

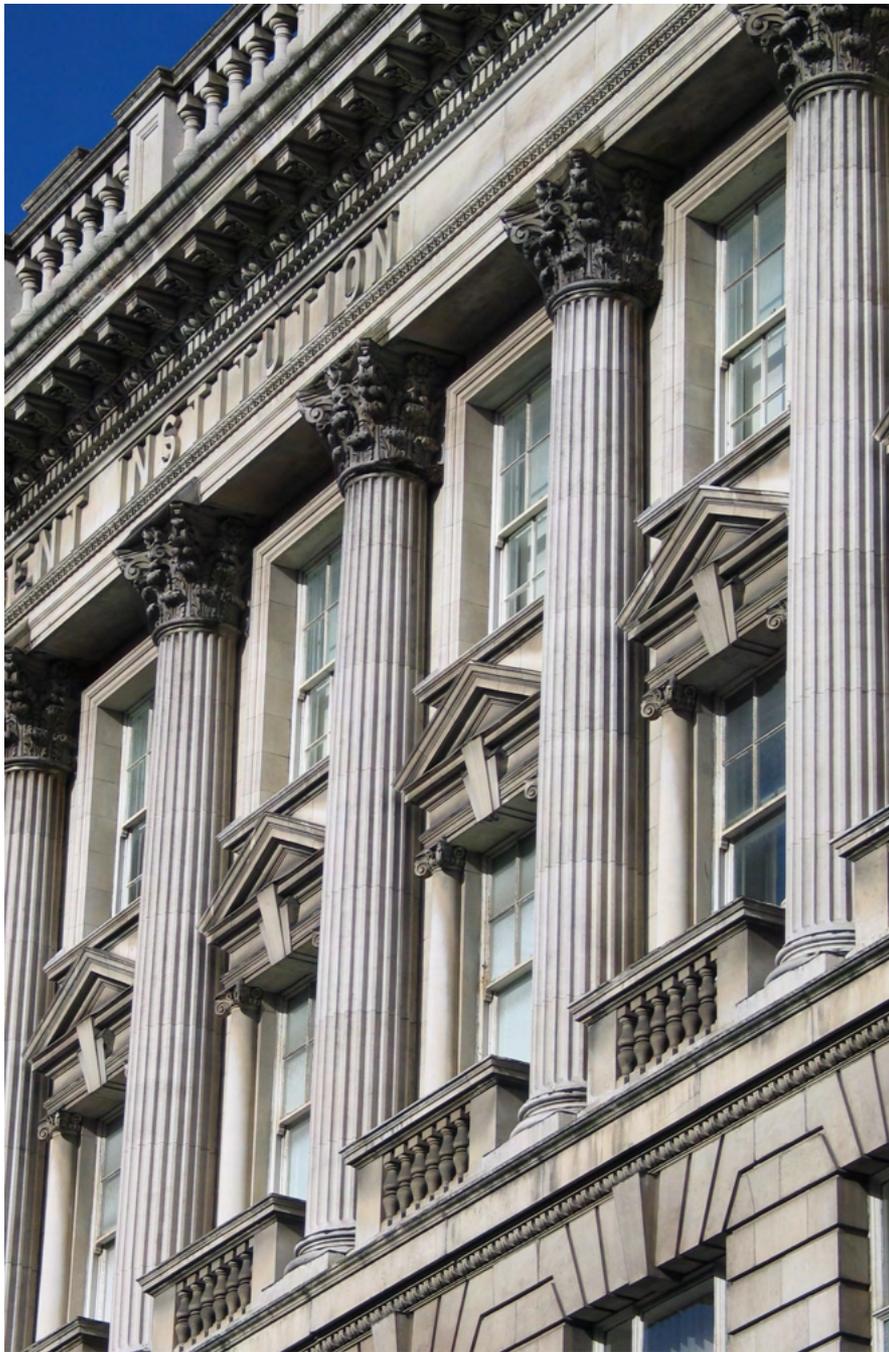
# **COTAC Insight 2i: The Need to be Aware of the Built Heritage**

Exploring ICOMOS Education and Training Guideline  
(i): Make balanced judgements based on shared  
ethical principles, and accept responsibly for the  
long term welfare of cultural heritage

Listed building consent is required for any works to a listed building which may affect its character as a building of special architectural or historic interest. This can include partial or complete demolition, extension, or internal or external alterations. The following criteria is used to decide which buildings are included on the official List:

- buildings of importance because of their architectural design, decoration and craftsmanship
- buildings which illustrate an aspect of the nation's social, economic, cultural or military history
- buildings that demonstrate close historical association with nationally important people or events
- buildings that form part of an architectural group or ensemble, such as squares, terraces or model villages

Many other buildings and sites that are not listed, could be equally judged by similar criteria, being physically affected in the same way whether by decay, lack of proper maintenance or neglect. But, if they are to survive, they need to be used. Consequently, effective, knowledgeable and justifiable decision-making should be exercised whenever dealing with the wider built-heritage building stock.



