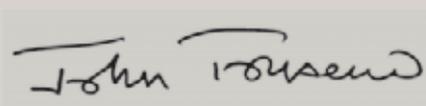
Included in loan-related activities is the provision against loan capital, loan interest and refundable grants that may not be recovered: this was increased by £113,399 (2008 – £207,302).

Deficit and forward commitments

The total deficit for the year ("net movement in funds") was £239,328, reducing the AHF's total funds at 31 March 2009 to £13,226,376 (2008 – £13,465,704).

At the year-end, the AHF had £7,802,418 out on loan for preservation projects and forward commitments for loans and recoverable grants of £3,856,900. (2008 – total loans £7,728,245 and forward commitments £7,408,774).

Signed on behalf of the Members of the Council of Management.



John Townsend
Chairman
24 September 2009

SUMMARISED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2009

	Endowment fund £	Restricted fund £	Unrestricted fund £	2009 Total £	2008 Total £
Incoming resources					
Incoming resources from generated funds					
Voluntary income					
Donations and legacies	-	-	3,809	3,809	7,640
Government grants	-	429,545	-	429,545	622,899
Sponsorship	-	23,250	-	23,250	-
	-	452,795	3,809	456,604	630,539
Investment income					
Interest receivable	-	-	538,033	538,033	597,320
Total incoming resources from generated funds	-	452,795	541,842	994,637	1,227,859
Incoming resources from charitable activities	-	-	32,727	32,727	471
Total incoming resources	-	452,795	574,569	1,027,364	1,228,330
Resources expended					
Costs of generating funds	-	-	24,467	24,467	24,288
Charitable activities					
Financial assistance for historic building projects					
Loan-related activities	-	-	209,187	209,187	299,048
Grantmaking	-	412,545	270,790	683,335	717,776
	-	412,545	479,977	892,522	1,016,824
Development and advocacy					
Capacity building	-	40,250	199,152	239,402	183,014
Annual Review and other publications	-	-	64,782	64,782	77,976
Net contribution to the UK Association of Preservation Trusts	-	-	11,147	11,147	15,239
	-	40,250	275,081	315,331	276,229
Total charitable activities	-	452,795	755,058	1,207,853	1,293,053
Governance costs	-	-	34,372	34,372	24,515
Total resources expended	-	452,795	813,897	1,266,692	1,341,856
Net incoming / (outgoing) resources	-	-	(239,328)	(239,328)	(113,526)
Net movement in funds net surplus / (deficit) for the year	-	-	(239,328)	(239,328)	(113,526)
Balances at 1 April 2008	11,179,713	-	2,285,991	13,465,704	13,579,230
Balances at 31 March 2009	11,179,713	-	2,046,663	13,226,376	13,465,704

SUMMARISED BALANCE SHEET AS AT 31 MARCH 2009

	2009		2008	
	£	£	£	£
Fixed assets				
Tangible assets		55,128		65,657
Programme related investments				
Loans disbursed for preservation projects		7,802,418		7,728,245
Total fixed assets		<u>7,857,546</u>		<u>7,793,902</u>
Current assets				
Debtors				
Accrued income – loan interest receivable	609,921		546,148	
– endowment fund contribution	-		200,000	
Other accrued income and prepayments	249,020		225,926	
	<u>858,941</u>		<u>972,074</u>	
Cash at bank and short-term deposits	5,171,283		5,427,001	
	<u>6,030,224</u>		<u>6,399,075</u>	
Creditors: amounts falling due within one year				
Accruals	661,394		727,273	
Net current assets		5,368,830		5,671,802
Net assets		<u>13,226,376</u>		<u>13,465,704</u>
Funds				
Endowment fund		11,179,713		11,179,713
Unrestricted funds				
Designated lending fund	1,285,000		1,595,000	
General fund	761,663		690,991	
		<u>2,046,663</u>		<u>2,285,991</u>
Total funds		<u>13,226,376</u>		<u>13,465,704</u>

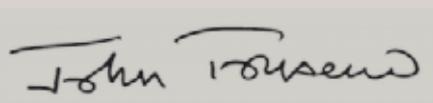
Programme related investments include £3,019,500 in loans disbursed which are due for repayment after more than one year (2008 – £2,205,000).

