



TRUST TOPICS

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The Hall, South Parade



The Hall, South Parade
Why no action? see back page



Member of



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Decision Time for St James' Baths



In August, Doncaster Council's Cabinet allocated £300,000 to help decide the future of St James' Baths. They have been closed to the public since 2013 and are in a deteriorating condition. The money will fund a thorough structural survey of the building and its pool to establish what needs to be done to preserve it, and at what cost.

The building is important: it was listed relatively recently as a building of special historic or architectural interest, primarily for its Turkish baths.

The closed Baths boarded up: photo from May 2017

And that's not for debate, it's a fact. So every effort must be made to preserve it. Any change to its listed status would be very carefully considered.

As a local building, it is neither the most historic nor the most architectural, but it was nicely designed in good materials and was opened on 9 June 1932. It was used by most of the Doncaster public, and was probably where they learned to swim. I know I did, in the 1950s. So people are fond of it, or attached to it, and they don't want to witness the loss of another landmark building, particularly a listed one.



Brass plaque on the staircase

The Trust thinks the Council is embarking in the right way on a very difficult process which will ultimately determine the future of the town's baths. Until the work now being proposed has been completed, it is too early to make any realistic plans for its future.



The Council is proceeding responsibly. It seems to be doing all the right things at this stage: consulting early with Historic England, providing a budget for getting a thorough examination of the state of the building fabric including its hidden structure; getting costs for its repairs and identifying funding for some urgent works; and looking at options for the building's future. Government guidance states that any unwanted listed building must be offered for sale for a reasonably low price to any new owner who would be prepared to repair it before its demolition could be considered.

In April 2009 I had gone to photograph the new Sikh Temple which is opposite the Baths. I could hardly fail to notice the vertical cracking in the Bath's brickwork, possibly caused by movement in the building's steel frame. The survey should tell us.

If the Council's final chosen course of action, as the last resort, were to seek listed building consent for demolition, it would have to make its case probably at a public inquiry. Councils cannot determine applications for the demolition of listed buildings. Instead Government Office has to make the decision. Then the Council's evidence; the response of Historic England and other consultees; and the Government's planning inspector's report would go forward to Government Office. Ultimately only the Secretary of State could decide if St James' Baths would be demolished.

Archie Sinclair

Members' News

Winter Programme 2017 - 2018

All events will take place at **St Peter's RC Church Hall, Chequer Road.**

All on Thursdays at 7.30 pm

2017

- 14 September** **Julia Mander on Fairfax House, York**
The Georgian Townhouse Revealed
- 12 October** **Dr John Tanner on The Earl's Mining Village**
The Story of Elsecar, Barnsley, and the Fitzwilliams
- 16 November** **Annual General meeting and Buffet Supper, with quiz**
- December** **no meeting**

2018

- 18 January** **Pat McLaughlin on Great Houses of South Yorkshire**
- 15 February** **Michael Klemperer on Ornamental Landscapes in Doncaster District 1680-1840** Michael is the senior gardens advisor for English Heritage's North & Midlands Regions
- 15 March** **Michael Dowse on Fun with Antiques**
Michael is a third generation auctioneer with Sheffield Auction Gallery
- 19 April** **Members' Forum and Cheese and Wine Evening**
An evening when we have an opportunity to socialise, reflect on the Trust's work and enjoy a heritage photo-quiz with Emma Williams from Doncaster's Tourist Information Centre

Membership Renewals

We would like to remind our annual members that subscriptions are due each year on 1st September. A form is enclosed for you to complete and return to me with payment as soon as possible, thank you.

Alternatively you can renew when you come to the next talk at St Peter's. We are very pleased to tell you that the cost of membership remains the same as last year.

Peter Coote Membership Secretary

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Bawtry Hall after 1904

After his marriage in 1899 to society beauty, 18 year old Lady Margaret Etienne Hannah Primrose, Lord Crewe decides to live permanently at Crewe Hall and, in 1904, puts all his Yorkshire estates up for sale.



The sale is arranged over 4 days from Tuesday 9th February 1904 until Friday 12th February 1904. The venue is the Guildhall on Frenchgate with the sale starting promptly at 2 o'clock. In attendance are Surveyors and Auctioneers Messrs Fairbrother, Ellis & Company of 29 Fleet Street, Temple Bar, London. Solicitors handling the sale are Messrs Tylee & Company, 14 Essex Street, Strand, London.

