

HERITAGE REVIEW

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DONEGALL STREET
Waiting for Ewarts

“If you mean to throw it aside to-morrow, you never can have it to-day”

(John Ruskin, *On the Present State of Modern Art*)

THIS YEAR'S NEWSLETTER HAS BEEN SPONSORED BY AN ANONYMOUS DONOR, WHICH ENABLES US TO BRING YOU THIS MOMENT OF REFLECTION.

However we may not be so lucky next year, and the page is normally reserved to advertise a product or service of interest to our members. If you are interested in sponsoring us next year, please contact the Secretary.

Editorial

Our Committee, under the energetic chairmanship of Peter Marlow, continues to meet monthly to plan campaigns and projects. At our AGM we said goodbye to Romayne Carswell and Brian McKee, and later in the year to Sally Visick, but welcomed Mary Salter, Brian Campbell and John Stewart on board. They were later joined by Rosie Ford-Hutchinson. Many of the committee members serve on additional sub-committees, and one that has had a particularly high profile in recent years has been Membership, led by Jane McClure. She and Rosie have completed the computerisation of our membership records and with the help of Iona Andrews and Roisin Donnelly devised membership drives that have seen our numbers growing from less than 1000 only a few years ago to over 1400 today.



who was our first London vice-president, also died last year.

As we go to press, we have just learnt that our Research Officer, Rita Harkin, has been awarded a Churchill Travelling Fellowship to travel to America and Sweden this summer researching examples of disability access to historic buildings. Our congratulations go to her on this award.

The UAHS logo that has graced our letterheading and books for many years has served very well, but was looking rather dated. We hope that you like our new logo by G2 Design, and that it will provide a new consistency to our publications.

Photo: Shelagh Collingwood, by courtesy of the Historic Houses Association

North Street Arcade

The Society has been concerned for some years about the future of the historic area around Donegall Street and North Street, which has been acquired building by building by the property developers William Ewart Properties in preparation for a major redevelopment scheme. We have commented on proposals in the past (see the cover of this issue and also *Heritage Review* no.7), and met with the developers and their architects to try to persuade them to adopt proposals that would retain more of the urban fabric of the area.

In the absence of a conservation officer for Belfast, the UAHS has had a crucial role in providing a focus for the concerns of local traders, residents and the many arts organisations that operate in the area, through the 'Let's Get it Right' campaign. Rita Harkin has also taken part in events such as the Cathedral Quarter Arts Festival's architecture debate on "cars versus culture".

However on the night of 17 April a severe fire started in the listed North Street Arcade linking Donegall Street and North Street, and it looked for a while as if all the efforts to save this historic area were going to come to nought. Although the elevations at each end of the arcade have survived the Art Deco arcade was gutted and the small businesses operating there were destroyed. Amid concerns for the traders there was an urgent need to assess the condition of the structure and ensure that unnecessary demolition did not occur. It is an indication of the high profile the UAHS now enjoys that one phone call on the morning after the fire was from a building control officer who thought the Society was in charge of listed buildings and wanted to discuss the condition of the structure with us. We had to explain that we had no statutory remit and that it was the Environment & Heritage Service he should be talking to. EHS architects were on the scene promptly and made it clear that the buildings should not be demolished.

We were particularly concerned by the Department for Social Development's immediate response to the fire, which was to "proceed without delay, with a retail-led development". Fortunately cooler heads prevailed and the basic structure still stands pending restoration plans. Public concern for the building made it obvious that demolition was not something to embark upon lightly.

Ewarts have expressed a commitment to reinstating the arcade, and have responded positively to information from the Society and others that will help to restore it - we were able to obtain and pass on a copy of the original architect's drawings for the arcade which provides valuable detailed information.

Another major fire in Belfast city centre occurred in October when arsonists broke into a solicitor's office in the Queen's Buildings at the top of Royal Avenue. The upper floors and roof of the building were badly damaged and the ground floor shops including Waterstone's bookshop were completely waterlogged. Although not listed, it is a very good building with conservation area protection, and it is hoped that it will be restored in the course of this year.

The Antlers of a Dilemma

In 2000, permission was given for the construction of an abattoir on the historic Finnebrogue estate near Downpatrick. Denis Lynn, manager of Finnebrogue Venison, proceeded to build a plant larger than the approved scheme and the planners rightly took enforcement action. Matters came to a head in November when the Planning Appeals Commission ruled that the plant was indeed illegal - but commented that it was slightly less damaging to the environment than the smaller plant that had been approved originally.

The DoE is now in a very difficult position, having been told that it should not have granted the original application because of its impact on the historic building and its estate, and also that it should seek the removal of the larger and seemingly very profitable plant that was actually built. Mr Lynn supplies venison to Marks & Spencer and all the fashionable chefs, and he has strong voices on his side. However the DoE should not be swayed by those arguments if the plant is in the wrong place and illegal. The case seems likely at present to go to judicial review.

I'm not hypocritical. I do not support developers who flaunt the law. What I'm doing is making sure the spirit of the PAC report is implemented. (Dermot Nesbitt, former Minister of the Environment, trying to explain why he thinks the illegal plant should not be demolished, quoted in the Belfast Telegraph in December 2004).

National Trust Planning Commission

Changing tack from its conventional role as a land holder and protector, the National Trust recently decided to take a lead in the debate about Northern Ireland's planning system, and the UAHS contributed its views to the commission set up to examine the issue.

Among the matters examined in our submission were: the need to control the scale of apartment blocks in coastal areas; the suggestion that ATCs be upgraded to Conservation Areas and the ATC concept abolished (the argument being that if ATCs did not have legislative teeth they had little point and that full Conservation Area status was necessary to protect areas - but see page 16 for new legislation on ATCs); a suggestion that the power to list should be transferred from EHS to the HBC; a strong recommendation that enforcement action should be taken before delisting of buildings; the need for comprehensive control of demolition; the need for Article 4 controls (that is, removal of specific permitted development rights) in conservation areas; the importance of third party appeals; and the urgent need for dedicated and qualified conservation officers to be located in the divisional offices.

The Commission reported in March 2004, and its publication "A Sense of Place: Planning for the Future in Northern Ireland" supported many of our views. It also called for a moratorium on approvals for single dwellings in the countryside and tougher enforcement of planning regulations. In contrast with the Tourist Board's vision of Ulster as a green countryside it described the "large numbers of outsized and outlandish apartments" on the coast and "chickenpox of solitary dwellings" infecting the countryside.

Dromore

When Planning Service announced that it was approving the demolition of three unlisted 19th century houses making up part of the square at the centre of Dromore, the Society decided to take the decision to judicial review. We felt that the planners had not adhered to their own guidelines for demolition in conservation areas. The decision had also put at risk a major part of the funding for the Dromore Townscape Heritage Initiative. The town faced the loss of a HLF grant of £640,000, and in the face of that the case that the

retention of the buildings was not economic did not seem valid.

