

Farrell Review of Architecture and the Built Environment

Call for Evidence Questions

There are a number of key and recurring themes throughout our responses to each of the review's questions. These can be summarised as

- The vast majority of buildings that will exist in 2050 are already in existence
- As a result, architecture and new design will almost never happen in isolation – there will almost always be an existing context within which it will be inserted. All those working in the built environment therefore need to have the skills to understand the historic contexts and significance of places and the ability to ensure that new architecture and development acknowledges these successfully
- Urban design skills are another key mechanism to ensure that this happens – at the micro level in terms of the requisite skills being applied to particular buildings and developments, and at the macro level in that there should be an adequate supply of qualified and experienced professionals
- The education, training and CPD of architects need to be broadened to ensure the above points are embedded
- Any consideration of quality of design and/or architectural policy also needs to take into account the inter-relationship with planning policy

1. Understanding the role for Government in promoting design quality in architecture and the built environment

The review will look at lessons that can be learnt nationally and internationally about the role for Government in promoting and achieving design quality. The role of built environment bodies and other organisations that promote the appreciation and better understanding of design quality in the built environment will also be considered.

1.1 Britain has some of the best architects and designers in the world but that does not automatically mean that standards of architectural design in England are as good as they could be. Why is this?

1.1.1 Key issues for Q1.1:

- Architectural education in England focuses on new design and on modern materials and construction techniques, as do other professions such as planners and surveyors. This does not equip architects with the knowledge, understanding and skills needed to ensure that the buildings they are designing work within the context or historic significance of the existing built environment, or to conserve and repair existing buildings – not just those listed, but the 5m traditional (pre-1919) buildings in England. In certain cases the use of inappropriate materials and techniques can cause irreversible damage.

- The importance of quality design input from the very starting point of a development scheme cannot be overstated. While there may be some extra costs incurred in employing architects able to achieve excellent design within an existing built context, such an approach often creates a development that stands out and attracts a premium as a result
- Upfront costs incurred in this way can ensure that schemes proceed quicker (and without unexpected costs) through the planning system
- That there is, nevertheless, an extra cost can constitute a disincentive to developers. The countervailing benefits set out above are real and need to be made more widely known.

1.1.2 What EH is doing/has done:

- English Heritage's (EH) *Conservation Principles* document sets out our logic and approach to managing sustainable change to the historic environment
- EH saw 7,500 planning applications and nearly 6,000 listed building consent applications in the last financial year which gives us a good oversight of the quality of design submitted to local planning authorities. Our staff in nine local offices advise local planning authorities and government departments on development proposals affecting scheduled monuments, listed buildings, World Heritage Sites, conservation areas, registered parks and gardens and registered battlefields. We also publish wide-ranging guidance on the management of the historic environment.
- The English Heritage Urban Panel has over ten years experience of engaging with local authorities, developers and others and advising on major regeneration schemes in town and city centre locations.
- We recently published the latest in our *Constructive Conservation* series – *Sustainable Growth for Historic Places*. This document looks in detail at the process of repair, refurbishment and reuse of historic buildings and places and how such projects can create sustainable economic growth.
- Our HELM training programme has included one day training events specifically on New Design in Historic Areas; aimed at local authority officers in particular planning and conservation staff, while we have also developed the *Building in Context* toolkit and associated training and awareness raising for members.
- EH supports conservation accreditation for architects and other construction industry professionals. There are currently two conservation registers for architects (AABC and RIBA), and EH makes registration with one of those registers a requirement for the lead professional for projects funded by our repair grants and for conservation/repair projects on our sites. It is also a requirement for EH architects, for whom formal registration is a requirement of their post.

1.1.3 What EH believes the issues are for others (including agencies, professional bodies, and LAs):

- Resources – at a time when budgets are under pressure, there remains a need to ensure that there is a supply of well trained urban design professionals
- The National Planning Policy Framework (NPPF) contains a sound section on design – the key issue is in ensuring that the principles that it contains are put into practice by LAs and others – particularly against the aforementioned backdrop of reducing resources.
- In terms of architects themselves, the different conservation accreditation registers need to meet the same standards (EH and the other home countries have developed a protocol for this);

- Practitioners and the general public need to be more aware of the conservation registers. Practitioners with the relevant skills should apply for accreditation, as a means of getting business and encouragement to up-skill. The public need to be aware of the need to appoint professional advisers with relevant skills, and the conservation registers should be the first port of call when appointing a professional;
- Bodies which can influence works to heritage assets – by providing funding or giving consent for work - need to be aware of the registers and to require or encourage conservation accreditation of lead professionals on works to heritage assets.

1.1.4 Conclusion of what more could be done and by whom:

For Government:

- Broadening the education of architects and ensuring a greater supply of urban design skills across a number of sectors is key to achieving development and change that successfully integrates and enhances the existing built environment. This should include
 - Ensuring that architectural history, understanding of historic significance and contextual design are properly reflected in degree content
 - Encouraging CPD courses on urban design for architects, planners and surveyors
 - Ensuring access to courses on design for local authority elected Members
- Greater efforts on the dissemination of urban design skills/principles across local authorities

For central and local government:

- There needs to be a greater focus on benefits of excellent architectural and urban design from the earliest point in the process

For central, local government and agencies:

- Research and collection of further evidence about the economic value of good urban design – or revisiting previous research such as the CABE reports *The Cost of Bad Design* and *Paved with Gold*

For RIBA

- Conservation is on the RIBA's radar – it now supports conservation through its Conservation Register, and has a Conservation Group (appointed experts) to provide an expert knowledge resource to support Members and the RIBA's policies, actions and guidance on conservation issues. RIBA validates architecture degrees: it could insist on traditional building design and construction as a core subject.

