

CUPOLA

TYNE & WEAR Building Preservation Trust NEWSLETTER Issue 1 SUMMER 2017

Through the fireplace...*

Hello and a very warm welcome to members old and new in this first edition of our new look newsletter "Cupola".

2017 marks an important year of transition for us as we seek to build our membership to increase viability and the range of projects we can take on.

Key to achieving this is our revamped website which brings you an exclusive members' area with key benefits, and also a film produced about us by an independent film maker which we hope will become a key tool in reaching out to funders to secure the money we need to keep up our work as well as attracting new members to our ranks.

Funders are important, however it is the support and generosity of our valued members which makes the real difference. For this we are extremely grateful. So please do share the website and film with your networks.

The year so far has seen us reach some exciting milestones with ongoing projects, as well as see some new challenges come on stream, all of which you can hear about below.

Enjoy the issue, thank you for your support and we look forward to seeing you at a members' event soon.

Yours, **Martin Hulse**, Trust Manager.



Back to the Wall

A Volunteer's Viewpoint

This month's "wallist" is Alex Latimer, communications consultant and film maker who recently produced the film about the work of the Trust:

I first met Martin a few years ago, and as I have a casual interest in old buildings, I was casually interested to learn about the Trust's work. I had assumed it was all rather genteel and cloistered. Highbrow people, lovingly restoring old buildings meeting to talk about it over endlessly flowing Earl Grey. Bone china. Leather armchairs. Some panelled drawing room somewhere.

I couldn't have been wider of the mark.

The challenges are huge. The scary financial mountains to climb. The hoops to jump through. The gargantuan technical problems to surmount. The risks that must be taken. All these and more hurl themselves relentlessly at the team day in day out. It's fair to say that Martin and Kari work at a gruelling pace. And all this is before they have to find an end user to give the building a future. Often itself a feat of considerable lateral thought and entrepreneurship.

So I told Martin it's important people out there understand this. And also they understand how vital volunteers and members are to allowing the Trust to continue. He agreed and the next thing we knew we were making a film about it. Sincere thanks to all who gave their time so generously to the filming. It has been an education and a privilege glancing into your world and I hope the film helps keep it alive and thriving.

If you are a member or volunteer and would like to contribute your own piece for Back to the Wall, we'd love to hear from you. Please email your submission to kari@twbpt.org.uk We cannot guarantee to use it immediately but we'll keep you posted.



Inside

Project updates on:

Bottle Kilns, Corbridge

St Hilda's Pit Head, South Shields

The Buddle, Wallsend

Dunston Staiths

Elswick Cemetery, Newcastle

Out on the Tiles

Events

Competition

*Random though it seems, this title is very apt. Our home, Alderman Fenwick's House, is in fact two houses joined together. You pass from one to the other at various levels through short passageways cut through some of the original chimney flues. And so telling colleagues you're popping "through the fireplace," means you are popping next door.

PROJECT
UPDATE

Bottle Kilns, Corbridge

We are delighted to report that our work on the Corbridge Bottle Kilns- or hovels as they are correctly called believe it or not - has led to their being officially removed from Historic England's Heritage at Risk Register. The professional team was led by Tristan Spicer of Doonan Architects and the work undertaken by Stone Technical Services. It has been quite an impressive display of craftsmanship with the contractor using rope and MEWP (Mobile Elevating Work Platforms) to get close to the curving brickwork of the 2 hovels.

This marks the end of 41 years of hard work and we can now look forward the next phase, bringing these beautiful and unusual structures back into some form of use. With 70 years remaining on our original lease, the possibilities are endless. We'll keep you updated on our progress. Meantime, our thanks to Historic England for their generous match funding of this important first phase and all involved in making it happen.



St Hilda's Pit Head, South Shields

The great news here is, following our grant of a 50 year lease from South Tyneside Council, we are in a position to make a start on restoration immediately, and not a moment too soon for this very important building.

Grade II listed St Hilda's Pit Head is all that remains of the once significant St Hilda's colliery, which earned its place in history for its 1899 disaster- essentially a massive underground gas explosion- after which candles were outlawed in all mines across the country in favour of electric lamps. A considerable innovation in mining safety at the time.

The pit head comprises winding and pump houses, which survived the closure and clearance of the main pit in 1940, being used for ventilation and emergency access to neighbouring Westoe Colliery.