The High Court quashed the planners' decision in May and the Society had won its second judicial review in two years. While winning was a great relief - the cost of losing such cases can be daunting - the Society does not take pleasure in taking action against the planners. We would much rather support them in enforcing their own guidelines to protect historic buildings. We are hopeful that the owner will now pursue a scheme of restoration, promoting sensitive regeneration at the heart of this historic village.

STOP PRESS: That was the situation until just before we went to press in mid February, when the houses were demolished over a weekend. It would appear that this was completely unauthorised, and the HLF funding not only to those buildings but to the THI as a whole is now jeopardised.

Malone Place

The UAHS took a successful judicial review last year to prevent the demolition of the corner building between Malone Place and Sandy Row in Belfast, and we had hoped it would lead to the building being either restored by the owner or put back on the market for someone else to restore (see *Heritage Review* no.7).

However a judicial reviews is rather a blunt weapon as it can only look at how a decision was made, not at what conclusion should have been arrived at. In this case we thought that we had achieved something concrete in that if the owner could not see a way to restore the building he should be obliged, under the terms of PPS6, to put it on the open market to find a new owner with more sympathetic proposals. Unfortunately, when the Department looked at its decision again, it found that it agreed with itself (which was not surprising), but more frustratingly it also announced that because the proposed "dismantling and rebuilding" scheme would supposedly reinstate the building, there was no need to put it back on the open market. Demolition followed accordingly last summer, and the supposed replica is on site. It remains to be seen whether the new building will retain its listed status under the Second Survey, or whether in due course it will become yet another de-listing statistic.

Planning under Pressure

Sometimes it seems the planners can do no right. If they don't process applications promptly they are accused of holding back development, but if they approve too quickly they may make a bad planning decision. Planning decisions are being made more and more slowly, but this is not necessarily because the planners are working more slowly. The 33,000 planning applications submitted in 2003 represented a 20% rise on the previous year, while in 2004 some 43,000 applications were submitted - a further 30% increase. Much of this increase, of course, is the result of developers anticipating stricter controls in the forthcoming area plans, and the number of applications will not necessarily continue to rise at this rate.

New Planning Service chief executive David Ferguson took the unprecedented step at the end of 2004 of withdrawing staff from area plans and putting all available manpower to work on development control. Too long the Cinderella of the planning system, development control tends to be despised by planners who would rather be preparing strategic plans - but it is the point at which the planning system either works or fails. While we need staff back working on policy as soon as possible, we do welcome the concentration on development control, and hope that it will result in good planning decisions, made in the public interest rather than being a desk-clearing exercise.

With BMAP and other new area plans now issued, and a ministerial announcement (early in 2005) that they should be seen as representing policy even if not fully consulted, it looks as if the DoE is making strenuous efforts to bring the backlog under control.

No planning permission - no house

A house built on a green belt site near Hannahstown five years ago was demolished by the DoE at the end of 2004 because it was "unduly prominent; and did not have planning permission."

An enforcement action had been initiated in April 2000. It was appealed by the owner, and an application for retrospective planning permission was turned down. When the owner still refused to take his building down he was taken to court, and the DoE carried out

demolition. This is a very welcome if rare outcome, but in the context of recent statements from the Minister and senior officials, it is a signal that Planning Service intends to get tough on unauthorised building and illegal demolitions. We understand that each planning area now has a principal officer dealing exclusively with enforcement.

Greenside

The illegal demolition of listed buildings is something that occurs from time to time even in the south of England. An unusual instance was the bulldozing at the end of 2003 of a 1937 modernist house called Greenside in Surrey.

While older buildings are generally appreciated even in comparatively dilapidated condition, modern buildings often have more detractors than devotees. Runnymede District Council agreed with the owner that Greenside could be demolished (arguing that Mr Beadle should be able to demolish his own house in case he sued them under the Human Rights Act), and one of his supporters even claimed that people using the nearby golf course were put off their shot by the sight of Greenside. Mr Beadle claimed that he thought he was entitled to demolish having got the support of his Council, but he did not have listed building consent from English Heritage.

The problem is that the cleared site Greenside stood on is worth more than it was when it was there. And should Mr Beadle have bought the house if he didn't like it?

This case raises a number of significant questions. It is clear, as the Twentieth Century Society has argued, that the human rights legislation does not override listed building or other planning legislation; if it did, it would be impossible to operate the planning system. It highlights the difficulty of protecting modern architecture, which now looks old-fashioned to many people and frequently suffers from the problems associated with flat roofs, metal windows and uninsulated concrete. Listing can take place on any structure more than thirty years old, but twentieth century buildings are still a rarity on the statutory list. They are perhaps at their most vulnerable now, and already few have survived with their interiors intact. How often do you see a 1950s kitchen? When it is utilitarian rather than quaint or ornamental, how many people will think of preserving it intact?

The Back Yards Bite Back

The UAHS shared in the delight of campaigners in Holywood when the town's conservation area was designated in May 2004. However more was at stake than planning status and the publication of some new guidelines by the DoE.

The Holywood Conservation Group had been fighting to save a pair of early 19th century houses at 9-11 Bangor Road, which were not listed despite being substantially unaltered. Planners had refused permission to demolish them to make way for an apartment block but this decision was controversially overturned at appeal. The residents sought a judicial review of that decision, and kept an eye on the buildings. A few days before the announcement of the conservation area designation (after which demolition would require planning consent) the last occupants of the houses moved out and it seemed the bulldozers were about to move in. The residents sought an interim injunction to prevent the demolition of the buildings before the conservation area was in place. This was granted and the conservation area was duly announced the following day. The judges hearing the case declared that developers MAR Properties Ltd had "acted unconscionably" in proposing to demolish the houses covertly at 5.30am on the morning of the conservation area announcement. This story epitomises the importance of local residents forming a group, becoming knowledgeable about, and committed to, the built heritage of their area, and having the courage not to be cowed by the power and financial muscle of large scale developers.

A similar story applies to the Bridge Community Centre, formerly the Lisburn Temperance Institute. It is situated in Railway Street on the periphery of the recently established Lisburn Historic Quarter. The Lisburn Temperance Union had been formed in 1887, and the Institute was built in 1890 on land donated by Sir Richard Wallace, with local linen families providing much of the funding. The architects were Young & Mackenzie.

In the true spirit of Victorian philanthropy, the Institute offered meeting rooms, a billiard room, a reading room and a café, and later a gymnasium was added at the rear offering classes for 'drill and callisthenics' for young men. It served the needs of the community for over a hundred years, the library expanding to 4500 volumes and

the stables becoming a hall for sea cadets, till commercial pressures threatened its closure. Lisburn Borough Council took it over in 1979 and in 2000 some 70,000 people were using the centre each year.