1.2 How can the "everyday" quality of our housing, public spaces and buildings be significantly improved?

1.2.1 Key issues:

- The quality of housing, public spaces and other buildings should not be considered individually – their relationship to each other and their context is equally important
- As with points above, ensuring that all developers and architects working on schemes have access to the kind of skills and knowledge of significance that can create development that works properly with existing urban/historic/built context eg at local authority level is key to success
- As with the earlier question, it is important that the principles within the design section of the NPPF are disseminated widely and that LPAs and others put them into practice.
- There is an understandable focus at present on stimulating economic growth at both the central and local government levels. With this focus comes a risk of 'short-term' decision-making. In order to achieve high quality development that will be durable, the decision-making framework

1.2.2 What EH is doing/has done:

- We have created the Historic Environment Local Management (HELM) training programme with associated website and guidance documents
- We have published a number of documents designed to help colleagues in LAs and elsewhere manage change to the historic environment and ensure new development successfully integrate with its surroundings, including *Understanding Buildings* and *Understanding Place*
- Historic Landscape Characterisation exercises now cover almost the entire area of England and have been used to “identify land where development would be inappropriate, for instance because of environmental or historic significance” as per NPPF paragraph 157, but also to influence the master-planning of the development so that it respects the character of the area
- The Heritage Champions network continues to expand – there are now Champions at elected Member level in over three-quarters of English local authorities
- We have completed revising the *Building in Context* website and toolkit for LA members and officers
- We have published our *Conservation Principles*, which also underpins our *Constructive Conservation* philosophy

1.2.3 What EH believes the issues are for others (including agencies, professional bodies, and LAs):

- Ensuring principles of design section of the NPPF are put into practice at the local level
- Better and more consistent use of tools such as *Building for Life* criteria
- Consistency of decision making at the local authority level
- Advice and training for elected Members – particularly planning committees

1.2.4 Conclusion of what more could be done and by whom:

For Government

- There should be greater efforts to ensure NPPF principles are more widely put into practice during the local authority planning process

For central and local government and agencies

- At present, it can be difficult to understand what best practice actually looks like given that DC CABE is now much reduced in terms of staff and resources. Profile raising of good practice is much needed

For EH

- Continue with HELM and work with Heritage Champions, including greater working with the LGA

1.3 [Would having a formal architecture policy \(as some European countries do\) help to achieve improved outcomes? What might be the potential aims of such a policy? What might the benefits be and how they could be measured?](#)

1.3.1 Key issues:

- While a number of other European countries have a national architecture policy, we are not aware of any evidence or evaluation exercises that have demonstrated tangible benefits from such policies
- There is already sound national policy on design in the planning system in the NPPF – as points made earlier in 1.1.3, the issue is ensuring this is actively considered and applied at the local authority level (and elsewhere)

- There may well be a risk of duplication and lack of clarity were we also to have a national architecture policy

1.3.2 What EH is doing/has done:

- EH supports conservation accreditation for architects and other construction industry professionals. There are currently two conservation registers for architects (AABC and RIBA), and EH makes registration with one of those registers a requirement for the lead professional for projects funded by our repair grants and for conservation/repair projects on our sites. It is also a requirement for EH staff for whom registration as an architect is a requirement of their post.

1.3.3 What EH believes the issues are for others (including agencies, professional bodies and LAs):

- Any proposal to give primacy to architects in designing buildings may well be challenged by other construction industry professional institutions currently involved in the process (eg building surveyors, structural engineers, architectural technologists).
- At present, there appears to be a lack of ownership of the NPPF Design section (Paras 56-68) compared to, for example, the heritage section, where EH has a clear remit. Without a body to champion the text, there is a danger that it will become less than fit for purpose over time.

1.3.4 Conclusion of what more could be done and by whom:

For Government:

- The role of Government through DCLG and DCMS must be ensuring that the design policies in the NPPF (not just in the design section NPPF paras 56-68 but elsewhere in the NPPF where design is referenced) are adopted by LAs and understood by applicants.
- The nomination of a lead body in this area would be helpful, not least in ensuring appropriate linkages are established between the architectural profession and other related sectors (eg planning, engineering). DC CABE would appear to be best placed for this role.

For EH

- Ensure our role in ensuring design quality in historic places is more clearly defined and understood

For Professional bodies

- Ensure existing mechanisms to match appropriately skilled architects with applicants are more widely publicised and utilised

1.4 What can local and national bodies do to promote design quality? What policy infrastructure would assist them in this important task?

1.4.1 Key issues:

- The lack of an effective owner or champion for the NPPF section *Requiring Good Design*.
- In current circumstances there is a difficulty in knowing what best practice looks like – DC CABE does not have the resources to promote this to good effect.
- We believe that the current focus on economic growth may potentially encourage short term decision making and mean that the advantages of good design can be overlooked. This is important in the context of the NPPF, in that its central objective is the creation of sustainable economic growth.

- Design guides need to be properly framed and supported at a local level to be effective. Without this approach they can also stifle creativity of design, resulting in development having a visual sameness and uniformity. Again, we would stress the need for appropriate urban design skills.