Works will be undertaken by Meldrum Construction and Mawson Kerr Architects are responsible for overall specification. All being well, St Hilda's will be ready for its new users in Spring 2018. A programme engaging the community will run along side the restoration work, courtesy of Cultural Spring, Harton and Westoe Miners Banner Group and Customs House.

Our thanks go to Heritage Lottery Fund, South Tyneside Council, Pilgrim Trust, Garfield Weston Foundation, Headley Trust and Sylvia Waddilove Foundation, for their match funding support. As ever, this is much appreciated.

PROJECT
UPDATE



PROJECT
UPDATE

The Buddle, Station Road, Wallsend

While we are used to dealing with buildings steeped in history, we find few with quite such a varied history and quite so close to the hearts of the local community.

The Grade II listed Buddle began life as a school in 1879. 1981 saw it transformed into an arts centre, running community events, and cultural opportunities for local people. It soon rose to national prominence as a launch pad for Tyneside talent into the big time. In spite of The Buddle's success, underinvestment in the fabric of the building saw it close in 2008 amid widespread dismay. North Tyneside Council has asked us to step in and find a future for the much loved building, proposing handover of the building to us on a 125 year lease.

Codenamed Buddle III - as it will be the third chapter of the building's history- the project will see the building brought back into use as a hub of community, cultural and entrepreneurial activity, which will stimulate further regeneration within Wallsend, through attracting creative businesses, and providing educational opportunities and routes to work.

At 10,000 square feet it is a large space to fill, however we've found two tenants for it already and there is no shortage of interest filtering through. However, before anybody moves in, a challenging restoration lies ahead.



Dunston Staiths - Phase 2

The first phase of restoration of Dunston Staiths enabled the reopening of the west end in 2015, making this iconic structure publicly accessible again for the first time since the 1990 Garden Festival.

The Staiths stands as a reminder to us all, not just those of us that live here, of the industry that once fuelled the city of Newcastle and still has a strong hold in the city today.

With the support of Historic England, we are moving towards Phase 2 of the restoration, focusing on the structure of the east end 'island' and improving survey access along the whole length. Staiths Friends are proving invaluable in their support for the project, acting as key holders to open up the structure and in organising a calendar of events to draw back visitors time and time again. The Staiths Food Market returns for a second season with popular monthly markets, and a fun dog show is planned for August.

For more information, see: www.dunstonstaiths.org.uk

PROJECT
UPDATE



PROJECT
UPDATE

Elswick Cemetery, Newcastle

To those in the know, the Grade II listed Elswick Cemetery gatehouses are considered Newcastle's most dilapidated listed buildings. Newcastle City Council has asked us to look at the viability of restoration.

Mosedale Gillat Architects and Blakett Ord Engineering are working on an assessment of the cost of restoration so we can understand exactly how big a challenge lies ahead and prepare a plan of action.

From the Historic England listing:

The lodges are largely symmetrical in random rubble-faced coursed stone with ashlar dressings below gabled roofs of blue slate. The eastern lodge has a late-C20 dormer to the south. The design dates from c 1856 and is by Johnstone and Knowles.

More news to follow.

Out on the tiles...



In this issue Daniel Kerr reflects on the task facing him and colleagues on the St Hilda's project design team.

The key consideration in a project like this where the heritage story is significant to the local community, and indeed, as in this case beyond, is to identify the most appropriate, effective and engaging ways to integrate the story and related artefacts into the building.

Also important is involvement of the community in the design process. The design team will be running workshops and events to harness community vision in developing design options. This approach will ensure delivery of a

holistic, respectful and exciting scheme.

At the core of the building is a dramatic, nine metre high, internal space which still contains elements of the original colliery winding gear. The scheme places a new staircase, lift and flying walkways into the space which will maximise the usability of existing floor space while creating a vertical circulation allowing visitors to see views of the winding gear from elevated positions. The staircase and lift will be topped with a transparent 'lantern' - a lightweight addition to the roofscape. Not only will this provide great views out across the Tyne and of the original lift wheel, it will also be visible from the surrounding area and a sympathetic symbol of bringing the building back into public use.

Please do follow progress via the Trust website and come along to a design workshop. We would value your input.

