

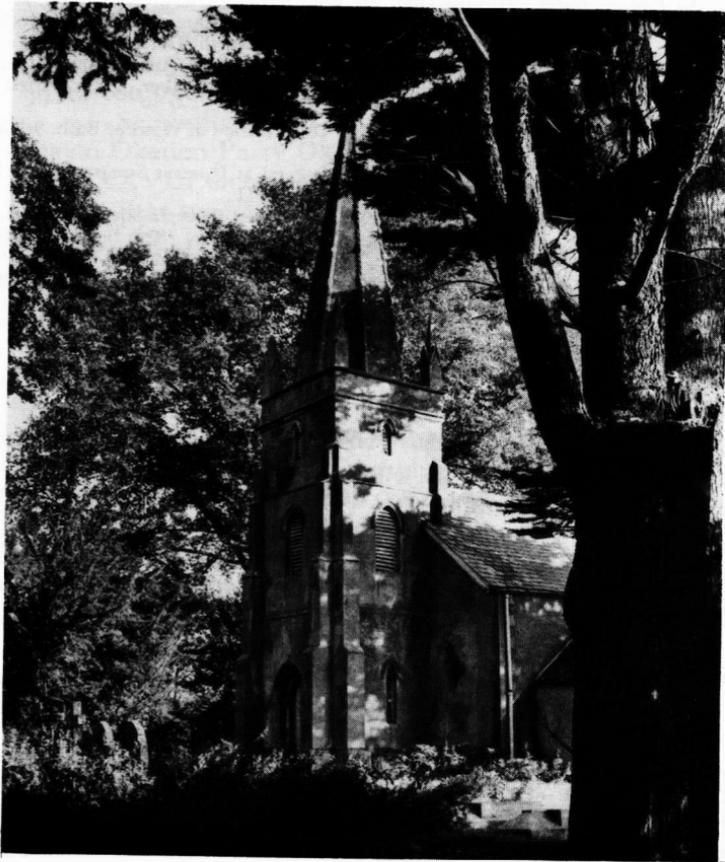
CASEWORK IN ENGLAND

by Matthew Saunders, Secretary

This article touches briefly on a number of cases in 1983-84 in which the AMS has been involved.

1. East Carlton, Lincolnshire

St. Edith's Church (Photo: Christopher Dalton). This delightful church of 1837, its doll-like scale emphasized by the lofty trees in the churchyard, was declared redundant in 1981. Following the refusal of the local planning authority (East Lindsey) to approve conversion plans, the Church Commissioners declared in 1984 that they had no alternative but to pursue demolition. In view of the willingness of the Diocese and the Commissioners to sell the building for conversion and the ease with which the simple interior could have accommodated a variety of new uses, this demolition will win the award for being the most pointless for many months.



2. Market Drayton, Shropshire

Pell Wall Hall. The saga of Pell Wall Hall, the last country house designed by Sir John Soane, continues. Listed building consent for demolition has been refused a second time following a Public Inquiry, the AMS being represented on both occasions by Mr. Rodney Bellamy and Mr. Anthony Rossi respectively. The building has now been offered on the market and we look forward to a final and constructive solution. The photograph shows the Hall at the beginning of this century.



3. Frome, Somerset

Nos. 2 and 3 Sun Street. In recent years a number of towns and cities which had hitherto favoured wholesale clearance have come to realize the benefit to be gained from retaining the historic buildings which contribute so much to their individual character. In the North, Hull is an excellent example and in the South-West the name of Frome springs to mind. And yet dangers still remain. In the summer of 1984, even as the rehabilitation of the long-threatened Trinity Area was being completed, Mendip Council applied to demolish Nos. 2 and 3 Sun Street, 17th century properties blighted by a road scheme but of great importance to the St. Catherine's area of the town. A few weeks before Nos. 3/3B Cork Street, had become one of the very few Grade II* listed buildings to be threatened by an application to demolish. (Photo: Copyright Royal Commission on Historical Monuments.)



4. Winchester, Hampshire

United Reformed Church, Jewry Street. (Photo: Royal Commission on Historical Monuments.) The conventional and conservative facade of this chapel of 1853, designed by W.F. Poulton of Reading, is a poor preparation for the spectacular interior. This is composed of an irregular octagon of columns of quatrefoil section supporting a veritable forest of double hammerbeam trusses, the whole composition being illuminated by two huge toplights of an outline that echos the plan of the arcading. The trustees have applied to demolish in order to provide a smaller place of worship built by developers who will construct new offices (in a neo-Georgian idiom) at the front of the site. However the quality of the building is such that the Society cannot be reconciled to demolition and we have attempted to convince the trustees that they can be provided with a more intimate worship area through sensitive alteration. The Department agreed to upgrade the chapel from Grade II to II*, and the application to demolish had been refused.



5. Kimbolton, Cambridgeshire

Warren House. The current re-survey to update the lists of protected structures is uncovering buildings of considerable importance hitherto overlooked. One such is Warren House, built as an eye-catcher in the 17th century facing Kimbolton Park. It is now listed Grade II*. However its lamentable condition prompted the owners of the surrounding agricultural land, a large pension fund, to apply to demolish. Following resistance the application has been withdrawn and it looks as if a scheme of consolidation will soon be begun. The vandals have virtually destroyed the projecting round-headed entrance porch and half the parapet and the surmounting stone gable has collapsed. Nevertheless reconstruction is possible.



6. Campsall Hall, South Yorkshire

Ruins are not always romantic. There are certainly some derelict listed buildings that look graceless. Campsall Hall is such an example although it is a matter of the very greatest regret that this substantial mansion designed by John Carr of York has been reduced to such a sorry state. The detailing that survives shows the quality of the design and yet the shell, already deadened by a roughcast render, was at the time of the photo largely roofless and internal features had been destroyed by vandals. The Hall and its stables have now been demolished.