The past has numerous examples of integrated design thinking and constructional quality, creating the challenge of ensuring that appropriate decisions are taken to ensure its survival as and when modern day needs are accommodated in a sustainable manner without unintentionally jeopardising future use possibilities.

To a 1930's design the Baltic Flour Mill opened as a working mill in 1950. It had a capacity of 22,000 tonnes and served as a model for other mills built by Rank Hovis during a reconstruction programme after WWII. It closed in 1981. Following an architectural completion acknowledging the original design, it re-opened in 2002 as the Baltic Centre for Contemporary Arts serving as the core for associated developments in the area.



Incorporating modern alternative use might be more easily accommodated within the open floor plans of redundant mill buildings; allowing conversion to respect original construction.

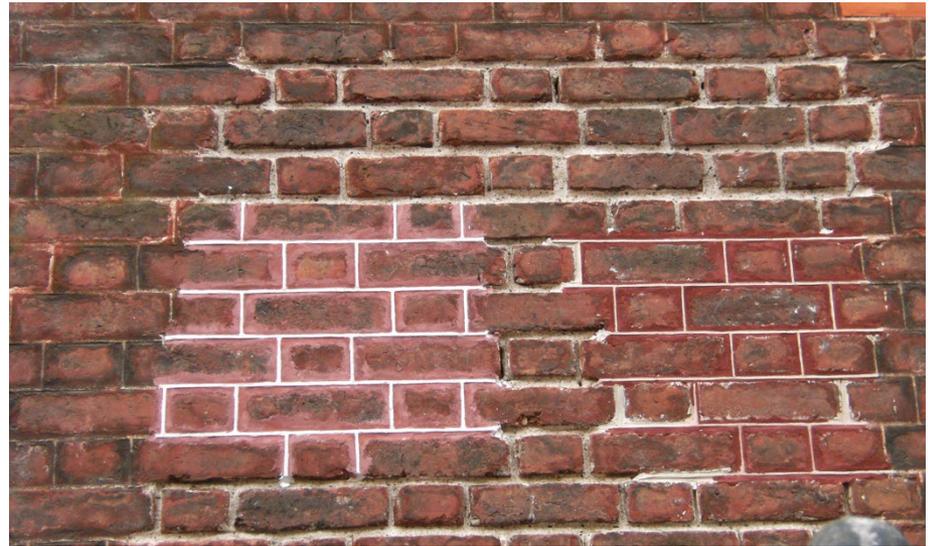




Following decommissioning, redundant Mill machinery might be left in-situ should space allow.

The major loss of a building does not generally occur overnight, although progressive decay processes can lead to total abandonment. Any recovery requires increasing degrees of ethically based judgments to be exercised and justified against potential client wishes, along with satisfying other legislative requirements.





Some circumstances create difficulties in deciding what the best action to take is. In numerous others the consequences of poor or wrong decisions remain obvious and clearly indicate a lack of principles in their application.



Given an appropriate approach and application of technical understanding significant remnant architectural elements can be saved and returned to use

An appropriate, skilled and knowledgeable approach will require the joint opinions and judgement of numerous specialists to reach a balanced and consistent approach on how to recover a previously ornate interior.





When carried through, individual ill-considered actions can significantly detract from original design intentions. Discordant surface applications and altered fenestration can be difficult to remedy should a view ever be reached that they be reversed.



Considered and informed judgment can successfully integrate the use of different materials through good design detailing and specifying. When a lesser degree of judgement is exercised, the visual result can appear more utilitarian.



Considered judgment and good pre-planning needs to be exercised from early design stage, through into site operations. Here, an absence of pre-planned protection to a landscaped surface has created difficult to remove cement staining. The other example shows an expansion joint sitting uneasily within mock ashlar stone work and a shallow lintel. In contrast, preparation in advance of re-pointing involving the taping of adjacent face work avoids contamination of smeared mortar as work progresses.



Within urban locations the frequent orientation of buildings, doors and windows which take advantage of their wider setting is no accident. Achieved by conscious design, centralised alignments on approach roads and lanes can offer the premises direct access and/or a degree of visual security.

Bold and unmistakably identified, the repurposing of this redundant industrial complex has been achieved with due respect for the original structure.





Total community engagement ensures that an integrated and balanced approach to rethatching takes place in a traditional manner with appropriate judgment being exercised



Judgements behind the decision to re-roof this original structure with its emphasis on slightly projecting end bays, would have had to be assessed against a variety of potentially conflicting criteria. The emerging result, however, acknowledges the original design.

