



Historic England

Constructive Conservation



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.

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ENGLISH HERITAGE

CONSTRUCTIVE CONSERVATION

SUSTAINABLE GROWTH
FOR HISTORIC PLACES



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FOREWORD

Historic buildings and places help to define our nation. Even so, change, adaptation or development will often be the key to securing their future.

'Constructive conservation' is the term used by English Heritage to describe the protection and adaptation of historic buildings and places through actively managing change. The approach is positive and collaborative, based upon a shared understanding of the qualities which make a place or building special. The aim of constructive conservation is to achieve a balance which ensures that those qualities are reinforced rather than diminished by change, whilst achieving a solution which is architecturally and commercially deliverable.

This is the fifth in a series of publications illustrating how England's most valued buildings and places can be successfully adapted. *Capital Solutions* (2004) showcased examples within London, whilst *Shared Interest* (2006) widened the focus to all of England. The first volume of *Constructive Conservation* (2008) illustrated a further 20 exemplars of the conservation-led approach, and *Valuing Places* (2011) demonstrated its application to Conservation Areas.

This volume of Constructive Conservation has a particular focus on conservation-led schemes which are delivering real economic benefits. These are schemes which demonstrate that investment in the repair and continued use of our historic buildings and places can contribute to the economic recovery and financial well-being of our towns, cities and countryside.

Repair and adaptation of our existing building stock is also inherently sustainable. That puts it at the heart of Government policy which, through the National Planning Policy Framework, calls for a presumption in favour of sustainable development.

In his introduction to the new Policy Framework the then Planning Minister, Greg Clark, noted that 'our historic environment – buildings, landscapes, towns and villages – can better be cherished if their spirit of place thrives, rather than withers'. I could not endorse that view more strongly and am delighted to introduce a further set of conservation-led developments which demonstrate how this vision can be achieved.

We hope it will inspire others and give them the confidence to invest in our historic buildings and places.

Baroness Andrews
Chair, English Heritage

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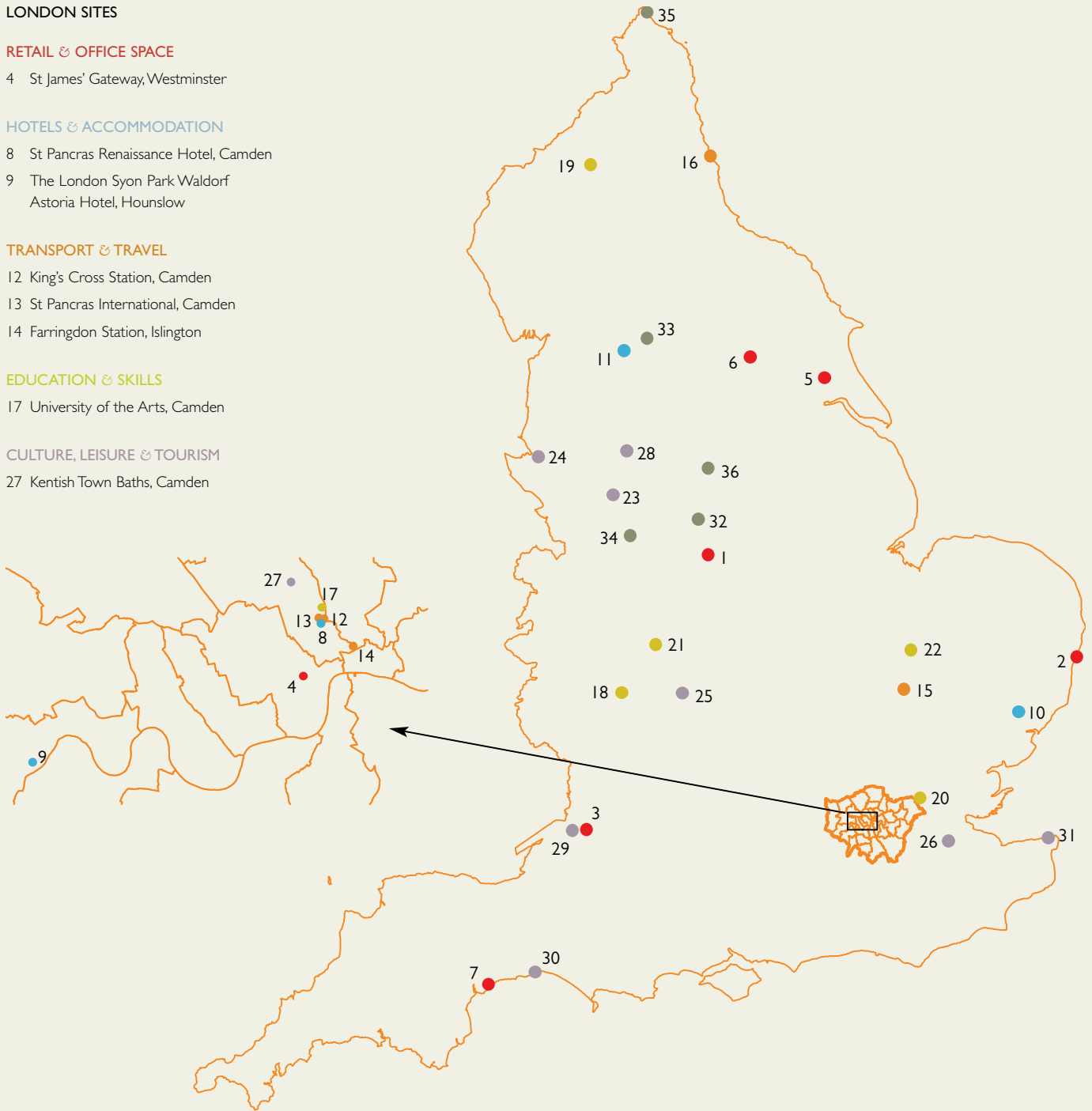
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INTRODUCTION

'Constructive conservation' is the broad term adopted by English Heritage for a positive and collaborative approach to conservation that focuses on the active management of change in ways that 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 (available at english-heritage.org.uk/conservationprinciples). These were not new to English Heritage but a codification of our best practice. The *Principles* ensure consistency across our professional conservation advice and enable all others to see the basis on which we make judgements.

In order to provide this consistency, we are guided by a values-based approach to assessing heritage significance. 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.

PARTNERSHIP AND INNOVATION

The aim of this publication is to demonstrate what these principles mean in practice. The various case studies have been chosen from across England to emphasise the range of approaches – from low-key repair enabling imaginative reuse to radical change to historic buildings or landscapes – that can result from applying the principles of constructive conservation. They demonstrate how English Heritage works in partnership with owners, developers, local authorities, architects and engineers as part of a multi-disciplinary problem-solving team, bringing to each project a well-informed understanding of what it is that makes the building special and how that significance can be used to deliver distinctiveness and value.

GROWTH AND PROSPERITY

The case studies also show the many ways in which adapting historic buildings can contribute to job creation, business growth and economic prosperity. It is now well established that heritage is not an adjunct to a healthy economy, but a major driver of economic growth and a source of employment. Heritage-related tourism alone accounts for £4.3 billion of GDP and creates employment for 113,000 people (*Investing in Success: heritage and the UK tourism economy*, Heritage Lottery Fund, 2010).

Commercial investments in listed buildings have been found to yield a higher return than unlisted commercial property over three, five, ten and 30-year time periods (*Encouraging Investment in Heritage at Risk: the investment performance*, Colliers 2011). One in four businesses in Colliers' survey of over 100 agreed that the historic environment was an important factor in deciding where to locate, equal in importance to road access.

SUSTAINABLE GROWTH FOR HISTORIC PLACES

Another theme of these case studies is their consistency with the concept of sustainable development contained within the Government's *National Planning Policy Framework*. The case studies exemplify change that will ensure better lives not just for ourselves but also for future generations. Constructive conservation is an inherently sustainable activity that makes use of the embodied energy that has already been consumed in the construction of a building. Modernising and reusing historic buildings also contributes to distinctiveness in the built environment, thus helping to create a better quality of life for present and future generations.

