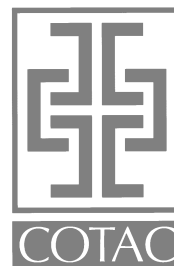


Newsletter

NUMBER 16
May 2000



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CONFERENCE
ON TRAINING IN
ARCHITECTURAL
CONSERVATION

CONTENTS

Introduction	1
News	
Scheme to Fight Cowboys	3
ASI – Mini Contract	3
JCT Domestic Works Contract	3
Conservation Scheme Launched	4
National Trust Cat-flap	4
Building Crafts College Prizegiving	5
Anti-ageist IT Training Plan	5
Inkjet Cartridges	5
Construction News On-line	5
Hilary Weir Retires	6
Europa Nostra Awards	6
Satellite Tracker	7
Features	
DCMS/DETR-EH Review of Policies	8
Green Degrees at Plymouth	10
Martin Caroe	11
COTAC International Conference 1999	12
Cultural Heritage of Railway Stations	17
Theatre Restorations	21
Specialists are Worth More	22
Universities Heading for Shake-up	24
Bias Against Construction Education?	26
National Standards in Bldg Conservation	27
Rehabilitation Costs	28
VAT Key Findings	29
Kings Cross Project	31
New Digital Age of Construction	32
Donald Insall Biography	32
Zibby Garnett Travelling Fellowship	33
CIB Statement on Constructionline	34
Publications	
TANS 11, 12, 13	34
Europa Nostra, Power of Example	37
Works to Historic Buildings	37
Revival of Dresden	38
Trad. Pembrokeshire Windows	38
Mud & Stud in Lincolnshire	38
Exhibitions, Conferences, Seminars, Courses	
'Heritage Forum' Exhibition & Conf. 2000	39
Interbuild Exhibition	40
English Historic Towns Forum, Bath	40
Conserv. of Hist. Interiors, Oxford	40
IHBC Annual School, Glasgow	41
Earth Building Conference, Torquay	41
NMR Events and Courses	42
Woodchester Courses	43
Scottish Lime Centre Courses	43
Urban Pride Conference, Edinburgh	44
COTAC Network Courses	45
West Dean Courses	0
Weald and Downland Courses	0
IMBM Conference, Vaynol, N. Wales	0

INTRODUCTION

So, after all the anticipation and ceremony we have finally entered the new millennium or have we, is it next year? Well there's a debate, but there is no doubt that this is an exciting time for building conservation with the government seeking a review of its policies on Heritage through DCMS/DETR in order to develop a strategy for the next 25 years. The Department has commissioned English Heritage to carry out this review and COTAC will be assisting, in particular with the training and education aspects. A copy of the EH consultation paper is included in case anyone has not had access to a copy and although the first consultation target date has passed there will be a further opportunity when the discussion papers from the five working groups are available. Meanwhile I am sure EH will be pleased to receive any matters of major import at any time.

Since I last wrote we have moved office and are now located in the splen-

did surroundings of the Grade I listed St Pancras station designed by Sir William Barlow, courtesy of London & Continental Stations and Property. The new address, phone and fax numbers are noted below. We are very grateful to our new landlords, to English Heritage for their support with

the relocation and to the staff and students of Lambeth College for redecoration of the offices. We held a small reception for those who helped with the move and other COTAC friends and contacts last month.

It is sad that that yet again I have to report the passing of a good friend and supporter of COTAC, Martin Caroe, who died last November.

Martin could

always be relied upon to stimulate lively debate with interjections at the Standing Conference meetings and his contributions will be greatly missed. A tribute is included on page 11 and our thoughts are with his family through this difficult time.



COTAC's new location at St Pancras Station

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DIRECTOR: Richard Davies Dip. Arch., (Hons.) RIBA HON. TREASURER: Stephen Bond MA, ARICS, Grad. Dip. Cons. AA

Memorials have been inaugurated for both the other COTAC contacts who died recently: Zibby's family, friends, students and colleagues have joined together to found the Zibby Garnett Travelling Fellowship that will enable students to travel and study internationally. More details on page 33. We hope that many of you will feel moved to contribute to this worthwhile cause. The University of York established the Michael Stratton memorial lecture on the 1st March, which this year was eloquently delivered by Sir Neil Cossons, the new Chairman of English Heritage and former Director of the Science Museum. Sir Neil, a colleague of Michael during their time at the Ironbridge museum, celebrated Michael's life using a number of themes from industrial archaeology, a passion for them both. He paid a moving tribute to Michael's ability to see in buildings those special features that most of us miss, one of a number skills to which he introduced Sir Neil and many others.

The COTAC Conference this year is being incorporated into the Heritage Forum International Congress and Exhibition on Conservation and Restoration to be held at the Islington Business Design Centre from 20-22 June. The event is being organised by Leipziger Messe, which has arranged the successful bi-annual Denkmal exhibition and conference in Leipzig during the last decade. The COTAC conference is on Thursday 22nd using the theme 'Heritage in Practice'. There will be a dinner on the evening of Wednesday 21st at which the Guest of Honour/Speaker will be Daniel Therond, Executive Director of FEMP, the European Foundation of Heritage Skills. COTAC members will be entitled to a 10% discount on fees, so please mention when booking. We have a very high quality line-up of speakers from the UK and abroad, further details are available on page 39. Readers will note that Hilary Weir has chosen to retire following her very successful leadership of the Architectural Fund but she has kindly agreed to share her experience with us on the Thursday of the Conference.

A summary of the proceedings of the 1999 Conference at the BRE, supported by the European Union, Leonardo da Vinci Programme under our 'transfusion' project, is included on page 12.

We begin in this issue a series of getting to know the COTAC trustees, publishing brief autobiographies and starting with details of our Vice Chairman, Donald Insall on page 32.

We were delighted to be invited by Michael Forsyth to hold the April Meeting of the COTAC Standing Conference at Bath University. Welcomed by Professor Richard Frewer, we held the formal proceedings of the Conference in a lecture theatre on campus before a short walk to Michael's house 'Oakwood' a recently restored Italianate villa on Bathwick Hill. Here Michael's wife (in his absence on university business in the Far East) provided a splendid buffet lunch and allowed us the privilege to view the house. Formerly called Smallcombe Grove and built originally by the landscape painter Benjamin Barker, Edward Davis, a pupil of Sir John Soane, integrated an

extension to the house in the Soane style. From here we travelled by taxi to the Pump Rooms where we were given a slide presentation of the new Spa project. We then viewed the new site and buildings designed by architects Nicholas Grimshaw. The day was completed with a guided tour of the Roman Baths.

Richard Davies gives an updated review of national standards in building conservation. Higher N/SVQ Levels 4 and 5, formally launched in the summer this year on page 27.

The fight against cowboy builders continues and we include details of a proposed pilot scheme launched by Nick Raynsford in Birmingham last year, two Plain English contracts for small works and a proposed pilot scheme called Monument Watch based on a Dutch model. This grew out of a seminar held by the University of the West of England and participants include SAVE, SPAB, UWE, Bath Preservation Trust and the National Trust. We report the results of the VAT research by the Joint Committee of the National Amenity Societies and there is no doubt that reduction of VAT on historic building works to, say, 5% would have a marked beneficial effect on protection of our heritage, help to reduce VAT evasion and the 'black economy'. We urge you to take every opportunity to press ministers and government to implement these recommendations.

Europa Nostra celebrates twenty years of its awards with a book *The Power of Example* that gives an overview on what has been achieved in these past 20 years, and a broad impression of the amazing geographical and thematic variety of heritage projects. The UK has been honoured with five projects receiving awards this year, a high proportion of the total amount of awards given, indicating the high standard of restoration achieved in this country.

We have a number of articles on the changing education scene including those occasioned by the continuing shortage of funds and the effects this will have on the education built environment, the effects of the digital age on the built environment and the current bias against construction education. The evolution of 'green degrees' at Plymouth in view of the current focus of 'sustainability' in the heritage world could perhaps offer some benefits for conservation courses?

And so to future issues. As always we are keen to receive copy from new contributors so come on, put pen to paper or better, fingers to key board and email or send me a disk with your contribution. It can be a specially written article or a paper you have given at a conference or seminar, an issue you want to air, get feedback about or promote. Likewise we will be pleased to publicise events, seminars, courses, conferences, exhibitions and publications, so put us in your address book and database for automatic distribution in future. Thank you to those that have done this since the last edition and are regularly in touch. Look forward to hearing from you soon, next copy deadline Friday 29th September. Best wishes for a healthy, happy and beneficial new millennium.

Graham Lee, Project Manager

BIRMINGHAM GETS PILOT SCHEME TO FIGHT THE COWBOYS

A pilot 'quality mark' scheme intended to protect the public from cowboy builders is being set up in Birmingham.

Construction Minister Nick Raynsford announced the decision last July. He said: "The pilot, which we hope to launch this autumn, will give us a realistic opportunity to test the practicality of the scheme and to assess its acceptability to consumers and builders. It will enable us to ensure that we get the scheme absolutely right before its national launch next year."

The quality mark will be issued to builders who fulfil certain minimum criteria and the scheme will provide redress if anything goes wrong. If consumers insist on using quality marked companies only, cowboys should be driven out of the consumer market, at least.

The scheme was the brainchild of the Cowboy Builders Working Party set up a year ago to develop the proposals of a DETR consultation paper on the subject.

ARCHITECTURE & SURVEYING INSTITUTE MINI CONTRACT

The Architecture and Surveying Institute produced a mini contract during the autumn of 1998 in consultation with 'Care & Repair', who were well aware of the need for a simple form of contract for small works. The mini contract has been designed for works costing less than £6000.

As well as the Care & Repair edition, a further version for general use has been published. This has been well received by housing associations and local authorities as well as managers of private estates. As with all ASI contracts, the mini contract requires the employment of an employer's agent or contract administrator, who prepares a pro forma enquiry, that is sent to contractors, who return a tender on a supplied pro forma. The enquiry and the tender form part of the contract documents.

The mini contract completes the family of ASI contracts, all of which have been drafted with the intention of them being clear, in plain English, and easily understandable by all involved in the contract process. The new mini contract has been brought to the attention of the Construction Industry Confederation.

DOMESTIC WORKS IN PLAIN ENGLISH

From the Spring of this year, home owners commissioning work from a builder will be able to buy a Joint Contracts Tribunal (JCT) form of contract from high street stationery and news-vending shops. This is the new building contract for home owner/occupiers giving client and builder an opportunity to sort out all the arrangements before work starts, setting out what is expected from both parties while



The new JCT domestic building work contract is available from High Street bookshops contained in a working folder that can be used to hold all the relevant documents.

the work is in progress.

Roy Swanston, chairman of the Joint Contracts Tribunal, claims that the new contract fills a major gap in the market place. It is designed for people who will commission work from a builder only once or twice in their lifetime and who are vulnerable when things go wrong.

As JCT spokesmen commented, builders are also prone to misunderstandings with inexperienced customers, especially when variations in work lead to extra costs. The contract, written in language that has earned the 'crystal mark' from the Plain English Campaign, is designed to help both parties avoid the common pitfalls of domestic building work.

The use of plain English as distinct from the legal jargon in which most building contracts are framed recognises that the contract is for use in circumstances where the customer employs the contractor direct and there is no professional adviser or contract administrator. As people in the construction business will realise, this is a significant departure from the customary style of JCT documents.

The document also takes into account that consumers occupy a unique legal position because of the additional statutory protection given by UK legislation and through European regulations.

The contract sets out clearly the obligations that both parties are undertaking and the mechanisms for dealing with any variations, described in the contract as 'changes

to the works details'. The contract requires good practice procedures on the part of contractors and encourages resolution of certain key issues at tender stage. It also tells the customer what to do if the builder's performance is unsatisfactory.

The accompanying JCT guidance note acknowledges that problems frequently arise because customers have a poor understanding of how to procure construction work and tend to be driven by lowest price over quality. The guidance note exhorts the would-be client to remember, that the cheapest quote may not always turn out to be the best value for money or indeed cheapest in the end.

At present the new domestic works contract is restricted to use in England and Wales. A similar form of contract is being considered for Scotland.

Prior to its high street launch, copies of the domestic contract package will be available from trade stockists or from Construction Books Direct, Englemere, Kings Ride, Ascot, Berks SL5 7JR, 01344 630810, price £9.95 per copy. Queries on interpretation should go to the Construction Confederation's legal department on 020 7608 5000.

SPECIALIST CONSERVATION SCHEME

Owners of the UK's 10,000 listed buildings will be offered a dedicated maintenance service if a pilot study proves successful.

A repair and maintenance service for owners of historic buildings is being pioneered by the pressure group Save Britain's Heritage. A £40,000 grant for a pilot study of the service, which will be known as Monument Watch UK, has been offered by the Pilgrim Trust charity, and an advertisement for a development officer published.

The scheme will enable owners of historic buildings to subscribe to a service that involves regular inspections and simple repairs by professionals and craftsmen qualified in building conservation.

The chairman of Save Britain's Heritage, Marcus Binney confirmed that the service will be open to all owners of listed buildings who might want to join the scheme. Subscribers will pay an annual fee in addition to an hourly rate for repairs.

The proposed service is inspired by the renowned Monumentenwacht scheme established in Holland nearly 30 years ago. In this scheme, 45-50 teams of qualified craftsmen and surveyors carry out inspections and first-aid on The Netherlands' listed buildings.

In Britain, the proposal grew out of a seminar held by the University of the West of England earlier this year. A steering committee has been set up including Save Britain's Heritage, the Society for the Preservation of Ancient Buildings, the University of the West of England, the Bath Preservation Trust and the National Trust. The plan is to

set up a pilot service with the backing of a local authority. Bath and North Somerset and Hampshire County Council are believed to be keen to promote the scheme, particularly for historic churches, schools and buildings in private ownership. The National Trust is interested in using the service to maintain the minor buildings that are not open to the public on its estates. Save Britain's Heritage secretary Richard Pullen described the proposed service as primary conservation. He noted that proper maintenance is the most cost-effective way of looking after historic buildings. Most people and organisations want a good, qualified builder that will turn up once or twice a year, make a quick inspection and carry out small repairs on the spot, such as cleaning gutters, replacing tiles and repointing.

There have been a lot of discussions about how the service would fit into the British scene. In The Netherlands, there is only one service offered to all subscribers. But in this country, different owners have different requirements. It is hoped that a selection of different options can be offered. Pullen cites the Council for the Care of Churches, which has access to qualified expertise for five-yearly inspections of churches but finds regular repairs to church roofs more difficult to organise because of the difficulty of access.

The plan is to set up a pilot project within a year. After which the steering committee will be seeking support from the Heritage Lottery Fund, which it is understood is sympathetic to the idea. The Netherlands scheme is half funded by the state.

TINO CAUSES A FLAP IN TRUST

The National Trust applied for planning permission before installing a cat flap at a Grade II listed house. The flap designed by the architect John Groom for a trust cat called Tino has been fitted in the door of an outbuilding at Snowhill Manor, near Broadway, Gloucestershire.

Planning permission had to be obtained because the door is in the 18th-century wall of a listed outbuilding at the manor. Sarah Higgins, Tewkesbury Council's conservation officer, said:

"It was a very unusual application. I'm sure people must put cat flaps in listed buildings all the time without bothering to get permission – but you do need consent for material alterations to a listed building. The architect had to apply for other alterations to



Tino the cat using the officially approved flap.

the building and I think he thought it was a good wheeze to include the flap. He enjoyed drawing up the design.”

Snowhill houses an extraordinary array of collections assembled by Charles Wade, an eccentric previous owner of the manor house. Wade's interests ranged from Samurai swords to thimbles.

After the council approved the design of the new doorway, parts of the outbuilding were numbered before being carefully dismantled and re-erected. Denise Edwards of the National Trust said: “The flap is a touch of English eccentricity and Charles Wade would no doubt have loved it.”

Visitors can see Tino's upgraded home – the manor opened from April 1.

BUILDING CRAFTS COLLEGE PRIZEGIVING 25TH NOVEMBER

On arrival at the Carpenter's Hall guests, students, parents and staff had the opportunity to inspect the high quality exhibition of the College students' work produced during their training, examples of which are shown on the adjacent photo.



Building Crafts College prizegiving – students' work display.

Formal proceedings began with The Master of the Worshipful Company of Carpenters, Mr Evelegh, MBE, welcoming guests for the annual prizegiving. The Chairman of the Education Committee, Mr Barnes-Yellowley, then addressed the assembly and introduced Sir John Egan, Chairman MIEPC plc who presented the 1999 Building Crafts College and Institute of Carpenters Craft Competition prizes.

On completion of the prizegiving Sir John Egan gave an inspiring address to the assembly relating some of his own experience in construction and the essential importance of well-trained young people to the industry. The Master concluded proceedings thanking Sir John Egan followed by an informal gathering and refreshments in the Reception area.

A very pleasant and important evening in the College

year, recognising all the hard work put in by the students and of course the staff both in teaching and arranging the event.

BODIES BACK ANTI-AGEIST IT TRAINING PLAN

Leading UK industry bodies are said to be giving their support to a new European Social Fund financed initiative to provide half the cost of training for engineering and construction industry professionals aged 40+ in a wide variety of IT and management skills.

The plan is open to those who are self-employed or who work for companies employing up to 250 people. Called Mature Professionals into IT (MAPIT), the scheme is aimed at improving an individual's value by training them to take on a new IT role, or in helping them bring the benefit of years of industry experience to an IT-specific position.

The scheme covers 50% of the costs of training to a maximum of £1250. Additional funding may also be available to candidates through their local Business Link or TEC.

More information is available from the MAPIT hotline: 020 7580 6677, or email: mapit@itnto.org.uk

DON'T THROW AWAY YOUR INK JET CARTRIDGES!

Canine Partners for Independence (CPI) is a registered charity that helps disabled people enjoy greater independence and a better quality of life through specially trained dogs, mostly Golden Retrievers and Labradors. These animals can do many things that their disabled owners may not be capable of, including picking up objects which have dropped to the floor, drawing the curtains, opening the door, switching on the light and pressing the button on the pedestrian crossing.

One of the ways in which money can be raised for training, which costs £5,000 per dog, is by recycling empty inkjet printer cartridges. For each returned cartridge, Eco-Cartridge Collect will donate 25p to CPI. To obtain envelopes for returning empty cartridges or a collection bin to put in your office, please contact Eco-Cartridge Collect on 01252 712275.

CONSTRUCTION NEWS ON-LINE

An on-line information service that will interest anyone with a professional interest in the built environment has been launched by BRE. Called 'Insight', the service aims to provide expert, unbiased analysis of current construction issues by listing topical information on the technical aspects of the building -materials and standards for example – and the process itself – benchmarking, sustainable construction, whole life costs, etc.

What sets Insight apart from other information services is independent, expert comment given on each issue from a team of more than 40 BRE and other experts, including law firm Norton Rose who provide regular construction law analyses.

