

NEWS

High Court rejects Save brewery test case

Richard Gittins & Ruth Bloomfield

An attempt by Save Britain's Heritage to set a legal precedent protecting period buildings from demolition has been thrown out by the High Court.

The case centres on Mitchell's Brewery, one of Lancaster's earliest industrial buildings.

Its owner, Mitchell's of Lancaster (Brewers), and developer



Mitchell's Lancaster brewery.

Centros are attempting to demolish the Victorian brewery to make way for a £150 million mixed scheme by 3D Reid.

Save launched a two-pronged campaign to block the demolition – winning an injunction to halt work until English Heritage had considered the property and launching a judicial review against Lancaster City Council's decision to permit the demolition.

In February, EH granted the building grade II listed status, a decision which will force the developers to apply for listed building consent to demolish the site.

However, Save decided to continue with the judicial review.

"We felt we could achieve a landmark ruling," said Will Palin, secretary of Save.

The conservation group hoped to close what it claims is a loophole in the law where developers applying simply to demolish a site do not need to submit an environmental impact assessment (EIA).

If developers wish to demolish as part of a wider redevelopment, they do require an EIA, which assesses the environmental implications of projects.

"We believe this is an absurd situation," said Palin.

However Judge Mark Pelling, sitting at the High Court in Manchester, said arguments about whether or not the developers required an EIA were "academic" given the buildings' listed status.

He added: "EIA would not in any event be required for the demolition that is proposed... I do not accept that demolition – other than demolition as part of a wider scheme – comes within the scope of the EIA directive."

Save now intends to appeal. Its legal team worked on a no win no fee basis, but it will have to pay £10,000 towards its opponents' High Court costs.

"It is a big hit for us, but we have to take these risks," said Palin. "We have not been afraid to take legal action in the past, and other than this we have not lost a case in the last two years."

Green light for slavery museum expansion

Austin-Smith: Lord's £6 million extension to the International Slavery Museum in Liverpool has been granted planning permission.

The award-winning museum now occupies just a single floor in the Merseyside Maritime Museum. The scheme will expand it into an adjacent grade I listed building, the Dock Traffic Office, almost doubling its floorspace.

It will get a separate entrance, while a new glass walkway will connect the two buildings.

Project director Phil Jervis said that part of the project involved reinstating the building's original lightwell, which runs from second floor to the top of the building and will flood the facilities with light.

The new space will be used for exhibitions, a media centre and education suites as well as staff areas and a café.

The museum opened in August 2007, and welcomed its millionth visitor in March. Last year it won a prestigious Unesco Madanjeet Singh Prize for its promotion of



The grade I Dock Traffic Office.

tolerance and non violence.

Richard Benjamin, head of the museum, said: "It's important we expand and offer more in terms of educational and community space as facilities for family history research.

"We will have a state-of-the-art performance space and areas where school groups can have breakout sessions."

The development work is subject to funding but it is hoped work will be complete in 2012.

The Dock Traffic Office was built in 1848, close to the docks where slave trading ships began their journeys to Africa.

FIRST LOOK



The harbourside seafood restaurant features terraces on both ground and first floor levels.

