

REPORT FOR WASHINGTON AREA COMMITTEE 7 JANUARY 2010

REPORT OF THE EXECUTIVE DIRECTOR CITY SERVICES

WASHINGTON HERITAGE OFFER - DISCUSSION PAPER

1.0 PURPOSE OF THE REPORT

- 1.1 The purpose of the report is for Members of the Washington Area Committee to discuss and recommend ways forward in relation to the Heritage agenda within Washington, in order that projects can be investigated and developed for the future.

2.0 BACKGROUND

- 2.1 Washington is located in the west of Sunderland and is divided into small villages or districts, with the original settlement being named Washington Village. Washington became a new town in 1964 and a part of Sunderland in 1974. Washington is now a diverse town offering wonderful countryside views, fascinating history, heritage and leisure attractions.

3.0 CONTEXT

- 3.1 Heritage is an area of continuing growth both across the region and for the City of Sunderland. Sunderland has a distinct heritage and there is a strong sense of pride across the city. This pride is based on our character and our traditions, including the distinct identity of specific communities and the cultural traditions of our people. A successful nomination which is currently being developed for World Heritage Status would allow the city to become a cultural heritage landmark as one of three World Heritage Sites across the region and 27 sites across the UK, allowing the city to prosper in areas such as economic development and tourism.
- 3.2 Heritage for the city is managed and delivered through the City Services Directorate, with two part-time heritage officers working to deliver the Heritage agenda. This role involves:
- Providing co-ordination and overview of relevant events and activity across the city
 - Assisting with Heritage Projects as appropriate
 - Supporting the voluntary sector as appropriate
 - Promoting Heritage and related activity and services
 - Providing relevant information
 - Developing Partnership Working

Services currently delivered include:

- Direct Delivery of the Local Studies Centre and Washington Town Centre Library Heritage Area
- Delivery of Service Level Agreement with Tyne and Wear Archives and Museums for delivery of Sunderland Museum and Winter Gardens, Monkwearmouth Station Museum and Washington F Pit Museum
- Delivery of Management agreement with LiveNation for the delivery of the Empire Theatre
- Heritage Open Days
- Events and activities – including Holocaust Memorial Day, Black History Month, Archive Awareness
- Exhibitions within libraries
- Developing digital photograph archive (Sunderland Then and Now)
- Developing Information (Factsheets)
- Supporting voluntary sector – Heritage Forum, History Fair, Maritime Heritage
- Supporting Learning through courses (family and local history)
- Individual Projects (e.g. Their Past Your Future, Herrington Hall Stones, Home Front Recall)
- Talks, attendance at history fairs and events

3.3 The World Heritage Bid is a major project for the city and if successful will:

- raise levels of awareness and pride in the site
- gain international recognition for its archaeological and cultural significance
- ensure the site is managed and protected for years to come

Work is currently ongoing to complete both the nomination document and management plan which make up the Nomination File as required by UNESCO.

3.4 Responsibility for the conservation of built heritage lies within the Planning and Conservation sector in The Office of the Chief Executive. A close working relationship has now been developed in order to ensure that projects are enhanced and developed using both areas of knowledge, expertise and funding where possible.

3.5 The City Council is committed to supporting heritage initiatives and this is viewed within the context of the Council's strategic priorities, Cultural Strategy and Public Library Heritage Strategy, alongside the existing commitments to other projects across the city.

4.0 THE CURRENT WASHINGTON HERITAGE OFFER

4.1 Washington offers a variety of attractions, events and places of interest (examples are listed below with a full list attached as Appendix I).

- Holy Trinity Church (built 1831 – 1833)
- Washington Old Hall
- Washington Wetlands Centre
- Washington 'F' Pit Museum
- North East Aircraft Museum
- Sunderland International Friendship Festival – featuring the Kite Festival
- Heritage Open Days with brass band and mining banner parade

4.2 Washington Town Centre Library which is situated within the Galleries has recently undergone extensive refurbishment. The Library has seen an increase in the number of people visiting and now includes a dedicated Heritage Area. The recent Heritage Open Day presentation (George Washington Family Tree Power Point Display) proved popular with the community. An increasing number of library members are becoming interested in researching their family trees and are taking advantage of the free access to Ancestry.co.uk and the newly installed up to date film/fiche machines. Programme is currently being developed within the Library which includes three Reading Groups, a range of courses including family history and a History of Liberation author events and Exhibitions.