Creditors include:

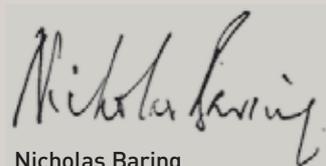
outstanding non-refundable grant offers of £593,376 (2008 – £670,183).

tax and social security – £8,265 (2008 – £8,591).

The financial statements were approved by the Members of the Council on 24 September 2009 and signed on their behalf by:



John Townsend
Chairman
24 September 2009



Nicholas Baring
Deputy Chairman
24 September 2009

AUDITORS' STATEMENT

Independent Auditors' Statement to the Members of the Architectural Heritage Fund

We have examined the summarised financial statements of The Architectural Heritage Fund for the year ended 31st March 2009.

Respective Responsibilities of the Council of Management and Auditors

The Council of Management is responsible for preparing the summarised financial statements in accordance with the recommendations of the charities' SORP. Our responsibility is to report to you our opinion on the consistency of the summarised financial statements and Council of Management's Annual Report. We also read the other information contained in the Annual Report and consider the implications for our statement if we become aware of any apparent misstatements or material inconsistencies with the summarised financial statements.

Basis of opinion

We conducted our work in accordance with Bulletin 1999/6 *The auditors' statement on the summary financial statements* issued by the Auditing Practices Board for use in the United Kingdom. Our report on the charitable company's full annual financial statements describes the basis of our audit opinion on those financial statements.

Opinion

In our opinion the summarised financial statements are consistent with the full financial statements and the Council of Management's Annual Report of the Architectural Heritage Fund for the year ended 31st March 2009.

Kingston Smith LLP

Chartered Accountants and Registered Auditors
Devonshire House, 60 Goswell Road,
London EC1M 7AD

30 September 2009

Benefactors, Supporters and Friends in the year 1 April 2008 to 31 March 2009

Benefactors (£7,500 or more)

Government

English Heritage
Cadw Welsh Historic Monuments
Historic Scotland
Dept of Environment: Northern Ireland

Supporters (£1,000 – £7,499)

Charitable Trusts, Companies and Other Organisations

Castle Cement Ltd
The St Helen's House Trust, Derby

Friends (£10 – £999)

Charitable Trusts, Companies and Other Organisations

Oxford Preservation Trust

Individuals

S H Back
Richard Bready
J H Challenger
Professor A H Gomme
J E A Hay
Stephen Marks
E J Matthew
D K Robinson
S P Salt
P N Tomlinson
Nigel M Waring



The Steam Hammer, Blists Hill Brick & Tile Works (see p.13)

ABOUT THE ARCHITECTURAL HERITAGE FUND

Introduction

The Architectural Heritage Fund (AHF) is a registered charity, limited by guarantee, founded in 1976 to promote the conservation of historic buildings in the UK. It does this by providing advice, information and financial assistance in the form of grants and low interest working capital loans for projects undertaken by building preservation trusts (BPTs) and other charities.

Financial Assistance from the AHF

Sources of AHF Funds

The AHF's lending resources of some £12.5 million derive from grants, donations and accumulated surpluses. AHF grant programmes are financed by interest on loans and bank deposits and grant-aid from English Heritage, Historic Scotland, Cadw and the Department of the Environment in Northern Ireland

Eligibility

Only organisations with charitable status are eligible for financial assistance from the AHF. Any charity with a qualifying project is eligible to apply for an options appraisal grant or a loan, but the AHF's other grant programme is reserved for BPTs – charities established specifically to preserve historic buildings.

