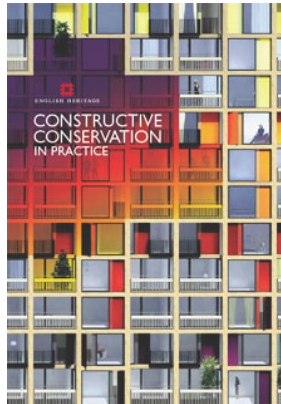




Historic England

Constructive Conservation in Practice



On 1st April 2015 the Historic Buildings and Monuments Commission for England changed its common name from English Heritage to Historic England. We are now re-branding all our documents.

Although this document refers to English Heritage, it is still the Commission's current advice and guidance and will in due course be re-branded as Historic England.

[Please see our website](#) for up to date contact information, and further advice.

We welcome feedback to help improve this document, which will be periodically revised. Please email comments to guidance@HistoricEngland.org.uk

We are the government's expert advisory service for England's historic environment. We give constructive advice to local authorities, owners and the public. We champion historic places helping people to understand, value and care for them, now and for the future.

HistoricEngland.org.uk/advice



ENGLISH HERITAGE

CONSTRUCTIVE CONSERVATION IN PRACTICE

CONSTRUCTIVE CONSERVATION IN PRACTICE

The 20 exemplary schemes in this volume demonstrate the results of constructive conservation: a well-informed, collaborative approach to conservation-led development. The progressive local authorities, developers and architects in this book have responded to the very latest ideas in modern conservation practice and have combined pre application discussion with English Heritage and the elements of our Conservation Principles with their own creativity and confidence. The results are schemes which are not just commercially successful but have added distinctiveness and meaning to the places in which we live.



When you have finished with this report please recycle it

50% recycled

This report is printed on 50% recycled paper

FOREWORD

We all have a relationship with historic places. They are part of our evolving cultural heritage and they reflect the nature and history of the communities that created them. They add distinctiveness, meaning and quality to the places in which we live, providing a sense of continuity and a source of identity. Historic places are also social and economic assets. Knowing accurately and objectively where their historic significance lies helps us determine how they can be adapted without losing what makes them special.

English Heritage has developed expert methods of doing this and is sharing these with conservation, planning and development professionals. Our aim is to help everyone identify the heritage values of historic places early in the development process, and be specific about how they might accommodate the changes that will keep them in use, and so secure their future.

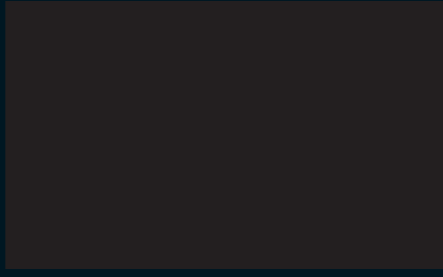
Historic places have to be understood as assets if the benefits that can be gained through new investment are to be realised. Our *Conservation Principles* provide a robust framework in which to understand and value a site. When combined with English Heritage collaboration with local authorities and developers at the very earliest stages of a project, this understanding becomes the starting point for successful conservation-led development of historic places.

A few years ago we published the first volume of this series, *Shared Interest* (2006). It championed successful schemes that involved developers working with heritage professionals to exploit the commercial potential of historic places. Since then there have been even more successes. Our constructive approach to conservation is being increasingly adopted by other public agencies and in particular by local planning authorities, who are usually, and rightly, the first point of contact for developers seeking to make changes to historic places.

This second volume of exemplary conservation-led projects is offered to stimulate greater awareness of constructive conservation and to increase confidence in the use of historic places to support regeneration, place-making and community development. The cases chosen demonstrate the essential role of enlightened local authorities, with the necessary skills and confidence among both staff and Members, in bringing the ideas of talented architects and insightful developers to a successful conclusion. I am sure that everyone will be inspired by the case studies we present here. The combination of confidence and knowledge they display will help us all to capture the investment necessary to continue the story of precious places like these.

STEVEN BEE
Director of Planning and Development
English Heritage

FRONT COVER:
Park Hill, a conservation-led project
by Urban Splash © Smoother



INTRODUCTION

CONSTRUCTIVE CONSERVATION is the broad term adopted by English Heritage for a positive and collaborative approach to conservation that focuses on actively managing change. The aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.

CONSERVATION PRINCIPLES

At the heart of this, indeed at the heart of all that English Heritage does, are the *Conservation Principles, policies and guidance for the sustainable management of the historic environment*, published and formally adopted in 2008. These are not new to English Heritage but are a codification of our best practice. The Principles, available at english-heritage.org.uk/conservationprinciples, ensure consistency across our professional conservation advice and enable all others to see the basis on which we make judgements.

The *Principles* acknowledge that we all engage with the historic places in which we live and work, and that we also share a responsibility for them. The *Principles* also underline the importance of a systematic and consistent approach to conservation. In order to provide this consistency, we are guided by a values-based approach to assessing heritage significance. This is our starting point for managing change to historic places.

Our all-embracing set of heritage values are grouped into four main categories: historic, aesthetic, communal and evidential. These can be used by anyone as a checklist to ensure that they have identified all aspects of the heritage value that might be ascribed to a place. Using these categories allows a precise recognition of a site's varying levels of significance and offers an objective way of assessing the scope for new intervention. Parts which have lesser heritage significance might in some cases be adapted or replaced to encourage new or continued use. This can trigger the investment that will secure and sustain the future of those parts that are of high significance.

HERITAGE PROTECTION REFORM

The process of constructive conservation will be assisted hugely by the reform of heritage protection legislation that is underway. The new legislation will put local expertise and public engagement at the heart of heritage protection and will be a major step forward in the way that England's heritage is managed. The new more accountable, less bureaucratic system will close gaps in protection, strip out red-tape and see decisions made at a local level and by English Heritage instead of central government.

The reforms are designed to provide a unified regulatory system that will encourage the application of our *Conservation Principles* by everyone. This new system will be based on a single unified list of historic places of all kinds, and a simplified consents regime for managing change. It will introduce the opportunity for Heritage Partnership Agreements, in which those responsible for a historic place can, in certain circumstances, be freed of the obligation to apply for fresh consent to make repetitive or straightforward changes. It will make the heritage protection system simpler, fairer and more effective.

LOCAL AUTHORITY SUPPORT

English Heritage will continue to offer guidance and training for all involved in making changes to historic places, and through our HELM (Historic Environment Local Management) website www.helm.org.uk and events programme, we will help increase local capacity and capability in constructive conservation.

Confidence is a really important element of constructive conservation, as is evident in the examples that follow: the confidence to enhance as well as to protect; to see the essence of a scheme; to distinguish the relative values embodied by a historic place; and to find creative solutions to seemingly intractable problems. We hope that these examples will inspire those local authorities that have not yet embraced the constructive conservation approach to search out the opportunities for it that lie within their own communities, and release the potential that may be locked up in historic places.

A good start in the hunt for such opportunities should be the Heritage at Risk Register, also launched by English Heritage in 2008. This has become a national register of historically significant places that are in danger of being lost unless we all take a constructive approach to their future. Several case studies in this volume present models for ways forward.

The case studies that follow have been selected from across England as exemplars of constructive conservation in practice. Some are still underway in some, works are yet to start but they all demonstrate the results of a well-informed, collaborative approach to conservation-led development. Indeed they demonstrate the passion, creativity and confidence in both conservation and development professions for securing the future of historic places.

LAKE SHORE DEVELOPMENT BRISTOL

Designed by architects Skidmore, Owings and Merrill of Chicago and York Rosenberg Mardall of London, the Imperial Tobacco building is a major work of 20th-century architecture. Built in 1973, this former headquarters is noted for its elegant external steel frame on a concrete plinth, and its dramatic location, bridging an informal lake in a purpose-designed modern parkland setting.

The five-storey structure, which had lost its glazing and many other features in the years it was empty, has now undergone a well-executed conversion into flats. This conversion required an understanding of the heritage values of its distinctive modern design. Urban Splash and Bristol City Council worked collaboratively and English Heritage supplied expert advice on how to achieve the desired changes without compromising the historic significance of the building.