In pursuing the need to appreciate *'Guideline' (i) Make balanced judgements based on shared ethical principles, and accept responsibly for the long term welfare of cultural heritage, amongst other sources, accessing a number of technical publications can indicate what needs to be taken into account. See: <https://www.engineshed.scot/publications/>*

*<https://historicengland.org.uk/advice/technical-advice/buildings/>*

In addition a number of Guideline-specific URL links are offered on the COTAC Global website under the Menu tab *'Digital Bibliography'* at *'i. Making judgements'*. See: [http://www.cotac.global/digital\\_bib/](http://www.cotac.global/digital_bib/)

**Refine results**

**KEYWORD SEARCH**

Search:

**AUDIENCE**

- Conservation and Heritage Institutions (26)
- Historians and Owners (213)
- Researchers (7)
- Students (6)
- Novels (2)
- Historic (2)
- Corporate Interest Users (2)
- Historic professionals (2)
- Business to Business (Commercial Interest) (2)
- Members (2)

**PUBLICATION TYPE**

- Technical, Advice & Guidance (249)
- Architectural Guide (46)
- Case Study (42)
- Multimedia/Case Studies (37)
- Technical Advice Notes (26)
- Short Guide (16)
- Playgoing/Chapin Guidance (16)
- Guidance for Practitioners (1)
- Guides for Practitioners (1)
- Owner and Occupier Guide (4)
- Reference Report (2)

**RESEARCH (6)**

- Technical Paper (3)
- Historic Publication (2)
- Historic Trade Catalogue (2)
- Research and Study Report (1)
- Book Research (1)
- Academic Research (1)

**EDUCATION (2)**

- Self-led activity (1)
- Teaching and Teacher Resource (1)

**GENERAL INTEREST (4)**

- Book General (1)
- Children's Books (1)
- Corporate (2)

**LANGUAGE**

- English (249)
- Scottish Gaelic (2)

**SCHOOL THEME**

- Traditional Planning (4)

**Publications:**

- A Grammar of Colouring**: A compilation of the 1920s Glasgow, Glasgow Field, intended to give descriptive and technical information on the design, construction and application of various pigments, dyes and paints.
- A Manual of Technical Building and Sanitary Science**: A book on the general science, historical and practical aspects of plumbing.
- A Survey of Thatched Buildings in Scotland**: This publication is a photographic survey of thatched buildings in Scotland, surveyed between May 2014 and August 2016 by Joe Innes on behalf of the Society for the Protection of Ancient Buildings.
- A and J Man and Co Ltd**: A catalogue of a Glasgow-based manufacturer of ornamental cast and wrought iron, brass, gates, railings, roofing and buildings, A & J Man & Co, dating back to around 1850.
- Architectural Sanitary Construction and General Iron Castings**: "Architectural Sanitary Construction and General Iron Castings" is a report on work in the architectural catalogue of the architectural, plumbing, sanitary and general iron castings manufactured by Stoen & Co, London-based iron foundry.
- Baluchuln Stone Research Report**: The Baluchuln Stone Research Report is a report on work undertaken investigating Scottish stone from Aberdeen Quarry. Extraction and testing of Stone from Aberdeen Quarry, Arngyll.
- Builders Vade Mecum**: A synopsis of the architectural and construction industry in the mid 1700s. The Builders Vade Mecum is a synthesis of the architecture and construction industry during the mid 18th century.
- Building Conservation - The Bennett College**: A guidebook to practical building conservation. Covers building construction details including brickwork, masonry, carpentry, joinery, roofwork, roofing, plastering, painting, glazing & gilding.
- Building Knowledge: An Architectural History of the University of Glasgow**: A unique collaboration between Historic Building Scotland and the University of Glasgow has resulted in this lavishly illustrated book about the University's architectural history.



**Technical Conservation Guidance Brochure, News and Webinars**  
Our brochure lists all our current free-to-download technical conservation guidance and research reports. Our technical newsletter lists events

**Practical Building Conservation Series**  
Practical Building Conservation - Comprehensive and practical reference books for professionals involved in repairing historic buildings.

**Principles of Repair**  
This page describes the main principles of repair for historic buildings

**Maintenance and Repair**  
Good maintenance and repair of historic buildings is fundamental to their preservation, following proven materials and methods.

**Maintenance Plans**  
How to draw up a maintenance plan for a building, what the plan needs to consider, and how often it needs to be supported by maintenance inspections.

**Materials for repairs**  
The use of authentic material helps to retain the character of historic buildings and in turn supports traditional industries and vital craft skills.

**Thatching Advice**  
Thatch is a traditional roofing material in many parts of England and our publication presents guidance on its repair and maintenance.

**Stained Glass Windows**  
As well as being works of art, stained glass windows are critical to the appreciation of any building fortunate enough to be decorated with them

**Fibrous Plaster**  
Guidance to help determine the competency of specialist inspectors and contractors you need, and to define the required standard of inspection.

**Decorative Features**  
Advice on the care and conservation of wall paintings and other decorative features.

**Insuring Historic Buildings**  
Insuring historic buildings is an important part of their risk management

**Vacant Historic Buildings**  
An owner's guide to vacant historic buildings

**Damp, Masonry Decay and Sustainability Conference**  
Recordings of presentations from the Damp, Masonry Decay and Sustainability Conference 2020.