Not surprisingly, there was outrage when the Council proposed to close it in 2004 and a Friends of the Bridge group was formed, with a senior member of our Committee in its vanguard, to campaign for the building's future. The UAHS supported the group, along with bodies including The Wallace Collection in London and the Lisburn Historic Quarter Partnership. Members of our Committee viewed the building and made suggestions about its improvement, restoration and future use.

After a year of energetic campaigning by the supporters of the Bridge Centre, the Council rescinded its decision to close the building last October, and it is now about to be listed. Full details of the campaign can be viewed at www.lisburn.com.

The residents also rose up in defence of their townscape in Bangor West. In July 2002 a developer submitted an application to subdivide a fine Victorian house on Maxwell Road in Bangor and to build a new house in the rear garden. This was such a crass despoilation of a perfectly sound dwelling and a classic example of town cramming, that a number of local residents decided to challenge the proposals.

It is a long story, including arbitration by the Planning Appeals Commission which, despite all the clear policy set down in the fine series of Planning Policy Statements, approved the outline application. This particular story has in fact a happy ending; the developer suddenly left and sold the property to a family who are now happily occupying the property.

Stimulated by the first victory, and seeing an almost weekly series of planning applications in the Victorian and Edwardian area of Bangor West, the small group of residents decided to test the mood of the neighbourhood to see if its disquiet was shared. A public meeting in March 2004 saw standing room only and it was clear that a raw nerve had been touched. There was unanimous support for the establishment of a properly constituted group, and the Bangor West Conservation Group has since been established. With over 600 members it speaks for over 50% of the residents of Bangor West.

It has been very active, in responding to planning applications, appearing at planning appeals, making representations to the local Council and to the Management Board of the Planning Service, and in getting crucial Tree Preservation Orders in place. With the publication of BMAP, Bangor West is now a designated Area of Townscape Character which BWCG has warmly welcomed; there are already signs that this designation is leading to more sensitive planning decisions.

The UAHS has supported all three groups with advice and expertise, and we are always pleased to assist local residents fighting to retain buildings of character. We can provide perspective and experience, but local knowledge and determination have also been crucial in cases like the above.

Updates

Following the unauthorised demolition in January 2003 of this B+ listed Tillie & Henderson shirt factory in Londonderry (see *Heritage Review* no.6), there was a widespread expectation that the Department would take enforcement action. The Department had been granted an interim injunction from the High Court to prevent the developer from demolishing the building but this was lifted when the DoE refused to take open-ended liability for any damage or injury that might arise and the building was demolished soon after. In August 2004, after giving due consideration to legal advice, the Minister announced the DoE decision not to pursue prosecution.

The 14-storey hotel now proposed for the Tillie and Henderson site has faced unanimous opposition from Derry City Council. As the Derry News remarked, the councillors displayed a rare show of solidarity. The 168ft tall building was described as being "outrageously unsuitable" and resembling a spytower or Divis flats.

Since then, listed buildings at the Diamond, Portstewart and Main Street, Clough have been demolished without permission, with the applicant seeking retrospective listed building consent for the former. The Department has made a good case for the buildings and we hope the Planning Appeals Commission will adopt a firm line. Enforcement action has yet to be taken regarding Rock Castle,

Portstewart, which was demolished without permission in 2001. The message sent out to developers willing to flaunt the law continues to be too diluted to make a mark.

Following intensive lobbying by the Society and other environmental groups (see *Heritage Review* no.7), the proposal for a 142-berth marina and three hundred houses at Gocean Lodge near Killyleagh was refused by Planning Service last spring. Ravensblack Developments have now submitted new plans for a scheme of 134 dwellings with no marina, and the matter is currently at appeal.

The designation of the large Malone Conservation Area in 2000 put a stop to the depressingly wholesale demolition of decent large houses that had become a feature of the area but it has taken time for developers to realise that the rules have changed.

One of the first planning appeals to come out of the process was 138 Malone Road, which had been converted into flats and later was badly damaged by a fire in 2001. Despite this the Planning Appeals Commission refused permission to demolish (see *Heritage Review* no.5). It has recently been restored to a high standard and is currently being marketed as a prestigious restoration scheme.

Meanwhile the two houses in Holyrood, which were rescued from demolition by a stop notice in 2001 (see *Heritage Review* no.5 again), remain roofless but still standing. Further plans for them are under discussion.

Allowing skyscrapers just causes a few lucky sites to become overbuilt while their neighbours all lay fallow under massive speculation... Conventional zoning codes, made up of incomprehensible statistics like floor area ratios, ignore the differences between pleasant urbanism and unbearable urbanism... (Extracts from "Ten things we need to do to improve our cities", issued as a New Year's Resolution for 2005 by the Mayors' Institute on City Design in America).

I do not know of a single sustained success story in downtown revitalisation anywhere in the United States where historic preservation was not a key component of the effort. That doesn't mean it isn't theoretically possible to have downtown revitalisation without historic preservation, but I don't know about it, I haven't read about it, I haven't seen it. (Donovan D Rypkema, speaking in Washington in 2001).

Building Preservation Notices

Following the introduction of this critical tool in the 2003 Planning Amendment Bill, Environment & Heritage Service served its first BPN last October. Buildings on Sugarhouse Quay, Newry, had been through the early stages of listing but were in imminent danger of being demolished in the wake of a dangerous building notice served by the Council. The listing notice was served along with a BPN, thus effectively putting a stop to the works and requiring the owner to make good the damage already done. (The building is also located within Newry Conservation Area, which meant that the works would have required conservation area consent).

It is never easy to come in at the last minute and put a stop to works that are already in hand, and EHS is to be commended for the expedition with which they acted in this case. There remains a complex set of negotiations to establish how best to preserve the buildings, parts of which were structurally unsound following the demolition that had already been carried out.

Urgent Works Notices and Repairs Notices

Cairndhu near Larne was the subject of the first Urgent Works Notice to be served in the province last year. Some work was done at that time but the building remained open to vandalism and a second Notice was served during 2004.

While this might be seen as a failure of the system, it does appear that the owner has complied more fully with this second warning, and EHS reports a number of recent successes where owners have carried out works under the threat of a UWN without the need for the document to be actually served. Once the first couple of formal notices are seen to have succeeded, we hope that this sort of informal action will be the general pattern, but the future of Cairndhu is by no means certain yet. However securely closed up, the building remains at risk until it is brought back into productive use. The Society was able to pass on the name of a potential restoring purchaser for it but at present the owner wishes to retain it for hotel use and an application involving an enormous extension was recently lodged.