The monthly service has no vested interest in any product or service, and receives no advertising or sponsorship. It should appeal to people who feel they simply don't have time to read.

A year's subscription to Insight costs £300 for 12 monthly newsletters containing an annual total of at least 350 articles. For a free 30-day trial and further information visit www.askbre.co.uk/insight.

Alternatively phone Michael Upshall on 01923 664575.

HILARY WEIR RETIRES



After nearly 14 years as Secretary, Hilary Weir retired from the Architectural Heritage Fund (AHF) at the end of March. During her time at the AHF, Hilary worked tirelessly to promote Building Preservation Trusts (BPTs), to try and remove barriers to their effective progress and to guide them through the quagmire of funding and administration. Although best known for its main project develop-

ment loans, Hilary oversaw the introduction of AHF Feasibility Study and other grants. She has used her charm and intellect to good effect: for example ensuring that the Heritage Lottery Fund could give grants to revolving fund BPTs and writing and re-writing the very useful guide 'How to Rescue a Ruin'. Hilary has never been one to let ministers, quangos, statutory agencies or funding bodies off the hook in their dealings with BPTs.

Quite apart from all of this, Hilary actively encouraged the setting up of The Association of Preservation Trusts (APT) in 1989, and has been a committed and diligent trustee of APT ever since. Her clear vision and other legendary skills have been invaluable to the organisations with which she has worked and will be much missed. Hilary's replacement is Jonathan Thompson, a chartered surveyor with a background in banking. He was most recently Head of Letting at the Landmark Trust.

PRESTIGIOUS EUROPEAN AWARDS FOR WINDSOR CASTLE

*The Albert Memorial,
Waddesdon Manor Garden,
Ewelme Primary School and the
Isle of Wight AONB Project/Island 2000*



On 25 March 2000 the winners of the 1999 Europa Nostra Awards were announced, as well as the project that will receive the 1999 Restoration Fund Grant. The Awards, consisting of **19 Diplomas** for exemplary projects and **8 Medals** for the most outstanding entries, were made public at a special ceremony in Venice in the impressive setting of the Doge's Palace and were presided over by HRH the Prince Consort of Denmark, President of Europa Nostra.

The proclamation of the **Award winners** takes place in a different European city each year, during a public ceremony in a prestigious heritage building or site and in the presence of local, national and European authorities and personalities. In 2000 this ceremony has been held in Italy for the first time. Previous ceremonies have been in Madrid (1997), Brussels (1998) and Paris, in the Musée Jacquemart André (1999).

On this occasion, the eight Medals were presented to representatives of the winners:

Hoogstraten Beguinage, Hoogstraten, BELGIUM;
Christian VII's Mansion, Copenhagen, DENMARK;
Suomenlinna Fortress, Helsinki, FINLAND; **Palazzo Thiene**, Vicenza, ITALY; **Tulowice Manor**, Tulowice n/Sochaczew, POLAND; **Torre de Belém**, Lisboa, PORTUGAL; **Rimetea**, Alba, ROUMANIA and **Windsor Castle**, Windsor, UNITED KINGDOM.

In 1999 over 125 entries were submitted from 22 European countries, from both the private sector and national, regional and local authorities. The international Judging Panel consisted of conservation and landscape experts, architects and art historians. Awards have been granted to a great variety of projects in 14 different countries.

Five projects from the United Kingdom, a large number in comparison with the total amount of awards given, received a distinction, thus showing the excellent standard of restoration achieved in this country.

A medal was given to **Windsor Castle**, Windsor, *for an exemplary project of superb quality, achieving the highest standards of conservation research and techniques together with exceptional project management*

and craftsmanship, making an outstanding contribution to the conservation of architectural heritage.

Diplomas were awarded to:

Albert Memorial, London, *for the impeccable standard of repair and conservation of this important High Victorian monument, returning it to its original splendour and taking its place as a major London landmark.*

Waddesdon Manor Garden, near Aylesbury, *for the extraordinary recreation with modern techniques of a major Victorian garden, incorporating new work by modern artists, brought back to life for the benefit of today's visitors and offering a comprehensive training programme for gardening students.*

Ewelme Primary School, Wallingford, Oxfordshire *for the sympathetic adaptation, extension and renovation of England's oldest school still operating in its original buildings, to meet present day requirements and to safeguard its future.*

AONB Project/Island 2000, Isle of Wight *for the high quality comprehensive conservation project by a small organisation, promoting the character of the area by an ongoing management process, involving communities as well as individuals and making the best use of the resources available.*

Awards are granted for:

- the restoration of buildings
- the adaptation of old buildings for new uses, whilst preserving their original character
- the restoration and conservation of parks and gardens, as well as preservation of landscape and sites, having a particular cultural or historic value
- new construction in conservation areas, harmonising sympathetically with the older environment, or which pays due respect to the environment in areas of outstanding natural beauty

Additional information can be obtained from Europa Nostra Secretariat: Marijnke de Jong (Awards Officer), Lange Voorhout 35, 2514 EC The Hague, The Netherlands, Tel: +31 70 3024052, Fax: +31 70 3617865, Email: ao@europanostra.org

National Contact Person: Mr Michael Balston, Long Barn, Patney, Devizes, Wiltshire SNIO 3RB, Tel: 01380 848181, Fax: 01380 848189, email: michaelbalston@balston.co.uk

SATELLITE WILL TRACK OBJECTS 1m SQUARE

IKONOS II the world's first high-resolution commercial satellite has been launched by Geoinformation Group, the UK reseller for Space Imaging Europe.

Launched from the Vandenberg Air Force Base, Colorado on the 24th September 1999, the satellite is performing to standard and sample imagery is expected to be available early next year.

IKONOS is the first commercial one-meter resolution earth imaging satellite. It will be able to produce imagery that can be used for a variety of market applications including urban planning, environmental monitoring, mapping, natural disaster assessment, telecommunications network planning, oil and gas exploration and agricultural monitoring. Weighing less than 1600 pounds, Ikonos is designed to take images of earth from 400 miles up in space. Moving at a speed of four miles per second, the satellite will collect imagery that can distinguish objects on the earth's surface as small as one metre square.

The satellite also carries a four-meter resolution sensor, which will allow the first 'colour' one-metre imagery to be produced through a proprietary production capability. With the ability to revisit any location on the globe at one-metre resolution every three days, and at lower resolution more frequently, IKONOS will enable customers to receive imagery updates on a regular basis. This capability will benefit a broad array of industries including farming, construction, mapping, utilities, tourism, urban planning, insurance and risk management, news gathering and others.

Examples of details that can be seen in one-metre resolution panchromatic (black and white) imagery include trucks, roads, pipelines, individual trees, crops, large equipment, boats, ships, and other objects at least one metre in size. The sensor is not powerful enough to see individual people. The imagery products collected by IKONOS will be sold and marketed in Europe by Space Imaging Europe under the company's CARTERRA brand name.

In case you are wondering, the name IKONOS is derived from the ancient Greek word for 'image'. It is pronounced eye-KOH-nos.

ENGLISH HERITAGE – GOVERNMENT’S REVIEW OF POLICIES RELATING TO THE HISTORIC ENVIRONMENT – An Invitation to Participate

1.0 INTRODUCTION

1.1 The Government has been considering the future development of strategy for the historic environment and has announced that it intends to undertake a review of various aspects of current policy. As the first stage of the review, government has asked English Heritage to examine a number of specific policy issues and prepare a report, to be presented to Ministers in September 2000.

1.2 This will be the first-ever comprehensive review of policies relating to the historic environment. Coming at the start of a new century, this review is most timely. Many of the policies and instruments which have served us so well during the 20th century are now many decades old, and are sometimes based on 19th century ideas. Horizons have broadened, as have aspirations for the heritage and the role it plays in modern life. Only in the last ten years or so has heritage been recognised as being central to today’s major issues of social inclusion, sustainability and cultural diversity. It is time to consider whether all our policies and actions are as adequate or as imaginative as they might be.

1.3 The term historic environment is itself new in its general application. Over the last few years it has been broadened to its present all-encompassing definition: the material remains of the past in England. The historic environment:

- knows no chronological limits, covering everything from Boxgrove man to Greenham woman, and beyond;
- knows no thematic limits, covering everything from an individual site or building to the whole historic landscape of England;
- knows no geographic limits, being applicable in town and country alike;
- knows no limits to its scale, the locally-distinctive now being recognised as equally worthy of consideration, in its own way, as the internationally significant;
- knows no limits of culture or ethnicity.

1.4 The way the word heritage is understood often fails to reflect this richness and diversity. Indeed, to some it signifies a selective, exclusive definition, suggesting that only those things validated by officialdom are significant. In reviewing policies for the whole historic environment, by contrast, we will aim to help all communities to define and value what is important for them. Our report will encom-

pass the contemporary and future culture of England and examine the relevance of the past to the future. It will build on the value of continuity, but also on the evidence within the historic environment for the impact of change, and of new ideas, cultures and peoples.

2.0 PRODUCING THE REPORT

2.1 The report will aim to be visionary. It will be the product of wide-ranging consultation and will engage representatives from across the heritage sector.

2.2 A Steering Group, at first chaired by Sir Jocelyn Stevens and from April to be chaired by Sir Neil Cossons, his successor, will draw membership from the principal heritage bodies and other interests, and include representatives from the Department of Culture, Media and Sport and from the Department of the Environment, Transport and the Regions. Working Groups will take forward detailed consideration of the topics raised. These Groups will be chaired by leaders in their fields, who will be members of an Executive Group reporting under Pam Alexander to the Steering Group.

2.3 There will be two rounds of consultation. This paper seeks views from a broad range of heritage and other interests, and concentrates on principles and aims and on the scope of the Working Groups. The ideas set out in this paper are English Heritage’s first thoughts, and we very much welcome other views.

2.4 The second round will be based on Discussion Papers that the Working Groups will have produced. At that stage, we would intend to seek the views of the public more widely through the new English Heritage Web-site to be launched in April.

2.5 A number of questions to be addressed in the report have been identified by Alan Howarth, Minister for the Arts and Heritage. These have been taken into account in parts 3 and 4 below.

3.0 THE PRINCIPLES, AIMS AND OBJECTIVES OF THE REPORT

Whatever the outcomes, the report should include:

- a) a long term vision (at least 25 years) for strengthening our appreciation, conservation, management and use

of the historic environment, and our recognition of its greater social relevance

- b) a shorter-term agenda for action, with broad targets for the next 10 years
- c) a broad, holistic and comprehensive definition of the historic environment, fully integrated with other environmental concerns, biodiversity and countryside character;
- d) how the historic environment can fulfill its fundamental and necessary role in modern and future culture, being relevant to modern life-styles, quality of life and cultural diversity;
- e) more efficient and effective instruments to protect and enhance the historic environment, including a broader characterisation-based approach,
- f) ways to allow heritage and economic growth to work together to create regeneration and sustainable development;
- g) improvements to the institutional structure which manages the historic environment at national, regional and local levels;
- h) a framework of new research, data collection, and evaluation as essential prerequisites for future action;
- i) ways of providing further physical and intellectual access to, and appreciation and enjoyment of, the historic environment.

4.0 OVERALL THEMES

4.1 The Working Groups, who are likely to create smaller short-term sub-groups to consider particular issues, will be organised on the basis of the challenges facing the historic environment. Their work will be pulled together by a range of common themes, including:

- the holistic definition of the historic environment;
- cultural diversity and social inclusion;
- subsidiarity (from European and national through regional to local levels);
- the balance between public and private involvement with the heritage;
- the role of community and interests groups;
- the closer integration of the historic with the natural environment;
- the need for improved databases and records;
- ways of improving the working connections between organisations.

4.2 We propose five Working Groups:

Working Group 1:

The Historic Environment – Condition, Trends and Future Contexts

This Group will aim to develop a clear, inspiring new definition of what the historic environment is, what it means and how it could be valued. They will identify its diverse character and significance, its relationship to the natural

environment and its relevance to the present and to the future. They will take into account recent work, such as the Buildings at Risk Register and the Monuments at Risk Survey, to suggest practical new measures and indicators of condition they will also review current threats and opportunities, as well as the prospects for future change, which range from the effects of climate change or rising sea levels, to the impact of new forms of regional government and European regulation, of population growth, change and movement, or of the re-structuring of agriculture and the further growth of leisure and service industries. They will also consider the implications of the creation of “new” heritage by continued industrial and cultural change.

Working Group 2:

Public involvement and access

This Group will take a new look at how people of all ages and cultural backgrounds engage with the historic environment, and with the information systems that have been created for its understanding and management. They will consider how to strengthen public understanding, education at all levels, and professional and vocational training to ensure the availability of the necessary skills they will consider provision for access to information, and whether our 20th century databases and archives will be able to meet 21st century expectations. The Group will consider the need for continued scientific, academic and technical research to continue to build understanding of local awareness they will also examine the role of access in fostering social inclusion.

Working Group 3:

Tourism

This Group will explore further the already-fruitful relationship between heritage and tourism. They will look particularly at the need for sustainable tourism and visitor management, at how to enhance visitor experience at heritage sites, and at the cultural as well as the economic aspects of tourism. They will gauge the effect of new tourism products and markets, and the opportunities for the promotion of England’s heritage overseas. They will also consider the greater integration of tourism with other aspects of public access to the environment.

Working Group 4:

Regulation, Statutory Procedures, Protection and Characterisation

This Group will look at some of the detail of our current legal and other protective instruments, and identify possibilities for streamlining in the context of the Government’s Modernising Planning initiative. They will review the scope and effectiveness of existing statutes, the opportunities for simplifying or delegating statutory control, and the most appropriate levels at which controls should be operated; they will also look for better ways of resolving conflicts more effectively. They will also examine the relationship between the planning process and the historic environ-

ment, the balance between conservation and development, between designation based protection and other methods such as characterisation and broader measures of significance, in order better to define opportunities for development.

Working Group 5:

Sustainability and Economic and Social Growth

This Group will move beyond the historic environment to the wider sphere of sustainable development, as set out in the government's recent White Paper A Better Quality of Life. They will make particular reference to better indicators, a stronger articulation of the relationship between sustainable development and the historic environment, the all-important connections with the natural environment, and the contribution which heritage can make to stimulating sustainable growth and regeneration. They will also look at the importance of high quality new architecture and urban design and at the place of community-building, the role of heritage in fostering social inclusion through sense of place, and the involvement of young people in their local environment.

5.0 HOW TO PARTICIPATE

5.1 We will take into account a broad range of views in preparing our report, and this early consultation is the first step. It would be very helpful if views on the proposed scope of the report, on its aims and objectives, or on the issues and themes that the Working Groups should consider, could be sent to English Heritage by Friday 17th March. This will help to establish the Working Group agendas, and will allow a wide range of views to be taken into account before the Discussion Papers for the second consultation are prepared. It would be helpful if detailed views can be reserved for the second stage of consultation.

5.2 Please send your views, if possible by Friday, 17th March, to:

Graham Fairclough, Historic Environment Review Co-ordinator, Room 208 English Heritage, 23 Savile Row, London W1X 1AB Tel: 0171 973 3124/3010, Fax: 3111 or by e-mail to the following electronic mailbox: histenv.rev@english-heritage.org.uk.

English Heritage, 1 February 2000

'RETHINKING EDUCATION' – GREEN DEGREES AT PLYMOUTH

In September 1996 something exciting happened – a new concept in construction education was born – The Environmental Building Degree Programme at the University of Plymouth. This innovative new venture included three core construction disciplines: Construction Management, Building Surveying and Quantity Surveying, all sharing a common, unifying theme – environmental awareness.

Steven Goodhew, Construction Management degree leader was involved in the early research underpinning the development of the programme, "Ever since the Toyne Report on greening education in the early 1990s, there has been a challenge to Higher Education to embed environmental issues as a core element of undergraduate education. We have strengths in this area, so it was natural for us to tackle the issue head-on in our new courses.

And it seems to have worked – the courses have recruited well. Perhaps more importantly, even though the degrees only started in 1996, the subject area at Plymouth was given an exceptional endorsement in 1998 when it was awarded 23 out of 24 points in the government's Teaching Quality Assessment. Students are equally enthusiastic about the degrees and its environmental theme. Graduates are proving very successful, being sought out by major groups such as Kier Group, Henry Boot, Wilmott Dixon, Faithful and Gould. As one 1998 female graduate recently wrote "it is good that we are up to steam in a field most

others are just beginning to grasp."

Paul Murray, Plymouth's Head of Building is delighted with the way the degrees have developed. "The secret to our initial success is simple – we built on the strengths and expertise of our team, we listened to our students and we have a strong culture of continuous improvement. Our School has a history of achievement, reflected by the success of our Civil Engineering programmes which were awarded the highest gradings in their Teaching Quality Assessment last year."

An industry survey in 1994 indicated a strong approval rating for the environmental theme from over 80% of the 110 respondents. The environmental theme is well embedded throughout the degrees by providing specialist modules on subjects like environmental studies, environmental impact of buildings, and energy efficiency. In addition most modules include environmental strands within the context of the particular subject. There are major projects in each year, in which students are expected to consider environmental issues in the core of their decision-making. The projects are undertaken on live sites and are assessed jointly by groups of professional practitioners and academics. 21 external professionals were involved in this way in 1999. Significantly, the visiting professionals show a great interest in the environmental aspects of the project work, and they can be quite vocal if they feel that the environment has not been given due weight in the students' schemes.



The team at Plymouth are not resting on their laurels. They recognise that more development is needed to embed a sense of personal responsibility – core to achieving sustainable environmental improvement. They also recognise the challenges that student funding changes will bring – which is one reason why the team is planning the delivery of these “excellent” rated degrees in a part time mode from September 2000.

Built Environment education faces difficult years ahead,

particularly with the now recognised decline in interest from school leavers. Innovative schemes such as Plymouth may help to reverse this trend by demonstrating some of the wider issues facing construction teams in 2000 and beyond.

Contact: Paul Murray, Head of Building Programmes, School of Civil & Structural Engineering, 01752 233664, pmurray@plymouth.ac.uk

MARTIN CAROE

Cathedral architects need a good head for heights, and Martin Caroe was in his element at the top of a scaffold, going wherever the workmen were, talking through the minutiae of stone carving and repair on the spot. His rough hands, stained with mud, cracked and scratched from work in his beloved Gertrude Jekyll garden, conveyed an exceptional understanding of materials, patina and ageing.

His grandfather, W. D. Caroe, was one of the great figures of the Arts and Crafts movement, and the practice he set up, now Caroe & Partners, is one of England's three or four oldest family architectural practices, now continuing into its fourth generation with Caroe's son Oliver.

Martin Caroe's father, Alban Caroe was himself one of the great cathedral and church architects of his day, and could claim equal distinction from his mother's family, which boasted two Nobel Prize winners.