Lord Crewe's Bawtry holdings are the first to be auctioned by Auctioneer Mr Breach. Split into 55 lots, Bawtry Hall including 651 acres of land and property is Lot 1.

Guildhall, French Gate, Doncaster

Lot 1 is described as: *"..in a good sporting and hunting district, the meets of the Lord Galway's Hounds being in the immediate neighbourhood and the Lord Fitzwilliam's and the Badsworth are within easy reach"*. Reference is made to a fishpond of over 4 acres in size along with "ranges of vineries and peach-house". All the properties in Lot 1, including the Hall, are let producing an annual income of £804. What was not included was the title! Specifically: *"The manorial and any other rights of the Lord of the Manor are not included in the sale"*.



Crown Hotel & Posting House, Bawtry

The Doncaster Gazette of the 12th February 1904 reported that the Guildhall was full for the sale but, although bidding for Lot 1 started at £6000 and went up in £500 bids, it only reached £8000. The reserve was set at £10,000 and as a consequence Lot 1 was then withdrawn from sale.

Bidding continued on day one with Lot 40, The Crown Hotel and Posting House (including 2 dwellings and a shop) producing rent of £88 per annum, being sold to Mr J Franks of Crowle for £3425.



Bidding continued over the following 3 days with the next big ticket item being Fryston Hall on the Friday at 2pm. According to the Yorkshire Post, bidding for Fryston Hall including 1373 acres of land and buildings started briskly at £20,000 and went up in £500 and then £100 bids to £24,800. The Post does not state the reserve price but only that it was not met and as a result the lot was withdrawn.

Fryston Hall

The lot was then split into smaller packages and then bidding started again but not the Hall; this was held back for another sale day.

All unsold lots were offered for a second time on Wednesday 2nd November 1904 at the Philosophical Hall, Park Row, Leeds. The Yorkshire Post of the 3rd November reported: *“There was a fair attendance but bidding was very slow and only eight properties were sold”*.

On Fryston Hall, Park and Estate (put up as one lot of 639 acres with the Hall and Parkland at 200 acres) the Yorkshire Post reported: *“...there was no disposition to buy...”*

Philosophical Hall, Park Row, Leeds, demolished 1966



Of interest is that Bawtry Hall was not among the lots. The conclusion has to be that it was sold by private treaty between the Doncaster auctions in February 1904 and the Leeds auctions in November 1904. Who was the lucky, and wealthy, buyer?

George Herbert Peake (1859 – 1950) was the only child of a very successful barrister, Mr Henry Peake, of Sleaford, Lincolnshire. Educated at Cambridge, where he won a rowing blue, he was called to the Bar at Lincoln’s Inn in 1882. Following a substantial inheritance in the late 19th century, he sat on the board of several collieries in South and West Yorkshire, one of which was Wheldale Colliery near Castleford, founded in 1868. Adjacent to it was the Fryston Colliery with which it merged in 1899. Robert Monckton Milnes, the future Lord Crewe, had cut the first sod of Fryston Colliery in April 1873. Wheldale’s board of directors would be very familiar with the board of directors at Fryston, of which the Milnes family would have been prominent members. A country estate in Bawtry was the perfect place to move up the property ladder for a man who began hunting at the age of 10 with the Belvoir Hunt and then the Blankney Hunt at 20. Bawtry fitted the bill and he bought it!

At the time Peake was living in a substantial property, West Retford House, near Retford in Nottinghamshire, and now a hotel. He bought it and moved there from Hooton Pagnell Hall in 1899. Amongst his many business interests, he was Mayor of Retford from 1903 to 1905.

West Retford House



Although bought sometime in the middle of 1904, Mr Peake, later to become Major Peake in the Sherwood Rangers Territorial Forces Reserve, mainly in a recruitment role, moved into Bawtry Hall in the summer of 1906. With him came his wife Evelyn, whom he had married in 1895, along with their 5 children: Raymond (later to die on active service in the First World War), Osbert (later to become Viscount Ingleby in 1936), Harald (sic), Maud and Edward.

