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# Understanding Conservation Unit 4 Need to be Skilled in Social and Financial Issues

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# Understanding Conservation: The Need to be Skilled in the Built Heritage

## **Council on Training in Architectural Conservation (COTAC)**

COTAC originated in 1959 in response to the need for training resources for practitioners in the repair and conservation of historic churches. Since its inception the Charity has consistently worked to lift standards across the UK's conservation, repair and maintenance (CRM) sector. This has involved working in partnership with national agencies, professional and standard setting bodies, educational establishments and vocational training interests.

## **The Pedigree of Understanding Conservation**

The 5 Understanding Conservation Units are based on and created around the 1993 *International Council on Monuments and Sites (ICOMOS) Education and Training Guidelines*. During the late 1990's and early 2000's an analysis of the ICOMOS Guidelines was produced but, at the time, this was considered 'academic' in its translation and a subsequent more pragmatic '*Framework Document*' was produced that distilled the preliminary work into five basic units of understanding. This subsequent document was developed and condensed with the support of the pan-professional Edinburgh Group under the auspices of Historic Scotland from 2003, the results of which created the original [www.understandingconservation.org](http://www.understandingconservation.org) website that was launched during 2007. From 2008 the Edinburgh Group and the [understandingconservation.org](http://www.understandingconservation.org) website has been enabled by COTAC, with the website content being updated in 2015 to incorporate Guidance offered by the revised edition of *BS 7913:2013 Guide to the Conservation of Historic Buildings*

The relevance of the 1993 ICOMOS Guidelines is that they have been adopted by the UK's Conservation Course Directors Forum (CCDF) where all the member courses agreed to observe them in their delivery. In addition, the Guidelines underpin all professional body peer-reviewed Accreditation in Architectural Conservation Schemes currently operated by a pan-professional spread of bodies in the UK and Ireland, and the 2013 ICOMOS CIF International Training Committee '*Principles for Capacity Building through Education and Training in Safeguarding and Integrated Conservation of Cultural Heritage*' intentions.

This new 2021 PDF edition of *Understanding Conservation: The Need to be Skilled in the Built Heritage*, whilst retaining the previous 5 Unit structure, totally revises and updates the previous website content whilst also incorporating a wide range of illustrative examples especially chosen to enhance the text. Across the 5 Units images have been primarily sourced from Ingal Maxwell's © photographic archive, with a small number incorporated from other sources in a manner as fair use educational material under the terms of the Creative Commons Attribution-NonCommercial-ShareAlike (CC-BY-NC-SA) license, identifying and acknowledging the copyright holder wherever that has been possible. Whilst every care has been taken in the preparation of information in the *Understanding Conservation* 5 Units, COTAC and its authors specifically exclude any liability for errors, omissions or otherwise arising from its content.

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## Understanding Conservation

### Unit 4 Need to be Skilled in Social and Financial Issues

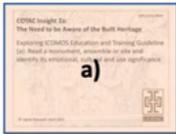
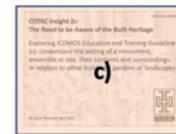
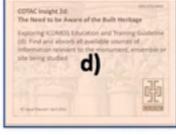
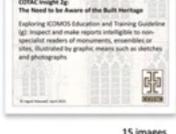
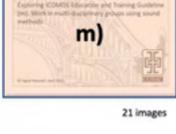
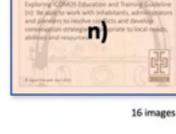
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## Preamble

### Unit 4 Need to be Skilled in Social and Financial Issues

Unit 4 enhances an understanding developed in the previous three Units and contextualises that with the recognition of reaching a satisfactory conclusion with all pertinent parties - integrating a detailed consideration across 9 of the 14 ICOMOS guidelines (**5a, 5c, 5d, 5f, 5h, 5i, 5j, 5m & 5n**). The Unit is divided into eleven sections that are equivalent to and in compliance with the Guidelines. It aims to assist users on how to contextualise their thoughts and approach with a greater understanding of current conservation philosophy and ethics. Each section comprises textual and illustrative information that together with the recommended reading, further reading and web sites to visit will assist you in gaining an understanding of what cultural significance means and how to evaluate it.