The core of the building lacked the ventilation and daylight necessary for residential use. After careful analysis of the impact of different approaches on the heritage values of the building, it was agreed that a 'slot' could be cut through it to create an atrium. Urban Splash had an exemplary understanding of the site and worked in the spirit of the original scheme. A sympathetically designed new block was built along the far bank of the lake. It was designed to complement the 1970s building and also screens an inappropriate modern development behind, enhancing the setting of the listed building in its landscape.

DEVELOPER:

Urban Splash

LEAD PARTNERS:

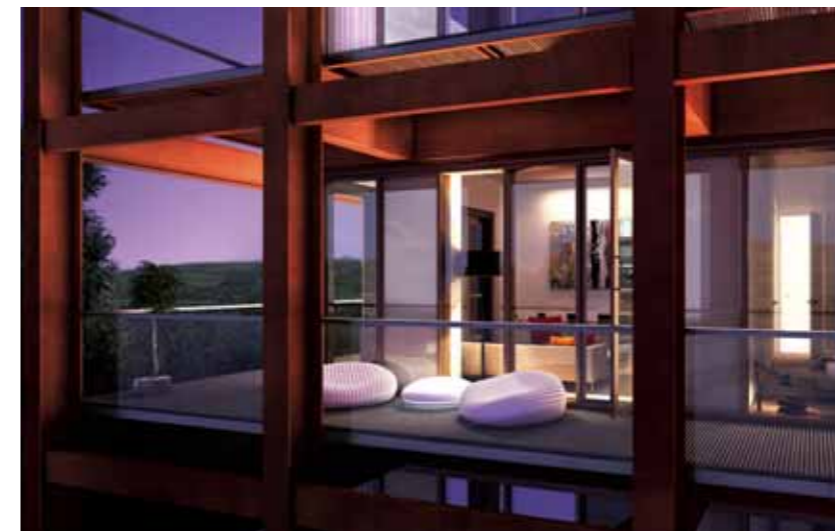
Atelier 10
Build, Urban Splash's
contracting arm

ARCHITECT:

Acanthus Ferguson Mann

01

CONSTRUCTIVE
CONSERVATION
IN PRACTICE
LAKE SHORE
DEVELOPMENT
BRISTOL



“Our challenge was to respect the original design and structure whilst creating exciting new homes for those who value both style and the environment. Working closely with the local authority and drawing upon guidance from English Heritage, we have been able to achieve this.”

JASON COLLARD
Managing Director, Urban Splash (South West)



PRINCESSHAY EXETER

Situated in the heart of the city centre, close to the cathedral, the redevelopment of this post-war shopping complex required careful re-integration; initial plans showed little sensitivity to the historic character of Devon's county town.

English Heritage worked with the developers and Exeter City Council to explore alternative ways forward. Ideas were also shared between the three architectural practices subsequently appointed for each of the three adjacent areas which made up the site. With a cogent and detailed analysis of the historic urban pattern in which the shopping centre sits, English Heritage worked with all parties to suggest options that would be commercially successful, while acknowledging and even improving the historic setting.

Developer, architect and local authority worked collaboratively to see the £225 million redevelopment through to completion. This involved removing and replacing a number of post-war structures and introducing residential as well as business and leisure use. The development has been acclaimed for its design and hailed as an economic success. The area is far busier than before redevelopment and the scheme is predicted to create 1,500 new jobs.

Its interconnected streets and sympathetically-designed buildings complement the historic structures of the area, and open up views of Exeter Cathedral. A large-scale development has not simply been accommodated within a historic city – it has enhanced it.

“The development of an award-winning contemporary design was the result of close collaborative working between the City Council, the three architectural practices, English Heritage, CABE and the developer, Land Securities. This joint working has delivered a high quality, mixed-use scheme that is knitted into the fabric of the historic city.”

JOHN RIGBY
Director of Economy and Development,
Exeter City Council

DEVELOPER:

Land Securities

LEAD PARTNERS:

CABE

Exeter City Council

ARCHITECT:

Chapman Taylor, with Wilkinson
Eyre Architects and Panter
Hudspith Architects

02

CONSTRUCTIVE
CONSERVATION
IN PRACTICE
PRINCESSHAY
EXETER



WEST FRONT BURY ST EDMUNDS ABBEY SUFFOLK

Bury St Edmunds Abbey was once amongst the most important medieval monasteries in England. In the 21st century, its ruined Norman West Front had become a Building at Risk. Houses inserted into the structure in the 18th century lay derelict and a major project was required to make them habitable again. The West Front was extraordinarily sensitive and important: both a scheduled monument and grade I listed. The Abbey was the centrepiece around which the entire town had grown. The West Front is adjacent to the Cathedral and Bury's main public park.

English Heritage helped to identify a 'dream team' of skilled practitioners prepared to take on both the delicate task of conservation and conversion and the financial risks of developing five new high-quality dwellings.

St Edmundsbury Borough Council, which owned the site, was then able to engage in detailed pre-application negotiations. Armed with a detailed understanding of the structure, it became possible for all parties working together to identify effective and appropriate conservation solutions for the historic fabric. The detailing of contemporary interventions and the design of new rear extensions were particularly sensitive, yet the project was completed on time and under budget.

One of East Anglia's defining buildings has been resurrected, bringing a nationally important Building at Risk back into use. Five new homes – all now occupied – have also been added to the heart of this historic market town.

DEVELOPER:
Hawes and Southgate

LEAD PARTNERS:
St Edmundsbury
Borough Council

ARCHITECT:
Nicholas Jacob Architects

03
CONSTRUCTIVE
CONSERVATION
IN PRACTICE
WEST FRONT
BURY ST
EDMUNDS
SUFFOLK

“The degree of creative cooperation between all parties on this project was refreshing; such was the enthusiasm of all for the restoration to succeed. The involvement of English Heritage at the planning stage and in the care of the scheduled ancient monument was extremely valuable.”

HUGH BUNBURY
Project Architect, Nicholas Jacob Architects

“This is a unique project which shows what can be done when everyone works together. It celebrates our rich heritage while bringing fresh life to some of the most wonderful buildings in Bury St Edmunds.”

CLLR JOHN GRIFFITHS
Leader, St Edmundsbury Borough Council



PARK HILL SHEFFIELD

DEVELOPER:
Urban Splash Yorkshire

ARCHITECT:
Hawkins Brown and Studio
Egret West

LEAD PARTNERS:
English Partnerships
Housing Corporation
Parkway Housing Association
Sheffield City Council
Transform South Yorkshire

Park Hill was the most ambitious inner city housing scheme of its time. Designed by Ivor Smith and Jack Lynn, it dominates the eastern skyline of Sheffield. In 1997 it was listed grade II* for its architectural importance, its ground-breaking use of 'streets in the sky' and its impressive scale. By that time, however, it had become run down. Branded a crime-ridden eyesore, it was no longer a desirable place to live.

Sheffield City Council saw the listing as an opportunity to tackle the problems of the site. It invited English Heritage to help explore options for its reinvention. We provided expert advice on the scope for change and identified the heritage values of the complex. These lay not only in the site's history but in the scale and vision of the original council housing scheme, in the expressed reinforced concrete frame and the relationship of the building to the landscape in which it sits. Substantial changes to the internal layout and the infill panels within the frame could therefore be introduced without damaging its historic significance.

The project benefited immensely from Sheffield City Council's sustained commitment and from Urban Splash's good understanding of this historic site. Our willingness to consider radical options helped to build momentum and all were able to call on our advice while working around the many challenges of a project on this scale.

"We have worked closely with English Heritage throughout the design process. It was important to revitalise the building whilst still maintaining its character. This was successfully achieved through constant consultation and a good working relationship with the team at English Heritage."