Cairndhu was the first recipient of an Urgent Works Notice, and the stable block at Sion Mills in Co Tyrone was announced in

the summer as the first building to receive a Repairs Notice. The difference between this and a UWN is that the Repairs Notice carries with it the implication that the DoE can carry out the work itself and charge the owner for it, and ultimately that they can compulsorily acquire the building in order to ensure its survival. After more than twenty years of neglect, this neo-Tudor building associated with Sion House, the home of the Herdman family who established the linen factory at Sion Mills, may be acquired by the Department of the Environment in a "back to back" arrangement with a building preservation trust.

To the casual observer, the pace of such agreements is painfully slow. Surely, once the notice is served the DoE can move in and take action, whether to restore or to acquire? In practice, the legal processes are quite Byzantine and it is important to ensure that every possible objection is dealt with as the process moves on. Human rights, questions of title, ensuring that the vested property will be viable - it is not a simple procedure, and it is essential to carry it out correctly. However the process is continuing, and we hope will reach a satisfactory conclusion during 2005.

Second Survey

We hadn't intended to mention the Second Survey again this year, but we have heard rumours that the installation of the odd plastic window is no longer considered a reason for de-listing a building. Even more encouragingly, we hear that solicitors handling the purchase of listed buildings that have been so altered are asking the vendors to produce their listed building consents before purchases can be completed.

St Angelo Airfield

Just before it could be scheduled under Historic Monuments legislation, the second world war airfield at St Angelo in Co Fermanagh was flattened in March 2004 on the grounds that cattle could have fallen into underground parts of the structure. The owner, having been given advance warning of the proposed protection, had acted legally to demolish it while he still could. Once again, it seems that the warning of impending listing needs to be accompanied by a temporary removal of permitted development rights.

What is Sustainable?

Hardly a day goes past without us hearing about greenhouse gases and the need to conserve energy. Building regulations call for more insulation and less ventilation, and next year two further amendments to regulations will be coming on stream.

The Association for Environment Conscious Building has pointed out that it is possible for a building to receive an “excellent” EcoHomes rating (as devised by the Building Research Establishment) without being “particularly sustainable”. A detached house automatically gets full marks for soundproofing, simply because it is detached, while buildings on brownfield sites or near public transport also get high points, without being really sustainable in themselves.

Measuring the carbon dioxide emissions from a building is fine, but does not take account of the gases produced in the manufacture of its building materials: steel concrete and glass are all highly energy intensive in production. Repairing and re-using an existing building should get higher points than building a new one when embodied energy is taken into account, and the high thermal mass of most traditional buildings (which keeps them cool in summer and relatively warm in winter) is not credited. This discriminates against historic buildings, as does forthcoming legislation requiring houses to be given an energy rating each time they are sold or re-tenanted.

Particularly worrying is that the new regulations for the first time are retrospective - that is to say they apply to existing buildings and not just to new or altered ones - so that when you extend your house you may also be required to bring other elements up to standard, such as putting in roof insulation or double-glazed windows.

Under modern regulations buildings have not only to be ventilated (as in the past) but they must also be airtight. This contradiction in terms means that sash windows are frowned on because they “leak”, yet large vents must be provided in every room to compensate for the sealed windows. You can bet that many people will cover up the vents and enjoy the airtightness (until they find they are facing condensation instead). We need to argue the case for traditional structures, which manage to strike the balance perfectly well, albeit in a less measurable way.

Disability legislation

The final part of the 1995 Disability Discrimination Act came into force at the end of 2004, requiring owners of buildings with public access to make them accessible to people with disabilities. The aim of the legislation, to provide access for all, is laudable, but its impact on building owners can result in high costs and unsightly alterations.

The cost of individual alterations is not necessarily high, but can be cumulatively very expensive - fitting out a disabled lavatory might cost £5000, a platform lift might cost £15,000, and the associated alterations further increase the bill. A building like the Victorian Palace Theatre in Torbay which already runs at a loss of £90,000 a year, could face a £1 million bill to reach full compliance and would be put out of business. Queen’s University is currently spending some £8m on access alterations.

The fact is that the legislation only requires owners to make “reasonable” provisions for access. While excessive cost would be a reason to reduce the work, more substantial arguments can be found in the effect the alterations have on historic buildings. It is clearly not reasonable to damage a historic building in order to provide access to it. The sheer range of possible disabilities makes catering for them difficult - some disabled people actually find ramps difficult to use.

Where the goods or service can be brought to the customer, they can be provided without needing alteration to the premises. Where the service is the viewing of a historic building the only alternative is reduced access to some parts, or a virtual visit through photographs or animations. If the access requirements involve major physical changes to the building then the experience is altered for every visitor, and historic fabric may be lost or damaged. A sensible access audit will identify such problems and suggest ways to improve access without such damage.

Already it is clear that the legislation is capable of very varied interpretation. In Edinburgh, as in Dublin, ramps are rarely seen (and hardly ever on the front elevation of a listed building) and access is provided in other ways. The owners of our historic buildings should be similarly encouraged to explore less intrusive ways of getting people into their buildings.

Third Party Appeals

We were alarmed when Planning Service pre-empted and stifled the debate on third party appeals by deciding “not to take consideration of (their) possible introduction”. It is widely believed that the planning system is currently skewed in favour of developers who, with money and persistence, can fight their case through planning and then the appeal system until they get their way. Meanwhile, when a proposal is approved which clearly flies in the face of published policy, third parties have to resort to judicial review (as we did in the Malone Place and Dromore cases). This is a costly exercise and is restricted to procedural issues.

A Planning Alliance pushing for this and other measures to improve public participation has been formed by a number of organisations including the UAHS, Community Technical Aid, Friends of the Earth and The National Trust.

BMAP

The mammoth BMAP exercise began in 2001 and those interested in the future shape of their neighbourhoods from Carrickfergus to Bangor eagerly anticipated the draft plan. Seven hefty volumes (together with fourteen technical supplements, costing a total of £360) finally appeared in November and many found the 8 week response period, which included Christmas and New Year, to be extremely constraining.

There is much to applaud in the plan, with a substantial number of Area of Townscape Character designations. However, the major source of concern regarding the push for improved protection and standards of new design is that there are no architects or urban designers in the BMAP area and precious few dedicated conservation officers. We believe the policies will be difficult to make effective unless there are qualified and enthusiastic members of staff.

New teeth for ATCs

Angela Smith, Minister for the Environment, issued a Directive in December stating that planning permission is now required for the demolition of any building within an Area of Townscape Character

or Area of Village Character, with the assurance that this measure “underlines the great importance I attach to the protection of built heritage in Northern Ireland”.

New draft policy on ATCs was issued at the same time. It aims to ensure that development proposals respect the appearance and qualities of each townscape area, and maintain or enhance their distinctive character. We hope that greater emphasis will now be placed on the retention of historic fabric in such areas rather than simply steering the nature of replacement dwellings.