Above all, these examples of conservation-led development demonstrate what can be achieved with passion, creativity and confidence: the passion to take on historic assets, the creativity to find solutions to what can at first sight seem to be intractable problems, and the confidence of knowing that English Heritage will support innovative schemes that protect and enhance the significance of a building or place. We hope that these examples will inspire more developers, architects and local authorities to embrace the constructive conservation approach and to search out opportunities for realising the potential of historic places in need of a better future.





HOTELS & ACCOMMODATION

Hotels are a very good indicator of the state of the economy because they reflect the demand from business users during the week and from leisure users at weekends. Strong demand is a barometer of economic confidence, as is investment by hotel groups or by smaller proprietors in new capacity or in refurbishing and upgrading their existing accommodation. English Heritage very much welcomes this, as it has long been recognised that hotel use is one excellent way of providing an economic future for large historic buildings; equally hotel owners and managers gain competitive advantage from being able to offer the special experience of staying in buildings that are rich in history and character.



► ST PANCRAS RENAISSANCE HOTEL

The sumptuous neo-Gothic masterpiece that is the St Pancras Renaissance Hotel, designed by Sir George Gilbert Scott, originally opened in 1873 and soon acquired an excellent reputation as an upmarket, 300-room hotel noted for its lavish interiors and many innovative features. Following its closure in 1935, the former hotel remained in limbo, initially used as offices then boarded up and empty, until the decision was made to turn St Pancras into the terminus of the High Speed 1 rail route between London and the Channel Tunnel.

A major challenge in bringing the hotel back into use was the need for additional accommodation. Once English Heritage was convinced that this was essential if the hotel was to be economically viable, the task was to ensure that the large new bedroom extension block to be added to the western side of Scott's masterpiece would enhance and not detract from the original building. English Heritage staff provided detailed advice on the many historical and technical aspects of the scheme, which re-opened in 2011 and has since been voted the 'Number One Hotel' in the UK in *The Sunday Times Magazine's* poll of the Top 100 Hotels in the World.



**ST PANCRAS RENAISSANCE HOTEL,
CAMDEN, LONDON**

DEVELOPER: Marriott Hotels

ARCHITECTS: RHWL Architects / Richard Griffiths

LEAD PARTNERS: Camden Council,
the Manhattan Loft Corporation



‘King’s Cross is flourishing and it is hugely exciting for the hotel to stand so centrally and so dominantly in what is currently the largest area of urban redevelopment in Europe. Over the coming years the regeneration of the whole of the King’s Cross area into the capital’s international business and cultural quarter, will make the St Pancras Renaissance Hotel and its setting one of London’s proudest achievements of the early 21st century.’

– Kevin Kelly, General Manager, St Pancras Renaissance Hotel –





HELLIFIELD PEEL, SKIPTON, NORTH YORKSHIRE
 DEVELOPER: Francis and Karen Shaw
 ARCHITECT: Francis Shaw

▲ HELLIFIELD PEEL

Ancient monuments are not often converted for domestic use, but Francis and Karen Shaw have succeeded in turning Hellifield Peel, which is both a Scheduled Monument and a Grade II listed tower house, into a small hotel. The Shaw family started out with the remains of a 14th-century tower which had been vandalised fifty years previously and left to rot – indeed, the Heritage at Risk register warned that it was in imminent danger of collapse. Numerous visits by English Heritage staff documented the continuing decay of the site, so the Shaw family's sympathetic scheme to rescue the building and its important park landscape was welcomed.

English Heritage made a number of contributions to the project, including a thorough survey of the building's interior and exterior. This informed the decisions that were then taken about the significance of the different features and the best way to enhance their contribution to the design, using historic building materials and techniques. That ancient monument in the heart of the Yorkshire Dales is now the base for a thriving business, recently hailed by the *Independent* newspaper as one of Britain's fifty best B&Bs.



‘We are delighted to have created a modern landmark on the waterfront, in tune with our contemporary business philosophy. The success of the hotel since completion has been demonstrated by numerous awards ranging from East of England Hotel of the Year, to Trip Advisers’ Top Funkiest Hotels for 2012. We are convinced that the design of the building has been central to its success.’

– Robert Gough, proprietor of the The Salthouse Harbour Hotel –

▲ THE SALTHOUSE HARBOUR HOTEL

The Salthouse Harbour Hotel in Ipswich first opened in 2003, after the Victorian ‘John Good’ warehouse was sensitively converted to create a 43-bedroom ‘boutique’ hotel. Effective use was made of the building's massive structural features to provide an original and highly successful design,

and this family-run hotel has since won a number of awards.

Building on this success, the owners sought permission to construct a six-storey extension on land alongside the converted warehouse. English Heritage gave advice on fitting the new building into this extremely important historic setting, where the design needed to



**THE SALTHOUSE HARBOUR HOTEL,
IPSWICH, SUFFOLK**
DEVELOPER: The Salthouse Harbour Hotel
ARCHITECT: Barefoot & Gilles Architects

take account of the character and appearance of two Conservation Areas and the setting of several Grade I and Grade II* listed buildings. The result is a new building that has enhanced the highly visible waterfront setting, whilst giving the hotel the 27 additional bedrooms, new reception area and other facilities that it needed to develop its business.

▼ THE LONDON SYON PARK WALDORF ASTORIA HOTEL

The London Syon Park Waldorf Astoria Hotel sits within the registered park surrounding Syon House. The house is Grade I listed and the park was designed by Capability Brown. That such a large park, bordered by the River Thames and by the Royal Botanical Garden, Kew, should have survived without development is very unusual in London and this naturally had an impact on the decision whether, at this stage in the estate’s history, it was right to construct a new hotel on this site.

English Heritage saw the hotel scheme as a positive way to solve the heritage deficit of the site – the gap between the income that a heritage asset earns and the cost of its maintenance. Discreetly sited, the hotel provides an income stream for investment in much-needed enhancements to Syon House and the restoration of the park. It has created a business use where none existed previously and brought new capital investment, jobs and business opportunities to a relatively depressed part of London.

‘The opening of the Syon Park Hotel was the culmination of a ten-year process to put in place a comprehensive scheme for the long-term restoration and maintenance of Syon House and Park, which has been in the ownership of my family for over four hundred years. English Heritage took a very positive approach from the beginning of the project as the proposals were developed and refined prior to submission of a formal application for Planning and Listed Building Consent.’

– The Duke of Northumberland, Owner –

THE LONDON SYON PARK WALDORF ASTORIA HOTEL, HOUNSLOW, LONDON
DEVELOPERS: The Duke of Northumberland and Ability Group
ARCHITECTS: Ettwein Bridges, Kim Wilkie (Landscape)
LEAD PARTNER: Waldorf Astoria Hotels







TRANSPORT & TRAVEL

As well as serving as transport hubs and gateways to the cities they serve, some of England's finest railway stations have now become destinations in their own right, places to which travellers come to enjoy magnificent architecture, as well as shops, restaurants and hotels. Others have lent themselves to conversion to offices, shopping malls or, in the case of Tynemouth, a very popular weekend antiques and crafts market. Historic railway architecture is thus helping to make travel more of a pleasure, while local governments and transport administrators have learned that high-quality stations set the tone of a city and play an important role in attracting visitors.

▼ KING'S CROSS STATION

Built in 1851–2 to the designs of Lewis Cubitt, King's Cross station is a true building of the railway age whose façade reflects the original plan of the station, with departure and arrival sheds spanned by huge roofs with iron ribs. When a scheme to develop a new modern concourse was first mooted, English Heritage called for a first-class piece of architecture that could stand comparison with Cubitt's spirited design, and add to the station's significance.

The result is the stunning new steel and glass lattice-work roof that covers the new western concourse, and a world-class transport hub that combines daring designs from the present and the past, both of them characterised by functional honesty. Work is now under way to remove the flat-roofed concourse added in the 1970s, so as to reveal the original double-barrelled station façade and its tall clock tower, soon to be viewed across a new paved public space.