 <p>a)</p> <p>15 images</p>	 <p>b)</p> <p>17 images</p>	 <p>c)</p> <p>15 images</p>	<p>Self-assessment Questions will be posed and are rhetorical in nature requiring you to respond in your own way. These in-text questions are progressive in nature. You should respond to them by reference to both the text of this Unit and by reading the material suggested. Omission of these actions may reduce understanding of the Unit's focus; completion of the reading suggested will provide better understanding of the discipline of conservation and how professionals within it function and operate to preserve and protect the historic environment:</p> <p>For a more detailed illustrative exploration of the 9 relevant ICOMOS Guidelines to this Unit please refer to Insight 2 where each of the nine highlighted guidelines (opposite) can be reviewed</p>
 <p>d)</p> <p>21 images</p>	 <p>e)</p> <p>17 images</p>	 <p>f)</p> <p>18 images</p>	
 <p>g)</p> <p>15 images</p>	 <p>h)</p> <p>24 images</p>	 <p>i)</p> <p>18 images</p>	
 <p>j)</p> <p>18 images</p>	 <p>k)</p> <p>19 images</p>	 <p>l)</p> <p>17 images</p>	
 <p>m)</p> <p>21 images</p>	 <p>n)</p> <p>16 images</p>		

Insight 2 Links to Understanding Conservation Unit 4

You should consider how the body of conservation knowledge is constantly being questioned, expanded and added to by specialists within the field and how the principles, ethics and philosophy of conservation informs and structures any intervention response: This is particularly relevant when dealing with modern, say, 20<sup>th</sup>C reinforced concrete structures or buildings adopting contemporary construction methods and materials. A personal acceptance of this fact will help you to understand that you must also continually expand your own knowledge of conservation philosophy – it is subject to continuous change and your understanding of it needs constant updating. The important fact to recognise is that it is a process of personal improvement that needs to be self-generated through enthusiasm for the subject!

## 4.01 Unit Overview

This Unit and the other four Units in this set offer guidance to assist your own developmental improvement of knowledge. It will be a personal challenge intended to test your knowledge and, hopefully, point you in the direction of where to seek additional knowledge or, improve your understanding and to reflect on your experiences. This Unit offers a framework for you to develop; it is not intended to provide answers but merely stimulus and routes to comprehension.



Chichester: The historic environment and setting appreciated by society

You should be willing to recognise that, despite your experience gained through practice, there is a more complicated, challenging and philosophical knowledge base that requires constant updating.

The Unit will be a personal challenge, requiring you to question your established values and perceptions. It is intended to challenge your understanding of the skills necessary to act as a conservation practitioner. In contrast, it aims to provide the spark to ignite your own investigative and reflective processes. After completing it you will be better able to assemble a portfolio of evidence in support of your application for accreditation. It is not the aim of this Unit to provide definitive answers to the complex nature of the philosophy, ethics and principles of conservation thinking, neither is it an easy route to accreditation! Self-assessment questions will make you question your understanding and knowledge.



Bath: Social acceptance of quality in the historic ambience

*"Imbued with a message from the past, the historic monuments of generations of people remain to the present day as living witnesses of their age old traditions. People are becoming more and more conscious of the unity of human values and regard ancient monuments as a common heritage. The common responsibility to safeguard them for future generations is recognised. It is our duty to hand them on in the full richness of their authenticity."*

Venice Charter 1964

*"The immediate object of conservation is to secure the protection of built heritage in the long-term interest of society...The decision to conserve historic buildings can be justified on social, cultural, economic and/or environmental grounds, and usually a combination of these. Conflicting pressures often need to be balanced to assist good decision making. Good conservation depends on a sound research evidence base and the use of competent advisors and contractors."*

BS. 7913: 2013; para 0.1

The term SME in these Units will be used to describe heritage assets and is derived from the words: sites, monuments and ensembles. The word asset is also used in this regard.

*"Conservation is... a process which seeks both to question change and to reconcile modern needs with the significance of what we have inherited in order to safeguard the interests of future generations."*

Clark, K.