Financial assistance is available only for buildings that are listed, scheduled or in a conservation area and of acknowledged historic merit. Projects must involve a change either in the ownership of a property or in its use.

The following is a summary of the AHF's grants and loan programmes. Please contact the AHF or refer to our website for further details.

Options Appraisal Grants

The AHF offers grants of up to 75% of the cost of an initial options appraisal of a project likely to qualify for a loan. The maximum grant is normally £7,500, but in exceptional circumstances this may be raised to £12,500 (limited to £10,000 in the current financial year). In rare cases the AHF may offer grants for options appraisals which examine the feasibility of only one option, but the grant offered will be a maximum of £3,000. An appraisal eligible for an AHF grant will look at the key conservation issues affecting the building, examine all options and consider in outline the viability of the most beneficial option. It should also explore all possible sources of funding for the project. The charity must bring together the findings in a report that indicates the likelihood of success or failure in conservation and financial terms, the implementation strategy and the further work that needs to be carried out to develop the preferred option.

Low-interest loans

AHF loans provide working capital to allow BPTs and other charities to purchase a building and/or finance the cost of the capital works. Interest on loans is charged at 4% simple (6% on acquisition loans), payable at the end of the loan period. The recipient must have, or acquire, title to the historic building to be repaired. Loans are usually subject to a ceiling of £500,000 and security is required for every loan. Security can be offered in the form of a repayment guarantee from a local authority, bank or other acceptable institution or as a first charge over any property. The normal loan period is two years or until the time when the building is sold, whichever is earlier. The AHF will always consider allowing extra time if this is requested before the loan falls due for repayment.



Additional Grants for Building Preservation Trusts Project Development Grants

Following a major review of the AHF's non-refundable grant schemes during 2007/08, the project development grant was launched on 1 April 2008, incorporating and replacing the project administration, project organiser and capacity building grants (see below). The project development grant is intended to help BPTs with the costs of developing and co-ordinating a project and taking it towards the start of work on site after an options appraisal has established basic viability.

A project development grant will not normally exceed £25,000 in total (limited to £20,000 in the current financial year). Grants may be applied for in stages according to the needs of the project as it progresses. This may cover 100% of administration costs up to £4,000; 100% of non-recoverable professional fees up to £7,500 or up to 75% of the cost of the project organiser up to £15,000. In addition, new BPTs or those undertaking a project after a gap of at least five years are able to apply for mentoring support before undertaking an options appraisal, up to a maximum of £3,500, and in exceptional circumstances, post options appraisal up to a maximum of £7,500.

Non-financial Assistance and Publications

The AHF plays a strong development role by encouraging and advising on the formation of BPTs and providing relevant guidance throughout the duration of an AHF-funded project. Several publications are available from the AHF (free of charge unless otherwise indicated).

- Detailed *Guidance Notes for Applicants* for all AHF financial programmes:
 - Options appraisal grants
 - Loans
 - Project development grants
- *Historic Building Preservation Trusts* (information sheet)
- *Funds for Historic Buildings – A Directory of Sources* (this publication is available free as a downloadable internet file at www.ffhb.org.uk)
- *Model Memorandum and Articles of Association for a Building Preservation Trust* (available by post or email or download from www.ahfund.org.uk)
- *How to Rescue a Ruin – by setting up a local buildings preservation trust (£8.00 inc p&p)*
- Fully illustrated *AHF Annual Review* (£10.00 inc p&p)
- *Statutory Report and Financial Statements* for each financial year.

For further information please contact the AHF at:

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FROM LEFT TO RIGHT:

Terracotta detail, Brandwood End Cemetery Chapels (see p.36)
The Spotted Dog Public House (see p.31)
Restoring stained glass at Manchester Victoria Baths (see p.14)
Diseworth Baptist Chapel Organ (see p.9)
St Mary's Church (see p.32)
Tile detail, Govanhill Baths (see p.45)



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as at 31 October 2009

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