‘King’s Cross has succeeded in blending sensitive restoration with modern design. This is most apparent in the new Western Concourse where the stunning form of the new diagrid roof embraces the restored Victorian architecture of Lewis Cubitt’s Western Range building, and the adjacent Great Northern Hotel. This result was achieved through the excellent collaborative relationship developed through the course of design and construction, between the designers (McAslan and Arup), the client (Network Rail), and English Heritage.’

– Ian Fry, Project Delivery Director, Network Rail –



KING'S CROSS STATION, CAMDEN, LONDON

DEVELOPER: Network Rail
 ARCHITECT: John McAslan + Partners
 ENGINEER: Arup Group
 LEAD PARTNERS: Vinci Construction, Camden Council



ST PANCRAS INTERNATIONAL, CAMDEN, LONDON

DEVELOPER: London & Continental Railways
 ARCHITECT: Foster and Partners
 ENGINEER: Rail Link Engineering
 LEAD PARTNER: Camden Council

▲ **ST PANCRAS INTERNATIONAL**

St Pancras International is a highly visible example of the way that heritage-led conservation can be an engine of growth and contribute to economic and transport infrastructure. Restoring William Barlow's magnificent Grade I listed train shed (1865–8), doubling its original length in order to accommodate the 400-metre long Eurostar trains and adding a second new station to cater for local services between London and the Midlands, was a huge undertaking that drew on the skills of many specialists. This involved close liaison between Rail Link Engineering, English Heritage and Camden Council, which lasted throughout the 10-year construction period. The results show that radical ideas can be used to enhance significant features and create something new and exciting from the past. In the case of St Pancras, cutting four giant openings in the original train deck, with the support of English Heritage, has enabled the splendid, but hitherto unseen, undercroft of the station to be brought into use as the new arrivals and departures area.

► CAMBRIDGE STATION GATEWAY

Rail passengers will see a massive transformation of the area in and around Cambridge station as ambitious plans to create a new gateway to the city take shape. It is a large complex site with a number of buildings of local interest. The developers used pre-application advice from English Heritage to refine their scheme and this resulted in the retention and refurbishment of some of these buildings which contributed to the area's distinctiveness and character. English Heritage accepted the demolition of others, as their replacement by buildings of high quality design and materials with significant upgrading of public realm will improve the setting of the Grade II listed station and enhance the redeveloped conservation area. With the landmark tower of Foster's Mill providing a focal point, the buildings around the new square in front of the station will mirror the arcading found on the station, whilst providing much needed residential and retail opportunities, along with offices for Microsoft, in a highly sustainable location alongside the new transport hub.



CAMBRIDGE STATION GATEWAY, CAMBRIDGESHIRE

DEVELOPER: Network Rail, Brookgate

MASTER PLANNER: Rogers Stirk Harbour + Partners

ARCHITECTS: T P Bennett (Student Housing),
Pollard Thomas Edwards (Residential and Mill
Conversion), Grimshaw (Commercial),
Robert Myers Associates (Landscape)

LEAD PARTNER: Cambridge City Council



‘Once the CB1 scheme is complete, Cambridge Station will once again perform its intended role as a fitting gateway to a city noted for its historic architecture, its world-leading university, its renowned research institutions and the thriving high-tech businesses that are increasingly attracted to the city and its hinterland.’

– Sven Töpel, Chief Executive of Brookgate –



FARRINGDON STATION, ISLINGTON, LONDON

DEVELOPERS: Network Rail and Transport for London



◀ FARRINGDON STATION

Crossrail and Thameslink 2000 are two of London's most important current infrastructure projects, and one of many stations that English Heritage has been closely involved with is Farringdon, the original terminus of the world's first underground passenger railway (the Metropolitan Line from Paddington which opened in 1863). New additions will turn the Grade II listed station into one of the busiest and best connected in London. With English Heritage guidance, the Victorian industrial train shed will be retained, as will the 1922 entrance building where post-war alterations have been reversed to make the most of the original curved glass shopfronts and delicate Art Nouveau timberwork.

▼ **TYNEMOUTH STATION**

Another example of the way that historic railway architecture can be an engine of growth is the 1882 Tynemouth station, a Grade II* structure celebrated for its ornate iron and glass canopies. While the central part of the station continues to function as a busy Tyne and Wear Metro station, the outlying platforms are now used as a venue for exhibitions, heritage events, fairs and festivals. The distinctive Victorian

canopies shelter a farmers' market on Fridays and an antiques and craft fair every weekend that attract large numbers of visitors to Tynemouth all-year round and provide an important economic boost to the town.

Fundamental to the restoration of the station was the need to preserve the severely corroded columns and roof trusses supporting the glazed canopy. English Heritage made a major contribution to the

project by providing specialist advice and funding over a number of years. A programme of trial repairs helped to inform the nature and scope of the work needed to clean and repair the structure using traditional ironworking skills. The result was judged to be the best example of 'Craftsmanship Employed on a Heritage Rescue' project in the English Heritage Angel Awards for 2012.

‘We took great pains to ensure that Tynemouth Station was restored by people who shared our passion to return the station to its original condition, using traditional methods where possible. The work was challenging, largely due to the curve of the station, and the team worked together to strike a balance between faithful restoration to the original design, and delivering a building that could be safely maintained. This has been achieved and it is my hope that future generations will be able to enjoy the benefits of this self-sustaining grand structure.’

– Morris Muter, Station Developments Ltd –

TYNEMOUTH STATION, NORTH TYNESIDE, TYNE AND WEAR

DEVELOPER: Station Developments Ltd

ARCHITECT: Latham Architects

LEAD PARTNERS: North Tyneside Council, Nexus, Sea Change, the Friends of Tynemouth Station, Tynemouth Village Association

After

Before







EDUCATION & SKILLS

Learning institutions play a critical role in the success of the economy both by equipping people with the skills needed in a modern post-industrial economy and by attracting fee-paying students from around the world. In a global market, where nations compete to attract the best, competitive advantage comes both from the quality of the teaching and facilities but also from the learning environment: attractive schools and campuses, marrying historic and modern buildings, actively inspire people to learn.

▼ UNIVERSITY OF THE ARTS

In the case of the new University of the Arts, this inspiring environment has been created from a series of redundant warehouses set around the former marshalling yards to the north of King's Cross. Grade II warehouses designed to store coal, wheat, barley and potatoes for the growing 19th-century city now provide an exciting and edgy environment for students learning skills essential to the creative industries in which Britain excels.

The new campus combines contemporary design with a strong sense of place, rooted in a landscape that incorporates the historic canal basin and the railway architecture of an age of enterprise. The bringing together of five arts institutions on one site has had a major economic impact on the area, thanks to the spending power of up to 4,500 students, and to visitors who come to the campus to enjoy film and theatrical performances, exhibitions, fashion shows and concerts.



‘London’s new University of the Arts is a dynamic, growing and changing place... the anchor to a new cultural hotspot in London.’

– Professor Vladimir Mirodan,
Director of Development
at the University of the Arts –

UNIVERSITY OF THE ARTS, CAMDEN, LONDON

DEVELOPER: University of the Arts
ARCHITECT: Stanton Williams
LEAD PARTNERS: Argent, Camden Council





BLENKINSOPP CASTLE, GREENHEAD, NORTHUMBERLAND
 DEVELOPER: The Simpson Family
 ARCHITECT: Blakett-Ord Conservation Ltd

‘It was great to get English Heritage’s support in securing a future for Blenkinsopp. We didn’t think that they would allow us to do the work ourselves on such a sensitive structure, but they worked with us, giving us advice and financial support. Completing the repairs at Blenkinsopp was a very personal achievement for me and my family and a real, positive partnership with English Heritage.’