1.4.2 What EH is doing/has done:

- We have published the *Constructive Conservation* series of publications looking at successful examples of creative refurbishment, remodelling and reuse
- We have established the HELM programme to work with local authorities to improve local decision making
- Our *Streets for All* initiative has sought to promote good practice in the public realm, streets and public spaces
- Heritage Champions – our network of elected Members in LAs championing the local historic environment now covers over three quarters of LAs
- *Building in Context* – we have developed a website and toolkit giving practical approach to understanding design in its context, or what a set of drawings would look like if actually built on the site

1.4.3 What EH believes the issues are for others (including agencies, professional bodies and LAs):

- Resources to promote good design and expertise to deliver it effectively in a way that does not alienate the audience by being too prescriptive.
- Knowing what exactly constitutes best practice, which in turn could potentially mean inconsistency of decision making across local planning authorities
- The lack of exemplar designs in varying parts of the country

1.4.4 Conclusion of what more could be done and by whom:

For central and local government, agencies and amenity societies

- Promulgation of NPPF principles, particularly celebrating and promoting good practice
- DC CABE to be given sufficient resources to be able to set some national benchmarks for quality
- Encourage use of local approaches – Design Review, conservation area advisory committees, design panels – as with LB Kensington & Chelsea Architectural Appraisal Panel
<http://www.rbkc.gov.uk/planningandconservation/conservationanddesign.aspx>
- Sign posting of existing tools – for example both the *Building for Life* and *Building in Context* checklists

2. The economic benefits of architecture and design, and maximising the UK's growth potential

The review will consider the contribution of architecture to the UK's economy, how the economic value of good built environment design can be demonstrated, and how it can be maximised in the future.

2.1 In what ways does architecture and built environment design contribute to the UK economy?

Please see Q2.3 for evidence in relation to the direct economic impact of the historic environment.

The historic built environment is a key 'customer' for the construction sector given repair and maintenance are essential for its conservation. In 2012, all repair and maintenance construction work in the UK accounted for £35.2bn of economic output (ONS Output in the Construction Industry, April

2013). In 2008, the National Heritage Training Group estimated that around 15% of all repair and maintenance work in England was on historic buildings built before 1919 (National Heritage Training Group (2008), "Traditional Building Craft Skills, England 2008 Review). An as yet unpublished update to this work suggested that 12% of all repair and maintenance work in England was on historic buildings.

Applying these ratios to the 2012 total UK figure gives an estimate of £4-5bn for the amount of economic output generated by repair and maintenance on pre-1919 historic buildings.

Repair and maintenance are a significant part of the economic activity of the construction sector. Additional spending on maintaining and enhancing the historic built environment could play a major role in an infrastructure-led strategy to kick-start the economy. In addition, greater expenditure in this area would have significant heritage benefits.

Research covering five locations has indicated the importance of the historic environment in business location decisions (Amion-Locum (2010), *Impact of historic environment regeneration*). Across the five areas, **twenty five percent of the businesses surveyed agreed or strongly agreed that a heritage setting was an important factor in the decision to locate within their chosen locality** - as important as road access. Moreover, the historic environment appears more important to certain types of business than others. Fashion retail, eating and drinking, creative industries, and professional services sectors are likely to locate in areas with high concentrations of heritage buildings (HLF *New ideas need old buildings 2013*).

2.2 It is claimed that high standards of architectural and built environment design add economic value. Can this be demonstrated and, if so, how?

It is not only the standard of current or modern development that adds value to the UK economy. The value of the historic built environment has been shown by work on residential property prices and conservation areas. **Research by LSE for EH (An assessment of the effects of conservation areas on value 2012) has shown a price premium for residential properties inside designated conservation areas of around 9 per cent.** This premium tends to increase with the size of the conservation area, the time elapsed since designation and is highest in suburban areas. It also roughly doubles when properties in the centre of a conservation area are compared with those on the edge of the area, while there is a smaller but statistically significant premium for properties just outside the conservation area. This suggests that an increase in the significance of the heritage character of an area increases the value of residential properties and clearly indicates added economic value of the historic environment.

It is also possible to compare the commercial returns from listed and unlisted commercial buildings (Colliers International *Encouraging Investment in Industrial Heritage at Risk: Investment Performance of Listed Properties 2011*). This has shown how **the total return on listed commercial buildings has been the same as, or higher than, commercial property overall over the short, medium and long term.**

2.3 What is the commercial value of our historic built environment for the UK brand and for local economies and tourism?

Heritage tourism is a significant part of the UK economy. The latest estimates of the size of the sector in terms estimate it to account for **£5.1bn of GDP and for 134,000 jobs** (Oxford Economics (2013), *The Economic impact of the UK Heritage Tourism Economy*). In terms of economic output heritage tourism

was in 2011 a larger sector in the UK economy than the manufacture of beer (£1.7bn), paper and paper products manufacturing (£3.9bn) and the construction of roads and railways (£2.8bn).

Heritage is an important driver of both domestic and international tourism. Indeed it could be argued that heritage is in fact UK tourism's Unique Selling Point (USP). In 2011, 35% of overseas visitors to the UK visited castles, churches, and historic houses. For those whose visit to the UK was for a holiday 54% visited historic buildings, the same as for parks and gardens, (International Passenger Survey 2011). Between 2010 and 2011 the number of overseas visitors going to historic houses or castles, other historic properties, and places of worship rose strongly by 10%, 18% and 9% respectively compared to an overall increase in overseas visitors of 6% (Visit England *Visitor Trends in England 2011*).