*"I am I plus my surroundings and if I do not preserve the latter, I do not preserve myself."*

José Ortega y Gasset. 1883-1955



Kourion, Cyprus. Archaeological site Visitor Centre designed for and suited to the climate

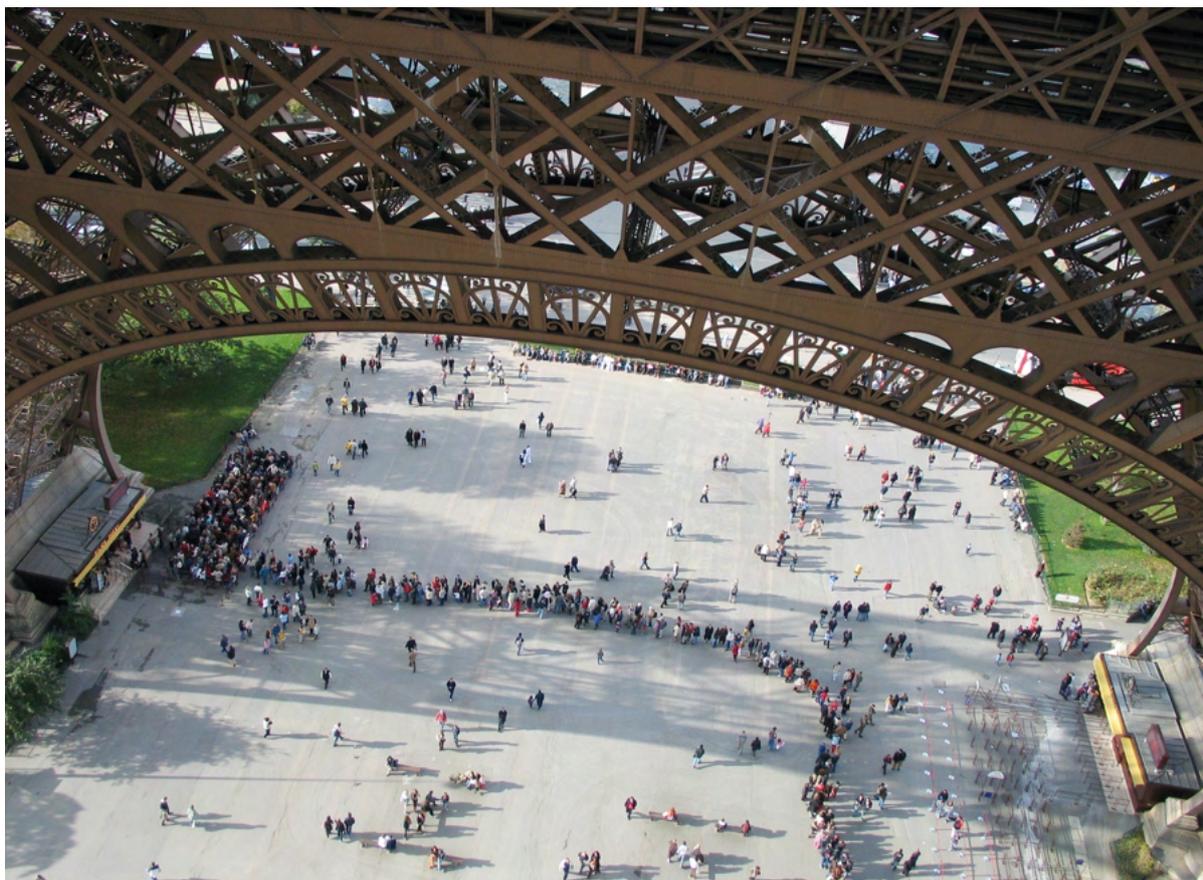
The pressures of use and legislative impositions on a site of significance place strains on the asset and

that significance. A balance or equilibrium must be struck between modern needs and impositions and a requirement to maintain the historic record that the asset offers to past, present and future generations. This Unit will strive to assist you in gaining a better understanding of how these pressures of use may be incorporated in the form of change without undue threat to a site of significance.