Caroe's own greatest achievement, and the one he most liked to talk about, was the conservation of the sculpture on the west front of Wells Cathedral between 1979 and 1985. After a bitter controversy, Caroe and Professor Robert Baker operated a pioneering system of stone cleaning and repair, using poultices to extract dirt, followed by consolidation with lime-water and the use of protective 'shelter coats' to prevent further erosion.

For much of this century, as in earlier ones, the cathedral architect was the man with all the answers. Caroe, however, took a lead by developing teams from different disciplines, including archaeologists, art historians, painting and stone-work conservators. Working initially with his father, he established virtually a school of stone conservation, to which it seems today that almost every stone conservator in the country was apprenticed.

Caroe played a key role in a series of emerging professional associations, the Ecclesiastical Architects and Surveyors' Association (of which he was president in 1976), the Cathedral Architects Association and the scientifically oriented Association for the Conservation of Historic Buildings.



He also worked for the National Trust, where his greatest challenge was to mastermind the repair of Kingston Lacy in Dorset in 1982-84. His work was a model of careful, surgical repair. The architect Sir Charles Barry had cased the original brick house by Roger Pratt in stone, using iron cramps, which had badly rusted. Worse, Barry had altered the rainwater gutters so that the pipes descended inside the walls. These had started to dribble (having cracked during attempts to free them of snow and dead pigeons) and this provoked a massive infestation of dry rot.

Caroe also had to create flats for National Trust staff on upper floors, and to avoid any possibility of overflowing baths or burst pipes damaging the fine ceilings below, he devised an ingenious system of giant lead trays beneath the kitchens and bathrooms, connected to overflows on the outside of the building so that any spill or leak would be immediately noticeable.

Martin Bragg Caroe was almost born and bred to take on the care of great cathedrals, and it was a disappointment to him that despite all the work he did at Wells he was not appointed to succeed his father as architect. Instead he took charge of Rochester, where his masterly cleaning of the grimy interior was recently completed, as well as caring for St David's and Brecon Cathedrals.

As a member of numerous ecclesiastical commissions, he knew the Church of England and its hierarchies, and could graciously marry the needs of liturgy and mission with those of history. His ability to talk was legendary, and by constant badgering he helped to ensure that care of churches in Wales was finally put on a footing similar to that in England. Through his always open door, colleagues in the office would hear him booming down the telephone, "I just want a quiet word with you". But to some his volubility was overwhelming, and it may have been a reason why certain posts eluded him.

As consultant architect to the Tower of London (1991-98), he carried out meticulous surveys of the lead roofs and stone copings of the curtain walls, skilfully ordering the

priorities of the work. He also oversaw the repair of Nos. 4 and 5 Tower Green, a pair of virtually unique pre-Fire London houses. A lesser man would have largely rebuilt them, but Caroe painstakingly grouted fissures in the brick and stabilised subsiding walls, with such care that it is hardly apparent that they have been touched.

The triumphant climax came with the cleaning, repointing and repair of the south front of the White Tower. Caroe replaced stone only where essential, revealing and preserving original Norman Caen stone dressings and 17th and

18th-century replacements in Portland stone.

Caroe's second passion in life was the family garden at Vann in Surrey to which he regularly devoted his Sundays. Laid out by Jekyll, it was probably almost equally the work of Caroe's grandfather, who largely created the fine house, which Caroe so loved, organically extending the Surrey vernacular with the same skill as Lutyens.

In 1962 Caroe married Mary, daughter of the naval historian Captain Stephen Roskill, and she survives him, together with his second son and three daughters.

COTAC INTERNATIONAL CONFERENCE 1999

Supported by the European Union Leonardo da Vinci Programme 'Transfusion' Project

The buzz word of the construction industry these days is sustainability. Those in conservation believe that is good news for them. However, sustainability can be seen from various perspectives, as became clear at the COTAC International Conference.

Approaches to conservation are becoming more formal. Perhaps it is the result of Conservation Plans, developed two years ago to help the Heritage Lottery Fund assess applications for grants. Perhaps the plans were a response to an already intellectually maturing attitude towards conservation.

Either way, what was once seen as essentially a series of craft techniques has developed into an increasingly coherent philosophy encompassing a much broader range of professional skills, as well as crafts.

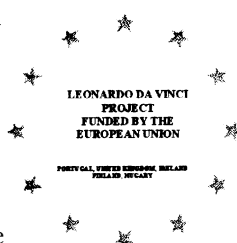
The philosophy is still developing, and helping it on its way are events like the COTAC International Conference held at the Building Research Establishment premises at Garston, Watford, in November.

The title of the conference was 'Profiting from Heritage Buildings', although it might have been 'sustainability' as the subject was included somewhere in most presentations.

Sustainability is supposed to meet the needs of the present without compromising the ability of future generations to meet their needs. But since the Government introduced the aim of sustainable development, those supposed to achieve it have debated what it means in practical terms.

As far as the conservation sector is concerned, it means more conservation and less new build, although not all the speakers at the COTAC event, in broadening their views of conservation beyond the simple preservation of building fabric, were quite as unequivocal about that as they might have been even a couple of years ago.

Conservation Plans have required conservators to think about buildings in terms of their 'significance', as the Plans



put it, not just to the built heritage of the nation, but to the social and cultural life of the local community, to tourism, or to any other aspect that might previously have been ignored.

According to Stephen Bond, a director of Tufin, Ferraby & Taylor, Conservation Plans are also helping to improve the management of conservation projects: "I have been banging on this particular drum for the past five years or so," he said, "and in the past two years I have detected the sound of the cavalry coming in the form of Conservation Plans."

He described the Plans as "tools for sound and responsible management and decision making" and said management "lies right at the heart of sustainable conservation."

He also said it was perhaps typical of the conservation world that discussion about the Plans had concentrated on whose were best and who should produce them, rather than how best to apply them.

He introduced several case studies illustrating the significances of particular projects. One of them was Tower Hill, which he said had always suffered from being considered the setting for the Tower of London, rather than an open area with a significance of its own. Cities did not constitute a few important historic estates sitting like islands of significance surrounded by a sea of indifference. The Conservation Plan approach was as relevant to urban open spaces, everyday



Stephen Bond

structures and even new build as it was to the 'great and the good' of the built heritage.

He even thought the name 'Conservation Plan' was one of the problems of the Plans because it immediately fixed people's focus on conservation values, whereas significances other than preserving the building could be more important. "You have to accept that sometimes the heritage interest will lose out."

He said management was ignored in the education of the industry's professionals and that "the concept of management being vital to the future of conservation is a very challenging aspect to some people".

The mention of education is very relevant in the context of COTAC (Conference on Training in Architectural Conservation) because the organisation was established, in 1959 specifically to increase the pool of knowledge about conservation among professionals.

Peter Brimblecombe, a chemist from the University of East Anglia and author of *The Big Smoke*, on air pollution in London, introduced an interesting perspective of sustainability by saying heritage itself could reach a point where it was unsustainable. Although he accepted the limit could be moved, he said: "In the end it's not sustainable to keep accumulating heritage. There has to be a leak rate."

He included architects along with air pollution and weathering, among the contributing factors to that leak rate - not through inappropriate conservation or alteration work, for which they are usually blamed, but through their original designs. He said High Gothic could have been designed specifically to maximise a building's vulnerability to sulphur dioxide (SO₂) attack. Yet the height of fashion for Gothic buildings in London coincided with the highest ever levels of SO₂ emissions in the city. SO₂ levels had fallen considerably since then, but nitrous oxides now constituted a higher proportion of the air and nobody really knew what damage they were causing, especially to new materials such as polymers and metals, used, among other applications, as fixings and sealants. Ozone levels had risen. In the laboratory that amplified the effects of SO₂ corrosion, but whether it had the same effect on buildings nobody could say for sure.

Another perspective, this time that of economics, was presented by David Tomback, a chartered surveyor who has been working with English Heritage for the past six years as an advisor on cost effectiveness following a career as a developer in the private sector. He predicted that in 20 years time use of the Earth's resources would only be allowed where it

David Tomback

could be demonstrated that nothing already existing could be used instead.

For now, though, he said from an economic perspective there could be times when conservation did not stack up, although English Heritage had found few occasions in practice when it did not.

And he had a cautionary tale. Some years ago there was an example of 1950s public housing which could have been retained as flats. The use could not be justified in economic terms. The building was listed Grade 2* and was saved. It was recently bought by Lincoln property for £1¼ million, changes in the market having made it viable again. If English Heritage had not fought for its survival, it would have been lost.

This and the identification of significance raised in Conservation Plans led to the question of how to quantify something like the aesthetic value of a building. The chemist Peter Brimblecombe said: "I absolutely don't know." Nevertheless, he said it was better that human rationality was applied to the question than nothing at all.

Economics, on the other hand, does try to attribute values to nebulous concepts and David Tomback gave an example of how English Heritage had done that at Stone Henge. They had surveyed residents in the area and asked them what certain options were worth to them. For example, they wanted to see how popular the idea of taking the A303 through a 2,000m tunnel was as an attempt to remove traffic from the site. The results showed that 35% of households said they would be prepared to pay £18.50 each to have the tunnel, although 42% would pay 50p to prevent its construction. Such figures can be used to compare the average value of alternatives.

Tomback said his first task at English Heritage had been to measure how buildings performed, financially and non-financially.

It was an issue Derek Latham, of Latham Architects, returned to later when he said there were difficulties in cost comparisons because of assumptions made. "At the moment," said Latham, "there is insufficient data to genuinely compare maintenance costs of existing buildings with the supposedly non-maintenance costs of a new building." Qs tended to make the assumption that new build elements had a 60-year lifespan, or whatever, whereas nobody was giving guarantees on old property. "It's a mentality we have to get out of," he said.

David Tomback had accepted there could be difficulties of evaluation. After all, there was no commercial rent from a monument like the Albert Memorial. However, tourists



Peter Brimblecombe



Derek Latham

came to this country because of its heritage buildings. And it was in competition with other countries for the tourist trade.

The fact that poorly maintained buildings detracted from the appeal of an area to tourists was demonstrable at Buxton before the renovation of the

Crescent there, he said.

This theme was continued by Derek Latham who said the conservation of historic buildings was not merely a heritage issue. However, he was concerned about giving tourists too high a priority. "If we treat listed buildings (as opposed to national monuments) as museum pieces we will be in danger of creating theatre sets for tourism which will require constant revenue subsidy and repeated re-interpretation to maintain their attraction."

He said new, appropriate and viable uses had to be found for buildings if they were to have a sustainable, long-term future. Neither should buildings be considered in isolation, but in their environmental and economic context, area by area. "Identify the appropriate use of the location, not the building," he said.

Certainly it was important to understand the history of a building, but it was also important to understand its significance to the locality and, perhaps, the country in general. "Secondly," he said, "the brief for the proposed use must be established as if for a new, purpose-designed building, unfettered by apparent restrictions imposed by the building." The key, he said, lay in identifying the minimum amount of intervention necessary for the proposed use and then designing what changes were necessary with clarity and sensitivity.

If major alterations were being required by a building's owner, it was worth re-examining what the owner actually wanted. He said he could name a dozen or so projects where his practice had been called in to make major changes but had in fact been able to achieve what was wanted with only minor changes.

In one case a client had wanted to spend £2 million on changing the use of a building. "You think: why? Someone else could use this building the way it is." So he recommended to the client that the building be restored without making major changes and sold to someone who wanted it the way it was, leaving the client to buy a building with the facilities he wanted. It was what the client did, turning the £2 million alteration project into a £50,000 job. An interesting measurement of a fee earner's integrity!

Apart from satisfying clients, architects have to satisfy planners and funding bodies and Latham had found mod-

els often conveyed to planners and funders a better idea of what was proposed than drawings.

And, he said: "Don't let a contract get in the way of communication. Manage the project, or use a good project manager. He said architects should explain what they were planning and why to the contractors so the contractors would "honour the building". Finally, he suggested that whatever work was carried out for one client, it should be with future uses of the building in mind. He called it a "loose-fit approach" which would maintain the sustainability of the building stock.

As COTAC is about training, Paul McMahon, from Duchas, the Irish equivalent of English Heritage, had been invited along to give the conference an up-date on the European initiatives on training in conservation including a number of Leonardo da Vinci projects. It started five years ago and has now developed training material, some of which will be available free on the Internet shortly and some of which will have to be paid for. He said that when the programme started the construction industry had tended to think of conservation as "hanging on another tree, not the one they hung out of". That had changed to some extent over the years.

COTAC themselves have developed NVQs at levels four and five (graduate and postgraduate levels) in conservation and which they hope will be adopted by universities in the UK before too long. COTAC also produced craft NVQs at level 3 for the Construction Industry Training Board, which had been used as a basis for standards setting for the European project.

As hosts to the event, the Building Research Establishment (BRE) had an opportunity to present some of their services, which could be of use to conservation. Peter Trotman, from the BRE's Centre for Whole Life Studies, spoke about their efforts to make what he called '3-D models of costs' over the life span of a building. Their work tried to evaluate the cost of materials compared with the cost of a building in use in terms of energy, maintenance, wear and so on. Trotman did admit that the idea of using high quality materials initially to offset maintenance and running costs did not seem to have been generally accepted, although there was some evidence that attitudes were changing.

And Fran Novak introduced the BRE's Calibre construction process model designed to identify areas of inefficiency on projects and remedy them.

Concluding the conference with an overview of the day's events, Ingval Maxwell from Historic Scotland said



Paul McMahon

that 'Conservation' is becoming a difficult word to use. It is beginning to smack of elitism, and could emerge as being the enemy of the good if the broader perspective of the built heritage is taken into account. A better way of expressing the physical requirements of heritage buildings might be to refer to need for 'Repair and Maintenance'. This more accurately reflects on the current 50/50 split between 'repair and maintenance' and 'new build' in the construction industry.

In his Conference Introduction, Martin Wyatt, BRE Chief Executive, ably set the scene by describing BRE's reuse of one of the two listed historic building Airship hangers at Cardington. He also noted that heritage buildings should be considered as part of the overall building stock.

The Chairman, Jeff West, also emphasised in his opening remarks that sustainability was at heart of current English Heritage thinking.

Along with offering a relevant economic perspective, David Tomback raised other important parameters when he identified that tourists come to see the built heritage, but noted that cities 'compete' with each other in this field. What does this say? To my mind it identifies the need to recognise that individuality and regional variations are relevant to the debate. What makes this issue important is the need for recognition of a range of traditional materials that were originally used and how they combined in form, function, detail and performance to create that individuality. Add to that the craft skills and educated understanding in their use and there emerges a need to avoid negation of the inherent quality, significance and value of each place.

Derek Latham picked this theme up by warning of the dangers of creating theatre sets for tourists. I found him reflecting strongly on the 1993 ICOMOS Training and Education Guidelines in his approach, and these also came through in his 10 (or was it 17) homilies. These were pragmatic, realistic and relevant in a way that also reflected the use COTAC made of them in their S/NVQ development work. His case for their application to ensure sustainability of the entire buildings stock is fully justifiable, and is to be encouraged.

Peter Trotman's case to promote whole life costing as a decision-making support tool is critical in the current era. In his presentation he emphasised that data gathering was important.



Whilst we have detailed statistics on the European dimension about cars, butter and wine, we actually know little about the real state of our buildings! COST

Fran Novak

Ingval Maxwell

Action C5 Urban Heritage/Building Maintenance is a 3-year EC programme that is a year away from submitting its final report. It currently estimates that the dwelling stock of Austria, Belgium, Germany, Hungary, Italy, Netherlands, Portugal, Slovenia, Sweden, Switzerland



and UK is 112½ million utilised units. Arranged by date, 20½% were built pre 1919, 15% in 1919-1945, 30% in 1946-1970, 28% in 1971-1990 and the rest since 1991. It is estimated that in UK, 28.8% of homes were built pre-1919 (the highest of all the 11 countries in the COST C5 programme) followed by Austria at 22½% and Germany at 20.4%.

Minimum maintenance, refurbishment and renovation costs have been more difficult to establish. But, emerging data from Flanders, East and West Germany, Scotland and Northern Ireland indicates that a basic repair cost/dwelling is approximately 2,700 Euros. Taking the estimated 112½ million units in the survey area a current repair bill is projected at over 303½ billion Euros. Given this projected amount, understanding and implementing sustainability thinking is essential. But, if sufficient associated technical information was also to hand, statistics such as this would be ideal for preplanning purposes such as giving indications of material supply and skills demand needs.

Therefore, the trends in attitude as illustrated by Kathryn Bourke's whole life costing "changing expectation" charts are very important. They well illustrate that a greater awareness of the relevant issues is coming to the fore.

Peter Brimblecombe also well illustrated this aspect through his research work – looking to the past can assist in determining how to help address the future. He also set the challenge of how long we can expect to retain the past. In this regard, the emerging understanding of current European repair costs of 2,700 Euros/average dwelling needs to be considered against how much it would cost to build everything completely afresh. Trends in the UK construction industry figures suggest that the current 50% split of the repair and maintenance proportion is rising. The conclusion is self-evident. There must be a greater focus on the economic reality of reusing more of what we have currently here.

Paul McMahon reported on the Leonardo supported Heritage Skills programme in a way that served to emphasise this reality.

In the past whole life cycle costing issues were intuitively understood. The benefit of adopting traditional skills and using traditional materials in a knowledgeable way needs



Jeff West

to be re-learned and promoted. He also emphasised the benefit of using the ICOMOS Guidelines and COTAC's adoption of them. Historic Scotland too is convinced of their value, and is currently working with the Professional bodies to ensure that the Accreditation schemes (for individuals working

in the field of conservation) fully recognise these gains. If these benefits are to be achieved on the remaining physical fabric – whatever the age – the process of educating, relearning and re-evaluating an understanding of the past must occur at all levels.

Fran Novak's guidance through BRE's CALIBRE CD-ROM ably illustrated how modern technology can in this process. Although we have much to learn from re-assessing the past, such an approach has its place in disseminating the results.

Stephen Bond brought us full circle to Martin Wyatt's opening comments. He also raised a further challenge. Emphasising that our cities are not made up from a few

Peter Trotman

select sites, but are an aggregation of styles, periods and developments, his assertion that "management" should emerge as a key aspect in our future thinking has a high degree of relevance. He argued that it was a mechanism that should be accommodated in the development of Conservation Plans and I would support his view that it could be a useful tool to aid progress here.

Throughout the day, the lively question and answer sessions illustrated the breadth of interests in the conference topic, and delivered presentations.

The Conference theme 'Profiting from Heritage Buildings' might also be raised as a question. For me the answer to that is a resounding yes, we can; we all can! COTAC is to be congratulated in bringing together such a worthwhile event, and for addressing the issues in such a positive way.

GL & Ingal Maxwell, Historic Scotland



The tour group

THE CULTURAL HERITAGE OF RAILWAY STATIONS

A New Focus for Development

This was a presentation given by Stephen Jordan, Managing Director, London and Continental Stations and Property Ltd to the Conference on the HERITAGE EFFECTS OF TRAVEL organised by the European Foundation for Heritage Skills/Council of Europe in Nice last October.