7. Christchurch, Dorset

Highcliffe Castle (Photo: Copyright, Royal Commission on Historical Monuments). There are occasions where buildings are of such importance that even when they have been reduced to little more than ruins the preservation of the shell and the safeguarding of remaining features of interest remain essential. Such an example is Highcliffe Castle. Although it is chiefly celebrated for its re-sited medieval fragments, particularly the magnificent oriel from Andelys in Normandy, the whole composition, largely the design of Donthorne in 1830-34, remains a dramatic essay in Romantic Gothic. It has a notably ingenious plan. Following a disastrous fire in 1966 the AMS became



involved in the defence of the Castle and we, like its other champions, had hoped that the sale in 1977 to Christchurch Borough Council would have heralded repair and re-occupation. This, however, has never taken place and the urgency of the situation is now desperate. The Historic Buildings and Monuments Commission has offered one of its largest ever grants to prime the pump but Christchurch, with one of the lowest rateable bases of any English local authority, cannot face the mammoth task involved. The case is now being taken up by the Joint Committee of the National Amenity Societies.

8. Bristol

Nos. 11-17 Bath Street. As part of its rationalization programme for a broader site Courage Breweries have applied for consent to demolish half this long terrace of 1793 designed by Thomas Paty. The case went to Public Inquiry in September 1984.



9. Woodford Green, Essex

In 1929 Walter Godfrey, founder of the National Monuments Record and a distinguished repairer of historic buildings, designed a chapel for Dr. Barnardo's Homes at Woodford Green. He adopted a simplified Gothic idiom that gave a considerable drama to both the long elevations by the use of full height flying buttresses in the manner of an open aisle. The chapel is now disused and its windows boarded up. An application to demolish was withdrawn and it seems likely that a scheme for conversion to squash courts will go ahead.



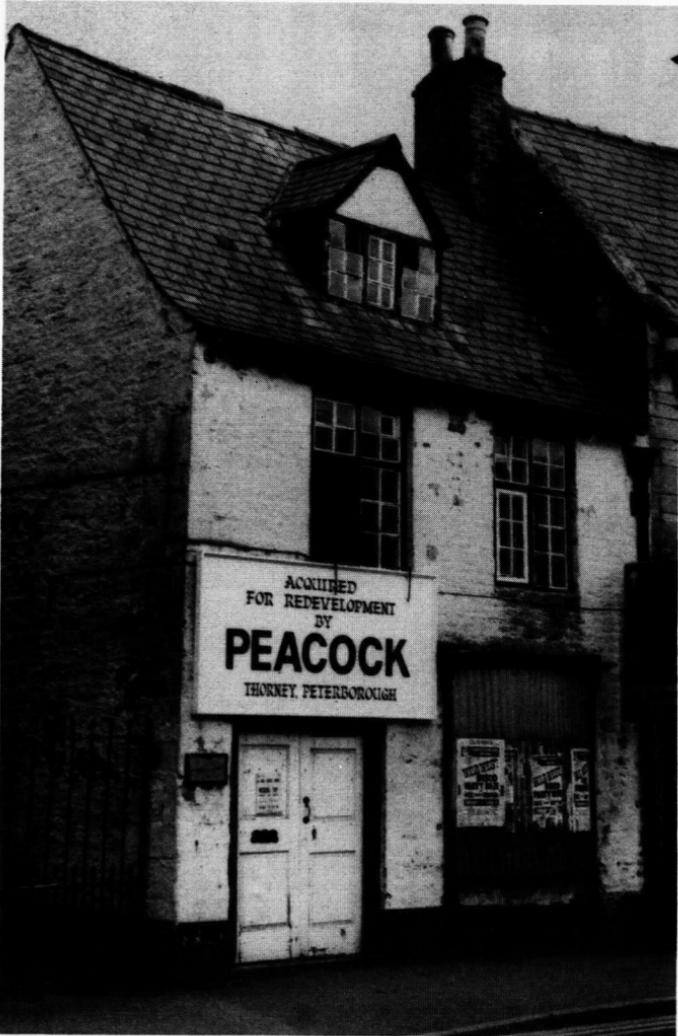
10. Lewes, Sussex

No. 15 Malling Street. 18th century windows and corrugated iron on the roof fail to disguise the fact that No. 15 Malling Street is clearly of late medieval origin and of considerable importance to the street scape. An application to demolish was refused.



11. Bourne, Lincolnshire

24 North Street. An application to demolish this late 17th century building, altered in the 18th, was withdrawn in face of strong opposition. Surviving features include a good bowed shop window under an ornamental frieze now hidden by corrugated iron, and early rainwater heads and windows.



12. Ledbury, Herefordshire

Rutherglen, Church Lane. This imposing early 18th century townhouse complete with "Gibbsian door" has been derelict for many years and was the subject of an unsuccessful application by the local authority to gut. The property is now to be repaired by the county-based Building Preservation Trust.



13. Deene Park, Northamptonshire

In the early autumn of 1984 demolition men moved in to take down the Ballroom at Deene Park a matter of days before the expiry of the listed building consent granted in 1979 after a Public Inquiry. Designed and built in 1850-63 by T.H. Wyatt, the client was Lord Cardigan, the hero of Balaclava. The fireplace designed by Crace was taken out prior to demolition but the precise fate of the stained glass windows designed by Lavers and Barraud is not yet known. It was the public difference of opinion expressed at the Inquiry by a number of scholars that probably sealed the fate of the Ballroom and thus allowed this partial demolition of a Grade I listed building.