The Sheffield Daily Telegraph dated Saturday 7th July 1906 carried an article on *“West Retford House Sale on removal to Bawtry Hall”*: *“Mr George Herbert Peake JP who has occupied West Retford House for seven years has removed to Bawtry Hall which has been entirely renovated. The sale of West Retford House and property connected with it, comprising 27 acres, takes place next Monday at the White Hart Hotel, Retford. It is recorded that the situation and nicely laid-out grounds of West Retford House greatly pleased the Prince of Wales (afterwards George IV) when driving through Retford in the early part of the last century”*.

Prior to moving in, Peake had undertaken a number of alterations e.g. he built a billiard room to the rear of the conservatory and converted the former billiard room into the dining room. The former dining room was converted to a library. Major alterations took place in the servants' quarters where, by the use of steel beams, additional sleeping accommodation for visitors' servants was created in the roof space.

One of the Hall's main attractions were its sporting rights and as a member of the local gentry Peake would have been expected to hold shoots and hunts for his guests and their retinues. A water tower was built on the north side to create a water supply and pressure for additional bathrooms along with the additional quarters for staff plus new stables for his horses. In the grounds, a cricket pitch and pavilion were added in the 1920's.



Sutton Hall, near Thirsk

In 1937, approaching the age of 80, Peake had thoughts of a quiet retired life and bought Sutton Hall near Sutton under Whitestonecliffe, Thirsk, in North Yorkshire. With his military connections and the war with Germany in the offing he may have already been in discussion with the War Office about a future for Bawtry Hall.

He sold the Hall to the Ministry of Defence in 1939 and moved to Thirsk. His wife died six years later and he died in 1950; both are buried nearby at Felixkirk.

By 1939 Bawtry Hall was in the hands of the Ministry of Defence for use by the ambulance corps and special constabulary and a veil of secrecy took over the changes that were taking place. As a military establishment it was covered by the Official Secrets Act 1911 and from its requisition in 1939 to its disposal in 1986, many changes did take place in the Hall. Various buildings appeared in the grounds as accommodation with single storey extensions added around the Hall to provide storage for machinery. A 2-storey Command Block was built in the 1950's on the south facing elevation next to the former billiard room which by then had been converted to the Operations Room. By 1941 Bawtry Hall had become the home of Bomber Command HQ No. 1 Group and at its peak in the early 1960's housed 50 officers, 152 airmen and 115 civilians.

A small grass-strip airfield was built at Bircotes from mid-1941 to serve as a transport strip for staff travelling to and from Bawtry Hall. The airfield is currently farmland after being decommissioned in July 1948. Many of the hangars remain and form part of a modern warehousing complex run by freight specialists, DHL.

The bombing of the airfield at Port Stanley by Vulcan bombers from RAF Waddington during the Falklands Conflict from April to June 1982 was coordinated from the Operations Room at Bawtry Hall. During the winter of 1984-85 it was used as a billet for policemen overseeing the Miners' Strike in South Yorkshire and North Nottinghamshire.

In 1986 under instructions from the Thatcher Government to maximise Capital Receipts from unwanted government military sites, the Property Services Agency were told to sell Bawtry Hall and its grounds, but sadly with little or no respect for its heritage. The Estate was sold in June 1987 to the Welbeck Property Agency which then sold all the land adjacent to the Hall to various property developers and one year later sold the Hall, now denuded of much of its land and grounds so that it comprised only 7 acres, to the Sudan United Mission, a Christian religious organisation whose purpose was to train missionaries to halt the spread of Islam throughout Africa starting in the Benue region of Nigeria.

The Hall was listed on the 11th January 1988: “SK695SE BAWTRY TICKHILL ROAD (south side, off) 10/40 Bawtry Hall – GVII*. Large house unoccupied at time of resurvey (1987). 1785 for Pemberton Milnes; addition of c1905 for H.E. Peake; later C20 additions (not of special interest)...”

The Hall came up for sale again in March 2013 through Sudan United Missions trading arm “Action Properties Corporation” using Savills of Nottingham. It was sold for £1.6m to property company Bawtry Hall Properties Ltd. The main function will be office premises for video games business PQube and Funstock run by local entrepreneur Jason Cooper and his business partner David Pain.