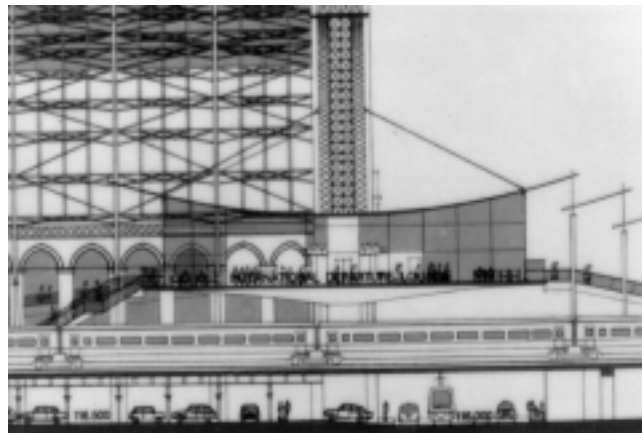
Thank you for inviting me to address this introductory conference. The theme is very encouraging. It is good to recognise the value of modern uses – so that people can experience the enjoyment of using heritage buildings.

In my brief talk I will stress that railway stations can form a new focus for development. I will talk about the renaissance of the railways and how this new emphasis on rail travel can use our wonderful inheritance of magnificent buildings. I'll talk about grand stations being latent assets. I'll touch upon the importance of the grand railway hotels and then I will explain how historic railway infrastructure can be used to assist urban regeneration.

I am not a heritage expert or an architect. I approach my talk from twin perspectives. Firstly, from a business point of view, I know that good stations add value to the travel experience. The style and excellence of spectacular buildings adds to the offer that we give our travellers. Secondly, stations relate to their surrounding and can be the focus for sustainable local development. Invariably the great historic stations are in the hearts of major cities – where economic regeneration is important.

We are responsible for St. Pancras Station in London. This station will become the main London terminus for Eurostar services – the high-speed rail service that links the UK with mainland Europe.

First let us look at changing fashions in travel. There is a rail renaissance. There was a time, in the great days of



Plan of new passenger terminal at first floor level

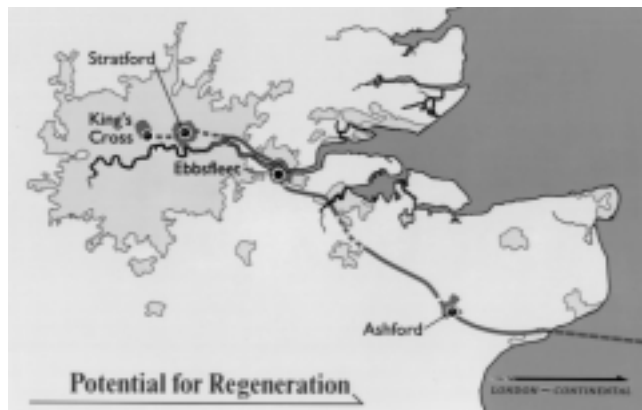
steam railways, when travelling by rail was modern and fashionable. Long distance travel by rail ranked for glamour alongside travelling in the great liners. Gradually however, this was eclipsed by the excitement of air travel.

Now attitudes have begun to change, particularly for 'short-haul' journeys. Air travel is now more of an everyday experience and the negative aspects have dulled its image. At the same time, high-speed rail systems have been developed which provide rapid and comfortable travel between city centres. Eurostar is an example of this rail renaissance. Already it has captured over 70% of an increased London-Paris travel market. The appeal of Eurostar services will be enhanced further once we complete the Channel Tunnel Rail Link, which will allow Eurostar trains to travel at maximum speed right through to London. Work is progressing well and journey times to Paris will be reduced to two hours twenty minutes; with only two hours to Brussels.

My particular responsibility is for the stations and for the



Eurostar trains travelling through France?



New link-up between Kings Cross and the Channel Tunnel



Beer barrels being stored in the old undercroft of St Pancras

developments that surround them. I believe firmly that stations are latent assets and, if designed properly, can add real value to the travel experience. We have two award winning new stations that we use at the moment; Waterloo International, which is the present terminus for the Eurostar services in London, and Ashford International, a new intermediate station in Kent. However, when I look across the channel at Gare de Nord, I can see the added value that a heritage building can bring to the travel experience.

We have been reviewing the revival of grand stations around the world in an effort to find the best possible solution for St. Pancras. Unfortunately, time does not permit me to illustrate many of these but I could not resist referring to what has been achieved in New York, at Grand Central Station. Over the past 3 or 4 years I have been delighted to see this once great building – an icon of twentieth century travel – restored, and now a ‘must see’ building for visitors to New York.

Our own station, St. Pancras, has its roots in the Midlands region of England. The magnificent train-shed was built by Sir William Barlow between 1867 and 1869 and, for fifty years, was the largest single span structure in the world. The selection of materials reflected the region, which its rail services connected to the capital, and the station was a massive statement of that region’s capabilities and of the Midland Railway Company.

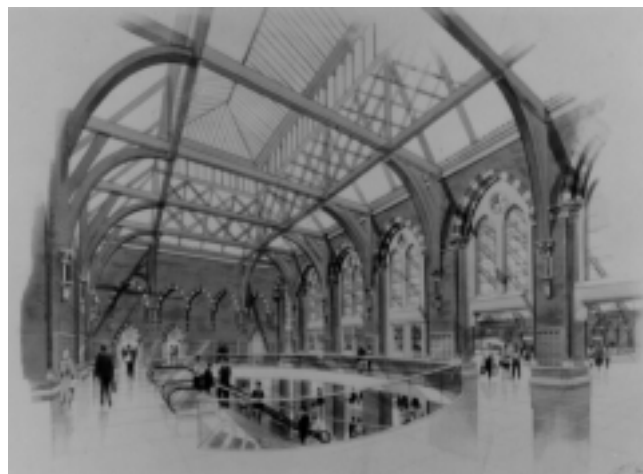
Sadly, the years have not been kind to St. Pancras Station; the glazing in the train-shed does not reflect Barlow’s original plans – a result of Second World War bombing. Also, the diesel trains have been pumping their fumes into the historic fabric,

Our challenge is to revitalise the station. We need to double the length of the platforms to accommodate the Eurostar trains, which are over four hundred metres long. The number of platforms increases from 7 to 15 to accommodate service from Heathrow airport, as well as increased services to and from the Midlands, and direct commuter services down into Kent, in South East England. Diesel trains will still use the station but we are keeping all of these outside the fabric of Barlow’s historic train-shed and under an extended roof which offers natural ventilation.

We have been asked to talk about some of the difficulties and challenges. Apart from the obvious challenge of trying to fit in additional platforms and to extend the overall length of platforms, the main challenge has been trying to accommodate modern passenger requirements within a heritage structure. We have been helped by the original station design to have elevated platforms at first storey level. The ground floor, known as the undercroft, was designed to store freight coming down from the Midlands. There are unique cast iron columns that support the platform deck. These were placed in a grid, which allowed for the storage of beer barrels. The undercroft has been a dead area of the station for a long time but now, in order to accommodate the needs of international passengers – with departure lounges, immigration desks and so on – we are bringing the undercroft back into use. An example of where this has been achieved effectively is at Covent Garden, in central London.

We have had tremendous co-operation from English Heritage and the London Borough of Camden, our local planning authority, with our plan to cut slots into the western section of the platform deck. This will bring light into the undercroft and enable passengers using the new concourse (which will be at ground level) to see the glorious arched trainshed that Barlow designed – complete with the original pattern of glazing. Incidentally, it is interesting to note that St. Pancras Station is a UK, ‘Grade I’, listed building and the original glazing pattern is not part of the listing. What is listed is the post war, repaired pattern. Again, English Heritage has been co-operative, and indeed enthusiastic, about going back to the original. It is worth mentioning that, in a building of this type, such good intentions are not always as easy to deliver as they may seem. In this case, the original glazing pattern lets in extremely high levels of light which, when designed, would have been diminished by smoke from the steam trains within a few months of opening. In our pollution-free environment, we have to find ways of dealing with excessive sunlight – through careful selection of materials.

Key considerations have been the interface between the Barlow shed and the extended train-shed and also the new



Perspective of new entrance to St Pancras with escalators down to the underground system.

entrance to the station with the escalators down into the underground system. The scale of the design task that our architects have had to address was massive. Foster and Partners did the outline scheme. The conflicting geometries of the Barlow trainshed, St. Pancras Chambers (the gothic building at the front) and the additional platforms, meant that various ways of extending the original shed were impossible. Instead we will have a new roof that does not compete with Barlow's shed but that floats on columns. The transition between the old and new roofs was particularly challenging. Our aim has been to put the best of modern design alongside the best of heritage.

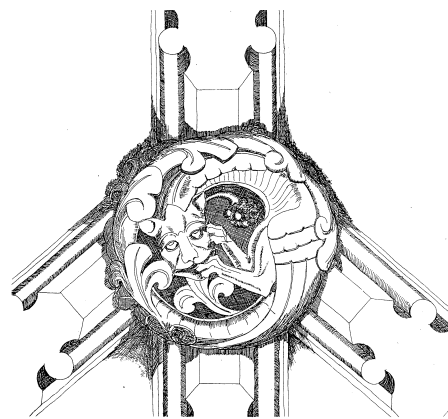
Our brief to the architects contained many, many, pages of functional requirements, but, in design terms, we kept it simple. We said that we wanted this to be a traditional station where passengers can see the trains and where, when they arrive from Paris or Brussels, they walk through the restored train-shed towards the station clock. If delegates are interested in receiving more information on the design solution, we will be happy to send them an information pack.

Alongside grand stations there were the grand railway hotels. In Britain, by the early twentieth century, there were 61 railway hotels – designed in Victorian architectural styles that proclaimed their dignity and importance. They were the first big hotels in Britain and the railway companies developed them to mark the arrival points of their



Aerial view of 134-acre redevelopment site.

????Restored /
original carving
detail of satyr at
St Pancras???



trains in major cities. The link with the railway companies was broken after the nationalisation that followed the second world war, and some were demolished. By the early 1980's there were only 29 of these grand hotels left and mostly, they were rather sad, run-down places; usually in disadvantaged inner city areas. Our own hotel was called the Midland Grand Hotel – another 'Grade I' listed building. Sir George Gilbert Scott designed this building to go on the front of St. Pancras station and work began in 1867. When the first phase was opened in 1876 it was heralded as 'obliterating its rivals'. Unfortunately, in the twenties, the hotel was unable to continue as a viable enterprise – the world had moved on and it was converted to office use in 1935 – since when it has been known as St. Pancras Chambers.

We have information booklets on the building and again, will be happy to send copies. The building was very nearly demolished in the 1960's when its use as an office became untenable – it does not have a fire certificate. British Rail, helped by English Heritage, undertook a meticulous repair of the exterior so now we have a wonderful shell that houses tremendous interiors. There is a magnificent staircase and other memorable interior features, albeit in a poor state of repair. I am pleased to be able to report that after a competition, we have selected developers who wish to breathe life back into this building. It will become the London flagship hotel for the Marriott international chain and, in the old servants quarters, there will be loft apartments. The entrance to the current taxi rank will become the main entrance to the new Marriott Hotel.

The taxi rank will become an internal street – effectively the reception area of the hotel and the link between the hotel and the station. The old booking hall will become a restaurant that faces both the hotel internal street and the train-shed, that can be used by hotel guests and passengers. Down on the very front of the building, the old Porte Cochere entrance will become a high quality 'signature' restaurant.

One of the challenges for this development is that the original structure can take only 85 bedrooms of what Marriott call 'international deluxe' quality – between four and five stars. In order to make the hotel viable and support the huge cost of restoring the public rooms to their original splendour (the interiors are listed also), an

additional accommodation block has to be incorporated within the overall station footprint, alongside Barlow's shed. Architects are working on a satisfactory solution for this.

I am pleased to be able to report that the revival of our grand hotel is part of a trend that is taking place in Britain at the moment. The Landmark Hotel, which was formally the Great Central Hotel, reopened as a hotel in 1993, after languishing for forty years as railway offices.

I mentioned that stations can be the focus of sustainable development and can help to regenerate inner-city areas. The refurbished Liverpool Street Station in London leads into to the Broadgate office development in London's financial district. The station has become the 'main street'. Modern stations have to be linked to their surrounding – in commercial as well as architectural terms.

If anyone doubts the effectiveness of restored railway stations as economic regenerators, I suggest that they look at the case of Union Station in Washington DC. When it was completed in 1907, it was the largest train station in the world. Declining train travel in the United States during the 1960's left the station in a state of disrepair but it was completely refurbished in 1988. The new Union Station contains 133 shops, 5 restaurants and a 46 vendor food court and 9 screen movie complex. Visitors can still enjoy the 90 feet high vaulted ceiling of the main hall and the whole thing is now the second most visited tourist attraction in Washington DC. It remains an operational station.

We want to see St. Pancras being a focal point for regeneration in the King's Cross area of London. Currently, we are seeking a masterplanning partner to help us with the redevelopment of this key 134-acre site. The British Library is to the west and King's Cross Station to the east. The site is central and important for London. It has a canal running through it and numerous transport-related buildings of great note. There is also scope for exciting new buildings and the whole development is part of a wider area that is rich for the cultural traveller. As well as having the British Library next door, the British Museum is only a relatively short walk away.

We believe that our new terminus, making the most of its

magnificent architecture, will form a focal point for the rebirth of this central area – the biggest inner-city development site in Western Europe.

The first conclusion that I draw from my observations is that renewal is better than replacement.

Contrast what was done at Euston Station, where heritage was sacrificed for mediocrity – with Antwerp, where after much cost and disruption, a wonderful, revitalised station will add value to the travel experience.

My second conclusion is that heritage buildings have an inherent attraction. Each year we open St. Pancras Chambers as part of London's 'open-house' weekend. The public is invited into buildings that are normally closed. Once again, St. Pancras proved extremely popular this year. We had over 6,300 visitors over the two days, and the level of interest from all ages was extremely high. Our building is in constant demand from producers for films and pop videos.

My third conclusion is that grand stations are an excellent focus for regeneration. The level of interest from developers is high as planning policies begin to favour the re-use of what we call 'brown field' sites within cities – close to public transport.

Finally, there is a considerable challenge for all of us – to achieve conversion that reconciles the heritage value of the buildings, with the demands of the modern tourist. You have heard me say how English Heritage have taken a very constructive approach over the incorporation of modern passenger requirements within St. Pancras station. The same constructive approach is being taken as we start to try and fit modern hotel requirements into St. Pancras Chambers. Too often, business operators have considered heritage buildings to be a burden rather than an opportunity and there has not been a meeting point between the conservationists and the potential users of buildings. Now, I believe that there is a fresh approach from both sides – businesses realise that heritage buildings can add value and the conservationists understand that, if buildings are to have life breathed back into them, they have to be able to meet modern public requirements.



*Kings Cross and St
Pancras Passenger
Terminal Master Plan*

THEATRE RESTORATIONS

Call for critical assessments

Key elements of restoration work are the identification of existing materials and subsequent execution of practical solutions that will be in harmony with the property. David Harrison, Managing Director of ornamental plastering specialists Hayles & Howe, describes restoration projects carried out by his company at London's Royal Opera House, and Bristol's Hippodrome, that serve to illustrate some of the considerations when working on theatrical buildings.

The Opera House in London is the third built on the Covent Garden site and opened in 1858 on the 15th of May. It became the Royal Opera in 1892. Just a short while later The Hippodrome opened on the 16th December 1912. This building was the last of 107 Theatre commissions carried out by Frank Matcham who's career spanned 33 years and during which time he became recognised as the foremost Theatre designer of his time, and most probably of all time.

Materials common to both theatres were fibrous plaster panels and mouldings. Absolutely *avant-garde* for the Opera House construction was the newly patented fibrous plaster method of Desachy. Allied with a new sheet material patented in 1856 by Bielfeld, this would have been at the cutting edge of building technology for the period.

Opera House

The Opera House features the full range of materials available to the Victorian builder. Lath and plaster for the large sweeping spans of the theatre roof, fibrous plaster balcony fronts and the Dome with its Bielfeld sheet and Carton Pierre ornament (another form of papier mache). We found it was not practical to reproduce Bielfeld board as it was manufactured in sheets passing through heavy duty presses or rollers while still hot. MDF is the closest over-the-counter replacement today. Carton Pierre is still quite practicable, labour intensive, but possible given time.

An extra dimension of the work for the Opera house was a requirement for the replacement and enlargement of 'follow' spot hatches. These 1960's items were to be removed and replaced with current lightweight fibreglass items, the same material as used in the construction of a surfboard. The finished hatch comprised a light sandwich of resin and glass with a foam core. This was mated to an aluminium frame and connected to steel hinges. The lattice decoration was cast in resin and bolted through the panel to fix it securely.

The fibrous balcony fronts were in very poor order and required extensive consolidating. Such friable material is

always difficult, weighing-up whether the item is salvageable or beyond hope. Fibrous works usually rot heavily from 60 years onward. As can be seen the hessian used for reinforcement is no longer offering the binding it used to. If damp conditions are prevalent decay is accelerated significantly.

We have to remove all loose material to the rear of each balcony front. A consolidant acrylic was then applied to bind the background. Sheets of fibreglass and plaster of Paris were then worked into the back to reinforce the old panel.

The Hippodrome

The Hippodrome presented similar problems of ageing fibrous work hanging in public places. We had to consider when to restore and when to remove?

With plans in the pipeline for a major refurbishment we were in a position to investigate Matcham's original scheme lost to a fire in 1945. The replacement kept the sliding roof feature of the original. The photograph shows the roof fully open, a feature that has always caught the attention of audiences. Whilst investigating the integrity of the dome, during a recent production requiring heavy equipment in place on the roof, the original scheme was surveyed. This involved visits to the Bristol Record office to find the original planning application and drawings. This in itself led to the discovery that the plan was not followed exactly in the first place but something fairly similar was installed.



The fibrous balcony fronts at the Opera House were in poor order and required extensive repair work.



The famous sliding roof feature of the Hippodrome.

The most common fault at the Hippodrome transpired to be the steel frame that was rusting badly and expanding, blowing plaster from stairwell ceilings and any other communal area. This combined with a leaky flat roof caused most damage to the Theatre.

In such cases we attempt to gain as much access to the steel as possible and treat it with a rust cure compound, paint with red lead and place metal mesh across the work prior to plastering.

Heavy fibrous decoration in the amphitheatre itself was also checked for security and given a few extra wire ties where necessary.

For further information contact: Hayles & Howe, 25 Picton Street, Montpellier, Bristol BS6 5PZ. Telephone 0117 924 6673. Fax: 0117 924 3928. Their web site is well worth a visit – www.hayles-and-howe.co.uk

SPECIALISTS ARE WORTH MORE – CONSULTANT CONTRACTORS

The Heritage Building Contractors Group (HBCG) founded by David Linford of Linford Bridgeman has evolved the concept of ‘consultant contractor’. Ian Constantinides, managing director of HBCG member St Blaise, explains the thinking behind consultant contractors and why they are necessary.