SIMON GAWTHORPE
Managing Director, Urban Splash (Yorkshire) Ltd



MOLINEUX HOTEL WOLVERHAMPTON

DEVELOPER:
Wolverhampton City Council

LEAD PARTNERS:
Advantage West Midlands
Heritage Lottery Fund

ARCHITECT:
Donald Insall Associates

05
CONSTRUCTIVE
CONSERVATION
IN PRACTICE
MOLINEUX HOTEL
WOLVERHAMPTON

The Molineux Hotel is a grade II* listed building on the edge of Wolverhampton city centre. The elegant former residence of the Molineux family, this building of the 1720s became a hotel in the 19th century. In 1889 the hotel and its grounds were purchased by Wolverhampton Wanderers Football Club, whose stadium is located within the original grounds.

The hotel passed through a succession of owners before it closed and fell into disrepair, when it was added to English Heritage's Register of Buildings at Risk. We and the local authority searched for a solution, hoping to identify developers who could suggest a sustainable use for the building. Without this, the structure could have been entirely lost, especially after it sustained serious fire damage in 2003. Outright demolition was a possibility but engineering advice from English Heritage gave it a thread of hope for the future.

Then Wolverhampton City Council came to the rescue, suggesting that they might be able to use the building as a home for their archives and local studies service. Convinced of the feasibility of this, English Heritage offered a grant of £200,000 towards the preliminary costs of saving the building. The Heritage Lottery Fund subsequently offered £3.3 million.

The beautiful, but badly damaged, interiors of the Rococo and Oak rooms were restored using fragments of the original interiors as a guide. A less historically-significant Victorian extension was demolished to make way for the state-of-the-art archive, without which the entire project could not have been feasible.

Local people will be able enjoy the building when using the public City Archives and Local Studies Service, which will include a conservation studio. Life has been extended for one of Wolverhampton's best-loved landmarks; one that was at serious risk of being lost.

“English Heritage has been very supportive throughout the project. It made a substantial grant towards the initial costs of rescue and restoration, and recognised the importance of saving the building by launching their Buildings at Risk register from the site. EH also supported the demolition of a late 19th-century addition to the hotel, providing the key to finding a viable new use for the building as the city's Archive and Local Studies Service.”

JON BEESLEY
Urban Design and Conservation Officer,
Wolverhampton City Council



THE MIDLAND HOTEL MORECAMBE

DEVELOPER:
Urban Splash Liverpool

LEAD PARTNERS:
Heritage Lottery Fund
Lancaster City Council

ARCHITECT:
Union North

Northwest Regional
Development Agency

06

CONSTRUCTIVE
CONSERVATION
IN PRACTICE
THE MIDLAND
HOTEL
MORECAMBE

“With support and advice from English Heritage, the architects (Union North) and the construction team, led by Urban Splash Build, were able to overcome a wide range of highly complex conservation challenges. The spirit and integrity of the original architecture has been maintained; new services and major alterations have been successfully integrated within the framework of the building.”

BILL MAYNARD
Managing Director, Urban Splash Liverpool

The grade II* listed Midland Hotel in the seaside resort of Morecambe is one of the most important 20th-century buildings on the English west coast. Early modernist architect Oliver Hill was commissioned to build the structure in 1932; the resulting striking design has lavish interiors, ornamented by sculptors and artists such as Eric Gill and Eric Ravilious. The building's elegant curved form follows the line of the promenade facing the sea, ensuring sea views from every room.

From the 1950s onwards the hotel fell into decline, as holidaymakers deserted British seaside resorts for guaranteed sunshine overseas, and the hotel was finally boarded up in 2000. In January 2003 it was taken on by Urban Splash, who spent nearly two years undertaking research, securing resources – largely from the Northwest Regional Development Agency – and preparing a project to reopen the hotel.

English Heritage was involved from the earliest stages, working with Lancaster City Council to help Urban Splash to make major changes to the layout. Access and safety arrangements had to be addressed, without damaging the historic significance of the hotel. English Heritage was able to enrich the architects' good understanding of the building's history and advise on the most effective ways of integrating new features with the old. The rooftop bar has been replaced by six guest suites, while the kitchens have been relocated to the basement. Lancaster City Council's drive and enthusiasm helped Urban Splash bring back to Morecambe the 1930s glamour exemplified by this exceptional building.



ROYAL CLARENCE YARD GOSPORT

DEVELOPER:
Berkeley Homes (Southern) Ltd

LEAD PARTNERS:
Gosport Borough Council

ARCHITECT:
John Thompson Architects

07
CONSTRUCTIVE
CONSERVATION
IN PRACTICE
ROYAL
CLARENCE
YARD
GOSPORT



Gosport is Portsmouth's sister town, facing it across a harbour that is the historic home of the British Navy. A dozen of the mighty Georgian buildings at Royal Clarence Yard, the Navy's victualling station from the 18th century, are listed and much of the site is within a conservation area. These buildings now form the framework for a £100 million regeneration scheme that has brought together the historic and the modern, creating a series of attractive squares and creating a new residential community on Gosport's waterfront.

Throughout the scheme, John Thompson Architects used studies of the archaeology and history of the site initiated by English Heritage and Gosport Borough Council, as well as conservation advice on the types of new development that could be accommodated. New designs were created that responded to the historic architecture. Minor structures were retained where they reinforced the historic significance of the Yard. Berkeley Homes were open to being persuaded that the oldest buildings in the Yard, though less monumental and unlisted, had an important role to play in the final successful scheme.

The buildings at Royal Clarence Yard tell a vivid story of the logistics that supported Nelson's navy. At the Granary, grain was stored; at the Bakery next door ship's biscuits were made. Combined with other structures dedicated to the storage of rum, water and beef, they kept alive a navy at sea. Several are now residential apartments and the Granary and the Bakery are now a gym and a restaurant.

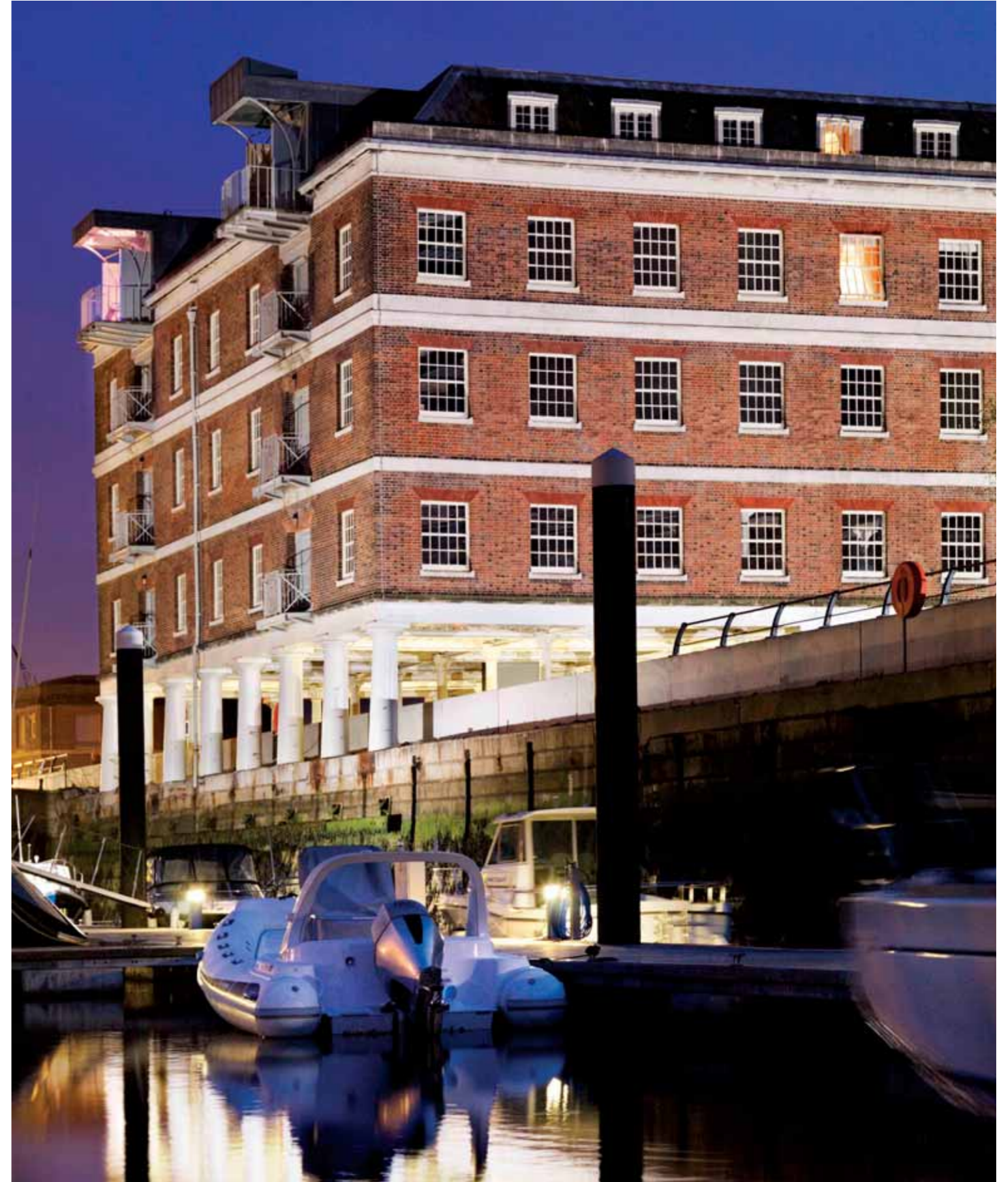
A carefully designed new building to one side of the larger blocks on the site balances and complements the older structures, enhancing their appearance from the waterfront. The new architecture has re-connected disparate historic buildings in a bold but respectful way.