– Gary Simpson, Heritage Consolidation Limited –

▲ **BLENKINSOPP CASTLE**

The Simpson family acquired the scheduled monument (and Grade II listed) Blenkinsopp Castle, a fire damaged ruin, in 1955. As Gary Simpson was a builder by trade, he wanted to restore the castle himself when the time and opportunity arrived. That meant embracing a whole new set of traditional building skills, such as learning to build with lime mortar rather than cement, but doing this with English Heritage training and advice led Gary to discover a passion. The company he formed to rescue neglected monuments has since worked on 17 other historic sites, nine of which were listed and ‘at risk’, two of which have won awards for craftsmanship. The company has

trained one apprentice, has just taken on a second and provides short-term training places to help bursary students acquire traditional building skills – just the start of what promises to grow into a thriving small business.

Gary Simpson was short-listed in the 2012 English Heritage Angel Awards in the category for ‘Best Craftmanship Employed on a Heritage Rescue’ for his work on Blenkinsopp Castle. He has also worked tirelessly with the Heritage Skills Initiative (HSI) delivering traditional crafts taster days, continuous professional development, masterclasses, walk-and-talk tours and school activities, as well as giving talks at heritage skills festivals and conferences.

▼ **UNIVERSITY OF WORCESTER**

Another building that has found a new role as part of an expanding university is the Grade II listed former Worcester Royal Infirmary, officially re-opened by HRH the Duke of Gloucester in May 2011 as a second campus for the University of Worcester.

English Heritage worked closely with the university authorities on the scheme to convert the handsome 18th and 19th-century buildings of the former hospital into a multi-purpose space, incorporating teaching rooms, computer labs and conference facilities. The materials and design of the historic buildings have inspired a whole range of new structures, including two new halls of residence for up to 250 students and a cafeteria open to the public as well as university students and staff.

Occupying a key site, close to the station, it has been part of the vision for the site that it should be knitted into the life and economy of the city. Not only is the new campus helping to create future generations of managers and entrepreneurs, it encourages members of the existing business community of Worcester to use the meeting and conference facilities, attend lectures and courses and offer work experience opportunities to Worcester students.

UNIVERSITY OF WORCESTER, WORCESTERSHIRE
 DEVELOPER: University of Worcester
 ARCHITECT: BDP
 LEAD PARTNER: Heritage Lottery Fund



▼ KING'S ELY

The Old Bishop's Palace in Ely is a very important building historically, located in a highly visible position adjacent to Ely cathedral. It is listed Grade I and was used as the residence of the Bishops of Ely from the time that it was built by Bishop Alcock (1486–1501) until 1941. It then served successively as a Red Cross Hospital, a school for children with disabilities and then a Sue Ryder care home. When the care home closed and the former palace was put on the market, English Heritage encouraged King's Ely to buy the lease, knowing that the school was keen to expand to cater for their growing sixth-form.

Converting a disused care home into a new sixth-form centre, with classrooms, dining room, gym, bedrooms for boarders and offices for the school's administration staff

could not be achieved without a large number of internal changes that required listed building consent, as well as the refurbishment of modern residences and some new extensions. In such circumstances, there is usually scope for give and take. An English Heritage structural engineer gave detailed advice on the design of reinforcement to the main stairs to remove the need for visible bracketing. Advice was also provided about creating fire escape routes in the towers (the oldest spaces), and on floor strengthening and the design of the stair safety rail (required because of the use of the building by energetic teenagers). In return a rethink was called for concerning the subdivision of one important historic room, which would have had a harmful effect on the proportions of a significant space.

‘In turning a mediaeval palace, that had been used as a care home for decades, into a contemporary learning environment, we have done much to restore the building’s former glory and original dimensions.’

– Sue Freestone, Head of King's Ely –

KING'S ELY, CAMBRIDGESHIRE

DEVELOPER: King's Ely

ARCHITECT: GSS Architecture



THE BRAMALL MUSIC BUILDING, BIRMINGHAM

DEVELOPER: University of Birmingham

ARCHITECT: Glen Howell Architects

‘The Bramall Music Building has greatly extended Birmingham’s already well-established reputation as an internationally renowned centre for music performance and study. A recent opening festival and a full programme of concerts draw music lovers from a wide area.’

– Professor Andrew Kirkman, Head of Department of Music, Birmingham University –



BRENTWOOD SCHOOL, BRENTWOOD, ESSEX

DEVELOPER: Brentwood School

ARCHITECT: Cottrell & Vermeulen

▲ BRENTWOOD SCHOOL

Brentwood School lies partially within the Brentwood Conservation Area and includes a number of Grade II and Grade II* buildings and structures reflecting the contributions of local builders to the lively mix of building styles that have evolved since the school was founded in 1568. The aspiration to provide a new sixth-form centre, classrooms and assembly hall within the historic curtilage is just the latest in a long history of adding new buildings to cater for the school's developing needs. After looking at a number of options it was agreed that the replacement of some less important buildings from the 1930s would enable the architects to make more of the most significant buildings on the affected part of the site – especially Otway House, built in 1877 as a vicarage and with well-detailed brickwork.

English Heritage encouraged the architects to maintain architectural cohesion by incorporating historic elements, such as the diaper brickwork patterns of the Victorian house, into the design of the new buildings erected alongside. The way that the new and old buildings relate to each other has created interesting spaces between the buildings and adds to the lively variety of views from the street as well as from within the school, and the scheme won an RIBA award in 2012.

‘The intention was to create a new building that complements and completes the existing Chancellor’s Court Semicircle. The result is a building that successfully achieves this whilst retaining its own identity as a modern interpretation of the existing Byzantine buildings.’

– Will Schofield, Associate, Glenn Howells Architects –

▲ THE BRAMALL MUSIC BUILDING

The masterplan for the buildings of Birmingham University, designed by Aston Webb between 1902 and 1907, consisted of a semi-circle of domed red-brick lecture blocks and libraries with lower linking buildings for offices and laboratories. Most of the scheme was completed in 1909, but there was one gap, which the Bramall Music Building now fills. The design is a modern reinterpretation of the Edwardian scheme, which responds

to the acoustic requirements of the new building but still works within the volumes and constraints of the original vision. English Heritage encouraged retention of the most striking features of the existing Aston Webb buildings, with close attention to the design of the brickwork, stonework and lead domes. The 450-seat concert hall façades subtly reinterpret the design and proportion of the existing brickwork and stonework.





CULTURE, LEISURE & TOURISM

Data collected on the cultural strategies of twelve major cities, including London, have recently been used to demonstrate that culture, leisure and tourism are as important as finance and trade as a source of employment, exports and tax revenue (*World Cities Culture Report, 2012*). The following case studies show that change and renewal are constantly needed to keep visitors returning, and when managed well these can simultaneously enhance the historic significance and provide a rewarding visitor experience.



JODRELL BANK OBSERVATORY, MACCLESFIELD, CHESHIRE

DEVELOPER: University of Manchester

ARCHITECT: Feilden Clegg Bradley

▲ JODRELL BANK OBSERVATORY

Jodrell Bank is a supreme example of scientific and technical heritage, and is home to the Grade I listed Sir Bernard Lovell Telescope, the largest fully steerable radio telescope in the world at the time of its completion in 1957. This and the other radio telescopes, along with the original control buildings, have been attracting visitors to the Laboratory for 30 years, and the University of Manchester is naturally keen to foster this interest in radio astronomy and the history of science, and to inspire budding young scientists.

To do this, new facilities have been constructed as the base for an improved visitor experience, and for the use of staff organising events and learning activities. Designed by Feilden Clegg Bradley with advice from English Heritage, the Discovery Centre introduces a series of linked visitor and exhibition pavilions into Jodrell Bank in such a way as to reflect the functional and scientific character of the site. English Heritage is now working with the university and architects on the next phase of the site's development, to construct a headquarters building to accommodate research staff.

‘Since our new visitor facilities opened in April 2011 we have seen a huge increase in visitor numbers. In our first year we had well over 100,000 visits and in our second we will see over 130,000. I am delighted at the way that these innovative spaces reflect and serve the live scientific research carried out at Jodrell Bank.’