PLACE

Another acronym has entered our consciousness - PLACE stands for “Planning, Landscape, Architecture, Community, Environment”, and is an initiative of the Royal Society of Ulster Architects. An exhibition and meeting place at Fountain Street in the centre of the city, PLACE has got off to a flying start with an ambitious programme of events and exhibitions.

Donegall Quay

The twin tower blocks of BT and the Hilton beside the Waterfront Hall in Belfast have few supporters, and are generally accepted as very poor townscape. Unfortunately they have set a damaging precedent and developers continue to point to them to justify yet more disfiguring and unnecessarily tall developments.

The latest to emerge during the year was a massive proposal for two blocks between the Custom House and the new bridge. The developer feels he is making major concessions in reducing the height of the block nearest to the Custom House to a similar height (albeit greater mass), and is pushing for 25 stories beside the bridge. The argument has been made that the view of the city should be framed by the BT tower and this new one, but if we must have them (and the argument that Belfast needs tall buildings is by no means made), surely it would be better to cluster all the tall buildings together where they can form a coherent townscape of their own, rather than scatter them across the entire city centre where they will blight other perfectly satisfactory areas?

Obituary

The loss of a landmark building is usually the cause of much sadness, but there was almost a party atmosphere at the demolition of Churchill House in Victoria Square. Standing 18 stories high, it was the tallest building in Belfast when it opened in 1966, and was described at the time as being “magnificent”. Few would have attached that adjective to it in recent years (although some representations were made to the Society suggesting it should campaign for the building to be listed), and the protestors about the proposed development of Victoria Square said little about it, concentrating on the much smaller but more ornamental Kitchen Bar. The spectacular demolition of Churchill House took place on a Sunday morning at the end of November. A few seconds after 10am the two thousand packages of explosive that had been planted in the building were detonated and it collapsed in a neat pile of dust. It was hailed as the first legal use of explosives in the city for some decades.

The Kitchen Bar itself succumbed to the bulldozer a few weeks before Churchill House, albeit some its contents have moved down the road to a new location in the former McErvel's warehouse; and with it went Telfair Street, the last substantially 18th century lane off Ann Street. Neither was listed despite strong arguments being put forward as to their importance in the course of the £722,000 public inquiry (see *Heritage Review* no.6).

Visits to Councils

The Chairman, usually accompanied by a member of our staff and a fellow committee member, concluded his round of district councils during the course of the year by making presentations to Omagh, Banbridge, Strabane and Newtownabbey. In every case our reception was cordial and the questions supportive. Perhaps councils accord every delegation the same politeness, but we felt there was a genuine concern for historic buildings in most of the questions we were asked, and in many cases there was further feedback over succeeding weeks. Recurring issues of concern raised by councils were the lack of grant aid available for B2 listed buildings, their lack of power to intervene in planning decisions, and the inequity of the current VAT situation, which favours new build over the repair of existing fabric.

Education

Our three year programme of education work supported by the Heritage Lottery Fund came to an end this summer, and we said goodbye to Angela Fitzpatrick who had been running it very successfully in schools across the province. Of course, this work does not stop, and Angela has been back in the office since as a volunteer helping to ensure that her work continues on a long term basis.

Our education pack, *Looking Back, Moving Forward*, continues to be distributed to schools on request, but we are aware that the programme needs to be available more widely and are developing a website that will incorporate much of the material on an easy reference basis. We also want to extend our client base beyond Key Stage 2 to include older children in the year ahead.

Sally Visick, ably supported by Karen Latimer, has been guiding the programme over the last couple of years, but has sadly decided to resign from the Committee. Our thanks go to her for her very clear leadership. Her successor, Mary Salter, is already planning a new phase of education work, which is now a core activity of the Society.

Belfast city council work

During 2003 and 2004, the Society's Research Officer, Rita Harkin, was seconded on a part time basis to Belfast City Council while their Heritage Officer was on maternity leave. We believe the arrangement has been mutually beneficial, giving Rita an insight into the workings of local government, providing some very useful income, and above all allowing the UAHS to apply some of its ideas to the workings of the Council.

The work involved a number of specific projects. Rita advised the Council on a possible Local List to supplement the statutory list; she looked at the scope for one or more Townscape Heritage Initiatives in the city; and also explained how the Council could encourage training in historic buildings skills. Perhaps the most visible aspect of Rita's work with the Council however was the production of a booklet on the Cathedral Quarter area (see p.29), published in tandem with the launch of a series of bronze plaques around the area marking the history of various streets.

BARNI

The Buildings at Risk catalogues, produced in partnership with the Environment & Heritage Service, have been a familiar feature of our publications since 1992, but this year saw a new development in the way we highlight these buildings. In February, the first online Register of Buildings at Risk in Northern Ireland (BARNI) was produced, and greeted by a flurry of publicity (front page headlines in the Belfast Telegraph). Launched at the Crescent Arts Centre by Environment Minister Angela Smith, it has significantly increased the profile of these often marginalised buildings and is crucial to the work of the Society on what is a difficult and at times frustrating issue. The Register details over 400 structures throughout the province, many of which are long-term buildings at risk. At the time of writing, a newly published BAR Catalogue (Volume 7) is nearing completion and should be available by April 2004.

In addition to identifying and campaigning for the restoration of historic buildings through BARNI, the Society continues to offer advice on possible sources of funding and on professionals, craftsmen, contractors and suppliers with experience of such work. This is principally done through the Directories of Funds for Historic Buildings and Traditional Building Skills, revised editions of which were launched in early October 2004, and are available free of charge. We are grateful to Ian Lush, Chief Executive of the Architectural Heritage Fund, and Richard Rogers, Chief Executive of the Environment and Heritage Service, for launching the publications.

The Heritage Lottery Fund's Townscape Heritage Initiative continues to have a positive impact on many of our most historic towns and villages. Projects funded under the programme which are nearing completion include Caledon Court House and the Corn Store, Moneymore; while successful schemes have already been completed at Downpatrick, Killough and Dungannon. In addition, work is also well under way in the Newry, Lisburn and Derry THI areas – the latter two in conjunction with the NIHE pilot Living Over the Shop (LOTS) scheme, an initiative that seeks to breathe life into vacant upper floors and which could well be replicated across the province.

Unauthorised demolition of listed buildings, unfortunately, are still not a thing of the past (see page 10). A large number of sound unlisted

properties have similarly been flattened, usually for development. This includes: Lawnside, Upper Road Greenisland – an attractive unlisted Arts and Crafts house designed by W J W Roome; nos. 23-35 Carlisle Road, Londonderry; and no. 5 Corbally Road, Crumlin – a rare 17th century cruck-framed dwelling that was delisted and then demolished. Fire damage of varying degrees of severity also occurred at the former Linfield Road National School (since demolished); Herdman's Mills, Sion Mills; Sinton's Mill, Tandragee; and Sandy's Street, Newry (since repaired). The catastrophic nature of these events starkly highlighted the vulnerable state that most buildings at risk are in. Serious threats hang over innumerable other properties, putting the very nature of a number of our conservation areas in some jeopardy.