4.3 A newly devised website within VisitSunderland.com has a dedicated area for Washington. The site gives background to the history and heritage of the Washington area, as well as attractions, walks, places to visit or eat out and other related information. (See <http://www.visitsunderland.com/attraction-details.asp?venueid=77>).

4.4 Washington has a dedicated community consisting of many local people who have a vast knowledge of the area and its heritage. These include; Washington Heritage Society, F Pit Banner Group and Washington U3A History Group.

4.5 There is currently a youth initiative project ongoing within the Washington Town Centre Library which is focusing on the heritage of Washington. The project will look to create an art feature for the newly refurbished building and will be developed and produced by the young people of Washington. A Heritage Lottery Fund (HLF) application is currently being submitted in order to take this project forward.

4.6 The Arts Centre Washington is a focus for arts activities offering a theatre, gallery, artist studios, recording studio, licensed bar, rehearsal rooms and function rooms. The centre offers a year round programme of arts activities including exhibitions, theatre, dance, music, festivals,

classes and workshops for all ages. The centre also supports a number of groups and associations including music groups, theatre groups, writing groups and dance schools.

5.0 AREAS FOR FUTURE DEVELOPMENT

5.1 There are a number of potential areas for development in relation to heritage within the Washington area of the city. Detailed below are a number of examples in relation to potential future projects for the Washington Area.

- More joined up approach to the heritage offer – possibility of a dedicated Heritage Forum specific to Washington. This would need a chairperson to lead and take forward, with support from the City Council and Sunderland’s Heritage Forum. Discussions will be needed with the current Sunderland Heritage Forum.
- There is an opportunity to raise awareness of the notable people who have connections with Washington. Some of these are listed below:
 - George Washington (Fact Sheet already available and specific area designated within Washington Town Centre Library)
 - Gertrude Bell
 - Bryan Ferry
- A Christmas themed event with a focus on the village green and the surrounding venues of Washington Old Hall and the Holy Trinity Church could be investigated working with local residents and voluntary organisations. Funding would need to be identified for this.
- Albany Park behind Washington ‘F’ Pit is a large space for open-air events and activities which could include historical re-enactments or a heritage festival. This option is currently being investigated in this area, working with Members of the Washington Area Committee.
- Further development of the heritage area within Washington Town Centre Library, utilising local groups and societies to assist in the development and promotion of the space.
- A virtual tour of Washington Village Green and/or other parts of the town to allow potential visitors to appreciate the unique setting of the village and all its attributes. Initial contact has been made with BBC Wear to suggest a virtual tour of this area which is being considered as an option for the future.

- Washington Old Hall – further partnership working with the National Trust to promote the area. There is an opportunity to discuss partnership working on a more regular basis (i.e. working with voluntary groups, room hire, shared resources etc).
- Job Opportunities – working within the heritage sector allows people to learn about and look after our shared heritage. Projects and developments in the heritage sector often allow for opportunities for all sorts of people, especially younger people to engage in skills and roles which allow them to develop for the future as well as developing more traditional skills and learning from their past. Voluntary roles are a regular and often very popular way of engaging communities in local projects which enable them to come together for the benefit of their community, and enables people to develop skills which are beneficial for their future personal development.

6.0 AREAS FOR CONSIDERATION

- 6.1 It has been recognised that there is a need to develop a vision for the city in relation to heritage, which takes into account the needs and aspirations of the City Council, local communities, individuals and heritage groups/organisations. A funding application is currently being devised which will go forward to HLF, alongside some City Council funding which will identify, map and celebrate the full heritage of the city and will also provide a basis for a vision and for priority setting relating to heritage in the city.

The aims of the project are to:-

- Commemorate the full heritage of the city by the Sunderland Heritage Forum (SHF) working with an appropriate organisation to 'map' what heritage means to others through various workshops using a variety of media, including creative writing, photography and drawing, working with targeted groups across the city
- SHF to further research the city's heritage
- Raise the profile of the city's heritage
- Provide a documented commemoration of the city's heritage
- Increase relevant skills of the SHF
- Provide an exhibition of the work produced
- Produce a city wide Heritage Strategy in order to influence and prioritise major city developments.

Following confirmation of funding, the exact content and detail of the project will be determined by the Sunderland Heritage Forum and the City Council in consultation with a contracted organisation.