– Dr Teresa Anderson, Director of the Jodrell Bank Discovery Centre –

‘The restored Isla Gladstone Conservatory is a stunning landmark in north Liverpool, evoking the heyday of the Victorian Stanley Park within which it sits. Its modern-day facilities add a new dimension, acting as it does as a popular venue for weddings and other events on the doorstep of the city’s two football stadia. All of this activity adds a further dimension to the heritage investment in the physical fabric, creating sustained jobs, business and social investment... a great heritage success for Anfield and the city at large.’

– Stephen Corbett, Building Conservation Team Leader, Liverpool City Council –

▼ THE ISLA GLADSTONE CONSERVATORY

The Grade II Isla Gladstone Conservatory was conceived in the 1870s by the philanthropic and far-sighted designers of Stanley Park who provided the inner-city population of North Liverpool with bandstand entertainment, fresh-air and a place for healthy exercise. A century later, the conservatory was anything but healthy, having been reduced to a vandalised mess of rusty iron and broken glass, with weeds filling the beds where botanical rarities once grew for the education and delight of visitors.

Thanks to the Heritage Lottery Fund’s Parks for People programme, the beautiful glass pavilion is now one of Liverpool’s favourite party venues, much used for weddings and for pre-match hospitality by local football clubs (including Liverpool Football Club, which made a substantial financial contribution to the restoration). English Heritage acted for the Heritage Lottery Fund in advising on the historic aspects of the repair, using original parts and materials wherever possible and introducing modern services without changing existing structures or appearances.

THE ISLA GLADSTONE CONSERVATORY, LIVERPOOL

DEVELOPER: Liverpool City Council

LEAD PARTNERS: Liverpool Football Club, Heritage Lottery Fund





**THE LYME REGIS MARINE PARADE SHELTERS,
DORSET**

DEVELOPER: Lyme Regis Town Council
ARCHITECT: Heighway Field Associates
LEAD PARTNER: West Dorset District Council

▲ THE LYME REGIS MARINE PARADE SHELTERS

Although the shelters along the seafront in Lyme Regis were not significant enough to be listed, they were deemed to be a very positive aspect of the town's Conservation Area. English Heritage responded to the Council's desire to update the beach shelters by identifying the significant nucleus of the group for retention and enabling the less significant elements to be rebuilt.

The renewed waterfront contributes to the town's tourism economy by combining the historic shelters that add so much character to the seafront along with new shelters, two new shops, a performance area, a market area and two new community rooms. The project has also improved the physical and visual links between the town, harbour, Lister and Langmoor Gardens and surrounding areas.



‘English Heritage helped us enormously with our Transformation project and we are extremely grateful to them for their strong and continuing support since we re-opened the Royal Shakespeare and Swan Theatres. By working together they helped us to create a building that retained the ‘ghosts’ of the theatre, alongside a bold new 21st century intervention that has added a worthy element to the on-going history of our buildings.’

– Grug Davies, Royal Shakespeare Company –

▲ THE ROYAL SHAKESPEARE THEATRE

Elisabeth Scott's 1932 Royal Shakespeare Theatre was the first public building in England ever to be designed by a woman. Before embarking on a £112.8 million plan to transform this important and emblematic building, a Conservation Management Plan was compiled with English Heritage advice to analyse the building's history and distinguish between elements of the building of key significance and areas of

lesser significance. This was vital to gaining support for the construction of an entirely new 1,000-seat theatre within the existing envelope. The historically significant Art Deco foyer has been retained and now houses a café, restaurant and bar, with temporary exhibitions. A new 36-metre high observation tower provides a bird's eye view over the town's rooftops and harks back to a tower of the 19th-century Shakespeare Memorial Theatre that stood nearby and was destroyed by fire in 1926.



**THE ROYAL SHAKESPEARE THEATRE,
STRATFORD-UPON-AVON, WARWICKSHIRE**
DEVELOPER: Royal Shakespeare Company
ARCHITECT: Bennetts Associates
LEAD PARTNERS: Advantage West Midlands,
Arts Council England

Increasing the theatre's capacity has led to a 54 percent increase in turnover: in 2012, the Royal Shakespeare Company's income topped £50 million for the first time. Another major benefit of the project has been to open up a natural flow between the Royal Shakespeare Theatre and Stratford-upon-Avon itself, and this has greatly benefited nearby local business – the hotels, B&Bs, restaurants, cafés, shops and tourist attractions on which the town's economy thrives.

▼ **CHATHAM HISTORIC DOCKYARD**

The ethos of constructive conservation, which embraces positive change, has seen Chatham Historic Dockyard secure a sustainable future and attract new uses for a group of important Grade II and Grade II* naval buildings left at risk by the dockyard's closure in 1984. Today the dockyard is again contributing to the economy and vitality of the Medway towns as a vibrant site that adds £16m to the local economy annually and combines employment, educational, visitor and residential uses. This complex has become the thriving base for more than 100 small businesses, employing over 500 people as well as providing 115 residential properties. The restored accommodation of the former Joiners

Shop now provides a range of small studios, workshops, office units and communal facilities for small and start-up businesses, particularly those in the arts, crafts and design sectors.

In addition, 160,000 visitors a year come to the 80-acre site to explore its museum galleries and historic warships and to take part in its lively programme of events and activities. Success tends to breed further success, demonstrated by the decision of the University of Kent to take on some of the more prominent buildings at Chatham for its expanding school of arts: training the next generation of skilled graduates to participate in the nation's fast-growing cultural and knowledge economy.

‘Chatham Historic Dockyard demonstrates the benefit and impact that heritage can have at the heart of regeneration to give character and focus to a place, and that you cannot invent or create from nothing. True, it takes vision, an entrepreneurial spirit and a degree of risk taking as well as large scale public investment, but it also takes the expertise, empathy and commitment to partnership by organisations like English Heritage to ensure that all the benefits of such an important historic site are recognised and realised.’

– Bill Ferris, Chief Executive, Chatham Historic Dockyard –

CHATHAM HISTORIC DOCKYARD, CHATHAM, KENT
DEVELOPER: Chatham Historic Dockyard Trust





CLIFTON LIDO, BRISTOL

DEVELOPER: The Glass Boat Company Ltd
ARCHITECT: Marshall and Kendon Architects

▲ CLIFTON LIDO

The beautiful Grade II* open air swimming pool, designed by Richard Shackleton Pope and dating back to 1850, was nearly lost when consent was given for the demolition of all but the front building and for the construction of new flats. When this project stalled, the site was sold to a local entrepreneur who sought advice from English Heritage on restoring the lido using historic materials and repair techniques. The result is that a derelict site is now back in use as a vibrant and economically successful commercial venture.

▼ THE MONASTERY OF ST FRANCIS

Edward Pugin built this large Neo-Gothic church and attached friary for the Franciscans who came to Manchester in 1861 to serve the local Catholic community. For 120 years the friary was the hub of Gorton's religious, social and cultural activity, home to three schools, a theatre group, brass band, choir, youth club and several successful football teams. The departure of the Franciscans in 1989 thus left a very large hole, but also a determination that the buildings should be saved and kept in community use.

English Heritage played a critical role in the rescue process, providing both grant aid and specialist advice to the Gorton Trust, who were convinced that the building had an economic future as a hub for concerts, education and training, community activities, corporate functions and weddings.

Future growth in activity and trading income now looks assured, as the Trust made a small profit of around £90,000 in 2012 for the first time in five years on a turnover of £1.4 million. Around 40,000 people

are now visiting the monastery, 60 percent of whom are business visitors attending meetings, the remaining 40 percent being leisure visitors attending weddings, cultural events or private parties. The beneficial effect on the local economy is indicated by the fact that 65 percent of business visitors and 80 percent of leisure visitors stay overnight in paid accommodation in the area. The Trust has also created the equivalent of 35 new full time jobs.