Britain is ranked 4th out of 50 nations by the Nation Brands Index (NBI) for its built heritage (Visit Britain 2010). Visit Britain have concluded that: "Built heritage activities are seen as essential for potential visitors, who both rate castles/stately homes, sightseeing famous buildings/monuments, and visiting churches/cathedrals very highly, and say they would be top priorities on an 'imagined trip' to Britain" and that "the power of Britain's Culture and Heritage in attracting visitors has been demonstrated in all the relevant research that Visit Britain has conducted, in both established and emerging markets" (Visit Britain 2010).

The role of the historic built environment in tourism can be expected to increase in importance. Overall the tourism sector is expected to grow at a faster rate than the economy as a whole: by 3.5% on average per year compared to 2.9% for the UK economy as a whole between 2010 and 2020 (Deloitte and Oxford Economics *The economic contribution of the Visitor Economy: UK and the nations 2010*).

Research has also shown that of every £1 spent as part of a heritage visit, just 32p is spent on site. The remaining 68p is spent away elsewhere in the local economy but as a direct result of visiting heritage – in, for example, restaurants, cafés, hotels and shops (HLF *Investing in success, heritage and the UK tourism economy 2010*).

Another way to judge the economic contribution of the historic built environment is to consider the economic activity that occurs in historic buildings. Research by Oxford Economics (2013) (*An assessment of the economic impact of heritage buildings*) has estimated that **in 2011, there were 138,000 UK businesses located in listed buildings. These accounted for £47 billion of economic output (GVA) and for 1.4 million jobs.** This represented 3.5% of UK GVA and 5% of all UK employment.

People also spend more in their local economy after investment in the historic environment. Around one in five surveyed visitors to areas that had received investment in the historic environment, stated they spent more in an area after investment in the historic environment than they had done before. Similarly, one in four businesses surveyed stated that the historic environment investment had directly led to an increase in business revenue (Amion-Locum 2010).

Every £1 invested in the historic environment directly contributes on average an additional £1.60 to the local economy over a ten year period. This is additional output created by investment in the historic environment and does not include, for example, jobs in businesses that have relocated from elsewhere (Amion-Locum 2010).

Heritage sites also have wider economic impacts on the local economies in which they are located. Research across five locations indicated that on average around half of the employment generated by heritage sites is direct on-site employment. The rest is accounted for by additional employment in suppliers to the site, and that generated by the spending of visitors attracted to the area in local shops, restaurants etc (GHK Consulting *Impact of historic visitor attractions* 2010).

The historic built environment can also have longer term supply side effects on local economies enhancing their growth potential. The improvement of heritage assets, and so the enhancement of the overall local area, can have important economic impacts. Research has indicated that over 90% of respondents agreed or strongly agreed that the investment undertaken in the local historic environment had resulted in the area being a nicer place in which to live, or work, or visit, and a better place in which to run a business (Amion-Locum 2010). Hence an improved historic environment can be expected to enhance the long run on-going performance of local economies by encouraging local tourism, an increased supply of labour to local businesses and increased propensity for businesses to operate in the area.

2.4 How do we ensure the culture of architectural and built environment design excellence is part of a perceived national brand identity that can be exported and how can our expertise (such as place-making and sustainability) be offered to a rapidly urbanising world?

Research has shown that heritage, as discussed earlier, is a key attractor of international tourists, but the UK's share of the European destination tourism market has been slipping in recent years down from 6.8% in 2005 to 5.8% in 2011 (World Tourism Organization). Heritage should continue to be promoted in overseas markets by Visit Britain given it is a key factor attracting overseas visitors to the UK. Future tourism growth is expected to come increasingly from the BRIC and other emerging economies. Hence tourism promotion should focus in particular on these markets.

2.5 To enhance market leadership in built environment design how can we ensure that the UK is leading and responding to innovations in technology, sustainability and communications in an era of rapid globalisation?

This could encompass a wide range of technologies applied to solving different types of problem within the world of adapting existing buildings and building conservation, for instance non-invasive building diagnostics. New ideas could include:

Access - Lift technology and other means of providing accessibility to make reuse of buildings easier

Fire - fire resistant materials that can be used alongside existing materials with minimal impact

Thermal upgrading - adapting older buildings for improved energy efficiency is key. However, it is important to put new technology in perspective and remember that tried and tested traditional approaches often offer the most appropriate solutions.

However, material science remains an important area, with new products slowly emerging that have high insulation values but are very thin so often compatible with existing construction in terms of size and in their "hygrothermal properties". Similarly, insulated glass units are also an emerging area which although achieve excellent u-values but remain too expensive for wide application. Cost is a significant factor with new technology and it needs to be at a suitable price to be widely applicable

Heating systems and controls are also an important area. Significant savings can be achieved with heating controls/ efficient boilers that have no impact on historic fabric. Technology can also help in understanding what is happening to traditional construction through monitoring and measuring. So, for instance, a way of quickly measuring u-values of existing construction would be a very useful new technology.

2.6 What other recommendations would you like to make relating to this particular theme?

On-going investment in the historic built environment is required to ensure it can play its full role in supporting economic activity, and encouraging businesses and highly skilled individuals to locate in the UK. This investment will often come from the private sector, but given the externalities generated by the historic built environment there is also a role for the Lottery and other public funds, and for Government to consider the eligibility of heritage projects for growth funds.