- 6.2 Any projects and work that is highlighted will need to consider a number of issues, including priorities, staff resources and funding

implications, along with any other issues including planning permissions and land access, as well as the needs and demands of the local communities.

- 6.3 Current discussions with North East Civic Trust and the proposed areas for investigation will need to be considered alongside this report.

7.0 RECOMMENDATIONS

- 7.1 Members are asked to note and consider the contents of the report in order to allow for further discussions and recommendations to be taken forward by the Committee in relation to the Heritage Agenda in Washington.

ATTRACTIONS/LOCATIONS IN THE WASHINGTON AREA

Washington Old Hall

A seventeenth century mansion house with some remnants of the original twelfth century dwelling, which was home to the ancestors of George Washington, the first President of the United States.

Washington Green Library

The Green Library opened in 1930, formerly being used as a shop and by the British Legion. It was one of the first full-time branches to be opened in the Durham County Library Service and a mobile library servicing a large area of North East Durham was based here. In 1974 the library became part of the Borough of Sunderland Library Service.

North East Aircraft Museum

The North East Aircraft Museum is the North of England's premier collection of aviation history and the largest aviation collection between Yorkshire and Scotland. The North East Aircraft Museum is a registered UK charity and is run by enthusiasts and volunteers.

Washington F-Pit Museum

The colliery was worked from 1777 to 1968 and the headgear and winding house are now preserved to commemorate the important role played by coalmining in Washington's development.

Bowes Railway Museum

Bowes Railway was originally a colliery railway built to carry coal from pits in north west Durham to the Tyne at Jarrow. The earliest section was designed by George Stephenson and opened in 1826. After closure in 1974, the section between the Blackfell Bank Head and Springwell Bank Head was acquired for preservation. It is the only working preserved standard gauge rope hauled railway in the world.

Washington Wetland Centre

This recreated wetland provides a 'stop over' and wintering habitat for migratory waterbirds after their passage over the North Sea. Set in 45 hectares of wetland and woodland beside the River Wear, Washington Wetland Centre is one of the North East's biggest conservation success stories.

Arts Centre Washington

The Arts Centre Washington is a focus for arts activities offering a theatre, gallery, artist studios, recording studio, licensed bar, rehearsal rooms and function rooms. The year round programme of arts activities includes exhibitions, theatre, dance, music, festivals, classes and workshops for all ages.

Galleries Shopping Centre

The Galleries Shopping centre has over 200 shops including two large supermarkets, Asda and Sainsbury's. It was built on open land near the former Glebe Farm and officially opened by Princess Anne in 1974.

Northumbria Centre

The Northumbria Centre is a large indoor venue which has been used for conferences, exhibitions and sporting events such as international darts, basketball and netball. It is located close to the A195 and adjacent to the Northern Area Playing Fields

George Washington Hotel and 18 Hole Championship Golf Course

The George Washington Golf and Country Club Hotel is an independently owned 3-star hotel. It has a championship standard golf course with facilities which include a driving range and a nine hole pitch and putt course.

Princess Anne Park

This linear park runs south from the Galleries to Fatfield. Work began on the Park in 1968 and it was opened by Princess Anne in 1974.

Northern Area Playing Fields

This is the venue for the annual Sunderland International Friendship Festival, featuring the largest kite festival in Europe, which is delivered on an annual basis.

Barmston Pond nature reserve

Situated close to the Nissan Factory, this is the first nature reserve declared by Sunderland Council. It is home to a host of birds, wild flowers, butterflies and dragonflies

Washington Village and Green

Washington Green Library

As above

Blacksmith's shop

The Smithy was for many years in the hands of the Dobson family until closure in the 1950s. It is now houses the Blacksmith's Table restaurant.

Holy Trinity Church

While the Church is relatively young (built 1831-1833) it replaced a medieval building, which may have been situated on an earlier religious site. The present church was designed by Newcastle architects John and Benjamin Green, who also were responsible for the design of Penshaw Monument.

Old Police station

In 1894 the building accommodated a sergeant and six constables. Now closed, it currently operates as a guest house.

Washington Arms

The Washington Arms is said to be the oldest pub in the town, possibly in use as early as the fifteenth century. It used to be kept by the village blacksmith and was called the Three Horseshoes and then the Smith's Arms. Prior to becoming the Washington Arms it was named the Commercial Hotel.