“The team at English Heritage was very supportive... we could approach English Heritage with the knowledge that we could easily agree a solution. Their guidance throughout the project was certainly a benefit as we were able to maintain the balance between historic architecture and contemporary living.”

LEE GAULT
Technical Manager, Berkeley Homes
(Southern) Limited

“English Heritage was closely involved in all stages of the project, and in many cases was the ‘voice of reason’, providing invaluable guidance on many complex issues.”

DAVID HILLS
Project Architect, John Thompson Architects



SNAPE MALTINGS ALDEBURGH

DEVELOPER:
Aldeburgh Music
Johnny Gooderham
Owner of Snape Maltings

ARCHITECT:
Haworth Tompkins

LEAD PARTNERS:
Aldeburgh Music
Arts Council East
Suffolk Coastal District Council.

08
CONSTRUCTIVE
CONSERVATION
IN PRACTICE
SNAPE
MALTINGS
ALDEBURGH

“Converting the buildings to new uses without destroying their unique character presents a whole range of challenges and our dialogue with English Heritage and Suffolk Coastal planning officers has been central to the project. Together we have developed a response to the Maltings which gives them a new future while preserving the simple and harmonious relationship between the industrial architecture and the powerful landscape of the coast.”

PADDY DILLON
Haworth Tompkins

“The process of designing and converting these beautiful, historic buildings has involved many stakeholders and advisers, including English Heritage and Suffolk Coastal District Council. The building work is now very advanced and it is clear that new life is being successfully brought to this site, whilst maintaining its unique character.”

JONATHAN REEKIE
Chief Executive Aldeburgh Music

Built by Newson Garrett in the mid-19th century, Snape Maltings is an impressive complex of grade II listed buildings and was, until it closed in 1965, one of the largest barley maltings in East Anglia. Though one of the maltings has been used as a concert hall by Aldeburgh Music since this time, and other structures have been converted into shops and holiday accommodation, the majority of the buildings on this massive four hectare site remained redundant and in desperately poor condition.

English Heritage was invited to join local authority, developer and architect in extensive pre-application discussions to help devise a scheme that acknowledged and responded to the heritage values of the existing buildings and their relationship with the landscape. These values lay in the buildings' layout and relationship to each other, in the mass and design of the individual structures and in the way they tell the evolving story of the maltings process over the 19th and 20th centuries. We used our understanding of the site to help identify the opportunity for possible interventions: for example identifying where internal fabric had been lost and therefore where a greater level of change could be accommodated. Changes to the external fabric were kept to a minimum in order to retain the character of the individual buildings.

The motivation of the owner and developers, and the desire of all parties to see the buildings repaired and re-used, kept momentum going. The condition of the buildings was at tipping point. Balanced decisions were made by the local authority that wouldn't compromise either the historic fabric or the financial viability of the project. Without a constructive approach to conservation, the project might have foundered and the historic buildings would have been lost. The resulting proposals for conversion and re-use will bring people to live and shop in the area, and will enable Aldeburgh Music to expand their operations and generate a new creative centre for music and the arts. Consent has now been granted and works have begun on site.



COOPER'S STUDIOS NEWCASTLE UPON TYNE

DEVELOPER:
Hanro Group

ARCHITECT:
Ryder HKS

09
CONSTRUCTIVE
CONSERVATION
IN PRACTICE
COOPER'S
STUDIOS
NEWCASTLE
UPON TYNE

“We have worked with English Heritage from the earliest stages. They clearly understood our wish to retain the historic character of the building whilst creating top-quality office space. With EH’s help we have been able to preserve and restore many original features of the building such as the horse ramps and central light well.”

STEVE BAXTER
Director, Hanro Group

The former Cooper’s Motor Mart on Westgate Road, central Newcastle, is a rare witness to the replacement of the horse by the car. It was built in 1897 as a horse, carriage and cycle auction room and parking place – essentially a showroom for horses and carriages. The ‘ladies gallery’, from which animals were viewed, remains intact. By the 1920s the days of horse transport were numbered so Mr Cooper adapted the building to serve as one of the first motor car garages and dealership. To add to its interest, the building stands on top of the buried remains of Hadrian’s Wall.

English Heritage experts carried out research into the building to assess its significance and to identify important features. We advised the Secretary of State to list the structure, but took a pragmatic approach when local architects Ryder HKS came forward, interested in creating new office spaces within the existing structure.

Newcastle City Council and the architects invited English Heritage to join pre-application discussions, where we were able to present our analysis and help identify the elements of less historic significance that could be replaced to allow the site to have a sustainable future.

Ryder HKS produced a bold scheme that acknowledged the building’s most historically significant features and protected the site’s archaeology. Technical problems – such as how to provide natural light in former stabling areas – have been solved and the new additions are innovative, while respecting the heritage values of the building. An archaeological excavation recorded the Roman remains beneath, which are now preserved *in situ* for future study. The end result will be an attractive and unique new business space in a central area of the city.



ROUNDHOUSE DERBY

The grade II* listed Derby Roundhouse is a triumph of Victorian ingenuity; a 16-sided structure with a 40-metre central space, it still houses the large turntable on which steam locomotives were once manoeuvred before repair. Built in 1839 by Robert Stephenson, the building was the first of its kind in the world, but it languished on English Heritage's Buildings at Risk Register from its very first publication. Neighbouring historic buildings – a former carriage shop and railway workshop, both listed at grade II*, and a grade II listed office building with a clock tower – were in a similarly vacant and derelict condition.

This fascinating complex of important buildings could easily have been lost but Derby College stepped in and decided to turn this former railway works into a new campus. English Heritage was confident about the ability of the architects and was, from the start, supportive of the overarching vision for the site. We helped the local authority to feel similarly confident that the scheme was going to succeed. In addition to that enthusiasm we could offer experience gained from the development of a similar structure for the University of Derby, at the domed former Royal Devonshire Hospital in Buxton, featured in *Shared Interest* (2006). This provided the architects with a basis on which they could move forward and the detailed knowledge needed to guide the College's decision-making, in what was for them uncharted territory.