Bawtry Hall interior, from Savill’s sale brochure 2013
All other photographs from Google Images



Steve Kimber

James Paine Festival : Friends of Doncaster Mansion House

The Friends have organised a **Celebration of the Works of James Paine**, to be held at Doncaster Mansion House on Saturday the 7th October 2017. Here is the programme for the day.

Morning: 10.00 am to 11.30 am - An Open Morning at the Mansion House with guided tours of the building by the Mansion House Volunteers and the James Paine Exhibition will be on display in the Dining Room

Afternoon: 1.00 pm to 4.30 pm - A Celebration of the Works of James Paine

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|---------|--|
| 1.00 pm | Welcoming speeches |
| 1.15 pm | James Paine Revisited by Peter Leach, the author of the definitive book on Paine |
| 2.00 pm | On the Job'; James Paine's development as an architect and draughtsman by Frances Sands of the Sir John Soane Museum |
| 2.40 pm | Refreshments in the Dining Room |
| 3.10 pm | Doncaster Mansion House and Doncaster's Country Estates by George Norton, MA student at York University |
| 3.30 pm | Paine in the Pleasure Grounds: James Paine's Patronage & Works at Weston Park by Gareth Williams, Curator of Weston Park, Shropshire |
| 4.10 pm | Question & Answer panel session chaired by Professor Anthony Geraghty of York University |
| 4.30 pm | Closing remarks |

Please note that the afternoon event - A Celebration of the Works of James Paine - will be a **ticket only event** (for seating capacity reasons) but the **tickets are free**. If you wish to come, please let me know how many tickets you require and I will email them out to you.

Owen Evans, Secretary to the Friends of the Mansion House, tel. 01302 342846

Planning Matters

With each edition of Trust Topics we bring you details of a few of the cases we have reviewed, mainly affecting listed buildings or buildings in conservation areas. We also look at other applications of interest, including large development proposals.

Since we brought you the last edition of Trust Topics we have reviewed 17 applications.

Our main concerns this summer were:

We examined a proposal to erect a bronze statue on top of a 4 sided stone plinth, together with the placing of a small dedication plinth with inscriptions as a dedication to the Kings Own Yorkshire Light Infantry in Elmfield Park. The location seemed an odd choice. We felt that the character of the statue, which could be regarded as showing aggression, was alien to the tranquillity of the rose garden. We thought the sculpture was of good quality, but inappropriate, and that a more fitting site should be chosen. This could possibly be outside the Museum where the statue would help to identify the site of the KOYLI museum set deep within the building.

We expressed our concern about a proposal to convert two houses, at 3 and 4 Avenue Road into Houses of Multiple Occupation. The request was for a 'lawful certificate' which means that it was not required to be advertised, as would a planning application. We argued that a planning application was needed but the Planners disagreed, stating that the change of use was permitted under the Use Classes Order, and approved the certificate. Although the decision has been made, it is interesting to note that the approved C4 use for Houses in Multiple Occupation relates to small houses for between three and six occupants, whereas these properties are large with six double bedrooms. Unfortunately the decision prevented wider publicity about this case. The certificate will limit the number of residents to six in each house. We will continue to campaign against HiMOs in residential conservation areas.

We also examine applications outside the town centre. For example in recent months we have reviewed applications in Adwick le Street, Kirk Sandall, Braithwell and Hatfield. At Hatfield we objected to an application to build 2 inappropriately-designed houses at the back of the former SPAR stores. We felt that these were out of character with the area. At the time of writing a much improved revised scheme has been submitted.

Proposals for some interesting developments have been submitted recently.



The proposal to develop the site of the former sorting office on West Street as a car park, and create a new public space in front of the station, was submitted in August and has received press publicity. The Trust welcomes improvements to the environment that passengers will experience as they leave the railway station and get their first impressions of the town. A new direct route across Trafford Way is proposed, with narrowing of the carriageways, enabling pedestrians to cross the road more easily, and in one "go".