Few on the contracting side of the industry would argue with the notion that specialists should be paid for their expertise. So why is the specialist contractor so rarely paid for his knowledge or invited to share it before the tender documentation is prepared?

In part, because they are at the bottom of the food chain in a system that worked well when there was ‘only one way to do it and that was the right way’, but works less well in historic building repair, where there are as many right ways as there are listed buildings.

Tender lists are too long and there is pressure to accept the lowest bid, especially where public money is involved, even though it is often a wild card that ends up costing more. Tenders are rarely awarded on a best value for money basis, but more usually on a least financial cost. But the lowest tender is not necessarily the lowest final account.

One solution is to shorten the tender list and include only companies who understand what is involved. Then let them know the second lowest tender will win. Hence there is no advantage in placing the wild card nor in bidding too high.

Tender costs may rise marginally, but the contract could end up costing less in the end and will run considerably

more smoothly as the true cost of the intent is included without the contractual nasties.

At St Blaise we, like other members of the Heritage Building Contractors Group (HBCG), know the true costs of most aspects of building conservation, although even armed with this information there is still considerable risk, because of the vagaries of tender documentation.

At the simplest level, a document may have a blanket clause requiring the repair of all cracks inaccessible at high level on a tower. The contractor may, qualify his tender to allow for 20m of such repairs. But often the client will not accept the qualification, stating the contract is contractors all risk.

Much destructive dispute could be reduced if risk was better evaluated and a fairer means of measurement existed.

Some cost consultants recognise this and are a delight to price for. Bare. Leaning & Bare write quantified schedules of works such that the estimator cannot help but get excited by the pricing process. Half the clients battle is won if the estimator so likes the documentation that he wants to win the tender.

At St Blaise our privilege is that nine or 10 tenders land on our desks each week from the best and greatest consultants and clients all around the country.

We see how the best are doing – how they are specifying, how they are billing, what they have learnt from the past, how they are overcoming problems. what new angles they are adopting.

But equally we see what has not been learnt. We wonder: ‘But surely they must know that did not work at such-and-

such two years ago?’ Or: ‘Why did they not break that item down as they did at another particular project, which gave such a sound basis for remeasure?’ Sometimes we despair at the repetition of mistakes.

We and others in the HBCG know that our knowledge is valuable and that the client should take advantage of it by getting people like us along – with the architect, the structural engineer, quantity surveyor and project manager – at the outset to avoid the repetition of mistakes and to include elements that are proven to work.

That is why the HBCG are advocating the appointment of a ‘consultant contractor’ to the client’s professional team.

Today’s conservation contractor is expected to have an incredibly broad philosophical, as well as practical, base. One moment we are carving and fixing to the finest tolerances window heads or columns that weigh three tons on the British Museum and the next we are conserving the patina on incorrectly bedded stone at Highcliffe Castle.

From a world of laser levels, we can be flung into a world where the plumb-bob is discarded for the yardstick of the eye.

It is disturbing when you are told your tender has come in 50% above budget and how can you possibly justify repointing ashlar at £60/m² when Wessex pricing book has it at £6.09/m².

It gets more disturbing still when you have to explain that repointing ashlar is best measured per linear metre; that if the stones are small, there may be eight linear metres in a square metre; that to repoint to a standard (not the British Standard ‘smear technique’ so often seen!) can take an hour per linear meter.

And it is positively depressing when you see a pricing book allowing 0.85 hours to piece in new ashlar to a blind hole 300mm x 600mm without even specifying whether the stone is hard or soft.

Our own time and motion studies again and again confirm that the least it can take, working to fine tolerances in a Bath stone, for example, is two hours.

Having worked on hundreds of projects, vast and minute, esoteric or builderly, throughout the country, members of the HBCG and other similar contractors know what does work and what doesn’t.

Between the 30 members of the HBCG there is enormous experience and the conclusion is: let the client benefit from it, for the benefit of all.

Often there is client pressure on the professional team not to carry out costly pre-contract work – carrying out surveys, opening up the fabric, getting a thorough grasp on and extent of the problems, establishing a fair way of billing, to cope with those problems, analysing, sampling and approving before the contract starts.

If I know the professional team has been squeezed on fees, I know we will be measuring that building ourselves to prepare the tender, as will five or six other conservation contractors.

What a waste! The professional could have been paid properly to do it once.

Because professionals fees are increasingly being squeezed, the trades are expected to provide considerably more of the detailing and design and to offer proposals for how to carry out the work.

If this is the way it has to go, then fair enough. But get the consultant contractor on board, pre-contract, to supply those proposals. On one of our contracts we have three full-time draftsmen, designing and detailing. This is increasingly expected of us contractually. But it is work better done pre-contract, and HBCG members can offer that service, so that the contract, when let, is about building the intended design, not designing the building intent.

The idea of the consultant contractor is not just pie in the sky. Most members of the HBCG do work closely with certain key professionals and in an increasing number of cases the client and his team are paying (and paying properly) for our help to produce budgets and develop specialised elements of specifications and design – especially for grant applications, because we have a more realistic idea of what the job will cost.

Being consultant contractors is not about muscling in. It’s not threatening. It’s about common sense and making a system that once worked well, continue to work.

It is also about accepting that building conservation is too complex a subject, to ignore that huge body of experience that lies among those who work with historic buildings every day of their lives.

And it is about accepting that there is a role for the consultant contractor pre-contract.

For information about the HBCG contact: The Heritage Building Contractors Group, Construction House, 56-64 Leonard Street, London EC2A 4JX, Tel: 020 7608 5080, Fax: 020 7608 5081.

UNIVERSITIES HEADING FOR ANOTHER SHAKE-UP

The higher education sector has estate needs totalling some £4.2 billion of which £706 million are for backlog maintenance, insufficient accommodation £589 million, and student's residences in the order of £386 million. Against this requirement one third of the institutions in the sector are forecasting that they will be operating in deficit by 2000-2001. The low forecast operating position, combined with reduction in investment income and the need to service existing levels of external borrowings, limit the funds available for reinvestment across the building stock.

So where does this leave universities and construction firms that have been eyeing the higher education market in readiness for business development? Firstly, construction firms must do their market research and have a thorough understanding of the academic world which is governed by regulation, is at the behold of the Higher Education Funding Council for funding and at the same time must deliver a service which is of the highest standards in teaching and research.

It is worthwhile collecting some useful information about the sector. Some of the recent developments are discussed below which may help to formulate a useful business strategy.

It does not require a crystal ball to extrapolate some of the most recent developments within the Higher Education sector. These can be categorised under the headings:

- learning and teaching
- approaches to access and widening participation
- research
- local and regional developments
- collaboration

LEARNING AND TEACHING

Attempts to innovate using student centred approaches which encourage independent learning skills will become the norm in response to the diverse needs of the student population. Small group teaching styles will be the exception rather than the rule. Learning Resource Centres which will enable the student to access video conferencing facilities, Intranet systems and all manner of telecommunications will form the college campus nerve centre. IT will play a major role in advancement.

More emphasis will be placed on staff to adopt hot desk-ing principles and hoteling, a slightly more structured version of the hot desk. Staff can book a desk through a centralised administrative system. The shift to home working with the aid of computing will not displace the staff-stu-

dent relationship. Universities will become better organised and more efficient in the use of their prime time with students. Extracting efficiency from office space will, therefore, be a necessity for universities as they have to demonstrate value for money.

WIDENING PARTICIPATION

The Woodrow Report made it quite clear that Higher Education must increase access provision for the under-represented section of society. The increase in mature students entering higher education is also encouraged. Indeed, if the Governments pledge to widen access bears fruition, over 50% of young people could be participating in higher education within the next eight years.

Equally, more flexible delivery of curriculum has created an extension to the working day and week. Evening classes, weekend working and summer schools coupled with block release courses are on the increase. The pressure on universities and colleges to maximise space is uniform across the sector. The problem remains of how to ensure that the building stock is fit for purpose. The building is only a structure for service delivery, but unless that structure is safe and provides a level of comfort for staff and students alike, the chances are that working practices will suffer. Students will under-perform and staff will be de-motivated. It is all well and good increasing access for the under-represented section of society, but to teach them in a run down classroom is an insult.

Some colleges are currently seeking ways of increasing their research potential through collaboration with users of research, including the development of science parks. Graduate research schools are beginning to form part of the main campus, with emphasis on inter-disciplinary research programmes.

The opportunity to enhance and improve the physical infrastructure such as equipment and laboratories is gaining momentum. The two initiatives which have recently been announced to boost Britain's scientific standing by £200 million per year for the next three years are well underway. The main source of funding is the Wellcome Trust and the DTI's Office of Science and Technology Fund. Together they will spend £600 million over the next three years to improve Britain's research buildings and refurbishing its laboratories. A top up of £30 million a year by the Higher Education Funding Council for refurbishing run down buildings creates a market potential of £700 million for contractors and consultants.

In some quarters, the likelihood of universities opting for

private sector funding as an alternative would be spurred by giving a lift to the PFI market. To date very few universities have been willing or able to go down the Private Finance Initiative (PFI) route or realise the potential of public and private sector partnerships (PPP).

REGIONAL DEVELOPMENT

The Government is pushing the local agenda and colleges and universities are being asked to service their local communities. For example, sporting facilities, libraries, museums, galleries and concert halls are becoming available through collaborative mechanisms. Media centres, music centres and leisure facilities will become examples of collaborative business ventures or alliances in the future.

The Regional Development Agency will also play a major role in shaping the local educational agenda, perhaps acting as catalyst in facilitating some of these opportunities, or indirectly through political expediency.

The modernisation of Local Government and political reform will provide local authorities with opportunities to create new partnerships. Universities and colleges may find that pooling resources with the local council could solve some of their infrastructure problems. Councils are already looking at ways in which they can capture the imagination of the Treasury. Seeking PFI credits with innovative schemes are more likely to attract Treasury approval if best value can be demonstrated across departments and sectors. Higher Education would benefit from an integrated approach.

COLLABORATIVE VENTURES

There are 440 Further Education colleges (FE) and 172 Higher Education (HE) establishments in England and Wales, of which 300 are in the process of collaborative ventures in the form of franchising, merger, acquisition or informal agreement.

Certainly the FE sector will be stimulated by the recent draft proposals (Quality Assurance Agency) that FE colleges with well established track records in higher education course provision may well be given taught degree awarding powers. Moreover, the FE sector is buoyant with a provisional funding allocation of £3.2 billion earmarked for the 1999-2000 academic year. The trade off is an extra 178,000 more student places in return for the additional

cash. By 2002 the FE sector is likely to have created an extra 700,000 new places. Most of this expansion will be for sub-degree programmes, and a proportion of the students would transfer to universities to complete their studies.

Nevertheless, Government's preference for a radical rationalisation of these sectors is premised on the belief that the control of educational assets must change. While mergers in business and education are seen by the Government as a way of producing better value, as witnessed in the US educational sector, the whole issue of building asset management will undoubtedly come into the equation. The sector is very much in the early stages of fundamental change as it enters the new millennium.

THE WAY FORWARD

Rationalisation will, in some cases, mean closure of courses and staff re-deployment or staff redundancies. There will also be an opportunity for the collaborators to review their estates and maximise space and utilities. Moreover, because universities and colleges are strapped for cash, universities are more likely to liquidate their fixed assets especially where prime sites become available in city centres.

The construction industry needs to recognise that higher education is and will continue to be a steady growth market for business opportunities given the Government's stance on education.

Contractors and consultants could help to restore and rebuild the UK's educational building infrastructure by developing partnerships, which afford value for money schemes. BRE provided an opportunity for the industry to meet senior executives and Vice Chancellors last year with a one-day forum on new ways of working. It was hosted at the CVCP on 4 October 1999 in London. The Higher Education Funding Council will also be able to engage interested parties in the debate for innovative practice. The Forum will be central to developing relationships and showing a willingness to increase awareness and best practice.

Acknowledgements: Tim Russell HEFCE for reports and statistics, Dr Barbara Young the author is Director of BRE Consultancy and Innovation in Construction. Reproduced from *Construction Manager*.

WHY THE BIAS AGAINST CONSTRUCTION EDUCATION?

This article by Jeff Howell is reproduced from Construction Manager 1999

Last year, De Montfort University (formerly Leicester Polytechnic) announced that it would no longer be recruiting students for its construction management degree or building studies HND courses, thus bringing to an end a century of construction education at the college. De Montfort's move appears to be part of a country-wide trend – Southampton Institute and the University of Westminster (formerly Central London Polytechnic) having also recently announced course closures.

Last year also, the Faculty of the Built Environment at London's South Bank University – another institution which can trace its history back a hundred years, from its inception as the Brixton School of Building – told one-quarter of its academic staff that their services would no longer be required; falling student numbers meant that construction courses were no longer paying their way.

And all this comes at a time when the construction industry is crying out for qualified recruits, and the Construction Industry Training Board (CITB) have estimated that 35,000 new construction managers will be needed over the next five years, just to keep things ticking over at current workloads. Omens for the future do not appear good.

The CITB's former training development manager Bob Checksfield agrees that things do not look promising, but adds a note of caution – construction management degrees, he points out, are relatively recent qualifications, and are not the only route into the industry. "People come into construction along a variety of routes", he says, "and there are many undertaking the role of construction manager who have no qualifications, or who are qualified in other fields. Most existing managers are probably not construction management graduates." Very little data exists about the backgrounds and qualifications of those currently doing the job, and so a joint CITB/CIOB survey is to be undertaken in the autumn to identify the flowpaths by which people become construction managers.

But even if the graduate route does not represent the majority, it is often the first place that recruiters look, and the falling numbers are being noticed. Mike Lloyd, senior business manager at Hays Montrose, the UK's largest construction recruitment agency, says that over the past five years the flow of suitable construction graduates has slowed to a trickle. Apart from the closing-down of courses and departments, Lloyd says it is most noticeable that those construction courses still running are often doing so by dint of large contingents of fee-paying overseas

students, most of whom will not be looking for long-term careers in British construction.

Laurence Wood, Dean of the Built Environment at South Bank University, defends higher education's decision to downsize its operations. "It's not the universities' fault if 18-year-olds are not queuing up to take construction courses," he says, "the industry needs to promote itself better if it wants to recruit."

Apart from starting salaries, which compare poorly with those in law, accountancy and IT, Professor Wood is concerned about construction's poor public image.

"The public's only contact with construction professionals is usually limited to mortgage valuation surveyors and estate agents, neither of which appear to have a particularly good reputation," he says, "and it is unfortunate that the big construction projects that get all the publicity always seem to be delivered over-budget and over-time – the public perception is that construction is an industry which is poorly managed." More course closures across the sector would not be a surprise, he says. "Universities are like any other industry – they react to market forces".

At South Bank, the "market forces" argument has been used to justify redundancies amongst construction lecturers in favour of an expansion in the humanities and social sciences. The subject that most young people want to study, it is argued, is media studies, and if that is what students put on their application forms, then it is the job of the universities to provide them with the courses.

This is a trend which infuriates John Bale, CIOB vice-president, Wilmott Dixon Professor of Construction Management at Leeds Metropolitan University, and Chair of the Construction Industry Council's (CIC) education and training forum. "We have a duty to help shape the market forces," he says, "and present construction as a positive and attractive education and career option."

Professor Bale argues that higher education is not just an industry like any other; it is financed largely by public money, and therefore has a duty to provide education and training in the best interests of the country and the economy. The publicity and marketing needed to attract young people into the construction industry is as much the universities' responsibility as the industry's, he says. "Higher education has a responsibility to market construction courses, and it is no good them simply saying the demand isn't there. If the world doesn't like us then it is up to us to do something about it." John Bale, who is also Dean of Health and Environment at Leeds, is keen to compare the education of construction professionals with that of health service workers.

“Most Vice-Chancellors recognise the need for a constant supply of young doctors and nurses,” he says, “and wouldn’t dream of closing medical courses. But when it comes to construction, they suddenly come up with the ‘market forces’ argument, and say that courses aren’t viable. The fact is that there is a huge cultural bias against the construction industry, and universities tend to be influenced by it.”

Professor Bale would like to see the CIC holding talks

with the Committee of Vice-Chancellors and Principals, in the same way that the National Health Service does, to promote its higher education manifesto and plan for future needs. “We are a big industry,” he says, “accounting for nearly ten percent of GDP. And at a time when everyone is talking about sustainable development and urban regeneration an efficiently managed modern construction industry is vital for the future well-being of our country. The universities have a responsibility to play their part in all this.”

NATIONAL STANDARDS IN BUILDING CONSERVATION

After the best part of three years gestation, three higher-level building conservation awards have been approved as part of the government approved system for National and Scottish Vocational Qualifications (S/NVQs). This means that there is now a fairly wide range of qualifications in building conservation/maintenance that have been recognised and approved by the Construction Industry as a whole. They include for crafts; brickwork, masonry, carpentry and joinery, plastering and surface-finishing. The higher level awards are Building-Site Management, Conservation Control (for Conservation Officers) and Conservation Consultancy (for architects, surveyors engineers etc.)

Given the emphasis in government policy on the development of a sustainable built environment and the Industry’s commitment to quality of service, the arrival of this array of nationally recognised performance standards is timely.

There are various methods of establishing a person’s credentials in building conservation. One is to obtain a specialist degree or diploma. For architects, surveyors and engineers this has usually been an additional qualification obtained somewhere in mid-career. Another route has been to apply for inclusion on a professional register. For Surveyors this has been organised by the RICS and for Architects in Scotland, by the RIAS. Now we have the UK-wide ‘Register of Architects Accredited in Building Conservation’, supported by the Department of Culture Media and Sport.

What then is the purpose of this third option, the S/NVQs? They should not be seen to challenge the existing role of the bodies concerned with professional accreditation, nor replace the colleges or universities in providing education and vocational training. The hope is that the VQs will have a unifying influence.

All the S/NVQs are based on the ICOMOS Training Guidelines for Architectural Conservation. This is a statement of the complete process of building conservation and, as such, encourages better understanding and co-operation between the different disciplines. Because the Guidelines are international, all qualifications so based should be acceptable worldwide.

For each of the relevant disciplines, the hope is that these S/NVQs will eventually be seen as synonymous with formal accreditation of an individual as a building conservation specialist.

Using the S/NVQ framework, it is hoped to develop stronger links between the requirements of professional accreditation and the outputs from the colleges and universities.

The difference between accreditation on one hand and education and training on the other is often forgotten. The first ensures that a person has a proven ability to perform a defined role. The second is the means by which people can obtain the knowledge and understanding that is required to make the most of real life experience. Taught courses do not necessarily relate directly to professional accreditation, nor is there any reason why they should. Nevertheless, it will be useful for mid-career students to be able to understand how their training fits into a framework that is recognised by their chosen profession. After all, structured CPD is becoming increasingly important.