Additionally, it is intended to stimulate you to improve your understanding of the reasons why it is necessary to investigate significance, coupled with a requirement to identify and analyse the effects of a broad range of issues, social, financial, funding and contextual together with other activities and pressures associated with the use and management of a SME and, formulate a conservation management strategy to protect significance. There is a need to understand the pressures of change and how they might impact on significance before contemplating any works of intervention associated with and part of the use and management of an asset. It is important to understand how this assessment informs, assists and underpins intervention strategy.

### **Aim of this Unit**

This Unit is designed to stimulate and encourage you to ask yourself some fundamental questions about why and how you intervene in the historic environment. Perhaps an even more fundamental question to address is – what, why and how is this place or object important enough to make me question my motives for intervention and how shall I plan and execute any works of intervention in order to protect significance?



Eiffel Tower, Paris. Accommodating visitor demand

*“There is a need to impart knowledge of conservation attitudes and approaches to all those who may have a direct or indirect impact on cultural property.”*

ICOMOS Education and Training Guidelines 1993

The Unit demonstrates the importance of combining the knowledge gained by investigation and how such knowledge assists management and protection of an asset, facilitating a structured approach to conservation strategy. It outlines personal challenges, skills and procedures necessary to enable you to improve your knowledge of a cultural asset, its social importance and pressures placed upon it, as well as its context through use and by legislation.

It will assist you in gaining a better understanding of the impact of how the decisions you make when planning intervention will, or are likely to, affect significance. Each section comprises textual and illustrative information that will assist you in gaining an understanding of the importance of investigation; then use the products of your investigation to fully understand the potential impact of your decisions and thus be able to facilitate a conservation strategy.

In-text-questions are designed to test your understanding and comprehension of each section and the overall need to establish facts about the asset’s context, use, history and develop: This knowledge is needed in order to formulate a strategic approach to intervention and conservation management.



Birmingham: New canal-side cafe integrated within existing structures

## 4.02 Social and Financial Issues

Our historic environment is of importance not just to the owner of any given asset but also to the wider population who use it as a source of reference about their society and history and, additionally, to an international audience. An SME has value that is subject to wider society's views and requirements. Sometimes that view or understanding can be misguided or formulated for the wrong values and this may pose a threat to an historic asset. It is incumbent on you to protect historic assets and to enlighten and redirect what might be a misunderstanding of the role and importance of sites, monuments and ensembles (SMEs).

Once the public are 'enlightened' about importance, the protection of the heritage becomes easier to ensure and its improved profile engenders public support for the conservation process. A clear understanding of the role or importance of an asset will help you to promulgate information about it to its owners and the public. Once enlightened about the importance of a SME, the public can become its best ambassadors for protection.

The composite of information used to gain clarity of understanding of an asset will be complex and multi-faceted and may consist of some of the following influences:

- Cultural, spiritual, emotional and social significance
- Function, use and ownership
- Monetary value
- Aesthetic and architectural value
- Historic value
- How it is valued and perceived by the public

Such worth may, in turn, be affected by other factors:

- Public attitudes
- External factors beyond the boundaries of the building (context and situation)
- Legislative controls
- Impositions of use such as up-grading of services or when new legislation is imposed
- Availability of funding for management, maintenance or intervention works
- Access requirements
- Need to generate an income from use to help fund running costs (economic use)

*"...conservation is largely the art of controlling change."*

Feilden, B. in commentary on Earl, J. Building Conservation Philosophy

Consider the destruction of ancient artefacts in consequence of conflict and how good conservation response might deal with the damage caused.



Palmyra, Syria and Bamiyan Buddha, Afghanistan before and after destruction during conflict

### Promotion, Understanding and Interpretation

An asset is dumb unless given voice by understanding and the projection of that understanding to owner, custodian and the wider public. It is perhaps important to emphasise here that owners are only custodians at a point in time and their possession of an historic asset imposes a requirement to adopt appropriate standards of stewardship; recognising their limited period of occupation and use together with their responsibility to wider society to maintain an historic asset's record in as authentic a state as possible. To assist you in promoting an historic narrative that an asset offers you must have translation skills that allow you to understand that narrative. Acquisition of such knowledge, and how to use it, is offered by this and the other four Units in this series.