Gorton Monastery won the Gold Award in the 'Best UK Unusual Venue category in the 2012 Meetings & Incentive Travel Industry' Awards, competing against London's 'Gherkin' building (30 St Mary Axe) and Peckforton Castle in Cheshire, among others. Paul Griffiths, Co-founder and Chairman of the Monastery of St Francis and Gorton Trust was presented with the Heritage Hero award by the Heritage Alliance in December 2012 in recognition of the work done by the volunteers and professionals who donated their time to Gorton Monastery.

THE MONASTERY OF ST FRANCIS, GORTON, MANCHESTER

DEVELOPER: The Monastery of St Francis and Gorton Trust

ARCHITECT: Austin-Smith: Lord

CONTRACTOR: William Anelay

LEAD PARTNERS: Heritage Lottery Fund, Architectural Heritage Fund, North West Development Agency, ERDF (European Regional Development Fund), New East Manchester





MARGATE REGENERATION, KENT

LEAD PARTNERS: Thanet Regeneration Board, Arts Council England, Thanet District Council



▲ MARGATE REGENERATION

Heritage and the arts have been successful in giving new life to seaside towns that have lost out to Mediterranean resorts with more reliable sunshine. In the case of Margate, building the Turner Contemporary gallery has been the catalyst in attracting a new generation of visitors to a town whose skies were described by Turner himself as 'the loveliest in all Europe'.

English Heritage has been supporting regeneration in Margate through partnership with Arts Council England in the MACH (Margate Art Creativity Heritage) project, which encourages members of the town's creative industries community to use empty and neglected historic buildings

as work and project spaces. The idea is to foster a culture of creativity in Margate that will attract visitors all year round for the twin attractions of Turner Contemporary and the town's lively arts scene.

New businesses and cultural activity are blossoming in the historic buildings of the Old Town and the lower end of the High Street, where 35 new businesses have opened up since the gallery opened, while the vacancy rate has fallen significantly from over 24 percent to under 19 percent in 2011. All of this is providing new employment opportunities, supporting the local economy and contributing to a climate of confidence in Margate's creative and business communities.

▼ KENTISH TOWN BATHS

The restoration of the Grade II listed Kentish Town Baths was achieved with English Heritage working in partnership with Camden Council on a limited budget to save the best architectural features whilst creating new facilities within the areas whose character had been compromised by extensive 1960s refurbishment. By identifying an area of the site that could be reconfigured for residential accommodation, it has been possible to underwrite the future running and maintenance costs of the new leisure centre from rental income.

KENTISH TOWN BATHS, CAMDEN, LONDON

DEVELOPER: Camden Council

ARCHITECT: Roberts Limbrick Ltd

LEAD PARTNER: GLL (Greenwich Leisure Limited)





An aerial photograph of a historic town center. In the foreground, a modern building with a white, gabled roof and large glass windows is visible. The background shows a dense cluster of traditional brick buildings with red roofs and chimneys. A paved area with a wooden hot tub is in the lower left. The text 'RETAIL & OFFICE SPACE' is overlaid in the center.

RETAIL & OFFICE SPACE

Government policy is now to encourage investment in historic town centres, which for many years have faced the challenge of competition from edge of town malls. Customers in turn have rediscovered the delights of small proprietor owned shops, businesses of real character that attract customers by offering something distinctively different from standard retail fare. Being located within buildings and streets of historical and architectural interest helps to attract customers, and further reinforces the appeal of the traditional high street.



Before

DERBY CITY CENTRE, DERBYSHIRE

LEAD PARTNER: Derby City Council



After

‘The opening of new malls on the edge of Derby raised the bar in terms of shop presentation, exposing the tiredness of the City Centre – a Conservation Area which is rich in heritage. Without the scheme large areas of the City Centre would now lie barren. With the scheme, the converse is true – as shops have been improved, they have been let. Three years ago some 60-plus small shops were vacant – today, maybe less than 20 – contrary to the national trend.’

– Trevor Raybould, Raybould & Sons estate agents –

▲ DERBY CITY CENTRE

Derby is a good example of how a city centre can gain a new lease of life through investment in historic buildings. Designated as a Conservation Area, the cathedral quarter has a medieval street pattern, a covered market and an eclectic mix of shops, ranging from 17th-century timber-framed buildings to purpose-built shopping arcades, built as Derby’s version of London’s fashionable Burlington Arcade. These needed investment to refresh the appearance of a very attractive collection of historic buildings whose character had become submerged by neglect, clumsy alteration and crude modern fascias.

Together the City Council and English Heritage offered shop owners a combination of advice and funding,

in return for which the owners were asked to invest an equivalent amount in repairs and refurbishment. The scheme is now in its fifth year and 72 grants have been approved so far, paying for repairs and the reinstatement of architectural details that remind everyone just how attractive a shopping area the city centre is. In addition, the City Council has implemented a programme of public realm works that complement the restored frontages, creating a street scene of a consistently very high quality.

The real test for owners is whether or not the value of their properties has increased sufficiently to cover the investment and whether their tenants have gained customers. Trevor Raybould, of the estate agents

Raybould & Sons, heads up a practice specialising in commercial development properties in Derby city centre. His former office in Derby was one of those to benefit from the scheme, as a result of which he has persuaded many others to take advantage and reap the benefits. He says the regeneration scheme has had positive media coverage, which encourages other landlords to take part, existing businesses to stay in the area, and new businesses to open. This has been confirmed by evidence from follow-up surveys: responses from grant recipients suggest that 250 jobs will have been created or protected by the end of the scheme, that sales and retail footfall have increased, and that confidence in the retail market has been renewed.



TIBBY'S TRIANGLE, SOUTHWOLD, SUFFOLK

DEVELOPER: Hopkins Homes

ARCHITECT: Ash Sekula Architects

LEAD PARTNER: Adnams Brewery

‘The redevelopment of Tibby’s Triangle has enabled us to raise the profile of the Cellar & Kitchen store in the town and has provided new residential accommodation. With English Heritage advice, the development has opened up new pedestrian routes, public spaces and views of Southwold’s splendid church.’

– Emma Hibbert, Head of Corporate Affairs, Adnams –

▲ TIBBY'S TRIANGLE

The challenge in Southwold was to fit a new development into a Conservation Area in the heart of this historic seaside town, on a site with a long frontage to the main street, close to Grade I listed St Edmund's Church. Tibby's Triangle had been the distribution yard for Adnams Brewery, founded in Southwold in 1890 and a major local employer. Having built a new award-winning eco-distribution centre in a former gravel quarry on the edge of the town to cater for the company's growth, Adnams wanted to redevelop its old town centre site in ways that

would enhance the quality of local life, create employment and keep the business at the heart of the community.

Adnams' new Cellar & Kitchen shop and café now serves to anchor one end of the site, providing the company with a destination retail location to support its growing brand and expanding company portfolio. Set behind this street frontage, new housing development provides much-needed accommodation in the heart of the popular town. English Heritage encouraged the architects to create a new street through the triangular site, with

smaller passage-ways that evoke the existing grain of Southwold and open up attractive new views to St Edmund's Church.

Garlanded with awards (including Best Housing Design in 2012), the Tibby's Triangle buildings are a modern interpretation of Southwold's traditional terraces, disposed in such a way as to create interesting enclosed spaces, akin to the 'yards' found elsewhere in the town. Substantial chimneys provide interest and venting for services, while local brick and flint are used for walls and clay pantiles for the roofs.



After



Before

**WEST OFFICES, YORK**

DEVELOPER: York Investors LLP, comprising S Harrison Developments Ltd and Buccleuch Property, on behalf of York City Council

ARCHITECT: Crease Strickland Parkins Ltd

LEAD PARTNER: City of York Council

‘The development has enabled the sustainable long-term new use of an important historic building in the heart of York that had no clear future. The scheme has also brought back to life a building that had become almost invisible to the city and increased public access, as well as encouraging the creation of an outstanding contemporary example of urban and civic design.’