Aerial view of the proposals from Doncaster MBC website

Planning and Conservation Sub Committee

Five Significant Local Buildings

Former Co-operative Emporium, or Danum House

This striking building, in the “moderne” style with curved glass and sweeping horizontals, used to be the Doncaster Co-op’s principal department store. Today Peacock’s and the British Heart Foundation occupy its ground floor. Its construction began in September 1938, and its ground floor was complete in 1940 but, because of the Second World War, it was only finally finished in 1949.

c. 1960 postcard by Arjay productions, Doncaster



It was designed by Doncaster Architects T H Johnson & Son, assisted by Doncaster-born William Crabtree. He had been articled to the firm in the 1920s before studying architecture at Liverpool University. His final design there was for a department store and, through his professor Sir Charles Reilly, this led to his working on the design for a new London store. This would be Peter Jones in Sloane Square, Chelsea, completed in 1939.

This building was an early use in Britain of a “curtain wall” where a building’s floors are carried on columns, and not supported by the outside walls. These can then be fully glazed, or clad in lightweight materials. Crabtree had studied similar buildings in Europe. The design of the Doncaster Co-operative closely followed that of the Peter Jones store in both time and construction, and is often credited to both Johnson & Crabtree.

Why is the building significant?

It was an early curtain wall building with three street frontages, and occupies a large part of a block in the town. Its size and contemporary style were very ambitious for the client, the Doncaster Co-operative Wholesale Society. It was designed by Doncaster-born Architects.

Doncaster Minster, St George’s

No one was planning to replace the medieval Parish Church of St George. However, a fire in February 1853 so damaged the old structure that a completely new building was suddenly required. In the early hours of a Sunday morning, people had gone in to change the chimes and discovered a fire in the north side of the church. They rushed into town and raised the alarm. The horse-drawn fire pump attended, but after only an hour the church roof fell in and its walls fell out.



Eventually the fire burned through the tower and the bells with their frame came crashing down. The whole building was consumed by fire after a little over two hours. George Gilbert Scott, a leading architect of the neo-gothic style, was appointed and the cost of the project limited to £25,000. The new foundation stone was laid on 28 February 1854 exactly one year after the fire.

The old church dated from the 13th to the 15th century, the “Perpendicular” windows and a “Decorated” tower having been later alterations. Scott followed the cruciform plan of the earlier church but built his new church in a “Decorated” 14th century style. Its design is said to be the most cathedral-like of his parish churches. However, the final cost was approximately £42,800.

Why is the building significant?

Usually churches display a mixture of styles representing the phases of construction, often over centuries. Unusually, Doncaster Minster is very consistent, being of one build, completed in 1858, although 14th century in style. It is a magnificent example of Victorian neo-gothic with great richness of detail and decoration. Its 170 feet high tower is the most prominent local landmark.

The Guildhall, Frenchgate



Early C20 postcard by E L Scrivens, Doncaster

Even though this building was demolished almost 60 years ago, a recent poll had it as one of the buildings we missed the most. It was completed in 1848 in a classical style, having a portico with four Corinthian columns and a triangular pediment above. It was built from sandstone which became blackened from years of pollution, including that from traffic using the A1, the Great North Road, which passed right by the frontage.

The building provided a police headquarters, law courts and cells. When new replacements were built in Waterdale in 1968, the Guildhall became redundant. Also in 1968 the building, which had already been “listed” earlier, was included on a new list of buildings of special architectural or historic interest and ranked grade 2.

Unfortunately, this listing offered no protection if the local planning authority were in favour of the demolition. In those days it was not yet a decision for the Government, and English Heritage (now Historic England) was not in existence. So the Guildhall was demolished by 1969 to make way for an extension to M & S. It would not happen today; the entrance would be through the building’s portico, as has happened with the Subscription Rooms and Priory Walk.

Why is the building significant?

The Guildhall was the town’s last listed building to escape the tight safety net we have today, and be demolished. It was a rare local Victorian building in the classical style and stood tall in a dominant position on the town’s main street.

It was a poor and regrettable decision.

The Mansion House



When it comes to very fine buildings, it is hard to better the Mansion House. It is of national significance, being listed grade one for its special architectural or historic interest. There are only three mansion houses in England; the others being at London and York.

In 1745 Doncaster Corporation appointed James Paine, a promising young architect, to design a mansion house for “civic hospitality and celebrations”. The building launched Paine’s career and he went on to become one of the leading architects of the Palladian Revival of the mid 18th century. 52 of his buildings remain, mostly in the North of England.