The training requirements of candidates for a mid-career qualification are rather different to those of a pre-entry student. For mid-career, flexibility in delivery, based upon distance learning and self-teaching as well as lectures is often needed to supplement practical experience. Successful college and university courses for post-graduate students recognise these needs.

Often, where the advice is not available in the workplace, colleges also provide guidance on the construction of the portfolio of evidence required for professional accreditation. The S/NVQs provide the ideal framework for identifying the range of experience required and of the knowledge and understanding that is needed to underpin this.

Now that the higher level Conservation Consultancy qualification has been approved, the intention over the next few months is to foster links with the existing accreditation and training systems. This will involve the professional bodies concerned with specialist registers and the course directors in established universities and colleges. The aim is to exploit the potential of the S/NVQ processes for improving the connection between the training current-

ly on offer and the systems for the accreditation of professionals as specialists in building conservation.

For information on the Register of Architects Accredited in Building Conservation contact the Hon. Registrar, 33 Macclesfield Rd. Wilmslow, Cheshire SK9 2AF, Tel. 01625

523 784 or Fax. 01625 548328.

COTAC is a partner with EDEXCEL, the CIOB and the ICE in the development of the higher-level NVQ building conservation awards.

Richard Davies

REHABILITATION COSTS - APRIL 2000

It costs on average, £488/m² to refurbish an office building compared with £797/m² to build a new one according to the BMI's latest report.

The comparison of the average rehabilitation costs with average new build costs, expressed on the same basis shows a fairly consistent relationship of around two thirds. The actual values for some of the more common types are shown in the table and range from 55% for banks and building societies to 81% for flats.

The report provides information on the average amount spent on the rehabilitation of existing buildings, covers over 150 types and is based on the analysis of contracts for over 2000 building projects.

All the costs have been converted to 3rd quarter 1999 levels using BCIS Tender Price Index and to average UK pricing using the BCIS location factors.

The projects in the study all cover complete refurbishment of the building but the amount of work included in any particular project will vary as reflected in the range of costs reported. The study also includes some conversion schemes where the function of the building has been changed by the refurbishment. In all cases the buildings have been classified by their final, rather than original use.

BMI say the exact content of the schemes is not defined and some caution must, therefore, be used in applying the figures. However, for strategic planning and early cost advice the figures should prove extremely useful.

BMI *Special Report 287: Review of Rehabilitation Costs* is available as part of the BMI subscription service, or individually priced at £30.00 from BMI, 12 Great George Street, Parliament Square, London SW1P 3AD.

REHABILITATION AND NEW BUILD COSTS

Building Type Mean Cost £/m ²	Rehabilitation Mean Cost £/m ²	New Build	Rehabilitation as a percentage of New Build
Factories	249	373	67%
Offices	488	797	61%
Banks/Building Societies	564	1033	55%
General Hospitals	666	945	70%
Public Houses	550	806	68%
Community Centres	516	675	76%
Churches	500	825	61%
Schools	425	706	60%
Estate Housing	265	459	58%
Flats	426	529	81%

VAT AND LISTED BUILDINGS

Findings of the Recent Study

The long awaited study into the impact of VAT on listed building repairs was launched in London on 13th October introduced by Dame Jennifer Jenkins and the Executive Summary of the findings presented by John Sell, Chairman of the Tax Group of the Joint Committee of the National Amenity Societies. (Reproduced from Context)

Dame Jennifer noted that VAT on repairs to historic buildings has been a scourge since it was first introduced when Britain joined the European Community some 25 years ago. No tax is popular; but for a tax regime to differentiate between repairs and alterations to buildings we wish to preserve, in a manner favourable to alterations, is absurd. She went on to suggest that it will be interesting to learn how ministers react when confronted by the report. After her speech Dame Jennifer handed over to John Sell, Chairman of the coalition of 19 non-governmental organisations in whose name it is published, to explain why the surveys that underpin the report came to be commissioned, and about their findings.

Charging VAT at standard rate on repairs to listed buildings whilst charging nothing on alterations to them flies in the face of government advice on conservation. The present system is also at odds with the ideas of sustainability which lie at the heart of recent thinking by the Department of Environment, Transport and the Regions and which underpin the report of the Urban Task Force.

This is a view I believe to be shared by almost all those concerned with the care of historic buildings in this country including English Heritage, The National Trust, The Churches Main Committee and, perhaps most significantly, the Secretary of State for Culture, Media and Sport who has made his views on this subject public on a number of occasions.

When I led a delegation from the Joint Committee of National Amenity Societies and others to meet Dawn Primarolo, then Financial Secretary to the Treasury, in July 1998 we made this point most forcibly. The initial reaction was simply to restate the long-held Treasury view that any change to the current VAT regime was impossible, but I am pleased to say that after some discussion Dawn Primarolo recognised that HM Customs & Excise have no statistics which would make an informed debate possible. She further agreed that she would be prepared to accept the validity of any figures produced as a result of careful statistical research. In effect the Joint Committee of National Amenity Societies was given a job to do, and we have risen to that challenge. The Joint Committee is convinced that the report on that research will enable an informed discus-

sion of the question of VAT on listed buildings to take place.

Executive summary

VAT on building work on listed properties is currently causing widespread concern within the heritage community. There no logic in the owner of a listed property having to pay VAT at the full rate of 17.5% on the cost of carrying out essential sympathetic restoration to the fabric of the building, but not having to pay any VAT on building a new garage in the grounds of the property. As they stand at present, the regulations result in the VAT burden falling inequitably on churches, cathedrals and private owners; they encourage attempts at VAT evasion and add considerably to the administrative load of Customs & Excise; they claw back to the Exchequer part of what was allocated as grant aid by the Government; they also result in a situation which is directly contrary to the Government's policies on sustainability and conservation.

The Government lacks hard data which will allow it to assess the fiscal impact of changes to the regulations. At a meeting last year, the Financial Secretary to the Treasury encouraged heritage bodies to remedy this situation. A broad coalition of these bodies responded to the invitation by commissioning this report.

Two special surveys were undertaken for the Report, providing details of 362 separate building projects carried out on 105 secular and ecclesiastical listed properties during 1998. The total cost of these projects alone amounted to approximately £11.6 million. This figure excludes much of the work undertaken by the Church of England, the National Trust and English Heritage, for which separate data was provided.

Survey Findings: Global Estimates

The total value of building repair work carried out on listed properties during 1998 is estimated to be approximately £5,900 million. VAT on this work is estimated to have cost the heritage sector a further £195 million. Work on the built heritage represents a relatively small part of the UK construction industry as a whole, which was worth a total of £62,060 million in 1998 (of which £32,491 million was new work and £29,569 million repair and maintenance).

Survey findings: harmonisation

Current lobbying favours a single harmonised rate of VAT of 5%, which would apply to all building work, regardless of its nature. The net loss to the Exchequer resulting from harmonisation at this rate in respect of all work on listed

properties, is estimated at £92 million per annum. However harmonisation at this rate would not only release existing moneys from tax into repairs. It would also result in additional new expenditure on repairs, thus benefiting the sector and further generating 5% new VAT, thereby reducing the net loss to the Exchequer.

The loss to the Exchequer should be seen in the context of the current UK budget deficit of approximately £40 billion.

The benefits from harmonisation would accrue principally to those who at present bear the brunt of VAT at the full rate and who are most in need of financial assistance in the upkeep of their heritage properties. Namely small churches and private owners of properties which are not open to the public, and small scale schemes which are not able to recover VAT. Many would see an immediate reduction of up to 12.5% in the cost of carrying out work, which could be spent on the work itself instead of being reserved for VAT.

Further survey findings

There is a statistically significant relationship between the size of a project and the rate of VAT ultimately paid after offsetting allowable costs; the smaller the project, the higher the effective net rate of VAT paid.

The bulk of repair work on listed properties is on a small scale in absolute money terms, but the cost is largely borne by individuals and small (frequently charitable) organisations for whom it represents a sizeable financial burden.

A particular anomaly highlighted by the figures is the difference between buildings that operate as commercial venues or tourist attractions and those that cannot do so. The former are likely to be registered for VAT, and therefore able to reclaim VAT on repairs, while the latter are unlikely to be registered, and thus have no means of reclaiming any VAT. For example:

Large cathedrals are frequently registered for VAT and pay VAT at an average rate of 8.7% on repairs. Churches, chapels and other places of worship that attract few non-worshippers are unlikely to be registered, and pay at an average rate of 14.7%.

Owners of large private houses open to the public, are likely to be registered for VAT, whereas owners of smaller listed buildings which are not open to the public, are

unlikely to be registered. The survey indicates that the former pay VAT at an average net rate of 1.5% on repair work, while the latter pay an average rate of 11.9%.

The data demonstrates that the present regulations are both illogical and manifestly unjust. It is difficult to argue in favour of a system under which:

... the rate of VAT effectively depends on factors which themselves have nothing to do with the architectural heritage merit of the property or the importance of the work being carried out, such as: whether or not the property is registered for VAT as a result of successful commercial exploitation by the owner; the number of visitors which the property attracts; even the interpretation of the regulations as they relate to a particular case, by a more or less understanding individual VAT inspector; and the burden falls disproportionately on those least able to afford it.

There will now be vigorous lobbying for harmonisation of VAT on repairs and alterations to listed buildings at 5% and the organisations involved would welcome the support of all others who are concerned with the proper care of our historic buildings. The Council of Finance Ministers of the European Union has just decided to allow the experimental introduction of lower rates of VAT for labour intensive handwork. In the first instance the government must be pressed to exploit this opportunity for change and to demonstrate its commitment to the proper care of historic buildings.

The study was undertaken by Jeremy Eckstein Associates and commissioned by: Members of the joint Committee of the National Amenity Societies: The Ancient Monuments Society, The Council for British Archaeology, The Garden History Society, The Georgian Group, The Society for the Protection of Ancient Buildings, The Twentieth Century Society, The Victorian Society, Others: AHF, APT, The Churches Main Committee, The Historic Chapels Trust, The Historic Houses Association, IHBC, ICOMOS UK, The National Trust, SAVE, The National Trust for Scotland, The Theatres Trust, The Ulster Architectural Heritage Society.

REACHING FOR THE FUTURE BY EMBRACING THE PAST

Schools, Conservation and Communities

English Heritage recently sent publicity to its members which included tickets that will admit their children, grandchildren and great-grandchildren to properties at various dates spanning the rest of this century. The tickets, in the form of brightly-coloured invitations, emphasise something vital to conservation: the ongoing interest of future generations. This is an issue which COTAC is also addressing, through the Architectural Conservation Training Programme it runs for the Kings Cross Partnership.

Amongst other activities, the Programme is designed to raise community-wide awareness of conservation issues, and one of the ways in which it does this is by promoting traditional building crafts to schools. The Kings Cross area has a diverse architectural heritage, rich in historic and cultural significance. There is a shortage of skilled craftspeople to ensure its survival. By interesting local children in traditional building crafts, the Programme aims to reach not only the potential conservation workforce of the future, but their older brothers and sisters, their parents, and through them the entire community.

One of the Programme's most successful school events took place at Winton Primary School in North London. Students from the Building Crafts College (one of the Programme's training providers) and its Director, John Taylor, spent an afternoon explaining and demonstrating stonemasonry and carpentry skills to a group of about forty enthusiastic children. The workshops are of particular relevance to the National Curriculum, which includes

subjects such as the nature and use of building materials, how buildings are constructed, and local architecture.

Following on from this work, COTAC also hopes to develop educational materials packs based on the history and architecture of the Kings Cross area, and has consulted the expertise of Mr Bernie Holloway, Director of the North London SATRO (Science and Technology Regional Organisation). At SATRO's invitation, COTAC, the Building Crafts College and Lambeth College (also a training provider for the Architectural Conservation Training Programme) took part in the recent "Careers in Construction" event at Chelsea Football Ground. The event challenged stereotypical ideas about the construction industry, profiled a variety of careers and was attended by two hundred schoolchildren who took part in activities such as surveying and electrical workshops.

The Architectural Conservation Programme continues to recruit students to courses in a range of building crafts at its three training centres (the Building Crafts College, Lambeth College and Camden Training Centre). Thirty students are currently enrolled, several of them progressing through the initial stages of training to NVQ 3 and Diploma level. Traditional building crafts offer them independence, job satisfaction and the chance to contribute to the conservation of their architectural heritage. The Programme is providing them with the skills on which the future of conservation depends.

Isobel Brooks



THE DIGITAL AGE OF CONSTRUCTION

Bob Heathfield's Commission for the Bartlett School

The industry is only just starting to get to grips with the implications of computer technology for architecture and construction in the future, says the Bartlett School of Architecture's new report on the Built Environment of the Digital Age.

"What is certain," the report forecasts, "is that the changing face of the built environment will have a dramatic impact on our daily lives, offering new and revolutionary possibilities for where and how we choose to live."

The report *Landscape for Change* was commissioned by Ballast Wiltshier plc whose chief executive Bob Heathfield is vice-president of the Chartered Institute of Building. The Bartlett findings have been endorsed in a foreword from Prince Charles, who says that our increasingly mobile life has changed how we use our environment and what we expect from it. The report itself predicts an acceleration of that process as the 21st century unfolds. But His Royal Highness in characteristic style enters a caveat: "At the same time, we are hearing the sounds of an early warning system. Pollution, congestion and urban sprawl are all factors in making us question where the future of the built environment is taking us. We need to act now."

Looking at the environmental aspects of buildings, the Bartlett report emphasises that it is important to look at the whole life cycle and not just the resources consumed while the building is in use.

Early in the design process, it says, the 'embodied energy' in building materials must be optimised, either by building structures which are made to last, or that can come apart in recyclable components. The latter should be designed so that they come apart easily, the various components being recycled.

The report points out that many of the most common building materials not only require substantial amounts of energy in their manufacture, but are also very heavy and therefore entail high energy costs during transportation.

Despite that, there are a number of good reasons why buildings and their components should last for a long time.

Build to last – or recycle?

As well as the obvious benefits of longer life, heavy materials allow, among other things, better temperature control. Metals and concrete use a lot of energy in their manufacture and transport, therefore the longer they remain in use the more energy efficient they become. "Another reason for the longevity of certain building types is the need for them to perform as an investment. Rather than depreciating and wearing out, like a car, our society traditionally builds its wealth through property, which is expected to increase progressively in value," said Bob Heathfield.

Whereas houses are being continually refurbished to bring them up to date and to increase market value, commercial buildings are more likely to be gutted down to the basic structural skeleton, facades removed and given a complete refit. But in the life-cycle of all buildings there comes a point at which it becomes much cheaper to demolish it and rebuild.

As a society we must decide how much of our built environment we retain unconditionally. The cost involved is more than maintenance. Having chosen which buildings we wish to preserve, we automatically made the decision to keep alive the skills and building practices needed to repair and maintain it.

Software key to building design

"As technology and building practices develop, we have to decide how much money we, as a society, are willing to spend on keeping these skills alive."

Turning to the impact of technology on the construction industry, the Bartlett report says that software design is the key to the way forward for the designer, architect and constructor.

Reproduced from *Construction Manager*

DONALD INSALL CBE, FSA, RWA, FRIBA, FRTPI SP Dip (Hons)

An architect and planner Donald Insall founded Donald Insall Associates Chartered Architects & Planning Consultants practice in 1958. He has extensive experience of the evolution of conservation practice in the UK over the last 50 years, is currently Vice Chairman of COTAC and was Hon Secretary from 1970-89.

His architectural education began at the Royal West of England Academy, School of Architecture in Bristol followed by spells at the School of Planning in London and the Royal Academy School of Architecture on a Postgraduate scholarship in Civic Design. He was an early recipient of a Lethaby scholarship from SPAB. His

Fellowships include the Society of Antiquaries of London, RIBA and RTPI. He was awarded the RIBA Banister Fletcher Medal in 1949, the Neale Bursar in 1955 and the Queen's Silver Jubilee medal in 1977.

Just some of Donald's experience has included serving the Historic Buildings Council for England, together with the Council's Historic Buildings and Historic Areas Committees from 1971-84 and on the Ancient Monuments Board for England in the early 80s. He was a Founder-Commissioner of the Historic Buildings and Monuments Commission, (the forerunner of English Heritage) and a Member of the Commission's Historic Buildings Advisory Committee and Historic Areas Committee through the 1980s.

He is currently Vice President of the Building Crafts and Conservation Trust, having previously been a Trustee in the early 90s, a Council Member of SPAB, Consultant Architect and Freeman of the Worshipful Company of Goldsmiths, a member of Southwark and Canterbury Cathedral Fabric Advisory Committees and a member of Architectural Advisory Committee for the World Monuments Fund (UK). His main current overseas commitment is the Annual Lectures as Visiting Professor at the University of Leuven, Belgium.

He was formerly a member of the Advisory Board of the College of Estate Management and Westminster Abbey Advisory Committees, he was on the UK Council of ICOMOS and the Council of the Royal Society of Arts in the late 70's. He was instrumental in the Chester City Conservation Programme from 1970 to 1987, was author of the National Pilot Study for UK Government "Chester -

A Study in Conservation" (HMSO, 1968) and joint author of "Conservation In Action: Chester's Bridgegate" (HMSO, 1982) and "Conservation In Chester" (Chester City Council, 1986). He obtained Europa Nostra Medals of Honour in 83/89 and was Architect Member of the Inquiry on Fire Safety in Royal Palaces.

Donald has worked with the European Union missions to monitor Projects in the Chiado Area of Lisbon, and at the University of Coimbra (Colegio de Trinidad), Portugal. He was the UK National Representative: at the CSCE Cultural Symposium on the World Heritage in Cracow Poland in 1991, has worked for the

Council of Europe, the National Museums on Merseyside St George's Hall, Liverpool, Project and the Getty Grant Programme. He delivered the UK Historic Houses Association Annual Address in 1991

His publications in addition to those for Chester noted earlier have included "The Care of Old Buildings Today" Architectural Press, the Council of Europe Study "Historic Buildings - Action to Maintain the Expertise for Their Care & Repair" and as a contributor to various works e.g. Encyclopaedia Britannica: "Architectural Conservation", part-author "Railway Architecture" and the Arts Council Film "Buildings - Who Cares?"

Recent notable work has included the restoration of Windsor Castle following the fire and of course to Donald other passion his historic cars.

Contact at: Donald Insall Associates, 19 West Eaton Place, London SW1X 8LT. Tel: 020 7245 9888 Fax: 020 7235 4370.