– Cllr Julie Gunnell, York City Council’s Cabinet Member for Corporate Services –

▲ WEST OFFICES

The local authority was itself the client for the former British Rail West Offices in York, which now serve as a new headquarters building for City of York Council. The West Offices began life as York’s first railway station, built in 1839-41, the pioneering years of the development of Britain’s railway system. The building, with its grand central entrance, booking hall, refreshment rooms and Station Hotel, is listed Grade II* in recognition of its experimental and innovative character and the fact that it established a pattern for later station buildings.

Despite this, the shadow of dereliction hung over the building for many years before the proposal for new council offices was conceived. English Heritage staff advised the developers throughout the preparation of the scheme on the best ways to reveal and enhance the building’s railway heritage. The whole build process was also preceded by an archaeological dig that revealed the city’s original Roman civic baths.

The original brick buildings and 1850s hotel have all been retained with little alteration. Within the central part of the site two new linked linear

structures will contain flexible modern workspace for the council’s 1,400 staff, with access from the original platforms. The last surviving section of the original train shed has been re-erected at the west end of the new office (where it originally stood) to form a covered conservatory, with planting and seating areas. Moving into a building that incorporates the highest standards of sustainability and energy use will save the council some £17 million over the next 25 years.

‘The advice, support and input from English Heritage proved invaluable throughout the process, helping the developers to ensure that the old and new elements of the development could work together in perfect harmony to provide a sustainable future for this important building. It was also important from our perspective that everything we added did not compete or detract from the quality of the original station complex which should read as crisp, modern and clean. Achieving such high standards of sustainability proves with a careful, considered approach older buildings can be adapted for modern use, without compromising our client’s demanding brief for an efficient new headquarters.’

– Chris Hale, S Harrison Developments Ltd –



QUAKERS FRIARS, BRISTOL
 DEVELOPER: Brasserie Blanc
 ARCHITECT: Alec French Architects
 LEAD PARTNER: Bristol City Council

▼ **QUAKERS FRIARS**

In Bristol, Quakers Friars incorporates the remains of a Dominican friary established around 1227, the Grade II* Cutlers’ and Bakers’ Halls, and a Grade I main building that was built as a Friends Meeting House in 1747-49, used until recently as a register office.

Standing in the middle of one of Bristol’s biggest and busiest shopping malls, the Meeting House has now been re-opened as a vibrant restaurant. One of the many gains from this new use was the opening up of access to the original gallery, by means of a new staircase that was introduced at the suggestion of English Heritage, and the restoration of the original columned hall, which had been subdivided by partition walls into a warren of cramped offices.





CLINTON DEVON ESTATES: THE ROLLE ESTATE OFFICE, EAST BUDLEIGH, DEVON

DEVELOPER: Clinton Devon Estates
ARCHITECTS: Lacy Hickie Caley,
Scott Wilson (Landscape)



‘The new Rolle Estate Office marks the culmination of a vision and years of hard work by many talented and dedicated people, including the Exeter-based architects Lacey Hickie Caley, English Heritage and our own Clinton Devon Estates team. By locating the Rolle Estate Office here at Bicton, we have re-established the strong historic link between the Estate and its original centre of operations. Not only has it provided us with a geographically central and environmentally friendly base from which to run all the Estate’s activities, it has also enabled the restoration of the beautiful parkland in which it is located.’

– Lord Clinton, Clinton Devon Estates –

▲ CLINTON DEVON ESTATES: THE ROLLE ESTATE OFFICE

Clinton Devon Estates is a complex family-owned business that traces its origins in East Devon to the 16th century, and whose activities range from traditional farming and forestry operations to business parks and residential property. Having outgrown the house that had been the Estate’s centre of operations for many years, a new office was needed that would be centrally located to reduce vehicle use, accessible to the Estate’s many

local employees and built to high environmental standards. The site that best met these criteria was located on the edge of the registered 18th-century park at Bicton.

English Heritage supported the new development as a means of reinvigorating a degraded part of the Grade I park and of restoring lost landscape elements, such as historic tree clumps and estate railings. The architects were asked to respond to the setting, incorporate local materials and achieve high levels of

sustainability. The result is an elliptical building, reflecting the form of historic tree clumps, built of locally quarried Exeter Red Stone and locally harvested timber, partly buried to ensure that it sits well below the tree canopy, like a park pavilion.

Officially opened by HRH The Duke of Gloucester in 2009, the building has won the Queen’s Award for Enterprise and numerous awards for innovative design, sustainability, and for respecting the built and natural environments.



After

ST JAMES' GATEWAY, WESTMINSTER, LONDON

DEVELOPERS: The Crown Estate and the Healthcare of Ontario Pension Plan

ARCHITECTS: Eric Parry Architects and Donald Insall



Before

▲ ST JAMES' GATEWAY

When advising the Crown Estate on its £500 million investment in a highly visible site in the busy heart of London's West End, English Heritage agreed that the front elevations of the buildings lining the south side of Piccadilly made a positive contribution to the Conservation Area, and should be retained, whilst the run down and cramped late Victorian and Edwardian accommodation behind was of little historic significance and so could be demolished. London has gained a

development of the highest quality as a result, with a mix of newly designed and retained façades, providing commercial office and retail space and residential units. Public realm enhancements to Eagle Place, Jermyn Street, Piccadilly and Lower Regent Street, as well as a dramatic new sculpture by world-renowned artist Richard Deacon, commissioned as part of the building's Piccadilly façade, will further enhance the development.

▼ NORWOOD HOUSE

Norwood House is a Grade I listed building in the Beverley Conservation Area, strikingly ornamented on the outside, with fine staircases, fireplaces, stucco work and library fittings within, described by Pevsner in the *Buildings of England* guide as 'arguably Beverley's best Georgian house'.

All this grandeur deteriorated when the house fell out of use in 1998. Its sad fate was to be added to the Heritage At Risk Register in 2006. Efforts to find a new public use for the building foundered, so when the Brantingham Group, a local developer with a good track record in the sensitive reuse of historic buildings, applied to the local authority for a change of use to offices, English Heritage was supportive. When consent was turned down, because of the potential impact of parking on the building and its setting, English Heritage advised the developer on a reduced scheme that was finally granted consent and the building has now been successfully repaired and converted to office use, achieving a commercially viable future.

NORWOOD HOUSE, BEVERLEY, EAST YORKSHIRE

DEVELOPER: The Brantingham Group

ARCHITECT: Elevation Design







INDUSTRY & INFRASTRUCTURE

Britain gave birth to the Industrial Revolution, with the result that we now have a substantial heritage of fine industrial buildings that, because of their scale, construction and large open floor plans, can make flexible and adaptable spaces for new industrial and non-industrial uses.



Before

▲ CROMFORD MILL

A case in point is Grade I Cromford Mill, in Derbyshire, the world's first successful water powered cotton spinning mill, built in 1771 by Sir Richard Arkwright. Being designated a World Heritage Site in 2001 as part of a series of historic mill complexes in the Derwent Valley was confirmation of Cromford's outstanding importance. However, such status does not come with money attached. Securing a viable future for the mill has been achieved through the tireless work of the Arkwright Society over many years, in partnership with English Heritage, the local authority and various funding agencies.

By converting suitable parts of the mill into premises for 25 business tenants, the Society has made Cromford Mill an important employment site as well as a visitor attraction. The revenue from tenants (many of whom are engaged in businesses that continue the textile legacy of the site) now enables a management team to be employed to maintain the site and develop its potential further. With the benefit of more public and private investment, an ambitious scheme for the conversion of Building 17, one of the early mills, is now under way to provide further lettable business accommodation and to enhance Cromford Mill's appeal as a base from which to explore the unique industrial heritage of the Derwent Valley.



After



CROMFORD MILL, CROMFORD, DERBYSHIRE
 DEVELOPER: The Arkwright Society
 (Building Preservation Trust)
 LEAD PARTNERS: Derbyshire County Council,
 Derbyshire Dales District Council, Derwent Valley
 Mills World Heritage Site Partnership

‘Demand is high for business space at this famous and important site, so we are using the money generated by rents to maintain the facilities already in use and to develop our plans to restore further parts of the mill complex. That way we’re creating new, flexible uses without losing what’s special about the heritage. Our job is to ensure that Cromford Mill continues its legacy as a place of work and enterprise, for businesses to grow and help sustain this part of the World Heritage Site.’