Research on the value of the historic built environment needs to continue in order to build up the understanding of its socio-economic value. A significant body of literature is required in order that benefit and value transfer can be much more widely applied to the appraisal of heritage projects than is currently possible.

3. Cultural heritage and the built environment

The review will look at how to encourage good new architecture whilst retaining the best of the past, and the value of our historic built environment as a cultural asset and in successful place-making.

3.1 How does architecture and the built environment contribute to our society and its identity and how should we evaluate this?

3.1.1 Key issues:

- People value their local historic environment – it creates sense of place and can often provide a focal point for community interest and action thus delivering wider benefits
- Its value is captured in national legislation, through established systems of designation and protection sanctioned by Parliament, and is increasingly augmented by local listing
- At times the development industry can fail to understand both the significance of the historic environment and how new development schemes can use it to best advantage

3.1.2 What EH is doing/has done:

- From 2005 EH has looked at the wider role of heritage in culture and leisure through the long term DCMS *Taking Part* survey. This year's findings include architecture as one of the three top reasons to be proud to be British. *Taking Part* has consistently found that about three quarters of adults (73% in 2012) visited a heritage site in the previous year
- *Heritage Counts* is published annually by EH on behalf of the historic environment sector since 2002 and has shown people's growing interest in and support of the historic environment, both in terms of visitor numbers, membership of heritage organisations and participation - see www.hc.english-heritage.org.uk

3.1.3 What EH thinks are the issues for others (including agencies, professional bodies and LAs):

- Despite the importance of the existing built environment to our collective sense of identity, there remains a lack of general understanding that most architectural work will be on existing buildings and in the existing built environment – both the Urban Taskforce and the Sustainable Development Commission/BRE have previously made the point that up to 86% of the existing building stock will still be here in 2050
- Development that fails to recognise and respond to its context runs the risk of failing to be NPPF compliant

3.1.4 Conclusion of what more could be done and by whom:

- For EH, HLF, DC CABE: Further collaborative work by EH and other bodies to promote research into the benefits of our architectural heritage and historic built environment to society and the economy

3.2 Do we value heritage, whether historic or recent, evenly throughout the country?

3.2.1 Key issues:

- Heritage has a subjective element, but EH research has shown that heritage values are broadly shared in England, with only relatively minor variations
- Heritage varies in significance: from the very local to the national and even international; some is well established (Windsor Castle and St Pauls), other more recent buildings are only now being appreciated for their heritage value (for example Preston bus station and Broadgate)
- Variations in resource across different local authorities for historic environment services can have implications for how local heritage is valued and managed by that authority.
- Local economic circumstances can also have a bearing: Strong local economies can create development pressure on the historic environment and bring about debate and community action to protect local heritage. In contrast, where the economic outlook is bleak the likelihood of new development attracting investment and jobs may be perceived to outweigh any harm to the historic environment.

3.2.2 What EH is doing/has done:

- EH has created the National Heritage List for England (NHLE): nearly 400,000 publicly accessible on-line entries of assets nationally designated/protected
- EH set up the Heritage at Risk Register, to quantify the extent of the problem of the risk of loss of England's heritage through decay and neglect
- We have created a strategic plan for the management and protection of the historic environment – the National Heritage Protection Plan (NHPP) to prioritise targets for designation and research
- We in the UK have a more sophisticated understanding of Post-1945 buildings and under appreciated modern architecture than many other countries, and EH has been in the vanguard of ensuring that modernity and conservation are reconciled
- We have issued guidance on how to assess building local listing and setting up a Local List, to encourage best practice among LPAs and community groups, which is being taken up
- We have supported the updating of the *Placecheck* website and toolkit for communities to use to make an initial assessment of their area to decide what they value or otherwise

3.2.3 What EH believes are the issues for others (including agencies, professional bodies and LAs):

For Government:

- recognising that the designation system remains politically delicate, yet there is strong sector and public support for its retention.
- ensuring the simplification of planning and heritage management systems maintain levels of protection
- ensuring English Heritage maintains and updates the NHLE and provides expert input into planning cases that raise strategic issues

For LPAs:

- to have sufficient expert resource available to be able to meet NPPF requirements
- reconciling national and local levels of significance, and deploying scarce resources appropriately

For communities:

- ensuring that 'heritage' reflects the nature of a changing population so that it goes beyond churches, castles, crescents and cottages to include migrant stories, new perspectives on what constitutes heritage and what is important to the young

For owners:

- knowing what they can find out about their property, to get an understanding of its significance
- receiving support (through web guidance) as to what the NHLE contains and guidance on maintaining and managing their property,

3.2.4 Conclusion of what more could be done and by whom:

- EH to work with heritage sector to continue evidence gathering through *Heritage Counts*
- EH to use *Taking Part* research to better understand how to increase public support for heritage
- EH to use the National Heritage List for England (NHLE) to realise its full potential as educational resource
- EH with HE sector to use the NHPP to make a sharper link between its outcomes and identified significance & protection
- EH, HE Sector, RIBA, DC CABE to promote of work on post-war heritage (such as work underway in partnership with C20 Society)

3.3 How do we make sure that new architecture understands and responds to its cultural and historic context?

3.3.1 From the perspective of EH, this is the central question of this review. The key issues are

- the limited nature of professional education for relevant professionals who would benefit from much more training in planning/building in architectural history, understanding significance and the history of how places developed
- A less than full understanding of the broader meaning of context on the part of many architects - in addition to topography, historic street patterns, local materials and construction details, context includes the architectural history of the buildings around the site.
- Design and Access Statements have too often been 'post hoc' justifications of designed schemes and although there has been a reduction in a requirement for their production, there is a need to improve their overall quality