NOTICE OF APPEAL

The Zibby Garnett Travelling Fellowship

Zibby Garnett cared passionately about historic buildings, gardens and traditional crafts. Her enthusiasm inspired her students at De Montfort University and all those who met her in her many areas of voluntary work. Zibby Garnett died of cancer in January 1999. Her friends, family, students and colleagues are now joining together to found the **Zibby Garnett Travelling Fellowship** in her memory and are launching an appeal for funds to endow the fellowship. **The Zibby Garnett Travelling Fellowship will be awarded annually.**

Zibby Garnett was an enthusiastic traveller and brilliant communicator and had just launched a series of student exchanges between the UK, Portugal and Holland when

she died. **The Zibby Garnett Travelling Fellowship** will continue her vision by enabling students to study abroad. The Fellowship is open to students of historic and decorative crafts, architectural conservation, historic landscapes and gardens, traditional building skills and sculpture.

The appeal target is £50,000 of which £5,000 has already been promised. For further information or to make a donation please contact:

David Garnett
The Grange, Norwell, Newark
Nottinghamshire
NG23 6JN

CIB STATEMENT ON CONSTRUCTIONLINE

The Construction Industry Board and all the industry's umbrella bodies including the Construction Clients Forum have united in a call for clients and construction companies to use Constructionline as the single national qualification system for construction.

In an open letter to the construction press, the organisations explain the reasons for their full support. "Huge costs are incurred by the industry and its clients every year in registering for, and maintaining, separate lists of contractors and consultants," the letter states. "Constructionline was established in 1998 to eliminate the costs of this duplication."

The letter has been motivated by the continued use of separate in-house lists or other less comprehensive commercial systems. "These systems have not been developed in collaboration with the industry and do not have support from the representative bodies of the industry or its clients." The CIB and each of its umbrella bodies emphasise the importance of clients making best use of the system, access to which is free for clients. "Only then will the significant savings available to both clients and the industry be realised," they conclude.

Alan Crane, chairman of the Movement for Innovation, added his voice to the united front: "Rethinking Construction urged us to eliminate waste in all its forms. There are few more obvious examples of this waste than the duplication of effort caused by the multitude of qualification systems. The M4I therefore fully supports the position of the CIB and its umbrella bodies on this matter."

Constructionline is operated as a public/private sector partnership between the DETR and Capita Business Services Ltd. Since July 1998, when the partnership was set up, it has increased its user base to 550 client organisations,

including 180 housing associations and 180 local authorities. There are currently 6,750 contractors and 2250 consultants registered on the system, and a number of trade associations are now providing access for, and accreditation of, many more firms. Firms pay a fee to be registered with Constructionline, the level of which is agreed each year by the DETR in close consultation with the industry's representative bodies.

More information on Constructionline, available through the CIB web page: <http://www.ciboard.org.uk> <<http://www.ciboard.org.uk>>. Enquiries should be addressed in the first instance to Jo Darby at CIB on 020 7636 2256, 020 7637 2258 (F), email to: jdarby@ciboard.org.uk or contact Chris Leggett at Capita Business Services Ltd, Great West House, Great West Road, Brentford, Middlesex, TW8 9DF - 020 8380 4602, leggett@cagitagroup.co.uk

The Construction Industry Board is the partnership of the construction industry, its clients, and Government working to improve the performance of UK construction. Its six member bodies collectively represent about 150 trade associations, institutions and industry groups: the Construction Industry Council, CIC, for professionals and consultants, the Construction Industry Employers' Council, CIEC, for main contractors, the Constructors' Liaison Group, CLG, for sub-contractors and specialist trade contractors, the Construction Clients' Forum, CCF, for the clients of construction, the Construction Products Association, CPA, for product manufacturers and suppliers, and the Government, led by the Department of the Environment, Transport and the Regions (DETR) and including the Health and Safety Executive, the Department of Trade and Industry, and the Scottish Office.

PUBLICATIONS

Technical Advice Notes (TANs)



We continue with the review of the Technical advice notes issued by Historic Scotland as an occasional series of advice leaflets on practical and technical issues, which arise in the care and conservation of historic buildings and monuments in Scotland. They provide guidance on the principles involved in a particular issue and are not intended to be used as prescriptive documents or specifications on site.

For further information on TCRE's publications, other services and to order contact: TCRE Division/Scottish Conservation Bureau, Historic Scotland, Longmore House, Salisbury Place, Edinburgh EH9 1SH. Tel: 0131 668 8668, Fax: 0131 668 8669.

TAN 11 FIRE PROTECTION MEASURES IN SCOTTISH HISTORIC BUILDINGS

With one important Scottish historic building currently being lost each month to the effects of fire, it can readily be

seen that this is one of the single greatest threats to the fabric and contents of historic buildings in the country. Each year brings a steady toll of buildings destroyed or badly damaged. Authentic fabric lost to fire is irreplaceable: no matter how good subsequent restoration may be, the original has been lost forever. It follows that the conservation and protection of our historic buildings must involve giving them the best possible protection from fire. This is not to ignore the safety of occupants, which remains of paramount importance, rather to ensure that fire protection measures look beyond the immediate requirements of life safety to encompass the protection of the building fabric and contents as well.

Much can be done by good management to prevent fires from occurring in the first place. Beyond this, the installation of fire detection and protection systems may be required. There are many devices available, from simple smoke detectors to carefully engineered detection, alarm and suppression systems. However, in some instances, such technology demands a level of intervention in the fabric that is unacceptable in conservation terms. Measures taken to protect the fabric must not damage what they set out to protect. A balance needs to be established.

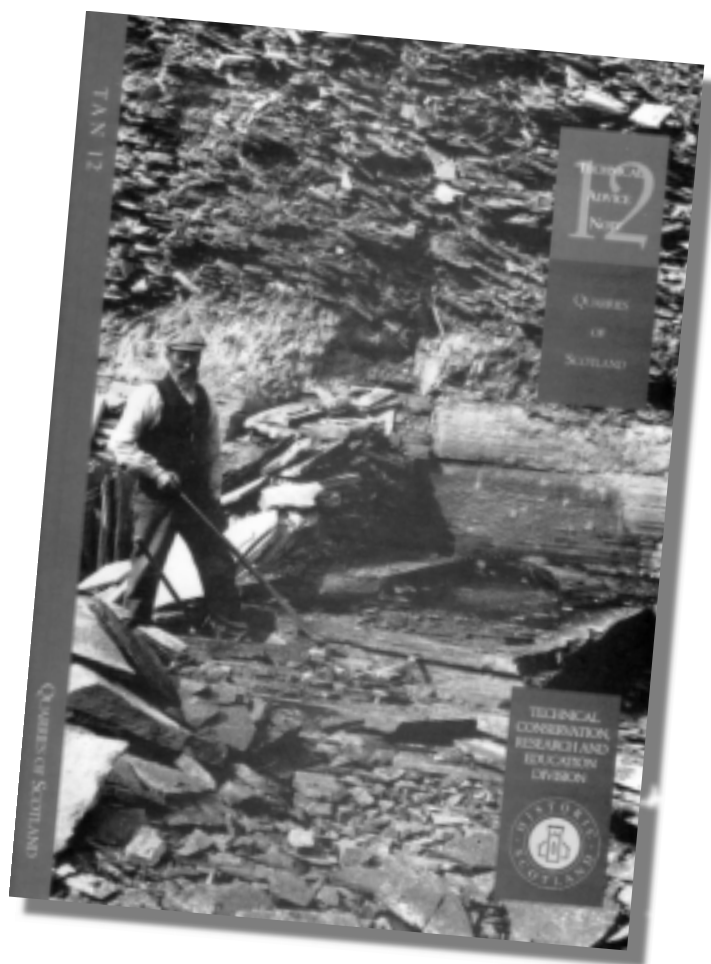
This document is concerned, firstly, with setting out measures to identify and eliminate risk from fire by effective management and, secondly with reviewing appropriate technologies, whilst examining the effect of their introduction into historic buildings. Fire protection measures may range from simple common sense to, in the most developed form, a fire engineering approach which seeks to bring a rational, analytical process to bear. At every level of its consideration a great deal of care is required in order to achieve a balanced outcome which makes the best use of available resources and is consistent with accepted conservation principles.

This Technical Advice note is the eleventh in an occasional series of notes on practical and technical issues, which can arise in safeguarding the nation's heritage. It intends to give guidance on the principles involved in the effective protection of historic buildings from the effects of fire. It is not intended as a prescriptive document nor as definitive specifications for provisions on site. Although primarily aimed at offering advice and information of use to Historic Scotland staff, it is intended to be of value to others who have to consider fire risk and protection measures for historic buildings.

Throughout the compilation of this publication Historic Scotland has been indebted to the support it has received from all the members of the Discussion Forum.

TAN 12 QUARRIES OF SCOTLAND

The extensive range of available geological material in Scotland constantly manifests itself in the quality, character and colour of Scottish buildings. No other country can match this unique kind of regional variation. To a great



extent,

this achievement has been dependent upon the expertise of past quarrymasters and men. Through their endeavours the variety of materials that were won enabled architects, builders and craftsmen, in turn, to exercise their skills and abilities. However, compared to only a century ago, the Scottish building stone quarrying industry is only a shadow of its former self.

This Technical Advice Note, looks at the historic perspective of quarrying in Scotland. It covers the characteristics of the various stones and how they were extracted. It draws heavily on the British Geological Survey Photographic Archive to illustrate and typify behind the scenes activities during Scotland's heyday of building in masonry during the late 19th and early 20th centuries.

The selected plates are from a wider collection of material held by the British Geological Survey in Edinburgh. Available for reference by practitioners, this information provides details of all quarrying activities in Scotland, and offers a central archive of geological maps, field surveyors notes, samples and thin sections. Its use by all those working in the field of stone building is to be encouraged.

In recent years a re-emergence of interest in stone as a quality building material has occurred. This is physically manifesting itself in a variety of new buildings, and in numerous hard landscaping schemes being completed throughout the country. The overall benefits in performance and cost-effectiveness is being increasingly recognised and, with it, the awareness of the need to preserve the

different character that exists in our cities, towns, villages and individual buildings.

By offering an historic and practical view the TAN aims to provide practitioners, and those involved in education and training, with a greater insight into how the physical geological conditions determine the design, architectural character, and benefits, of using stone. It is one of a number of publications in the TAN series that sets out to present an increased understanding of Scotland's traditional materials, their various working methods and building techniques.

It has been ably prepared by Andrew McMillan, with assistance of Richard J Gillanders, of the British Geological Survey, Edinburgh and complements an associated publication on the Quarries of England and Wales published in 1995. Historic Scotland is indebted to the British Geological Survey for allowing unhindered access to their archive to allow this work to be produced. Thanks are also due to Historic Scotland own Photographic Unit for the production of plates, which illustrate Chapters 1 and 3.

TAN 13 THE ARCHAEOLOGY OF SCOTTISH THATCH

This Technical Advice Note (TAN) is the fourth publication in the wider series to deal with Scottish Traditional Building topics. It has been prepared to compliment TAN 4 "Thatch and Thatching Techniques, A Guide to Conserving Scottish Thatching Traditions", published in 1996. That volume gave the historical background to thatching and outlined the technical advantages and disad-

vantages of the various Scottish thatching techniques that have been used. It also described surviving thatches, whilst noting the decline of associated traditional skills in the face of techniques introduced from elsewhere.

This publication starts to redress that imbalance through exploring the value and methodology of archaeological recording and analytical techniques, and their relevance to the thatching industry in Scotland. As with other TANs, it cannot be prescriptive, and it should not be used as a source from which to take a definitive specification. Rather, its value lies in the development methodology based on case studies. This brings a new dimension to the study and understanding of thatch roof construction.

Although this approach has been adopted with the archaeological profession in mind, its value should not be underestimated for other professional groups involved in the repair, maintenance and reconstruction of Scottish Traditional thatched buildings. However, given the general validity of the approach, and the high quality of supporting illustrations the recommended methodology will also have a much wider, international, application.

Historic Scotland is indebted to Timothy Holden of Headland Archaeology Ltd, and to the other contributors, for the detailed work that has been involved in producing this TAN.

Its release greatly adds to the value of advice currently available and should do much to ensure the continuing survival of the wider variety of Scottish thatch and thatching techniques that still exist, albeit under threat.

Ingval Maxwell, Director, TCRE



White Moss Quarry, Thurso, c.1910. Thin flags, used as green ornamental stone-slates, are piled ready for export. In the background is an example of a characteristic Caithness 'flag fence' (field wall) with slabs set in the ground on edge in a tight fitting arrangement.

The Power of Example – EUROPA NOSTRA – Pan European Federation for Heritage

For the first time in the history of Europa Nostra, a monograph *The Power of Example* on the Europa Nostra Award Scheme has been published. It was presented at a ceremony in the European Parliament, attended by Mrs Viviane Reding, European Commissioner for Education and Culture, Mr Roy Perry, Member of the European Parliament and representatives from European Institutions and heritage organisations.

The Europa Nostra Award Scheme, launched 20 years ago, has proved to be one of the most successful achievements of the organisation in that it stimulated quality and the protection and enhancement of the European heritage. These Awards are given every year to the best examples of conservation and restoration, which have made a distinguished contribution to the preservation of the European heritage.

The Power of Example not only gives an overview on what has been achieved in these past 20 years, but also gives a broad impression of the amazing geographical and thematic variety of heritage projects. Thus it pays a tribute to the dedication, the creativity and the imagination of those – professionals or volunteers, individuals or organisations – on whom the survival of the heritage relies.

The book contains an introduction by HRH the Prince Consort of Denmark, President of Europa Nostra, and articles by architects and art historians. These include topics such as the history of the Scheme, the social impact of restoration projects, the re-use of buildings and the principles of restoration, which have guided the experts over the years. Ninety winning projects, representative of the scheme, are presented, accompanied by striking full colour illustrations, selected out of approximately 800 winners of a Europa Nostra Award. Coming from as many countries as possible, they illustrate the diversity of winning projects, small as well as large: churches, castles, town or village renewal, theatres, windmills, gardens, nature reserves, bridges, railways, canals, even a merry-go-round. A list of all Europa Nostra Award winners over the past 20 years is included. *The Power of Example* contains 336 pages and is stitched in linen. 7000 copies have been printed.

For further information please contact Marijnke de Jong, Awards Officer, Europa Nostra, Lange Voorhour 35, 2514 EC den Haag, tel. +31 70 3024052 (direct line), fax +31 70 361 7865 or email.

Works to Historic Buildings

Works to Historic Building: A Contractor's Manual, provides a single source of reference on conservation issues for works to historic buildings, giving an overview of good practice in a stage-by-stage framework.

The conservation market is expanding rapidly and there is an increasing demand for contractors to undertake historic building work. Undertaking this work requires specialist knowledge, and most available material

is directed at the specifier rather than the builder. *Works to Historic Buildings* has been written as a practical guide for the contractor. Conservation philosophies and how these influence potential project management by the contractor are reviewed, and outline notes are provided for the legislative framework governing planning permission and building regulation approval. Methods of site investigation are also outlined, together with basic internal and external construction techniques no longer used. Safety issues are covered along with how to install services. All main construction materials used, how to assess their condition and how to repair them are covered in separate chapters. Each chapter outlines the rules of good practice the procedures which need to be observed in inspection and assessment stages, standards and sequences under which work should be carried out, and selected sources for consultation and further guidance. *Works to Historic Buildings* provides suggestions and options for alternative solutions to repair and highlights where special care needs to be taken to ensure the success of works on historic buildings, from planning authority consultation to optimising conditions for treatment.

It is a key reference for all those contractors experienced in the field of historic building, or those preparing to develop skills in this area. It is also a useful information source for those engaged in the field of specification, supervision and application of works within the area of conservation. Geoffrey R. Sharpe is past chairman of a building conservation trust and served on the British Standards Institution Committee on the Maintenance of Historic Buildings. He has been a member of the Conference on training in Architectural Conservation and is author of the CIOB publication *A Contractor's Guide to Conservation*. He has also written widely on building conservation topics and has lectured in building and surveying. *Works to Historic Buildings* is one of a series of practical books for the professionals bookshelf, published jointly by Longman and the CIOB.



To secure your copy contact Kelly Ferris on 01344 630736. Retail price £50.

The Revival of Dresden

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Editors: W. JAGER, *Technical University of Dresden, Germany* and
C.A. BREBBIA, *Wessex Institute of Technology, UK*

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Series: *Advances in Architecture*, Vol. 7

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New Traditional Windows Leaflet

The Pembrokeshire Coast National Park Authority have recently published a simple leaflet on traditional windows. It is available in Welsh and English free from:

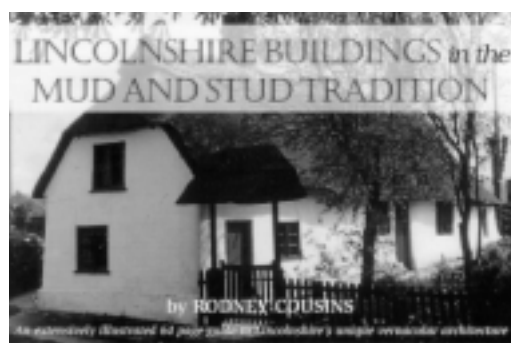
The Pembrokeshire Coast National Park Authority, Winch Lane, Haverford West, Pembrokeshire, SA61 1PY, Tel: 01437 764636, Fax: 01437 769045, email: pcnp@pembrokeshirecoast.org



Lincolnshire Buildings in the Mud and Stud Tradition

This is the first published work to concentrate on the Lincolnshire earth building tradition. It contains an extensive gazetteer of existing mud and stud structures in the county and many photographs of lost cottages. There are case studies of restoration projects, descriptions of methods of construction and extracts from the archives detailing building records, descriptions and notices of sale. This book is an absolute 'must' for anyone with an interest in Lincolnshire and its architectural traditions.

Lincolnshire Buildings in the Mud and Stud Tradition will be published in May 2000 at a price of £12.95 plus £2 p&p. Contact: Heritage Lincolnshire, The Old School, Cameron Street, Heckington, Sleaford, Lincolnshire NG34 9RW.





HERITAGE FORUM COTAC INTERNATIONAL CONFERENCE

Supported by the European Union Leonardo da Vinci Programme 'Transfusion' Project



This year the COTAC International Conference is being arranged as part of the "Heritage Forum" International Congress and Exhibition on Conservation and Restoration. The theme for COTAC's Conference is "Heritage in Practice" to be held on the Thursday following the COTAC/Conference dinner on Wednesday 21st evening at which Mr Daniel Therond, Executive Director of FEMP, the European Foundation for Heritage Skills will be the Guest of Honour/speaker. This promises to be an interesting and enjoyable three days and we look forward to seeing our old friends/colleagues as well as welcoming new contacts.

HERITAGE IN PRACTICE Thursday 22 June 2000 at the Building Design Centre, Islington CHAIRMAN: Malcolm Airs IHBC (Chairman)

Getting the right people: Quality Through Standards, Training and Qualifications.