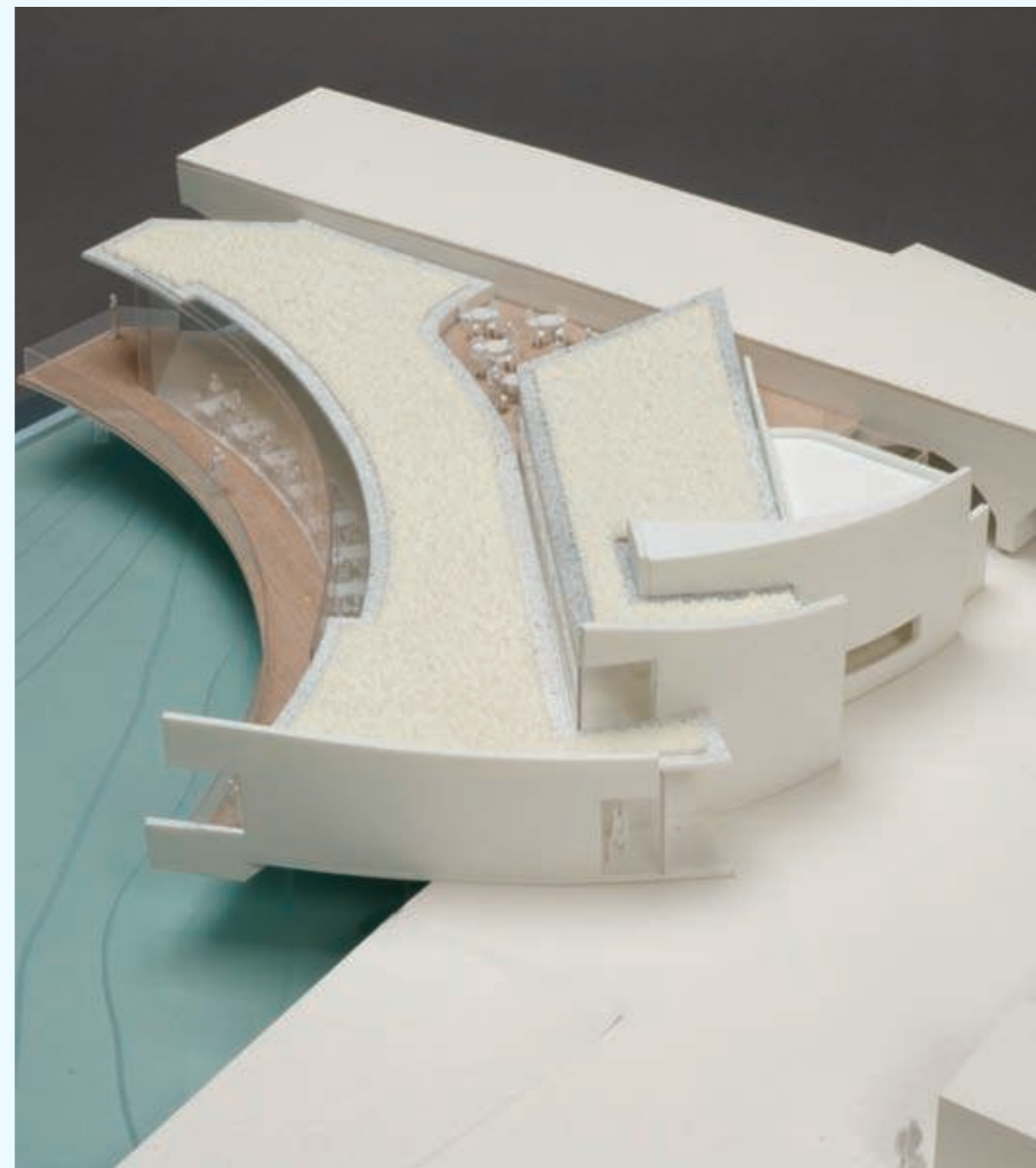
Guy Hollaway ahead of the curve with Kent harbourside restaurant

Local practice Guy Hollaway Architects has won planning approval for a new £2 million seafood restaurant in Folkestone.

The project is being carried out for the Folkestone Harbour Company, the company owned by philanthropist and former Saga Holidays chairman Roger De Haan, who is bankrolling a revamp of the Kent seaside town.

Shepway District Council, which is expected to receive an application for the whole of the development from masterplanner Farrells next year, unanimously approved Guy Hollaway Architects' plans for the 430sq m building.

The restaurant and bar is perched across an L-shaped site and cantilevers out over the water. Large terraces are created along the length of both the ground and first floors.



Model showing how the restaurant cantilevers over the water.

The firm, which was previously known as CTM Architects and has just opened its first office in London, has designed a building that features three curved walls, clad in horizontal charred timber, to form its street facade.

A large glazed facade will allow passers-by to see into the kitchen and out through to the harbour, while the ground floor is raised to mitigate the effects of possible flooding.

An air source heat pump is planned to heat and cool the building, which is due to be completed by next spring ahead of the holiday season and in time for next summer's Folkestone Triennial – the contemporary arts exhibition held in the town every three years.

Architect Stiff & Trevillion is working with Guy Hollaway on the project.



The street facade, which features three curved walls, is clad in horizontal charred timber.