Cross Keys

A pub has been on this site beside the village green dating back to at least the seventeenth century.

Dame Margaret's Hall

Built between 1854-1857 for Isaac Lowthian Bell, a local industrialist. After moving out of the area, he gave it away as a home for waifs and strays. Among its many uses since have been Doctor Barnardo's Home, National Coal Board training centre, nursing home and, presently, apartments. Gertrude Bell, historian, archaeologist, mountaineer, linguist, diplomat and Middle East expert, was born here in 1868.

Our Lady of the Immaculate Conception R.C Church

Numbers of Roman Catholics increased dramatically with Irish immigration into the area following famine in the 1840s. The mass centre of 1863 on Village Lane quickly proved inadequate and a proper church was built 1877-8. St. Joseph's school was built opposite the church and remained in use until destroyed by a fire.

Spout and Pond

The Spout ran down from Springwell, along Spout Lane to the village green where a pond was created on the site of the present war memorial. It then travelled onwards past the chemical works to join the Wear at Washington Staithes.

Council Offices and Rectory

The present building was occupied by Washington Urban District Council (W.U.D.C.) and later Sunderland Council as an area office, before being sold to a property developer for use as apartments. It was built on the site of the Rectory of 1719-1727 that was destroyed by a fire in 1949 when used by W.U.D.C.

National School

This was provided by the Anglican Church to give religious instruction and basic education for poor children of the parish and dates back to at least the early 1850s. After the 1870 Education Act state funding was provided and by 1894 180 children attended.

Washington Old Hall

As above

River Wear Corridor

James Steel Park

Named after Sir James Steel, Lord Lieutenant of Tyne and Wear from 1974 to 1984 and Chairman of Washington Development Corporation from its creation in 1964 until 1977. James Steel Park extends for more than 4km on both sides of the River Wear from Fatfield/Mount Pleasant to Cox Green/Washington Staithes.

Cox Green

River work, boatbuilding and quarrying were the main industries in the past. Before the footbridge was opened in 1958, river crossing was by a rowing boat and wire rope.

Worm Hill

A distinctive dome-shaped hill beside Fatfield Bridge with a well at its base; its origin may be a burial mound or a type of geological feature, a kaim. Local people consider this to be the home of the legendary Lambton Worm.

Biddick Inn

An old riverside pub alongside Worm Hill which once had its own brewery.

Fatfield Co-op

Opened in 1909 as the Fatfield branch of Chester-le-Street and District Co-operative Soc. Ltd. The store had different departments such as grocery, drapery, butchery and clothing and is of a fairly standard, yet impressive, size. After closure in the early 1980s, it became a pub with an Italian restaurant on the upper floor.

Chatershaugh Colliery

Opened in the seventeenth century, the colliery was linked to Chatershaugh Staithes, where in the late eighteenth and early nineteenth centuries it became a very busy area as coal from many collieries to the west came along waggonways to the river. It closed in the 1930s.

North Biddick Colliery

Was in operation before 1710 but the great flood of 1771 damaged its workings and was not reopened until 1841. Before it closed in 1935, more than 1000 men were employed. In earlier days the surrounding area had a reputation for lawlessness and the pit's nickname was Butney after Botany Bay.

Penshaw quarry tunnels

On the south bank of the river between Mount Pleasant and Cox Green there is a series of stone-lined tunnels which formerly linked Low Lambton Quarries to the staithes on the river bank. Here, the stone was transferred to keel boats for transport downriver.

Washington Staithes

Before the nineteenth century brought the railways, up to 300 keelboats could be loaded with coal in between Chatershaugh Staithes and Washington Staithes to sail down the river to Sunderland. While the settlement has long gone and now landscaped as part of James Steel Park, the impressive cut stone quay still remains.

Footbridge Cox Green – Washington Staithes

See above for Cox Green

Victoria Bridge/Viaduct

This graceful bridge was opened on Queen Victoria's Coronation day in 1838. Its design was influenced by the Roman bridge at Alcantara, Spain. At the time, the main arch was the largest in Europe and until 1872 the bridge was part of the railway line from London to Newcastle. It was closed to passenger traffic in the 1960s but continued to be used for freight trains until 1991.