COTAC: National Training Standards – Richard Davies
AEERPA: European Training Standards – Jean Marc Lanfry
National Trust: Live Training Sites – Richard Wheeler
Plymouth School of Architecture: Higher Education – Linda Watson

Managing the Money – Funding, VAT, Insurance and Legal Issues

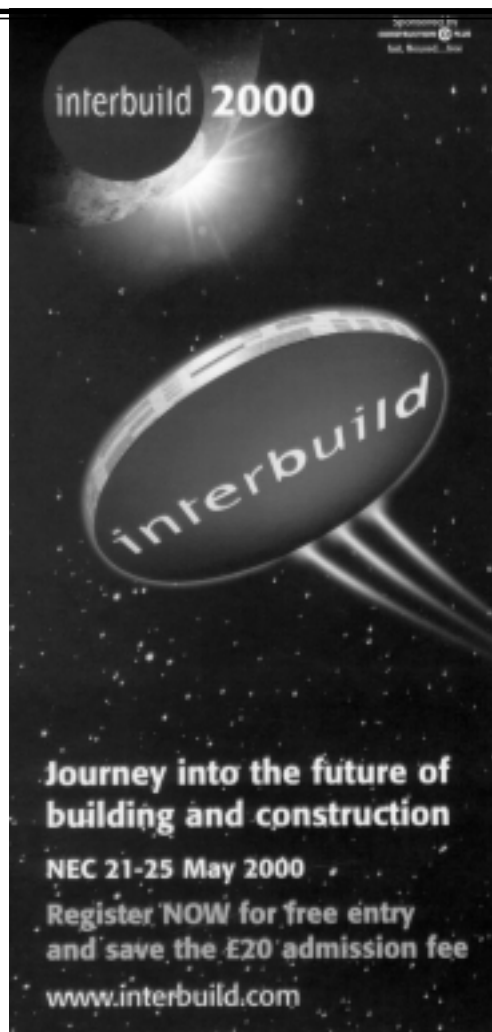
Formerly Architectural Heritage Fund - Funding and VAT – *Hilary Weir*
HBCG - The Contractor's Consultant Role – *David Linford*
St Blaise Ltd:- Contracts – *Ian Constantinides*
National Britannia Ltd: Insuring Heritage Risks – *Derrick Johns*

Research and New Techniques

Historic Scotland: Future Research – *Ingval Maxwell*
EBS Ltd: Conservation Techniques – *Jagjit Singh*
Museums and Galleries on Merseyside: Use of Lasers – *John Larson*

"Dot Com" Conservation

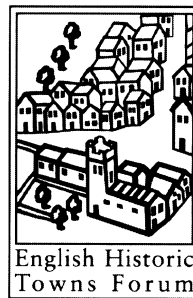
The potential of IT – National Monuments Record – Heritage on The Web – *Michael Hiley*
BRE: Knowledge Gaps – *Michael Upshall*



interbuild 2000

Interbuild 2000, the largest and most exciting trade event for the construction industry, takes place from 21-25 May this year at the NEC Birmingham. See www.interbuild.com for full details or Telephone 44 (0)870 7511 434, Fax 44 (0) 870 7511 451. Pre-register to save the £20 admission fee on the day!

ENGLISH HISTORIC TOWNS FORUM



Town Visit and Elected Members' Seminar
Bath – 25th & 26th May 2000

To reserve a place for the Town Visit to Bath on 25th May and/or the Elected Members' Seminar on 26th May 2000 please contact

Chris Winter, Business Manager,
EHTF, P0 Box 22, Bristol BS16 1RZ
or Fax: 0117 975 0460

The fees for this event, which include all documentation and visits, are £50 per day. Please make cheques payable to EHTF. Bookings should be made no later than 15th May.

School of Planning OXFORD BROOKES UNIVERSITY



A one-day course

Conservation of Historic Interiors

Historic architectural colour

Retention and repair of historic plain glazing

Survival of listed interiors

Repair and renewal of decorative plasterwork

Textile conservation projects

Conserving wall paintings

Tuesday 20 June 2000

At Headington Hill Hall

Oxford Brookes University

Cost £130 (fee includes lunch and refreshments).

For further information and booking contact:

Hollie Noonan, Course Administrator, Centre for Continuing Education, Oxford Brookes University, Headington Campus, Oxford OX3 0BP
 Tel: 01865 484876, Fax: 01865 484884

Please book by Tuesday 6 June 2000



Institute of Historic Building Conservation

Annual School STRATHCLYDE UNIVERSITY Glasgow, 15th –18th June 2000

NEW DIRECTIONS FOR CONSERVATION IN THE 21ST CENTURY

The Institute's first annual school in Scotland will look at how conservation could rise to meet the challenges of a rapidly changing world.

DAY SCHOOL

Friday 16th June 2000

For further information and to book please contact:

John Clare (IHBC2000), Vennel Cottage, Goose Green, Gullane, East Lothian EH31 2BA
Tel: 01 620 843565 Fax: 01 620 843565,
E-mail: johnclare@gullane2.demon.co.uk

Full Annual School

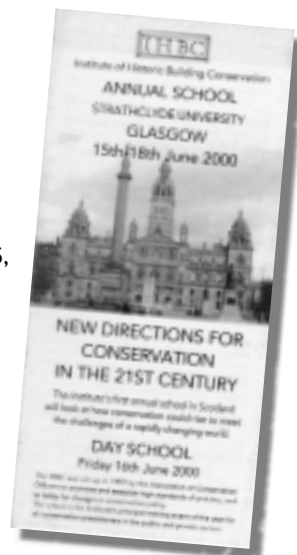
Single room with en suite	£250
Single room	£230
Full School without accommodation	£125

Day school only:

Including lunch, AGM,	
Civic Reception & Dinner	£80
With Friday night accommodation	£125

Booking fee for non IHBC members: ADD £10

Early booking advised – last booking 22nd May 2000



terra 2000 - TORQUAY, ENGLAND 11-13 MAY 2000

International Conference on the study and conservation of earthen architecture

International interest in the study and conservation of earthen architecture has been growing steadily since the first international conference on the subject was held more than twenty five years ago. Increasing concern for sustainable development, affordable housing and energy conservation have together heightened interest in earth for new construction in many parts of the world.

Building on the results of previous conferences, Terra 2000 aims to provide an international forum for the exchange of new ideas and developments, which will ensure the survival of the earthen architectural tradition into the next century. The conference also affords an opportunity to share the wealth of earth construction in the British Isles, from dramatic prehistoric fortifications to more modest dwellings and rural complexes.

Venue: The conference will be held in Torquay on the Southwest coast of England, an area which contains England's largest collection of earth buildings.

Themes: archaeological monuments and sites, materials and craftsmanship conservation, repair and maintenance, continuity of tradition: new earth building political, legal, and economic context; promotion and consciousness-raising

Languages: The conference will be English, French and Spanish with simultaneous translation.

Exhibitions/poster session: A number of national and international exhibitions will be mounted during the conference together with a display of delegates' posters and videos.

Tours: A tour of cob buildings in Devon will form part of the conference programme with the option of several post-conference tours to view earthen architectural heritage in diverse regional locations of the UK.

Terra 2000 will be linked to a series of related events including:

PRE-CONFERENCE TRAINING COURSE: The care and repair of cob buildings from 3rd-10th May 2000.

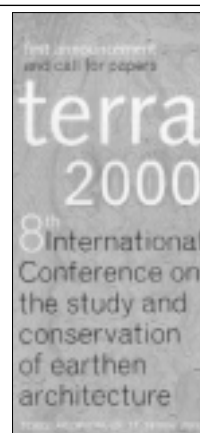
TRADE FAIR: Products and equipment related to earth construction will be exhibited.

EARTH BUILDING FESTIVAL: This community event will include design and construction of an earth sculpture park.

For further information contact:

Centre for Earthen Architecture, University of Plymouth, Faculty of Technology, Drake Circus, Plymouth PL4 8AA, England, UK

Fax: 44 (0)1752 233310 E-mail: terra2000@plymouth.ac.uk



Exhibitions and events at The Gallery, NMRC April to October 2000

Exhibitions and events

Behind Bars: the architecture of England's prisons

Exhibition mid-April to 2 July 2000

Moving Images: sequence of change captured in photographs from the NMR

8 July to 1 October 2000

Family event **Saturday 19 August 2000. Admission free. 11am to 3pm.**

Guided tours for societies and groups

Fee £2.75 per person (including tea/coffee).

Admission to the exhibitions is free. Please telephone The Gallery (01793 414797) if you require further information on the exhibitions or any events.

Free walking tours of the NMRC

An introduction to the work and collections of the NMR, housed in the former general offices of the Great Western Railway, in the heart of Swindon's historic railway works. Includes a walking tour of the building. **2.15pm** from The Gallery on the following **Saturdays**: 15 April; 20 May; 17 June; 15 July; 19 August; 16 September 2000. Please telephone The Gallery to book.

Study Programme at the National Monuments Record Centre

Research Days

*Using resources from the National Monument
Record for local history*

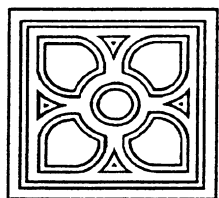
The NMR is an indispensable resource for anyone seeking to understand their local heritage. The new Study Programme at the NMRC enables groups of all kinds to unlock this resource. The NMR contains over 12 million items, including historic and aerial photographs, maps, plans and drawings. If you are interested in the archaeology or historic



buildings of England, one of these events will be for you. Each session includes a tour of the NMRC, including a visit to its world-class archive building.

For individuals undertaking local history research. Using a wide range of materials from the NMR archives such as historic and aerial photographs, drawings, reports and maps. Students will learn how to extract and analyse information they contain. Fee £20 including tea & coffee **Summer 2000 dates 11 May; 8 June**

For further information about the Study Programme and to make a booking, please contact **Jane Golding** at: The Gallery, National Monuments Record Centre, Kemble Drive, Swindon SN2 2GZ, Tel: 01793 414735; Fax: 01793 414606; E-mail: jane.golding@rchme.co.uk



WOODCHESTER MANSION TRUST COURSES 2000

SHORT PRACTICAL COURSES

for Architects, Surveyors, Contractors, Craftsmen,
Conservation Officers, Home Owners

SETTING OUT STONE MASONRY

by the Trust's Mason in Charge (NEW IN 2000)
Wednesday 22nd and Thursday 23rd March £90

DRY STONE WALLING in Woodchester Park

Saturday 1st April £50

HURDLE MAKING in Woodchester Park

Saturday 15th April (and Sunday 16th)
£45 (or weekend £60)

LIME MORTARS AND STONE REPAIR

Wednesday 10th May £50

NEW BUILDING WITH LIME MORTARS

by the Trust's Mason in Charge (NEW2000)
Wednesday 17th and Thursday 18th May £90

LIME PLASTERS

Wednesday 24th May £50

LEADED GLAZING (NEW IN 2000)

Wednesday 13th and Thursday 14th September £90

LIME MORTARS AND STONE REPAIR

Wednesday, 27th September 2000 £50

INTRODUCTION TO STONE AND STONEMASONRY TECHNIQUES

by the Trust's Mason in Charge
Wednesday 1st and Thursday 2nd November 2000 £90



SCOTTISH LIME CENTRE

Programme Courses – Spring & Summer 2000

TECHNOLOGY OF LIME

Monday 22 May & Wednesday 7 June

TECHNOLOGY OF HYDRAULIC LIME

Thursday 8 June

LIME POINTING AND MASONRY

CONSOLIDATION

Tuesday 23 May & Thursday 15 June

EXTERNAL LIME HARLING AND RENDERING

Wednesday 24 May & Thursday 22 June

INTERNAL LIME PLASTERING

Thursday 4 May, Thursday 25 May
& Thursday 29 June

TRADITIONAL LIWEWASHES AND DISTEMPERS

Thursday 11 May, Friday 26 May & Thursday 6 July

LIME TECHNOLOGY AND PRACTICE

(5-DAY COURSE)

Monday - Friday 22-26 May

For anyone involved in the conservation or repair of traditional buildings an understanding of the properties and use of lime mortars is becoming increasingly important. Attendance at the full series of courses will provide a good general grounding in the principles of using lime mortars in the conservation and re-pointing of masonry, in the use of lime in protective and decorative external coatings and all aspects of internal lime plastering. Courses are held at the Scottish Lime Centre at Charlestown in Fife.

Cost: £88.13 per day (£75 + VAT). Discount of 10% on attendance at Technology of Lime plus three, four or five other courses: Technology of Lime + 3 other courses £3 17.25 (inclusive of VAT), Technology of Lime + 4 other courses £396.56 (inclusive of VAT), Technology of Lime + 5 other courses £475.88 (inclusive of VAT). Tools, materials and health & safety requirements are provided. Morning coffee, light lunch and afternoon tea are included. Accommodation in the Charlestown area can be recommended.

SCOTTISH LIME CENTRE TRUST

The Schoolhouse, Rocks Road, Charlestown
Fife KY11 3EN, Tel: 01383 872722, Fax: 01383 872744
E-mail: slct@scotlime.org



edinburgh world heritage trust

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URBAN PRIDE - LIVING AND WORKING IN A WORLD HERITAGE CITY

A conference is to be held in Edinburgh from 8-10 September 2000.

Speakers have been invited from Canada, Europe and the United Kingdom. The programme will also include walking and bus tours of the Edinburgh World Heritage Site.

Further information is available from
Edinburgh World Heritage Trust, 343 High Street, Edinburgh EH1 1PW,
Telephone: 44 (0)131 225 8818, Fax: 44 (0)131 225 8636

COURSES AVAILABLE FROM NETWORK MEMBERS

BOURNEMOUTH JOINT CENTRE

Bridging Certificate for Studies in Conservation – 12 weeks

DipHE/BSc(Hons) in Building Conservation Technology

Heritage Conservation – Dip. 2 years full time, BSc 1 further year after Dip.

MSc/PGDip in Architectural Stonework Conservation – taught 1-year course

Other short courses:

Various stone restoration and conservation courses at Weymouth College Conservation Unit.

Timber-frame repair, charcoal burning, gauged brickwork, cleaning leadwork, at Weald and Downland Museum.

Lime courses at the Lime Centre at Morestead near Winchester.

Contact:

Carol Ryan, Bournemouth University,
Department of Conservation Sciences, Dorset House, Talbot Campus, Fern Barrow, Poole, Dorset BH12 5BB. Telephone: 01202 524111. Fax: 01202 595255

BUILDING CRAFTS AND CONSERVATION TRUST

Short 1- to 2-day and 6-month Conservation courses for tradesmen at various training institutions throughout the county in: historic brickwork, joinery, timber frame, wattle and daub, flint, external rendering and stucco and leadwork.

Contact:

Mr A MacLaren, Chief Executive, Building Crafts & Conservation Trust, Kings Gate, Dover Castle, Dover, Kent CT16 1HU. Telephone: 01304 225066

DE MONTFORT UNIVERSITY LINCOLN SCHOOL OF APPLIED ARTS & DESIGN

Access Certificate to HE, Conservation & Restoration – 1 year + various

MSc in Conservation Science (taught at Leicester & Lincoln) – 1year full time, 2 years part time

MA in Conservation of Historic Objects – 1 year full time, 2 years part time

BA(Hons) in Conservation & Restoration – 3 years

Contact:

School of Applied Arts & Design, De Montfort University Lincoln, Lindum Road, Lincoln LN2 1PF. Telephone: 01522 895076 Fax: 01522 895137

DE MONTFORT UNIVERSITY LEICESTER

MA in Architectural Conservation – 1 year full time, 2 years part time. Includes Architectural History, Conservation Law and Policy, Repair and Re-use of Historic

Buildings, Garden History and Conservation.

MSc in Conservation Science (taught at Leicester and Lincoln) – 1 year full time, 2 years part time

Contact:

Dr Judith Roberts, Centre for Conservation Studies, De Montfort University Leicester, 12 Castle View, Leicester LE1 5WH Tel: 0116 253 2781

LAMBETH COLLEGE

Short courses in the following: Restoration of Plasterwork, Restoration of Masonry, Stained Glass and Leaded Light Work, Graining and Marbling Techniques, Decorative Paint Effects, Trompe l'Oeil, Oil and Glass Gilding, Restoration Skills for Masons and Joiners. Lengths vary from one full week to one day per week for 5–10 weeks.

Mastercrafts courses for City and Guilds/COTAC Diploma are now available in a number of major craft skills including plastering, carpentry and joinery, surface decoration and masonry – 3 years part time.

Entry requirements: Advanced craft certificate or NVQ Level 3 or substantial industrial experience.

Contact:

Mr L Conway, Head of School, Vauxhall Centre, Lambeth College, Belmore Street, Wandsworth Road, London SW8 2JY. Telephone: 0171 501 5010. Fax: 0171 501 5490.

PLYMOUTH UNIVERSITY

PgDip/MA in Architectural Conservation – 1–5 years part time.

CPD – various subjects of interest in conservation.

Contact:

Mrs L Watson, Conservation Course Co-ordinator, Plymouth School of Architecture, Hoe Centre, Plymouth, Devon PL1 2AR. Telephone: 01752 233600. Fax: 01752 233634.

SOUTH BIRMINGHAM COLLEGE

NVQ Level 3, Restoration and Conservation in Brickwork, Carpentry, Plasterwork and Leadwork – 36 weeks full time.

Contact:

Mr M. Cook,
South Birmingham College
(Formerly Hall Green College),
Cole Bank Road, Birmingham
B28 8ES. Telephone: 0121 694
5000. Fax: 0121 694 5007.

CENTRE FOR CONSERVATION, DEPARTMENT OF ARCHAEOLOGY (INCORPORATING IoAAS), UNIVERSITY OF YORK

The Centre for Conservation has for over a quarter of a century been running an educational programme including:

MA Conservation Studies (Building Conservation) – 1 year full time taught; 3 years, 1 term per year. See website at:

<http://www.york.ac.uk/depts/arch/gsp/publicity/builddet2.htm>

Short courses: Courses contained within the MA programme: 1–4 days, detailed programmes available. See website at:

<http://www.york.ac.uk/depts/arch/gsp/openshort/menu.htm>

Contact:

Mr Peter Burman,
Director, Centre for Conservation,
Department of Archaeology
(incorporating IoAAS), University
of York, The King's Manor, York
YO1 2EP. Telephone: 01904
433963. Fax: 01904 433902.
email: pab11@york.ac.uk

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University College London

MSc Refurbishment Management – 44 contact days plus residential management weekends and part-residential intensive module on understanding refurbishment design, taken in 1 year full-time or 2 years part-time, including writing a research report. Can be spread over 5 years taken as a modular degree. Can be taken as a Diploma in 9 months (excludes the research report).

Contact:

Course Director,
Refurbishment Management MSc,
Bartlett School of Graduate
Studies, University College
London, Gower Street, London
WC1E 6BT. Telephone: 0171 391
1738/380 7777 Ext 5912. Fax:
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Any other suggestions for articles for inclusion or improvements to future issues:

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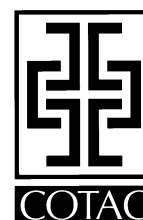
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