– Sarah McLeod, Arkwright Society –

‘English Heritage worked closely with J N Bentley throughout this project and their pragmatic and realistic approach was a great help in bringing this monument back to life as an operational hydro-electric power station.’

– Austin Flather, J N Bentley –

▼ LINTON FALLS HYDROPOWER FACILITY

Linton Falls is a rare example of a Scheduled Monument that has found an economic future by reverting to its original use, as a rural hydro-electric power station. This pioneering turbine house, built by the Grassington Electric Supply Company Ltd in 1909, provided power to the area until, with the arrival of the National Grid in 1948, small rural power stations such as this were deemed to be uneconomical. Over the years much of the equipment was removed and the turbine house lost its roof, windows and part of its masonry.

A change in its fortunes came about when the local civil engineering firm J N Bentley made the radical but welcome proposal to bring it back into use as a source of renewable energy. English Heritage recognised that the project could secure a viable long term solution for the management and maintenance

of the site and was engaged in all aspects of the project design, from feasibility, archaeological recording and historic assessment to agreeing the design details and interventions into the original fabric.

A new chapter in the building's history dawned in 2011 when power began to be supplied back to the National Grid from this humble rural building, which now generates 500,000kWh per annum, the equivalent of the average energy use per year of 90 family homes, saving 216 tonnes of CO₂ emissions per year when compared to fossil fuel generation.

National recognition for the project came in 2012, when it was a finalist in the English Heritage Angel Awards, the annual competition sponsored by Andrew Lloyd Webber which celebrates the best examples of threatened heritage sites being rescued and given a new lease of life.

LINTON FALLS HYDROPOWER FACILITY, LINTON NEAR GRASSINGTON, NORTH YORKSHIRE

DEVELOPER: Linton Hydro Electric

ARCHITECT: J N Bentley Ltd

LEAD PARTNER: Yorkshire Dales National Park Authority

Before



After



▼ SELLERS WHEEL

Buildings associated with Sheffield's metal trades are now rare in a city that has seen much post-war redevelopment, but an English Heritage thematic study in 2007 identified six surviving examples of the once-ubiquitous workshops where cutlery and edge tools were made. Sellers Wheel, in Arundel Street, was one of these, a Grade II listed 19th-century courtyard complex that was originally occupied by the offices, warehouse, workshops and grinding rooms of John Sellers and Sons, manufacturers of pen and pocket knives, razors, table cutlery, and electro-plated goods.

Part of the complex had already been demolished at the start of an unrealised redevelopment. English Heritage hoped for a more sympathetic use for this significant building and worked closely with its new owners, Devonshire Green Holdings Ltd, to deliver a development that would generate employment and conserve this reminder of what once made Sheffield famous around the world. It helped that Sellers Wheel is located in the area designated by Sheffield City Council as the Cultural Industries Quarter, attracting music, film and digital businesses to the area. Investment had already taken place in public realm works to complement a

number of restored frontages along the same street, creating a street scene of a consistently high quality within which this development now sits.

Now restored, Sellers Wheel has permission for a restaurant and café on the ground floor, with two storeys of office space above and a newly designed six-storey residential block used by the students at nearby Sheffield Hallam University. The design recognises the evidential, historical and communal significance of the building and area, has conserved and enhanced the local historic fabric and context, whilst maximising the site's income earning potential for the owner.

SELLERS WHEEL, SHEFFIELD, SOUTH YORKSHIRE

DEVELOPER: Devonshire Green Holdings Ltd

ARCHITECT: Cartwright Pickard Architects

LEAD PARTNERS: Sheffield Hallam University, Sheffield City Council, the Heritage Lottery Fund

Before



After





Before

**DEWAR'S LANE GRANARY,
BERWICK-UPON-TWEED, NORTHUMBERLAND**

DEVELOPER: Berwick-upon-Tweed Preservation Trust

ARCHITECT: Bain Swan Architects

LEAD PARTNERS: Berwick-upon-Tweed Borough Council, the Youth Hostel Association, the Heritage Lottery Fund, Northumberland County Council, One North East, the Sea Change programme



After

‘The refurbishment of Dewar’s Lane Granary has put the life back into Bridge Street. It has given people even more of a reason to visit this part of town, which in turn has helped other local businesses. Bridge Street is now facing a much brighter future as a result.’

– Steve Stewart, Chief Executive, Northumberland County Council –

▲ DEWAR'S LANE GRANARY

Exhibition space (this time for works of art) is also at the heart of another project to find a new use for a prominent six-storey Grade II listed former granary building in the very sensitive setting of Berwick-upon-Tweed, a town famous for the quality of its historic townscape. The granary was damaged by fire in 1815 and propped up with buttresses, giving it a distinctive tilt. In 1985 its working life came to an end and the granary lay empty and derelict until the Berwick Preservation Trust took on the challenge of finding a new use and raising the finance (over £5 million) needed for its restoration.

A major boost to the viability of the project came with agreement from the Youth Hostel Association to take on part of the granary for a new 57-bed hostel, attracting a new visitor market to the town. English Heritage provided advice and engineering expertise on important details of the conversion, notably the removal of the entire internal structure and replacement with a steel frame to resolve problems associated with the lean and the low ceiling heights. English Heritage also agreed to the lowering of a modern section of Berwick's town wall (a Scheduled Monument) to open up views of the building and improve access.

The building now houses the hostel, a bistro, a heritage interpretation space, meeting rooms, and a gallery used for major art exhibitions, and it has proved to be the catalyst for the wider regeneration of this part of the medieval town. English Heritage grant schemes have provided funds for the repair of several more historic buildings in the adjacent Bridge Street, with a strong uptake from commercial businesses in an area of Berwick known for its independent retailers.



Before



After

THE CENTRE OF REFURBISHMENT EXCELLENCE (CORE), STOKE-ON-TRENT, STAFFORDSHIRE

DEVELOPER: Stoke-on-Trent City Council

ARCHITECT: PRP Architects

LEAD PARTNER: Stoke College, the Building Research Establishment

▼ THE CENTRE OF REFURBISHMENT EXCELLENCE (CORE)

Meeting the UK's commitments to reducing carbon emissions is why Stoke-on-Trent City Council, along with Stoke College and the Building Research Establishment (BRE), have set up The Centre of Refurbishment Excellence (CoRE), as a national training facility for the techniques and materials needed to refurbish the UK housing stock to the highest modern standards in ways that conserve energy and water.

The site chosen for CoRE was a Victorian pottery, with the bottle-shaped kilns that once gave the five Stoke-on-Trent pottery towns their distinctive identity, located in a Conservation Area and listed Grade II. Between 2002 and 2006, English Heritage had grant aided basic repairs to the bottle ovens and the workshop structures which surrounded them and were keen to

encourage a benign new long-term use. When the proposal for the CoRE project emerged in 2009, English Heritage supported the City Council, BRE and PRP Architects through the design, planning and consent process, as well as by attending regular meetings on site to help resolve the technical issues that cropped up during the building works.

The historic buildings now provide 6,000m² of flexible exhibition space where new products, components and materials can be demonstrated and training given on realistic 'house sized' constructions. The complex also includes conference and meeting facilities that will be used to bring together key stakeholders in the retrofit community to share best practice and foster collaboration across the industry by means of a planned series of national and international events.

‘Education is at the heart of CoRE’s success as it helps create a skilled workforce able to meet the changing demands of construction: CoRE’s unique conference centre and demonstration spaces, incorporating three historic bottle kilns within the design, will be used to train all types of construction related trades-people and business owners as well as management level professionals on site, helping to create a workforce trained to the highest standards.’

– Tim Renwick, Chief Executive, Centre of Refurbishment Excellence (CoRE) –

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