Columbia and Biddick

Washington Railway Station

Passenger services at Washington Station were withdrawn in 1963 as part of the Beeching cuts and all buildings were subsequently demolished. Here was an important railway junction where the Newcastle-Leamside railway joined the Stanhope-Tyne line.

Stanhope and Tyne Railway.

The Stanhope and Tyne Railway opened in 1834 and operated from Stanhope to Tyne Dock, South Shields. In the mid-twentieth century the line was heavily used by trains carrying iron ore to Consett steelworks. After the track was lifted and necessary work undertaken, it became part of the C2C cycle route

North Eastern Railway houses.

Now called Barmston Close, these houses were built by the North Eastern Railway to accommodate those working at the adjacent station.

North Biddick Hall

Once home to the Hylton family, the north wing of the hall was built in the 16th century and added to over time. It was also known as Cook's Hall after the owners of the nearby ironworks who lived there before it was demolished in 1966 due to land subsidence.

Cook's Ironworks

Cook's was famous for making pit-head gear and most heavy equipment for coal-mines. Its products were exported worldwide.

North Biddick Farm

The farm was built for Lambton Estates in the 1860s. After closure, most of the buildings were used in the creation of Biddick Farm Arts Centre (now the Arts Centre Washington), which was opened in 1977. The farm cottages originally used by workers at the farm are still on Biddick Lane.

Biddick School

Situated near Brady Square, the school opened in 1893. Fred Hill, the saviour of Washington Old Hall, was a head teacher here. In later years it was renamed Columbia Primary School and closed shortly after celebrating its centenary.

Oxclose Waggonway

The course of the waggonway, which ran from Oxclose Colliery to Washington Staithes, can be traced along Oxclose Road. The course can also be seen beside the river where the straight road comes down the bank to the stone quayside; this was formerly Wilden Terrace.

Employment Exchange (former basement was war shelter)

Glebe Colliery

The youngest pit in Washington, Glebe Colliery was sunk in 1905. Three years later a disaster killed fourteen pitmen and over twenty thousand people came from pit villages in County Durham and Northumberland to attend the funerals. The Colliery closed in 1972 and the site has been reclaimed as attractive parkland.

Glebe Colliery Welfare Hall

The Mining Industry Act of 1920 authorised coalowners to provide amenities for mineworkers and their families. The miners, however, had to provide much of the money themselves from their weekly wages. Welfare halls were used for social, educational and sporting purposes and the large example at Glebe had sports grounds, including a bowling green and pavilion. Now acting as a community centre it fulfils the same purposes.

Glebe School

The school was opened in 1908 and some of its pupils came from the Doctor Barnardo's Home at Dame Margaret's Hall. It was renamed John F. Kennedy Primary School in 1975.

Chemical Works (office remains)

Hugh Lee Pattinson founded the Chemical Works in 1842 and the principal manufactures were magnesia and asbestos insulation. It was a major employer and covered a large site in between the railway station and the river. The former office buildings were reused by Lakeside Gardens Nursing Home.

Blythe's Brickworks pond

Clay was extracted from this site by Blythe's Brickworks, with a pond forming in the resulting hollow. The clay pit was used to create Pattinson South Pond, one of the features of James Steel Park.

Concord and Sulgrave

New Inn

At the time of its building, this was the most prominent building in New Washington (now Concord), the New Inn was built to a flamboyant design, topped by a cupola. It is now called the New Tavern.

Washington Urban District Council – first offices

The first offices of the Council were housed above Councillor James Anderson's drapery business at the corner of Manor Road and Front Street.

Ritz Cinema

Washington was well served by cinemas across the area; now there are none. The Ritz dominated Victoria Road with its grand frontage and was renamed the Fairworld before its closure. The site is now occupied by a Co-operative funeral parlour.

Usworth Colliery Welfare Hall

The Miners' Hall and Institute was built in 1891 and contained a lecture theatre with seating for 650 people, reading rooms, billiards hall and a committee room. In 1930 extensive recreation grounds were added.

Usworth Colliery School

One of Washington's older schools, Usworth Colliery Primary is situated on Manor Road and its buildings date from 1911.

Edith Avenue Methodist Church

This was an integral part of the mining community that lived around Usworth Colliery. It was later reused as a community centre.

Usworth Colliery

The sinking of the shaft was undertaken in 1845 and Usworth was the last working pit in Washington before closure in 1974.