Daniel Kerr is a director of MawsonKerr Architects

Events

A quick round up of things you might be interested in:



7 September - Heritage Open Day - Alderman Fenwick's House, Newcastle
Organised by TWBPT

9 September - Heritage Open Day - St Hilda's Pit Head, South Shields
Organised by TWBPT

9-10 September - Heritage Open Day, Dunston Staiths, Dunston
Organised by TWBPT

Please refer to www.heritageopendays.org.uk for further details of Heritage Open Days

Buttress – a retrospective

Sorting through some archive boxes recently unearthed a copy of our members' newsletter from (we're guessing) 1982. Back then the Trust was called Buttress! Well, it was the eighties and logo names were the vogue. The connotation is obvious of course but some time subsequently it was decided to take a "what it does on the tin" view, and the Buttress name was dropped in favour of Tyne and Wear Building Preservation Trust. Less succinct but much more relevant. Looking through the newsletter reveals the Trust had just completed the restoration of Duke's Cottages in Backworth.

An extract reads:

"These estate cottages from 1830 were acquired by the Trust in 1980 and restoration work was completed in October 1981. The work was carried out with the aid of Historic Building Grants

from the Civic Trust and from Tyne and Wear County Council, and Home Improvement Grants from North Tyneside MBC.

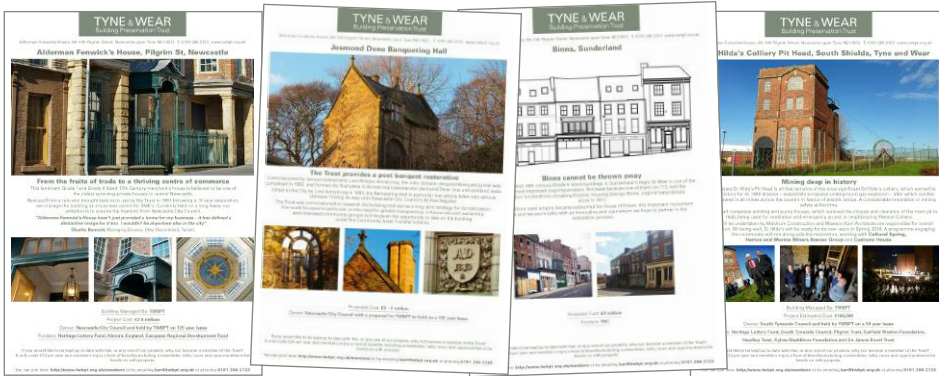
The Trust was also assisted with loans from the Architectural Heritage Fund and Co-op Bank Ltd. The six original cottages were converted into four excellent modern houses while retaining all the principal historical features and details. Architects: Jane and David Derbyshire"

It's good to see that 35 years on, the buildings are still in great shape and the organisations which made their rescue possible are still with us.

Although Tyne and Wear County Council is something of a blast from the past.

One other thing we note is membership of the Trust was £2 per year back then, so even with inflation, £24 today is still very good value!

New project information sheets available at www.twbpt.org.uk



Sector News

Heritage Trust Network's new website went live this month and is well worth a look. The network is a member organisation which brings together Trusts like ours nationally, highlights important legislative and current affairs in our sector, and also spotlights case studies of important projects under delivery from individual member organisations, which it deems of national interest. We are proud to have our own Dunston Staiths project included in the current round of case studies. Check it out: www.heritagetrustnetwork.org.uk

Competition Time

With each newsletter we're giving you the opportunity to win a pair of free tickets to a Trust event. To enter all you need do is answer this question.

What is the relevance of "Through the Fireplace" to the Trust?

First correct answer emailed to Kari@twbpt.org.uk gets 2 free tickets to a members event of their choice plus a mention in despatches in the next newsletter.

Membership Form

You can support us by becoming a member of the Trust. The future of the Trust depends on a strong membership base to ensure our work is integrated within the community where we operate. Membership of the Trust will help to strengthen our charitable credentials and will provide you with the knowledge that you are helping to make a difference to heritage in Tyne & Wear.

Please complete and return to the Trust office with a cheque for your annual subscription of £24.00 payable to 'Tyne & Wear Building Preservation Trust Ltd'. Otherwise a Standing Order or Bank transfer can be arranged to our bank account number 00161309, sort code 309355.

You can also join on-line at www.twbpt.org.uk

Title	Name
Address	
	Post Code
Telephone Number	Email address

Payment form (please circle): Cash / Cheque / Direct Debit / Standing Order / Bank Transfer

Gift Aid Declaration (UK Taxpayers Only)

I would like the Tyne & Wear Building Preservation Trust to reclaim the tax on any qualifying donations made by me until further notice. I confirm that I have paid an amount of UK income or capital gains tax equal to any tax reclaimed. I understand that other taxes such as VAT and Council Tax do not qualify.

Signature	Date
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