- The Farrell Review needs to encourage understanding significance and urban design as skills of architects, surveyors and planners, and to encourage the retention of these skills in LPAS at a time of diminishing resources

3.3.2 What EH is doing/has done:

- Publication of *Conservation Principles* and development of the *Constructive Conservation* philosophy
- Support for professional bodies – IHBC, IfA, National Amenity Societies, Historic Towns Forum ALGAO
- Provision of guidance for professionals, owners and communities, both written and on-line
- Training programmes in particular New Design in Historic Areas a course delivered through the HELM training programme for local authority officers, planners and developers
- From 2008 EH has produced a series of publications under the *Constructive Conservation* theme to demonstrate how architects have risen to the challenge of constructing new development in the historic environment, and how EH and local authorities have supported these positive interventions

3.3.3 What are the issues for others (including agencies, professional bodies and LAs):

- Local authorities need to have the right skills, both in expert advice from officers' and members' training, when considering the design of development proposals to decide if they do respond to the site's cultural and historic context – using the NPPF
- They need available urban design skills and support from locally available expertise
- Awards schemes promoted by Government, professional institutes and trade publications help to promote good design, and those assessing submissions should ensure that those projects put forward for awards meet this test

3.3.4 Conclusion of what more could be done and by whom:

- Academics and professional institutes: Architectural history and heritage issues need to be covered in architecture, surveying and planning courses and not just in building conservation courses
- Academics and professional institutes: urban design needs to become a module of architecture, surveying and planning courses, and to be promoted by the professional institutes
- Professions: CPD training requirements should include urban design training each year
- LAs should seek to use appropriate advice wherever possible – such as through the establishment of design advisory committees
- EH: greater active promulgation of the *Constructive Conservation* philosophy

3.4 Are there characteristics in older buildings and places that are valued which are lacking in new buildings and places? What should the design of new places learn from the best of the past?

3.4.1 Key issues:

- Durability, use of local materials and systems of construction that respond to local climatic conditions
- The in-built adaptability of many traditional buildings and historic places
- The human scale of most traditional architecture

- the public realm of existing streets and public spaces emphasises local and distinct character through materials and layout.
- visible history is reflected in alterations to buildings and the organic development of places
- The design of new places is about responding to context and the setting of existing buildings and landscape surrounding the development

3.4.2 What is EH doing/has done:

- EH has produced guidance on the *Building Stones of England* and reference books on architectural details
- Our *Streets for All* publications showed how highways engineers and urban designers can learn from existing streets
- EH has recently revised *Heritage Works* to help developers understand how to work with heritage assets to produce development with character and identity
- EH has supported the revision of the *Building in Context* website to help local authorities and others analyse understand the buildings and spaces around development sites

3.4.3 What are the issues for others (including agencies, professional bodies and LAs):

- Skills – the ability of architects, engineers and developers to produce buildings and places that add interest and character to existing places, rather than dominating
- Effective dissemination of existing advice, such as *Building for Life*
- The continuing effectiveness of many traditional methods of energy efficiency/retention

3.4.4 Conclusion of what more could be done and by whom:

- DC CABE, EH, professions: Finding a way of encouraging a more positive approach amongst designers to contextual design without resorting to an equally damaging ‘historicist is the only acceptable design’ approach to architecture
- DC CABE, EH, professions: Promotion of urban design CPD training on for qualified architects, surveyors and planners on understanding of older buildings and places and how to use this knowledge in new design

3.5 What is the role for new technologies in conservation to enable older buildings to meet modern needs and to be adapted with less impact on their historic features?

3.5.1 Key issues:

- The Sustainable Traditional Buildings Alliance (EH, HS, CADW, NT, SPAB) has carried out research to promote better understanding of the performance of traditionally constructed buildings *Responsible Retrofit for Traditional Buildings*
- It is now better understood that the energy performance of traditional buildings is not as poor as the standard energy performance assessments assume
- The emergence of wi-fi and other similar technologies means that traditional buildings can be adapted to present uses without major physical interventions, further extending their useful lives
- The recent advances in data logging and wireless communication technology could lead to better monitoring and understanding of building performance and movement
- Improved capture of the profile of non-standard construction using laser scanning techniques and subsequent finite element analysis will allow better calculation of the structural capacity of some historic structural elements: this will allow engineers to be more confident of the strength of old structures

- Improved resins and research into bonding carbon fibre elements to concrete, metals and perhaps timber could increase the range of strengthening techniques available that allow historic fabric to be preserved
- As more reinforced concrete structures become listed and in need of repair, there will be an increased need for improved repair techniques, particularly with matching the repair mortars to original concrete. Matching the surface finish is relatively easy but matching texture and appearance (particularly in wet / dry extremes) is still problematic

3.5.2 What EH is doing/has done:

- The EH research programme on materials and traditional building performance is now included in the National Heritage Protection Plan for England (NHPP) see <http://www.english-heritage.org.uk/professional/protection/national-heritage-protection-plan/> Measure 2 Threat Assessment and Response
- EH proposed research on the potential for use new technology to allow upgrading of IT facilities in traditional buildings without need for major physical intervention

3.5.3 What are the issues for others, including agencies, professional bodies and LAs:

- Research by BRE, The Prince's Foundation, SPAB on live projects needs to be disseminated
- DECC needs to review parts of the Green Deal programme and to extend funding under the programme to other areas

3.5.4 Conclusion of what more could be done and by whom:

- Further reports by STBA for DECC to convince DECC to change energy assessment for traditional buildings
- DECC to support the use of traditional thermal upgrading techniques for traditional buildings as part of Green Deal
- Academic institutes and professions to ensure that education and training on building conservation cover appropriate ways to improve the energy performance of traditional buildings

4. Promoting education, outreach and skills

The review will consider the potential contributions of built environment education to a broad and balanced education both as a cultural subject in its own right and as a way of teaching other subjects. Public outreach and skilling-up will also be considered.