Chichester: Pedestrianisation improves ambience; block paviers impose non-traditional uniformity

Many of the factors influencing the historic environment will be at odds with or in conflict with conservation principles and ethics. There is a need for you, the conservation practitioner, to be aware of these pressures and how they are incorporated in conservation response. Inevitably, some compromise of principles must occur if an asset is to survive in our modern world, but it is the ability to manage change without loss of significance that provides the armature on which good conservation practice hangs. You need to have a detailed grasp of the management functions underpinning the running of a SME - how is it to be looked after, how is it to be funded and supported such that its

interest to the public is promoted and its significance maintained?

*“Without change there would be no history.”*

Cossons, Sir. N

*“Priorities must acknowledge what is possible as well as what is desirable.”*

English Heritage (1996) *A Future for our Past*



Birmingham Curzon Street Station: The pending Terminus of HS2 – is the surface discolouration the remnants of WW2 camouflage paint work that was applied to public buildings?

You will need to be able to demonstrate knowledge of legislative controls affecting and protecting the historic environment. You will also need to demonstrate an ability to identify compatible re-users for an asset that will not threaten significance. You will be required to demonstrate an ability to manage an asset including identification of project funding sources and income sources.

You will need to demonstrate an ability to promote an asset to further its understanding and to encourage use of it without threat to significance or longevity. You should be able to pass on the asset to future generations whilst maintaining authenticity, despite pressures of use.



Ghent. Modern addition to a historic asset

*“At the heart of any judgement about significance lies understanding. We need to know why what is there is there. We need to know how it was constructed, altered and used through time; what survives and what has been lost... Unfortunately, that understanding is all too often seen as a luxury to be dispensed with when costs are tight...”*

Cossons, Sir. N. Foreword to Clark, K (2001) *Informed Conservation*, English Heritage.



Tard, Hungary. Recognition of the value and worth of the vernacular heritage

### 4.03 Function, Use and Ownership

*"...any successful strategy for a site of significance must satisfy and reconcile the needs of the building owner, the building itself and the building user or visitor. All must be achieved within the framework of current legislation and the restraints of financial resources."*

Stirling, S. (2002)

*"The commonest reason for preserving old buildings... is that they are useful resources... even the most unexceptional building will... continue to be repaired for as long as the owner thinks that it is useful or can be made so at reasonable cost...A building usually reaches the end of its (so called) 'natural life' as a result of external economic forces and operational obsolescence rather than because it ceased to be capable of repair"*

Earl, J.



Ziggurat student accommodation blocks at the University of East Anglia. Denys Lasdun & Partners. Grade II\*. The Grade II Teaching Wall can be seen in the background.

Throughout its life a SME may have been subject to previous patterns of change and development. It may be that its original purpose has been superseded by changes in use and need. It may have been subject to imposed change resulting from legislative development. Its authenticity may have been put at risk or even damaged by inappropriate previous changes implemented as a result of ignorance of the importance or significance that the asset offers as an historical record. Nonetheless such changes are part of the history and fabric of the building and may have their own value through contributing to the building as a palimpsest of the past.

The process of change is inevitable; it is the ability to manage change without loss of significance that is a fundamental requirement of conservation. But, of course, legislative imposition is not the only source of pressure for change to which the historic environment is subject. Some of the pressures relate to use and ownership requirements. Some proposed changes may be appropriate and can be accommodated with minimal impact. Some will be wholly inappropriate and need to be resisted.

Some will stretch the recognised principles and ethics of conservation. Your skills as an advocate for the historic environment will at times be tested. Sometimes your ability to resist change by dint of sound and reasoned argument may be the only obstacle to pressures for inappropriate change. An ability to defend an asset against inappropriate change must be developed through knowledge of the asset and commitment to the principles and philosophy of conservation.

Identify as many pieces of legislation as you can think of that, in the last 10 years, have been imposed and have had a considerable impact on the historic environment. You may wish to consider the need, reasoning for and impact of your identified legislation and how these new laws demonstrate a continuum of change to which our historic environment is subject. Society advances and so must the historic environment if it is to survive in today's rapidly developing world.

Much of our historic built heritage is in constant and intense daily use and subject to the pressures of such use – school, hospitals and university buildings might be a good example of this.