DEVELOPER:

Derby College

ARCHITECT:

maber

LEAD PARTNERS:

Derby and Derbyshire
Economic Partnership

East Midlands

Development Agency

European Regional
Development Fund

Heritage Lottery Fund

Learning and Skills Council

10

CONSTRUCTIVE
CONSERVATION
IN PRACTICE
ROUNDHOUSE
DERBY

“English Heritage has brought a high degree of involvement and expertise ... we have consistently valued their insight and comment. They have shared our passion and vision for saving this important range of buildings and giving it a very bright future.”

IAN HARRIS
Architect, maber

The £36 million development passed smoothly through the planning process and will make a major contribution to the regeneration of Derby's historically important railway works site. The historic Roundhouse acts as a focal point for a unified campus that combines new architecture and historic buildings. The campus will become an attraction for visitors as well as an academic centre with a unique character: Buzzing with students taking courses such as construction, engineering and art and design, the spectacular Roundhouse will once more be connected to its history of innovation and engineering ingenuity.



ROYAL SHAKESPEARE THEATRE STRATFORD-UPON-AVON

The grade II* listed Royal Shakespeare Theatre in Stratford-upon-Avon was designed by Elisabeth Scott in a sumptuous Art Deco style and opened in 1932. It is an emblematic building for its era but was compromised by its layout, which consequently limited its success as a performance space. The dressing rooms were cramped and the main auditorium had an inflexible proscenium stage with difficult sight-lines. Only about 800 of a potential audience of 1300 could see the faces of those on the stage.

A call for the theatre to be demolished caused local and national protest among the public, within the conservation sector, and indeed, within the Royal Shakespeare Company itself. An analysis of the building, following English Heritage's guidelines, provided an objective understanding of its historic significance. The analysis demonstrated that it was possible to replace the auditorium without damaging historically significant features of the building, such as the Art Deco foyer, that justified its listing.

This work is now underway. The modern structure has been expertly woven into the foyer, which is being conserved. A new auditorium is rising within the theatre. A tower is being added, so that visitors can view the town of Shakespeare's birth. This prominent, and initially controversial, structure was supported by English Heritage and had a historic precedent in the original theatre's tower, which had been destroyed in a fire.

A key part of the story of English 20th-century cultural life has been saved, and is in the process of being reinvented as a structure that will be a worthy home for the work of the Bard of Stratford.

“We are extremely grateful for English Heritage’s support for our low-key approach to restoration – keeping the theatre’s ‘ghosts’. We are equally grateful that they encouraged us to make a bold new intervention that will add a worthy 21st-century contribution to the complex history of our theatre buildings.”

PETER WILSON
Project Director, Royal Shakespeare Company

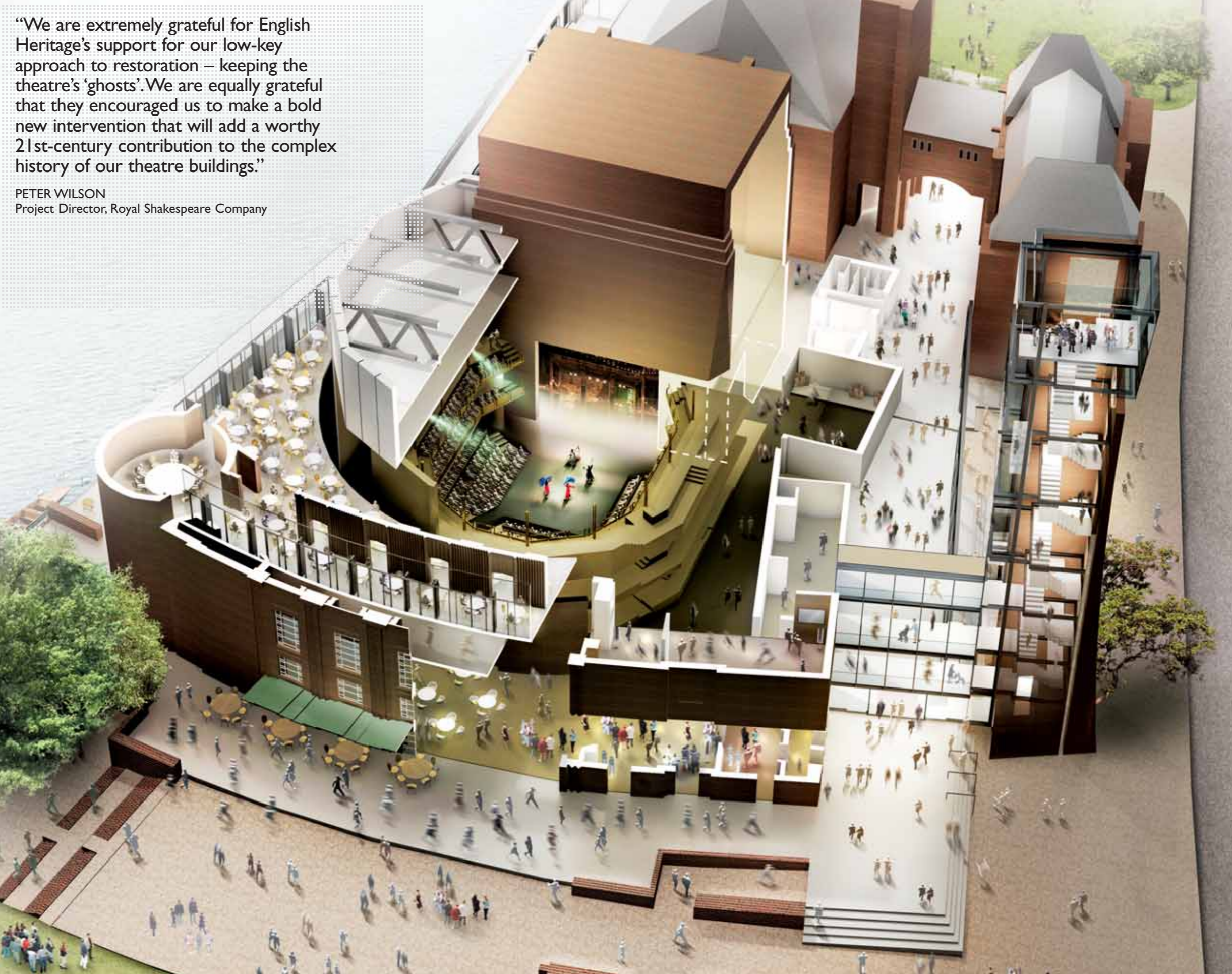
DEVELOPER:
Royal Shakespeare Company

LEAD PARTNERS:
Advantage West Midlands
Arts Council

ARCHITECT:
Bennetts Associates

11

CONSTRUCTIVE
CONSERVATION
IN PRACTICE
ROYAL SHAKESPEARE
THEATRE
STRATFORD-
UPON-AVON



GORTON MONASTERY MANCHESTER

Designed by EW Pugin – son of AWN Pugin, designer of the Houses of Parliament – the grade II* listed Monastery of St Francis at Gorton is a masterpiece of the Gothic revival. The building closed in 1989 and, after a project to convert it for residential use failed, it rapidly deteriorated. Stonework, statuary and other materials, even the high altar, were stolen and the building was placed on English Heritage's Buildings at Risk Register.

Now Gorton has a future once more; one which has, from the start, involved local residents in decisions about its use. A building preservation trust bought the complex in 1996 and commenced a £6.5 million refurbishment project that has become one of the largest community-led regeneration projects in the country. This has turned the building into a business and events centre. The spectacular body of the church, with its arcades and stained glass windows, is now a venue for weddings, conferences and banquets, whilst the cloisters have been converted into meeting rooms. Alongside these commercial functions, the Monastery will include a community centre and provide employment to local people.

In addition to providing grants for conservation work, English Heritage has helped the Trust by providing expert architectural and conservation advice to support their own team. The church, cloisters and former friary have been conserved and converted to the highest standards. The Monastery is engaged in a fundraising drive for restoration of the sanctuary and the reinstatement of twelve statues which once enriched the nave.