A tremendous amount has been achieved by the Buildings at Risk project since it was first initiated in 1992. However it is clear that too many buildings have been unnecessarily lost despite the best efforts of the Society and others. So, what will the future hold?

The THI and other area based regeneration schemes have been able to save many of our urban buildings at risk – although there is clearly more to do, particularly with difficult or large buildings, redundant churches and recalcitrant owners.

Our most vulnerable and forgotten legacy of historic buildings are often the smaller and more peripheral dwellings of the countryside such as farmhouses, lodges and lock houses. The market is less able to rescue them due to their size and location, and private owners are often not in a position financially to deal with them themselves (particularly due to VAT and their often low grade of listing). It is with this type of building that we must be increasingly concerned and it is here that future efforts will need to be targeted.

Housebuilders are thought to be the answer to our housing shortage. They're not... their business is improving the value of land through planning consent, then disposing of that land. And they've found that the best way to get the most money out of land is to buy a big amount, divide it into bits, and sell the bits off. But you can't just sell the bits; you have to put something on them. So they get into the business retrospectively of putting boxes on them. They're not home-builders, they're land-sellers. (Sir Terry Farrell, interviewed in Regeneration & Renewal, 21 May 2004)

Hearth

Hearth is the housing association and building preservation trust managed jointly by the Society and the National Trust to carry out some of our objectives in practical terms. 2004 saw the start of work on two major projects, College Green House in Belfast and Portrush Town Hall, but they will not be completed until well into 2005, and will be covered in our next issue.

During 2004 a small scheme to restore a pair of gate lodges in the Wallace Park in Lisburn has been the main project on site. Wallace Park is a linear park to the north of Lisburn City Centre with a gate lodge at each end. It was donated to the people of Lisburn by Sir Richard Wallace.

The first lodge, at the Belsize Road end, is now complete, and work at the Magheralave Road lodge is nearing completion. The latter had been burnt out some years ago, and lay roofless and in dangerous condition. Extensive repairs to spalled brickwork were required there, and both lodges have been re-roofed with new finials and repairs to moulded architraves and plinths. The park has been somewhat neglected in recent years, but the work on the lodges has stimulated interest in it and demonstrated that it could be made much more attractive than it is.

Like many public parks, Wallace had had its share of vandalism and the Council was not averse to a recent proposal from Garvey Hockey Club to relocate its pitch to the park. This might have removed some maintenance problems from the Council, but it would also have meant a large new clubhouse, high fencing, floodlights and parking for around a hundred cars. Public access to the park would also have been considerably reduced.

As word spread a local residents' group was formed and 3000 letters of objection to the planning application were lodged with Planning Service. Threatened trees were served with tree protection orders, and a wide variety of people united to save Wallace Park. The planning application was eventually withdrawn. Wallace Park is used by some 400,000 people every year, and it is now hoped that Lisburn City Council will extend the excellent work it is doing on the Castle Gardens and look in due course at its second park.

Other BPTs

Ten years ago Hearth and the then very recently-formed Belfast Buildings Preservation Trust were the only BPTs in the province. There are now more than a dozen in various stages of development, and recognising this growth the UK Association of Preservation Trusts held its national conference in Belfast in 2004.

This year also saw three local trusts complete schemes. Killough's Palatine Trust, which administers the Townscape Heritage Initiative funds for the Co Down village, opened its restored Grain Store in the summer. A stone warehouse which had been derelict for many years, the random rubble building was not a straightforward building to convert, but they made a handsome job of it, and were able to sell it on very rapidly.

The Irish Landmark Trust, which restores historic buildings across Ireland as self-catering holiday accommodation, opened its fourth property in Northern Ireland at the splendidly romantic Glenarm Barbican.

The Old Belmont School Preservation Trust's scheme in east Belfast, a school by Vincent Craig with a landmark timber belfry, was rescued by a group of local people who wanted a creche for their children. Their own children have now outgrown that stage, but they have created something lasting for their community. The building was opened by Prince Charles at the end of the summer, and already provides a popular venue for community groups as well as the creche.

The Belfast BPT project at Christ Church, College Square North (completed in 2003) has won a string of national awards, from the Georgian Group, the Civic Trust and the RICS among others.



Home and Dry : Historic Building Owners' Days.,

Two further events were held in 2004 as part of this series, supported by the Heritage Lottery Fund, which promotes maintenance and repair. The first was held in Belfast and focused on church maintenance. The second took place in the Ulster Folk and Transport Museum, Cultra where it was coupled very successfully with a traditional building skills fair. The series continues in 2005, with an emphasis on small buildings in Enniskillen on 14th May and a repeat performance in Cultra on 17th September. The events will be accompanied by a website at www.homeanddry.info, which is currently under construction.

A new perspective on Sir Charles

Most boardrooms these days lack a proper portrait of the Chairman, making do with small photographs round the walls of the present and past incumbents of the post. We are far more traditional in our outlook, but our Chairmen are too modest to want to look at pictures of themselves. We commissioned the well-known artist Jeffrey Morgan to paint our President, Sir Charles - partly because he wanted to, partly because Sir Charles quite liked the idea of being painted by such a scholarly artist, but mainly because we felt it the most appropriate way of ensuring that Sir Charles could continue to preside over our deliberations without putting him to the trouble of attending our meetings in person.

The portrait was duly unveiled in November, and was agreed by all present to be not only an accurate likeness, but also a highly appropriate picture, packed with puzzles and allusions to suggest Sir Charles' varied interests. One such detail is the painted reflection, on the reproduction of a Tom Carr, of the Harland & Wolff cranes seen across the Lough from Sir Charles' home - but there are many more references. The painting may be seen in the conference room during normal office hours.

Everyone intuitively knows what a good street is. When people talk about the most beautiful cities on earth, it's always the ones with the good ordinary streets that are mentioned... and yet our intuitive insights have eluded satisfactory systematic expression. One might expect that it would, by now, have become as easy to reproduce the beauty of a Paris street as the taste of strawberry jam. (Alain de Botton in RIBA Journal, February 2005)

Money matters

In 1995 the Society had net assets of sixty six thousand pounds and an annual expenditure of just over twenty thousand pounds. Since that time the Society has expanded its activities in many ways and we are now recognised in the province and much wider afield as a voice to be reckoned with. Our staff has increased to include two, or at times three, professionals in addition to our (still part time) secretary, and we have moved from an attic room in Riddell Hall to ground floor offices near the centre of Belfast with our own meeting room. Our success in judicial reviews, general campaigning on issues and legislation, built environment education and the continuing success of our publications are ample evidence of this, but our capital base has not increased during that time and the strain on our finances is beginning to show.