It is large building. Its two principal storeys easily over-power the three-storey buildings on either side. It is rich in architectural detail, from its rusticated limestone lower floors to the painted stone above, with an elaborate Venetian window with Ionic columns, and pairs of Corinthian columns decorating the first floor. Above the first floor windows there are luxuriant vine swags and heads encircled by leaves, now all gilded.

William Lindley's attic storey, which replaced Paine's original pediment in 1801, has more decoration including the Doncaster Lion high above the centre. It has pairs of pilasters each topped by a gilded urn.

The interior is splendid, particularly the Banqueting Hall or ballroom which has fireplaces, a minstrels' gallery and fine Rococo plaster decoration throughout.

Why is the building significant?

A combination of factors make this Doncaster's most significant building: its outstanding architectural quality, its rarity as a mansion house, its age of 270 years, its large scale and prominence, and its history as the town's civic focal point for centuries.

CAST

This building was first conceived as the town's New Performance Venue, and was launched at the Mansion House with a design by architect Glen Howells in 2001.

Fast forward to 2008 when the Cultural & Civic Quarter was proposed for Waterdale and it included plans for a new performance venue. Its final design was completed by the Arts Team at RHWL, it opened in 2013 and was named CAST.



Although people may call this "the theatre", it is much more. Its main auditorium has 620 seats on two levels, and there is a second space for 400 spectators, with a gallery. There are also a dance studio, education spaces and a bar/restaurant.

The building is uncompromisingly modern, in both its design and materials. Its glazed frontage is welcoming and clearly displays what goes on inside, including the shape of the auditorium which forms the ceiling to the bar area.

RHWL, its architects, had become experts in theatre design, having been responsible for building Sheffield's Crucible (1971) and restoring its Lyceum (1990). They also designed Nottingham's Royal Concert Hall, as well as many other arts venues throughout the country.

Why is the building significant?

CAST was a bold initiative which went ahead to a successful completion despite the belt-tightening and austerity of the time. It was an innovative design, expressing its function and the age in which it was built.

It is part of a planned development that includes the Civic Office and the landscaped Gresley Square, a high-quality setting for the building. It was able to benefit from the wide experience of specialist architects.

Archie Sinclair

The Back Page : The Hall, 15 South Parade

So why is there no action at 15 South Parade, or the Hall, last known as Denison House?



2013 Building for sale by MUSE



2017 Building deteriorating



2015 View of rear and car park



View over landscaped area beside Museum

funding. We know people are sick to death of getting such poor interest rates from banks and savings accounts. This is a safe short term investment where people will get a much more favourable return within three years.”

Here’s the background. After very many years as the home of the Borough Architects, it became surplus to requirements and was part of a portfolio of property included in the agreement with MUSE. They were the Council’s development partner for the new Cultural & Civic Quarter. As well as developing the new Civic Office and CAST in Waterdale, they built new housing off Chequer Road and at Lakeside.

MUSE did not wish to develop Denison House itself and instead offered it for sale through agents in April 2013. A company called Yorkshire Investment Properties, established at Helensburgh in Scotland in 2012, agreed to buy it. They engaged Doncaster architects Building Link Design Ltd to prepare plans for its conversion to residential use. In April 2015 applications were submitted to the Council. In June the plans were approved for both planning permission and listed building consent. This was a sensitive scheme that would change the use of the building from offices to residential and convert the building to 11 self-contained apartments. Conditional approval under the Building Regulations was granted in August 2015. Once the scheme had received the green light from Planning, the purchase of the building from MUSE Developments Ltd by Yorkshire Investment Properties, Denison Ventures LLP was completed in July 2015 at a cost of £323,500. The project was ready to go.

Nothing appeared to be happening until September 2016 when boards appeared advertising an auction for the building by Mark Jenkinson & Son, Sheffield. Then, in October 2016, The Star ran a story that a crowd-funding scheme was proposed for the building. The Service Crowd, a company connected to Yorkshire Investment Properties, was hoping to raise money to fund the approved scheme. The company was giving people the chance to invest in the commercial restoration project. Sales director of the Service Crowd, Ceri Evans, said: “This is a beautiful grade 2 listed building. We are giving anyone the chance to invest anything from

£100 to the full £1.8 million it will take to complete the

Let’s hope it all works out. The building is now in a sorry state, with broken windows, water penetration and some vandal damage by intruders. A start on site is an urgent priority.

Archie Sinclair