4.1 What is the potential contribution of built environment education at primary and secondary school level, both as a cultural subject in its own right and as a way of teaching STEM (science, technology, engineering and maths) and other subjects?

4.1.1 Key issues:

- Most teachers have limited understanding of the potential to use the built environment as a resource or a stimulus for learning in any subject area in relation to its potential.
- This includes the STEM subjects but also significantly in humanities where it is a rich resource for understanding how and where people lived, and the hopes, aspirations and ambitions of people who have lived before us.

4.1.2 What EH is doing/has done:

- In 2012 English Heritage received £2.7m from the DfE to run its 'Heritage Schools' programme. This aims to support schools to use the built environment and heritage on their doorstep and to make all children who take part proud of where they live. <http://www.english-heritage.org.uk/about/news/heritage-schools/>
- To address issues of knowledge and expertise, English Heritage trains over 1500 teachers annually. The programmes focus on developing skills to use the built environment.
- English Heritage also produces a wide range of teaching resources which are based on the built environment to support learning across all key stages, either on visits or in the classroom. These are available at www.english-heritage.org.uk/education.
- Until 2011 English Heritage also contributed to the development of <http://www.engagingplaces.org.uk/home>.
- EH has recently funded a series of online resources created by the Historic Towns Forum for undergraduates studying architecture and built environment courses.

4.1.3 What EH believes are the issues for others (including agencies, professional bodies and LAs):

- The built environment is an under-used resource for both teachers and students. This is partly due to its lack of emphasis in the national curriculum, but also due to the fact that there is very little training available
- Stimulating an interest among students at an early age in architecture, planning and the development of our towns and cities could be an effective way of ensuring a steady number of entries to respective undergraduate courses

4.1.4 Conclusion of what more could be done and by whom:

- DfE – the Department for Education could make the inclusion of the built environment more explicit in the national curriculum and could ensure that schools present work in the built environment sector as a viable career option for all our young-people.
- Teacher training providers: Formal training in this area for teachers, either as part of the initial training or as part of their professional development should be embedded in future content.
- LAs – Local Authority planning departments could be more accessible to students. There is potential for children to engage with planning authorities and their decision making processes, as well as having access to historic plans of areas of their locality which are relevant to them.
- The HLF Skills for the Future programme is already available as fund to develop historic built environment specialists – more heritage bodies could be encouraged to apply.
- Architecture practices could be more accessible to schools. As well as children understanding more about the process of design and the decisions that need to be taken and which agencies are involved, a wider element of students would have the opportunity to regard architecture as a potential career option.
- STEMnet – STEMnet promotes the development of these subjects and focuses a great deal on careers in STEM subjects and yet built environment specialists are not well-represented in any areas of its work

4.2 What is the role of architecture and the built environment in enabling a better public understanding of issues related to sustainability and the environment?

4.2.1 Key issues:

- As stated in 3.1, the great majority of buildings in existence today will still be here in 2050. Understanding how these buildings can be upgraded and kept fit for purpose is therefore critically important. Education and training on this issue is much needed. The Government's Green Deal is important in this respect as is the Energy Savings Trust.
- Refurbishment and reuse of existing buildings is inherently sustainable through the conservation of materials and the embodied energy used in their construction
- The built environment is a key part of the whole sustainability and environment equation, so architecture should have a key role particularly in developing best practice
- Improving building performance is a key issue, but it is not just about the building services engineering, it also covers the inter-relationship of people, buildings and environment. This is very complex and is not well understood.
- It is important to demonstrate how sustainable construction (including sustainable refurbishment and reuse) can be part of mainstream construction through the promotion of built exemplar projects
- The availability of advice and guidance to owners of historic buildings of appropriate techniques to improve environmental performance

4.2.2 What is EH doing/has done:

- EH its Climate Change and Your Home website <http://www.climatechangeandyourhome.org.uk/live/> to help people understand the potential impacts of climate change on traditional buildings and how they can reduce energy consumption and improve performance of traditional buildings in ways that minimise harm to their historic interest
- Working with the Sustainable Traditional Building Alliance (see 3.5.1) to demonstrate that the performance of traditional buildings is better than standard energy assessments show, and that there are traditional ways of upgrading the energy performance of these buildings that are less costly and more effective than new technology

4.2.3 What EH believes the issues are for others (including agencies, professional bodies and LAs):

- Academic and professional bodies need to ensure the training of architects, surveyors and planners covers the issues of sustainability in the existing built environment, and not just in terms of ensuring that all new construction performs to new building regulations and the Code for Sustainable Homes
- Those giving advice to the public need to be properly trained to understand the different approaches needed for different types of construction from traditional construction through to the various types of modern construction of the twentieth century.