In 1993 we negotiated the still continuing agreement with the Environment and Heritage Service Buildings at Risk Officer; in 2000 we negotiated the Heritage Lottery Education Officer Project and in 2003 we initiated the HLF Historic Building Owners Days project and undertook contract work for Belfast City Council. These partnerships had spends at peak in excess of sixty thousand a year and included income to the Society to cover running costs of on average five thousand per annum each. Our core activities of publications and outings continue to provide income, and Sir Charles Brett's County volumes in particular have produced a total cashflow of over £60,000.

Our Committee (and staff too) put in countless hours of voluntary time to ensure that we achieve our objectives. We have publications amounting to a stock of over 14,000 books that continue to sell steadily, but we do need to build our capital base if we are to continue to grow. Tell your friends to join, make sure you have filled in Gift Aid forms so that we can reclaim tax and make the most of your support, remember us if you are making a will or planning to win the lottery.

The draft building regulations [are] already an Alice-in-Wonderland world where more heat escapes through floors than through walls, and buildings have to be made both airtight and permanently ventilated. We are now asked to reduce building energy by 25%. Why not by reducing the number of [new] buildings by 25%? ... (Letter to Building Design, 27 Aug 2004)

Events

As usual the events programme was extremely varied. Keeping with tradition we focused on lectures during the winter months (with many thanks to the Ulster Museum for their hospitality), headed out of doors during the theoretically warmer summer months and also continued to spread our wings, this year to Glasgow, Shropshire and Donegal.

Virtually full houses were accorded both to Mike Snowden's beautifully illustrated, colourful and heartwarming talk about aspects of his extensive travels throughout the world, from Australia to Spain to the UK. You did not need to be a botanist to appreciate his knowledge and expertise in photographing plants. Following on from last year's mountain climbing expedition along the Gobbins, John Lennon, (perhaps the person with the greatest knowledge of this extraordinary Victorian tourist amenity), enthralled his audience with stories and visual material; equally interesting was the number of people in the audience who were able to provide detailed personal information about those who built the path, managed the tea room or ran coaches to it. Numerous contacts were made for even more information to be recorded. James Stevens Curl's talk about the Egyptian influence in architecture and the decorative arts was encyclopaedic, starting in the Valley of the Nile and ending with James Stirling in Berlin, with many fascinating stops en route. The final lecture of the year combined a prize-winning venue, Christ Church, the Consarc restoration for Inst and the Belfast Buildings Preservation Trust, with a "Restoration" TV star performer, Ptolemy Dean, and a giant architect, Sir John Soane. Ptolemy held a capacity audience enthralled as he discussed various Soane projects in England, Belfast and Clandeboye. The Committee is deeply grateful to the Belfast Buildings Preservation Trust for organising the event as a benefit for the UAHS.

The BBC "Restoration" series of course featured Lissan House and we were privileged to visit the house and be treated to tours by the owner, Hazel Dolling. We were more than doubly oversubscribed so a repeat visit is planned for 2005. Primrose Wilson and Karen Latimer, aided by Harriet Devlin, our previous BAR officer who has now moved to Shropshire, conducted a gourmet (both gastronomic and

architectural) tour of the Ludlow area which left participants totally enchanted by the places, people and meals that they experienced. Closer to home, outings included a fascinating tour of the Cathedral Quarter in Belfast, led by Marcus Patton and Rita Harkin; an afternoon at Dromantine, thanks to the Dominican Brothers and Tom Atkinson and Sean Hagan who organised it; a whirlwind visit inside the walled city of Derry, including the Apprentice Boys Hall and the Verbal Arts Centre, enthusiastically led by Fionnuala Jay O'Boyle; a long day's outing to Salthill to see the Temple's superb garden and 18th century house overlooking Donegall Bay, with stops at the 18th century Dunbar House, and Richard Pierce's very modern Dresterne, both near Enniskillen; a day in Glenarm, including a visit to the charming gardens in the castle grounds and the Barbican, newly restored for the Irish Landmark Trust, as well as to the village conservation area; and a visit to key industrial sites near Belfast, led by Fred Hamond.

Outings and lectures always have an important educational element, so it was good to have the Education Project's Kiddie's Party on the Mall in Armagh focused on the Museum and the Courthouse. And architectural students from the North and South of Ireland were treated to a long weekend in Glasgow looking, among other things at the work of Greek Thomson and the restoration of Holmwood by the National Trust for Scotland, thanks to Karen Latimer, Rita Harkin and John Gilbert, a Belfast architect now based in Scotland.

The Yuletide Open House was particularly musical this year thanks not only to Marcus Patton and members of his family and his friends, but also to carol singing by Siobhan Brown and members of her family. Kevin Baird's mulled wine improves as he ages !

The Events Programme involves a lot of work by the Committee that organises the overall programme, chaired this year by Keith Gilmour, and also by those who are responsible for each event. Needless to say, we are all very grateful to them for doing so much to make membership of the Society such a pleasure.

Old is not all bad: indeed much of what remains should be cherished. New is not all good: indeed we are left in no doubt that little of it is. (A Sense of Place: Planning for the Future in Northern Ireland, NI Planning Commission set up by the National Trust, March 2004)

Book Reviews

Brett, CEB. *Georgian Belfast 1750-1850: maps, buildings and trades*. Dublin, Royal Irish Academy in association with the Belfast Natural History and Philosophical Society, 2004. ISBN 1-904890-02-04

In 2003 the Royal Irish Academy published the twelfth volume in its Irish Historic Towns Atlas series and the first of its Belfast volumes covering the period up to 1840. Brett's book, although not part of the main series, is ancillary to it and can be seen as a companion volume to the earlier publication. Both will be invaluable sources of information to researchers and *Georgian Belfast* is of particular interest to architectural historians and conservationists as information contained in the leases of the Donegall family were laboriously transferred onto the maps reproduced here providing a unique picture of the buildings of the period. The book has three parts: two introductory essays in part I, maps and commentaries in part II, and a directory of the tradespeople mentioned in the leases in part III.

In the opening essay Bill Maguire looks at the relations between the Donegall family and the town of Belfast from 1767-1850. The benevolent absenteeism of the first marquess and the colourful excesses of the second left their mark on Belfast and when the third marquess realised the extent of the family's debts he decided to sell the freehold of almost all he had left. It is the maps made for this sale that are reproduced here, with annotations.

Charlie Brett's essay covers the maps, leases and buildings. He tells the story of the transfer of mountains of solicitors' records from the offices of L'Estrange and Brett in nos 7 and 9 Chichester St to the Public Record Office of Northern Ireland in the early 1960s. Embarking on his seminal book, the *Buildings of Belfast*, the young Brett soon realised he could date a number of buildings using the building covenants in the Donegall estate leases and, with a perspicacity for which future scholars will long be grateful, he set about annotating the maps using the information gleaned from these leases.