Usworth Railway Station

Usworth Station served Usworth Colliery and New Washington (now Sulgrave and Concord respectively). It was a much smaller station than neighbouring Washington Station, opening in 1863 and in use for exactly one hundred years.

Usworth Hall

Built c.1800 and by the 1930s it had passed out of individual ownership, being owned by Washington Coal Company before transferring to the National Coal Board upon nationalisation. It was then bought by Washington Development Corporation in 1965 for use as its headquarters until 1987. It is now part of a small private housing estate.

Station Road – long terraces and flats

Named after Usworth Station which was situated at its eastern end, the long road consists of a number of named terraces. Some of the houses are examples of Tyneside Flats, where the distinctive feature is two front doors next to each other, one to the upstairs flat and one to the ground floor flat; others have been converted into houses.

Great Usworth and Albany

Aged Miner's houses

In 1896 one of the great philanthropic movements took root, with the aim of providing a free house and coal supply to retired miners - a 'haven of rest'. The coal owners gave financial support, land and materials and the miners contributed from their pay. These houses are a typical example of those that were established at more than seventy sites in the Durham coalfield.

Blue House

Peareth Hall

William Peareth, Clerk of the Chamber and Alderman of Newcastle for fifty years built this mansion that stood to the west of Great Usworth. It was mostly demolished in the early years of the 20th century.

Peareth School

At the time of its opening in 1814 there were very few schools in existence for the poor. Susan Peareth funded the school and it was intended for poor children belonging to Washington parish who were taught arithmetic, penmanship and English grammar.

Holy Trinity Church

This church on Peareth Hall Road was designed by in 1831-2 by John and Benjamin Green in a similar style to that in Washington Village. Both were built to replace the medieval church of Washington.

Tithe Barn

The tithe barn was situated at Snowdon's farm, High Usworth. Up until the 1930s, farmers had to give a tenth (tithe) of their produce to the Church of England and huge barns, such as this, were needed to store it all.

Springwell

Shaddon's Hill

After the Battle of Shaddon's Hill in 1068 many of the local population were killed or displaced by the victorious Normans and the surrounding land was given to the Bishop of Durham. It was also the site of a significant progression in the trade union development as Thomas Hepburn organised meetings (1831 and 1832) of pitmen in the region in an effort to unite for better conditions.

Springwell Colliery

The opening of the colliery in 1826 led to the rapid development of Springwell. It was an integral part of the Bowes Railway and after closure in 1932, the huge coal store building was turned into a wagon repair shop and it continues this function on the preserved site.

Springwell Methodist Church

The chapel was built in 1880 in the Early English style and incorporated a school which was in use before the present school on the opposite side of Springwell Road was opened in 1905.

Springwell School

Currently, the oldest school in Washington, being opened in 1905, although it has benefited from a substantial refurbishment over the summer of 2009.

Springwell Co-op

Many mining villages had at least one co-operative store. The example at Springwell has suffered the same fate as most in the north east by being sold off and occupied by small businesses.

Stonebuilt terraces

One of Springwell's traditional industries is quarrying and many of the older houses in Springwell and surrounding villages are built from locally quarried sandstone.

Rickelton and Harraton

General's Wood

General's Wood is located off Bonemill Lane in Harraton. It was in existence when the first Ordnance Survey map of this area was published in 1855 and formed part of the Lambton Estate until Washington Development Corporation bought it in 1967. The woods were transferred to the Woodland Trust as a gift in 1987.

Vigo Woods

Vigo Woods consist of four urban woods covering 8.16 hectares that are situated in the Rickleton area and are all used for informal recreation by local people. Originally part of the Lambton Estate until Washington Development Corporation bought them in 1967, they consist of mixed high forest woodland whose existing woodland cover is estimated to have been planted around 1960.

Harraton Colliery

Opened in the eighteenth century, Harraton was a long lived pit lasting until 1965. Its nickname of Cotia Pit was derived from Nova Scotia; a small settlement with this name was nearby.

St George's Church and Rectory

The church was built in 1879 to serve the communities of Fatfield and Harraton and refurbished in the 1990s. The substantial rectory gives an impression of the former wealth of the Church of England and the status of the clergy.

Harraton Colliery Welfare Hall

Situated on Bonemill Lane, this is another impressive welfare hall which continues in the spirit in which it was intended as a busy community centre.