4.2.4 Conclusion of what more could be done and by whom:

For Government

- Greater emphasis on the role of managing the existing built environment in efforts to create an environmentally sustainable economy

For Government, LAs and agencies

- Further research on new techniques to improve energy efficiency in historic buildings

For agencies and the professions

- Further training and advice appropriate techniques for refurbishing, remodelling and adapting traditional buildings

4.3 How can high standards of design be achieved and promoted through neighbourhood plans?

4.3.1 Key issues:

- Most of the first wave of neighbourhood plans currently underway involved consultants and professional planners in their preparation – establishing accessibility and signposting of information and advice within the process is crucial so that future projects can be realistic undertakings for local community groups and ensure the inclusion of the local historic environment

4.3.2 What EH is doing/has done:

- EH has revised the *Placecheck* toolkit and its website in 2012
- EH also has developed further web-based guidance to help take neighbourhood planning from the initial *Placecheck* stage through to considering what the evidence base might consist of including the historic environment,
- This links with other EH guidance in the *Understanding Place* series of publications on assessing historic areas and conservation area designation and management

4.3.3 What EH believes are the issues for others (including agencies, professional bodies and LAs):

- The lack of a central platform for advice to community groups in this area has led to a proliferation of documents, many with subtly different subject emphases
- The problem for many groups has been the lack of funding to support groups to hire professionals such as planners and urban designers to develop the neighbourhood plans
- Where neighbourhood plans have gone forward to being adopted, the plan has been produced by planning consultants

4.3.4 Conclusion of what more could be done and by whom:

For Government and agencies

- There is a need for a different form advice for neighbourhoods groups on how to plan future development in detail, particularly with regard to how to understand local distinctiveness and context
- Some of this can and will be provided by Locality and the other organisations working with it
- EH working with DC CABE intends to ensure that *Building in Context* can also work in this role

4.4 How can we better ensure that awareness and support of high standards of design are shared among all the professions concerned with architecture, the built environment, and quality places?

4.4.1 Key issues:

- Clear messages are coming from DCLG that poorly designed schemes should be refused planning permission, but in a climate where growth is being promoted, planning committees are perhaps getting mixed messages
- Training of elected members on planning committees, and the access to urban design skills on the part of LAs

- external advice from architecture advisory panels
- Much also needs to be demanded of the education and training of architects, surveyors and planners to ensure they all get a good understanding of urban design
- A key part of this urban design training is in understanding the context of the site
- CPD training involving the three professions on design issues can also be useful in achieving better consensus and outcomes relating to good design

4.4.2 What EH is doing/has done:

- EH with DC CABE developed the *Building in Context* website and toolkit to help train elected members to understand context and what a development would look like on a site
- EH works work with LAs on larger development schemes in historic areas and developments adjacent to high graded listed buildings and scheduled monuments, trying to ensure that the new development is well designed

4.4.3 What EH believes are the issues for others (including agencies, professional bodies and LAs):

- DC CABE and the professional bodies have a key role in promoting good design and the policies in the NPPF
- LA planning committees need to feel confident enough to decide whether a development proposal is “good enough to approve” rather than the lower hurdle of “is it bad enough to refuse”
- Architectural award schemes help to raise the profile of good design and reward the professionals who have designed the winning buildings

4.4.4 Conclusion what more could be done and by whom:

For Government:

- Stronger leadership on the promotion of good architecture and design is needed, to ensure the NPPF policies on design are used in the planning process and that there is consistency in planning decisions nationally

4.5 [How can we ensure fair representation \(gender, ethnicity, class, etc\) and better preparation for those wishing to enter into higher education and the built environment professions?](#)

4.5.1 Key issues:

Previous research has identified the very low participation of non-white groups in the built environment professions and barriers faced by Black and Minority Ethnic students in achieving placements in architectural practices.

4.5.2 What EH is doing/has done:

- EH has approached the Stephen Lawrence Trust with a view to establishing a stronger relationship on these issues and it is a matter of regret that the funding of the Trust does not currently allow it to continue with the *Architecture for Everyone* programme aimed at bringing young people from disadvantaged backgrounds into the sector.

4.5.3 What EH believes are the issues for others (including agencies, professional bodies and LAs):

- Addressing the challenges in widening access and opportunities in the built environment professions

4.5.4 Conclusion what more could be done and by whom:

Wider promotion of practical training in heritage building skills. The existing HLF funded training bursary schemes offer an opportunity to engage young people in taster days and introductory courses before moving on to full training. Every effort needs to be made to ensure that the parties involved in delivery promote opportunities to non-traditional groups including girls and women, disabled people and students from BAME backgrounds.

- Wider promotion of careers in the sector to schools before pupils reach a point of making decisions about public exam subjects. Many children remain unaware of options to work in the sector. Even though architecture is a popular career choice for young people from BAME backgrounds, few are introduced to conservation architecture as a potential career. Addressing this could include more active work experience programmes and EH is currently investigating what is practical in this area.
- Action to ensure that good graduates from non-traditional backgrounds are encouraged to enter conservation architecture practices would address a key barrier. By contrast, the RTPI *Tomorrow's Planners* positive action training course has increased the percentage of skilled planners from diverse backgrounds, as shown in the CBA 2012 report *Diversifying participation* (above).
- Revisiting and updating the *Why do women leave architecture?* report by RIBA (2003) which highlighted a range of discrimination that women had faced following graduation.

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