No dry and dusty essays these. Maguire entertainingly describes the shenanigans of the second marquess and Brett takes the opportunity to have a go at the philistines who allowed Lanyon's

Ulster Club to fall into disrepair and succumb to terminal dry rot. He also gives the reader a flavour of the leases with some pertinent examples, clearly explains the role of the Incumbered Estates Court, and concludes with a comment on the buildings of the period. He gives an especial plug to a heretofore little known publication by one Thomas Humphreys entitled *The Irish builder's guide*. It is to be hoped that the Linen Hall Library has its copy securely chained to the shelf.

The essays are followed, in part II, by the maps with commentaries on their content by Raymond Gillespie. Extracts from other maps and views of buildings are also included in this part. Part III concludes the book with the directory of tradespeople mentioned above. Charlie Brett ends his essay by commenting thus "I have, however, I think, one way and another, demonstrated my affection for late Georgian Belfast." Undoubtedly he has, and this latest in a long and distinguished line of publications will help others to understand and appreciate the city of which he is so fond and the architecture of which he has done so much to preserve.

KL

Cathedral Quarter: a visitor guide to its historic buildings; compiled by Rita Harkin. Belfast City Council in association with the UAHS, 2004.

This "sparkling little companion" to the historic core of Belfast, the Cathedral Quarter, is based on the UAHS' publication written by Marcus Patton entitled *Central Belfast: an Historical Gazetteer*. The guide was published to accompany a series of bronze interpretative panels designed by local artist Katherine Nixon and erected in the Cathedral Quarter by Belfast City Council in partnership with the UAHS in 2004. The Cathedral Conservation Area was designated in 1990 and there is much to see in this increasingly buzzy area. Starting in the High St and ending up in Church St opposite St Anne's Cathedral, the guide takes us on a fascinating tour of buildings large and small, listed and unlisted, and even draws attention to the demolished and the not yet built. It is encouraging to read of the new uses to which many of the old buildings in this area are being put and the guide bowls along in cheerful style scattering snippets of information about as it goes. Stick it in your pocket and go and explore, in the words of the guide, "a sensitive and dynamic area, which is increasingly regarded as Belfast's cultural hub."

KL

Wilson, Primrose. *Maintaining our churches: a short guide*. Ulster Historic Churches Trust, 2004. Available from Hon Treasurer, Ulster Historic Churches Trust, 146 Marlacoo Rd, Portadown, Co Armagh BT62 3TD.

The Ulster Historic Churches Trust was formed in 1995 and this is its third publication. One of the Trust's aims is to disseminate information on the maintenance of church buildings and this series of articles by the indefatigable Primrose Wilson, a UHCT Trustee, provides much useful advice in pursuit of that aim.

The introduction gives a plug to the Trust's *Maintenance Schedule and Good Housekeeping Guide* which was distributed free to every church in Ulster and also summarises the Society for the Protection of Ancient Buildings' advice on the maintenance of historic buildings. Indeed each chapter concludes with a list of dos and don'ts covering, in line with the chapter headings, exteriors, interiors and churchyards. A number of bibliographies are brought together at the end of the pamphlet covering a wide range of publications from general titles to technical advice notes and British Standards. This is a very useful publication for anyone involved in the care of church buildings and if responsibility is sitting heavy on the readers' shoulders, there is some light relief in the form of Marcus Patton's cheery drawing, Hellman's cartoon and a tale of bats in the belfry. **KL**

Britain doesn't have mountains or mighty cataracts, but it has hundreds of years of wonderful random activity... This can't be repeated often enough. You are so lucky to have such a vast reservoir of physical heritage, but it is a finite stock. There will be no more 18th, 19th and 20th century buildings, and every time one goes, it is very sad. [He also enjoys much contemporary architecture] All I have argued is don't take down the old stuff. (Bill Bryson, new commissioner for English Heritage, December 2003)

Every year in the UK, 3.5 billion bricks are made and 2.5 billion are destroyed. (Robert Booth, editorial in Building Design, 15 October 2004)

It's like walking around a history book. You have all these beautiful buildings that were built before 1980. (Hollywood star Alyson Hannigan on London, January 2004)

When later generations think that they've found the future, they usually turn out to have travelled backwards into it, and differ from revivalists only in their inability to recognise where they are. (Alan Powers, column in Building Design, 13 February 2004)

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Joy Street area of Belfast	£4.00	Central Belfast	£9.50
St Helier, Jersey	£4.00	Bangor (new edition)	£9.00

Orders for all the above publications, and standing orders for future publications, may be sent to the Society at 66 Donegall Pass, Belfast BT7 1BU, and will be fulfilled subject to availability, and at the charges for postage and packing ruling at the date of order.

Many of the Society's early Lists are now out-of-print, and while we hope to bring out new editions of some them, the Secretary is happy to assist enquirers by making photocopies on request at cost from the copies held in the Society's office. The following items are now out of print:

Lisburn	Mourne
Portaferry and Strangford	North Derry
Antrim and Ballymena	Carrickfergus
Downpatrick	Town of Cavan
City of Derry	An Introduction to Ulster Architecture
Dungannon and Cookstown	Palm House and Botanic Gardens, Belfast
Glens of Antrim	Court Houses and Market Houses
North Antrim	The Diamond as Big as a Square
Coleraine and Portstewart	Clandeboye
Enniskillen	Buildings at Risk catalogues 1-6
Towns and Villages of East Down	Directory of Traditional Building Skills
Island of Rathlin	

ULSTER ARCHITECTURAL HERITAGE SOCIETY

The Ulster Architectural Heritage Society exists to promote the appreciation and enjoyment of good architecture of all periods - from the prehistoric to the contemporary - in the nine counties of Ulster, to encourage the preservation and restoration of buildings of merit or importance; and to increase public awareness of the beauty, history and character of local neighbourhoods.

This newsletter outlines some of the major activities of the Society during 2004.

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Sir Charles Brett

Vice-Presidents:

Dr Maurice Craig

John Cornforth

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Research Officer: Rita Harkin

Education Officer: Angela Fitzpatrick

Heritage Projects Officer: Andrew McClelland

The Society is always looking for members interested in taking an active part in its activities. In particular, monitoring of planning applications, preparation of new lists, and assistance in organising outings are always appreciated. If you would like to help in any of these ways, please contact us. Our telephone number is Belfast 028-9055 0213, e-mail info@uahs.co.uk, and our website is www.uahs.co.uk

Our **front cover** shows buildings in Donegall Street, Belfast, which are scheduled for demolition if the proposed redevelopment by Ewarts goes ahead. The **back cover** shows a gate lodge at Wallace Park, Lisburn, recently restored by Hearth.

Contributors to this issue: Rita Harkin, Karen Latimer, Keith McCleane, Andrew McClelland, Ian McQuiston, Peter O Marlow and Marcus Patton.