The friars originally came to Gorton to serve those most in need in 19th-century industrial Manchester. Thanks to the preservation trust, the local community and the wholehearted support of New East Manchester, this building will continue to help those people who live around it. Indeed, in a neighbourhood which still has more than its fair share of social and economic problems, the Monastery is widely credited as being the catalyst for wider regeneration.

DEVELOPER:

Monastery of St Francis
and Gorton Trust

ARCHITECT:

Austin-Smith: Lord

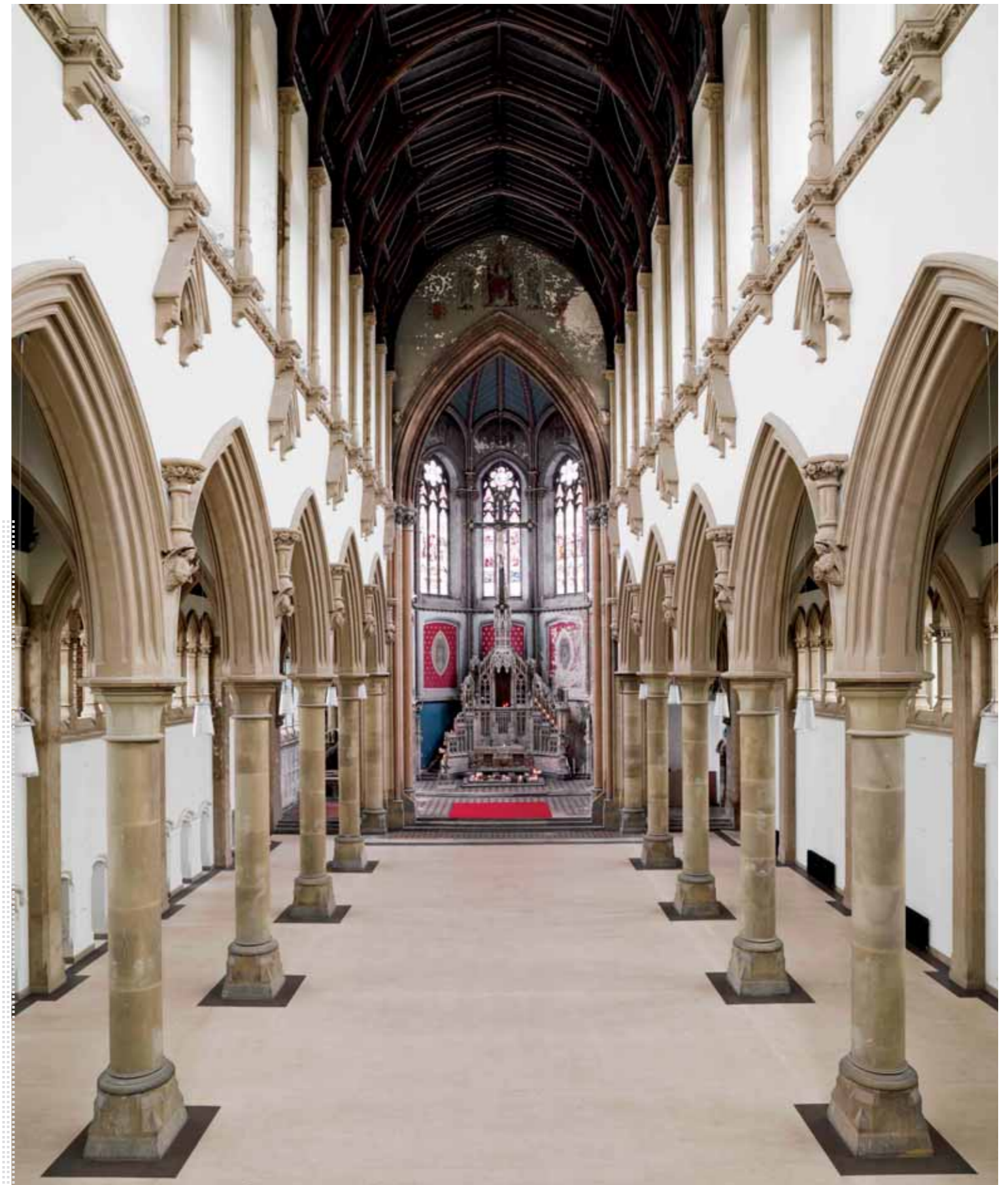
LEAD PARTNERS:

Architectural Heritage Fund
European Regional
Development Fund
Manchester City Council /
New East Manchester

Heritage Lottery Fund
Northwest Regional
Development Agency

12

CONSTRUCTIVE
CONSERVATION
IN PRACTICE
GORTON
MONASTERY
MANCHESTER



“English Heritage’s guidance to the Trust throughout the project has been invaluable and their initial support to the Franciscan Friars in the 1980s, with a grant towards the repair of the roof, undoubtedly saved the church from an uncertain future. English Heritage’s recent significant grant has helped rejuvenate Gorton Monastery as an icon for what can be achieved by a building preservation trust.”

PAUL GRIFFITHS
Chair, The Monastery of St Francis and Gorton Trust

BLENCOWE HALL PENRITH

DEVELOPER:
Charles and Christine Rowley

LEAD PARTNERS:
Eden District Council

ARCHITECT:
Donald Insall Associates
Graham Norman and
Charles Blackett-Ord

13
CONSTRUCTIVE
CONSERVATION
IN PRACTICE
BLENCOWE
HALL
PENRITH

“English Heritage has now changed its view about old properties. Rather than them just being preserved as a ‘ruin’ there can now be a change of use, provided that the renovations are sympathetic.”

CHRISTINE ROWLEY,
Owner, Blencowe Hall

This magnificent manor house has acquired not one but two defensive peel towers over the centuries. One of these has remained a habitable part of the structure, but the other, the southern tower, had fallen into ruin long before the new owners bought the house. Inside it was open to the sky and fireplaces were still visible several storeys up, showing the location of the original rooms.

From the outside, the tower offers dramatic and intriguing clues to its history, including an enormous gash in the stonework – often said to be the result of an attack on the building by Parliamentary forces in the 1640s, but more probably the result of soft ground and underground water. The owners wanted the site, both a scheduled monument and grade I listed building, to be habitable, wishing to create some holiday accommodation within it.

It would once have been standard conservation practice to leave the split tower as a ruin, but English Heritage’s buildings experts and archaeologists supported the owner’s desire to bring the structure back into use. The right intervention could continue the story of this complex medieval building. A building that is being maintained because people use it has far better long-term prospects than one from which the inhabitants derive no practical benefit. Eden District Council supported this approach and so gave confidence to both the owners and their architects.

The gash in the masonry that made the ruin so spectacular has been retained, in an eye-catching form. It remains as dramatic a sight as ever but now has behind it inset glazing and balconies. Inside, new rooms have been created; the stranded fireplaces once more relate to floors and hearths, and a bold and visually arresting solution has been found to give new life to a unique part of England’s architectural history.



CRYSTAL PALACE

LONDON

The 1950s National Sports Centre is a grade II* listed structure set within Sir Joseph Paxton's Crystal Palace Park. Designed by London County Council architect's department, the National Sports Centre, with its enormous glass and concrete curtain wall, is an impressive emblem of early Brutalism and was the first multi-purpose sports centre in the UK. For a long time, the future of the entire site hung in the balance. With its facilities outdated, demolition rather than refurbishment was being considered, in spite of the London 2012 Olympic bid.

English Heritage and the London Development Agency worked together to propose an alternative vision for the National Sports Centre; the 50-metre swimming pool, which no longer meets Olympic standards, could be

decked over to provide an all-weather sports pitch, transforming the interior of the building into a multi-purpose hall for sports and other events.

Finding a secure future for this building was part of the London Development Agency and Latz + Partner's wider plan for the regeneration of the whole of the park. The dramatic changes proposed for the National Sports Centre building derive from English Heritage's understanding of where its heritage values lie. As a result, the future of one of London's landmark post-war buildings has been guaranteed and can be used and enjoyed by a wider audience.

DEVELOPER:
London Development Agency

LEAD PARTNERS:
London Borough of Bromley

ARCHITECT:
Latz + Partner

14

CONSTRUCTIVE
CONSERVATION
IN PRACTICE
CRYSTAL PALACE
LONDON



“The challenge of designing such a wonderful master-plan within a listed landscape, one that includes listed structures and buildings, benefited enormously from a most constructive association with English Heritage.”

MARK LLOYD
Senior Development Manager,
London Development Agency

“English Heritage was invaluable in developing a meaningful master plan, one that addressed all the historic elements in the park, both listed and unlisted.”

MISCHA ICKSTADT
Senior Landscape Architect, Latz + Partner

GRAYLINGWELL HOSPITAL CHICHESTER

The former Graylingwell Hospital on the edge of Chichester, designed by Sir Arthur Blomfield, is an attractive unlisted building that makes a substantial contribution to the conservation area on the outskirts of this small cathedral city. In its surrounding parkland it creates a landscape of great character.

In preparing a brief for the hospital site, closed in 2003, English Partnerships needed to understand both the structure and the area in which it stood. In response, English Heritage carried out and supplied a characterisation study of the site. This gave an objective assessment of the heritage values of each part of the landscape, whether built or planted. The study helped developer, architect and local authority work together to make decisions about which

parts should be retained and which could be demolished, without compromising the historic significance of the site.

The resulting development will be carbon-neutral. New structures, including affordable housing, will be created that generate as much energy as possible using solar panels. The grade II listed farmhouse and late Victorian chapel, as well as the hospital itself, are being conserved and adapted, while the grounds are being restored to provide a beautiful setting for the new community. New routes will be opened up through the area to enable circulation and access.

Parts of the site have already secured detailed planning permission with the remainder to be decided in consultation with Chichester District Council and the local community.

DEVELOPER:
Galliford Try
English Partnerships

LEAD PARTNERS:
Affinity Sutton Group
Chichester District Council

ARCHITECT:
John Thompson Architects

“The characterisation work with English Heritage has been of invaluable use. In particular, English Heritage helped us to gain an understanding of the importance of key buildings and their potential use. This has been especially helpful to us in developing our plans for the overall project.”

DAVID ASHWORTH
Area Director, English Partnerships



CLORE LEARNING CENTRE HAMPTON COURT, LONDON

It's not often that a new building is proposed within the heart of a historic royal palace, but that was the case with the Clore Learning Centre at Hampton Court. The Palace has a high demand for educational visits, yet there was poor accommodation for school groups.

The site for this £2.4 million project, made possible thanks to a £1 million grant from the Clore Duffield Foundation, lay in full view of the Palace. Next door stood the Barrack Block, a 17th-century structure and the oldest surviving purpose-built barracks in the country, as well as the newer Guard House including the remains of a small prison. Both were to be incorporated into the new facility. English Heritage advice was sought from the outset of this sensitive project.

The project aimed to work with the grain of this historic landscape. The Barrack Block and adjacent buildings created a linear view of the Palace and early designs for the education centre's new main block situated it at right angles to this axis. Part of our contribution in helping Historic Royal Palaces and FCB Studios with

their scheme included a suggestion to turn the building so that it reinforced the historic view: the full length of the impressive Barracks would remain visible. Such simple interventions, based on understanding of a place, can turn a development that conceals historic significance into one that reinforces it.

The Barrack Block and the new Learning Centre building are provided with natural ventilation. English Heritage research uncovered historic photographs showing that the Barrack Block once had roof vents. The design of these was used as the inspiration for new vents on both buildings and the complex has since won a Sustainable Building Award for its natural ventilation system. It is a sensitively-detailed development, incorporating traditional handmade bricks and roof tiles in a contemporary design.

DEVELOPER:
Historic Royal Palaces

LEAD PARTNERS:
Alan Baxter Associates
Chorus
Clore Duffield Foundation
King Shaw Associates

ARCHITECT:
Feilden Clegg Bradley Studios



“Working together with English Heritage from an early stage in the project enabled us to produce a sensitively-designed new building which makes a positive contribution to the setting.”

ADRIAN PHILLIPS
Surveyor of the Fabric, Historic Royal Palaces



REGENT PALACE HOTEL

LONDON



DEVELOPER:
The Crown Estate

ARCHITECT:
Dixon Jones

LEAD PARTNERS:
Westminster City Council

17
CONSTRUCTIVE
CONSERVATION
IN PRACTICE
REGENT
PALACE HOTEL
LONDON

“The proactive and creative contribution by English Heritage and Westminster City Council provided the basis on which The Crown Estate could develop this critically important 1 million sq ft £750m Regent Street regeneration scheme.”

DAVID SHAW
Head of Retail Portfolio, The Crown Estate

“Our meeting on site with English Heritage was absolutely central in unlocking our approach to this challenging project.”

JEREMY DIXON
Partner, Dixon Jones

The Regent Palace Hotel near Piccadilly Circus is one of central London's more unexpected treats; an enormous 1915 Beaux Arts Baroque structure with later Art Deco embellishment. It was famed among overseas visitors for its cheap rates and faded elegance. The grade II listed building occupies a triangular block with grand façades enriching each corner.

Initial plans for development involved a complete demolition of the hotel, but English Heritage assessed where the building's heritage values lay, understood what the Crown Estate wanted to achieve and worked with Westminster City Council throughout to suggest ways of creating a viable scheme.

English Heritage advised that, in this case, if the building's significant rooms and proportions could be retained within a sensitively designed modern structure, some demolition could be acceptable. Indeed, the right approach could actually reinforce the historic character of the area. All involved agreed that an active ground-floor frontage, accommodating shops and other facilities, would return these underused and run-down streets to the mainstream of the West End. The Crown Estate welcomed the solution as an improvement on its original intentions.

BAYSHILL HOUSE CHELTENHAM

18

CONSTRUCTIVE
CONSERVATION
IN PRACTICE
BAYSHILL
HOUSE
CHELTENHAM

CLIENT:

Cheltenham Ladies' College

LEAD PARTNERS:

Turley Associates

Wilmott Dixon

ARCHITECT:

Tim Foster Architects



The College was looking urgently for a site for a new performing arts centre and consulted English Heritage prior to purchasing grade II* listed Bayshill House. English Heritage's enthusiasm about the potential of the building gave both the College and Cheltenham Borough Council the confidence to push forward a major scheme to build a large new auditorium within the site.

The Regency stucco villa, so characteristic of Cheltenham, is among the top 7% of important historic buildings in the county, however, we identified parts of lower historic significance that might be replaced. For example, the removal of a large 1970s extension could improve the heritage values of the site, provided its replacement made a positive contribution to the conservation area. As part of such a scheme, the historic fabric of the Regency part of the building could undergo much-needed restoration.

With advice from Cheltenham Borough Council, the College developed designs which, with minimalist contemporary detail, subtle Classical proportions and thoughtful use of materials, will enhance this part of Regency Cheltenham. The College bought the house in 2005 and construction of the new performing arts centre, with a 320-seat auditorium and ancillary facilities, is underway. A wide public, including local schools, will have access to the new facility.



“We enjoyed a positive relationship with both English Heritage and the local Conservation Officer, working together to develop a design which is both modern and at the same time respectful of the historic building and the wider conservation area.”

TIM FOSTER
Architect

THE BLUECOAT LIVERPOOL

Liverpool's elegant grade I listed Bluecoat Chambers is the earliest surviving building in Liverpool city centre. Built in 1717 as a school for poor children, it became an arts centre in 1911, and hosted the first ever UK exhibition outside London of works by Picasso, Matisse, Cezanne and Van Gogh.

The Bluecoat has undergone an imaginative £12.5 million conservation programme, reopening as part of Liverpool's European Capital of Culture celebrations in 2008. Some demolition was involved, as well as the construction of a new rear wing.

English Heritage collaborated with Liverpool City Council, the Bluecoat, Dutch architects Biq, executive architects Austin-Smith: Lord, and conservation architects Donald Insall Associates, to solve the delicate problem of integrating the new parts with the 18th-century building. A key part of our role was to identify those less significant parts of the building that could best accommodate the major interventions necessary to house the new activities. One area, for example, had been rebuilt after bomb damage in the Second World War.

Demolition, expansion and conservation have all been successfully completed. The historic dome, the Queen Anne façade and a rambling series of 18th-century rooms have been conserved to the highest standards, along with what may be the oldest stone representation of a Liver Bird in the city. The venue has gained a 200-seat performance space, shops and eating places, four galleries, and 26 studios for artists and workers in the creative industries. A progressive institution of the 18th century has been successfully transformed into an equally forward-looking one for the 21st.

DEVELOPER:

The Bluecoat

ARCHITECT:

Biq with Austin-Smith: Lord and Donald Insall Associates

LEAD PARTNERS:

Arts Council
BIFFA
Northwest Regional
Development Agency
Duke of Westminster
E Rex Makin
Garfield Weston Foundation

European Regional
Development Fund
Heritage Lottery Fund
Leverhulme Trust
Liverpool City Council
PH Holt Charitable Trust
The Monument Trust

19

CONSTRUCTIVE
CONSERVATION
IN PRACTICE
THE BLUECOAT
LIVERPOOL



“The redevelopment of the Bluecoat was a complex project that needed to be achieved with absolute sensitivity to the heritage of this extraordinary place. With English Heritage’s support we have achieved something unique, managing to create one of Liverpool’s finest 21st-century buildings whilst respecting and preserving one of its most iconic historical venues.”

ALASTAIR UPTON
Chief Executive, Bluecoat



KING'S CROSS CENTRAL LONDON

The redevelopment of the former railway lands at King's Cross is one of the most important regeneration projects in London. The 53 acre brownfield site is partly a conservation area and contains some 20 historic buildings and structures. It is also the setting for two of the greatest monuments to the Victorian age of railway building: St Pancras and King's Cross stations.

The size of the project had posed one of the most intimidating regeneration challenges in Europe, but developers Argent made a confident start by bringing in architects Allies & Morrison and Porphyrios Associates as masterplanners. That confident start also involved many constructive and collaborative pre-application discussions with English Heritage and Camden Borough Council – that continued throughout the seven years of preparation and public consultation needed to resolve the technical, financial, planning and conservation challenges posed by the project. Camden granted an “enhanced outline planning permission” for the project in 2007. This is a highly unusual form of permission; at face value contrary to guidance that would demand a detailed application for a conservation area. Both Camden and English Heritage recognised the unusual 20-year life-span needed to build the scheme. As long as we had detail enough to understand and assess likely impacts upon the historic environment we were happy to give the developer greater flexibility to respond to a changing market.

At the heart of the development is the repair and conversion of the site's many historic industrial buildings and structures. An intelligent conversion of the imposing Granary Warehouse into the University of the Arts, designed by Stanton Williams Architects, has started on site. Two gasholders – major landmarks for generations of Londoners – will also be restored; one as an urban park and open-air performance venue, the other as the iron frame containing a remarkable new circular residential building.

Major change is continuing in an area often described as a microcosm of Victorian industrial London. Already, transformation of St Pancras Station into London's Eurostar Terminal has been rightly hailed a spectacular triumph. The dramatic extension and refurbishment of King's Cross Station is about to start and set to be a similar success. The imaginative conversion of the glorious gothic Midland Grand Hotel back to a luxury hotel and flats is underway and eagerly awaited. Together with King's Cross Central, these projects are changing the face of the wider King's Cross area. They also demonstrate English Heritage's ability to work constructively alongside a confident local authority, with enlightened developers and talented architects, to get the best results out of the most important historic areas.

“At King's Cross we'll see 20 historic buildings and structures brought back to life; helping to define the character that will make King's Cross the best place to visit, live, work and relax in Central London. We've worked closely with English Heritage from the outset ensuring that these heritage structures are restored and brought back into use. Of the total 8 million sq ft of mixed use granted at King's Cross, over 1 million sq ft of retail, leisure, office and education uses will be within historic structures – where else in Central London could you find such a new opportunity?”

ROBERT EVANS
Director, Argent

DEVELOPER:
Argent

ARCHITECTS AND
MASTERPLANNERS:
Allies & Morrison and
Porphyrios Associates
(Masterplan)
Stanton Williams Architects
(Granary)

LEAD PARTNER:
Camden Borough Council

20

CONSTRUCTIVE
CONSERVATION
IN PRACTICE
KING'S CROSS
CENTRAL
LONDON



FURTHER PUBLICATIONS FROM ENGLISH HERITAGE

For more information or for further publications
log on to www.english-heritage.org.uk/planning

Publications are also available in hard copy from Customer Services on 0870 333 1181.

CONSERVATION PRINCIPLES (2008) set out for the first time the values and criteria by which historic assets can be consistently and accurately judged. The principles form the basis of all the formal advice we give on planning and consent cases.

CHARTER FOR ENGLISH HERITAGE PLANNING AND DEVELOPMENT ADVISORY SERVICES (2008) provides a checklist for successful applications, information on issues such as e-planning, and fully explains what you can expect from our advisory service.

HELM (Historic Environment Local Management) www.helm.org.uk is one-stop-shop for professionals seeking the latest published guidance on all planning topics and information on training and events.

SHARED INTEREST – CELEBRATING INVESTMENT IN THE HISTORIC ENVIRONMENT (2006) championed a number of successful schemes that had involved developers working with heritage professionals to exploit the commercial potential of historic places.

HERITAGE WORKS – A TOOLKIT FOR GOOD PRACTICE (2006) is a practical reference document for successful conservation-led regeneration, created in partnership by English Heritage, the British Property Federation, the Royal Institution of Chartered Surveyors and Drivers Jonas. It is available free in hard copy or from www.english-heritage.org.uk/heritageworks.

BUILDING IN CONTEXT TOOLKIT (2007) provides advice for local planning authorities on how to raise the standards of new development in historic areas. Created by English Heritage and CABE it is available to download from <http://www.building-in-context.org>.

PHOTOGRAPHIC CREDITS

Bayshill House, Cheltenham
© Tim Foster Architects
and Kilvington Design Ltd

Blencowe Hall, Penrith
© English Heritage
(James O. Davies)

The Bluecoat, Liverpool © Biq

Clore Learning Centre,
Hampton Court, London
© Historic Royal Palaces

Cooper's Auction Yard,
Newcastle © Ryder
Architecture Limited

Crystal Palace, London
© Latz + Partner

Gorton Monastery, Manchester
© English Heritage
(James O. Davies)

Graylingwell Hospital, Chistester
© English Partnerships

Kings Cross Central,
London © Argent

Lake Shore, Bristol
© The Neighbourhood

Midland Hotel, Morcambe
© Simon Webb Photography

Molineux Hotel, Wolverhampton
© English Heritage
(James O. Davies)

Park Hill Flats, Sheffield
CGI © Smoothe,
Photograph © English Heritage

Princesshay, Exeter © Princesshay

Regent Palace Hotel, London
© Miller Hare Limited

Roundhouse, Derby © maber

Royal Clarence Yard, Gosport
© English Heritage
(James O. Davies)

Royal Shakespeare Theatre,
Stratford-upon-Avon
© Hayes Davidson

Snape Maltings, Aldeburgh
© Haworth Tompkins

West Front, Bury St Edmunds
Abbey © Fisher Hart
Architectural and Interiors
Photography

© English Heritage 2008.
Production Team – Steven Bee, Lindsay Douglas,
Nicky Green, Carol Pyrah, Humphrey Welfare.
Written by Jon Cannon.
Designed by evolvedesign.co.uk
Printed by Colourhouse.

If you would like this document in a different
format, please contact our Customer Services
department: Telephone: 0870 333 1181
Fax: 01793 414926 Textphone: 01793 414878
E-mail: customers@english-heritage.org.uk



ENGLISH HERITAGE



50% recycled
This report is printed
on 50% recycled paper