Lakenham First School, Norwich. Grade II listed building, dated 1863. Former hospital and school for girls ©BJB



Colman Road First School, Norwich: Under listing consideration in 2005 it was not listed ©BJB

Protection of our built heritage with such uses places a great deal of pressure on all who have to deal with the management of assets – their use in a modern context is essential if the heritage is to survive but the protection of significance must be a primary consideration in that process.

The process of change to which an asset is subject will relate not only to the building but also to the functions housed within it, the need for introduction or up-grading of services, fire protection methods, access for the disabled, etc. These factors relate to modern day uses of the asset for which it was not originally designed and therefore, its historic record or significance may be under threat from such requirements.

### **Professional Limitations**

The insidious nature of incremental changes that occur with barely any notice are, perhaps, the most potentially damaging to an asset's authenticity. Moves to 'improve' the use and performance of a structure can, over an extended period of time, present a serious threat to its record. The simple process of subtle changes over time can also present as barely perceivable threats and can appear to be absorbed by the building without threat or damage but, when added together as composite change the resulting damage can be extremely injurious to authenticity. Similarly, the need to respond to regulatory change imposing new performance criteria may result in serious loss of authenticity if not viewed with an understanding of overall impact. The need to subsume the conservation tenet of reversibility within any process of change is probably most apposite in such situations. Careful analysis and assessment of how such, possibly, alien services, requirements or uses might be incorporated are essential if significance is to be protected.

*"The impact of any proposed change should be justified. The approach taken to that justification should be proportionate to the nature and significance of the historic building and the scale and impact of the proposed works."*

BS 7913: 2013: para 5.2 "Heritage management principles".

From a building of the 1960's, with which you are acquainted, that has recently undergone a refurbishment or up-grading, evaluate the impact of these changes on the building's significance.

The introduction of modern fire protection measures within a 17th century college building presently used as a library (housing some very valuable ancient manuscripts) is essential if insurance conditions are to be met. How would you go about planning the incorporation of such alien provision within a building of historical, aesthetic and social importance? The insurance company has insisted that a sprinkler system be installed.

You may wish to consider the impact of the measures not only on the building and its fabric but also the material that it contains. Careful checking of policy wording will be required if inappropriate cover is to be avoided. You will need to ensure that insurance conditions accurately match the need for appropriate conservation-based response to reinstatement following an 'event' covered by insurance.

The need to be able to negotiate appropriately worded cover will be an essential skill for the conservation practitioner advising owners on acceptable insurance cover and terms.

Regulatory/legislative change is constantly presenting as potential threat to an historic asset. Such legislative adjustments will be drafted with the focus of the legislator and may not account for conservation constraints. Changes due to this and regulatory impositions are likely to have an incremental pattern of change that is damaging if its increase is not monitored in overall effect. The conservation practitioner must be aware of this incremental pattern and be alert to insidious change which can, over time, be particularly damaging to authenticity and significance.



Chester. A complex of roofs

A grade I listed building is attached to a grade II listed building that is under separate ownership. The separating wall is a Party Wall defined under the Party Wall Act 1996. The owner of the grade II property wishes to carry out works to the party structure that will involve raising the party wall to accommodate a new roof profile that is needed to overcome a waterproofing detail problem.

As the surveyor/advisor to the grade 1 building owner how would you structure your response to the issue of a Party Wall Notice. You should assume that the separating structure was originally constructed as part of the preceding grade 1 listed building but that it is used by the adjacent structure by 'containment'. Bear in mind that the Party Wall Act is a permissive not a prohibitive Act. You may wish to consider the status of the Party Wall Act against The Town & Country Planning Acts, Listed Buildings and Conservation Areas Act 1990.

You may also want to consider your professional responsibility to undertake work only for which you

are qualified. You may wish to advise your owner that a specialist in the field of Party Wall Act procedure should be appointed – and consider the need to decline your appointment as ‘appointed surveyor’ under the Party Wall Act if your expertise is limited. The pressures for change resulting from ownership and use are constant conundrums for you the conservation practitioner. The need to recognise your limitations is ever present; there is no kudos in undertaking commissions or accepting instructions for issues where your personal knowledge is limited.

“Where skill is lacking, exploitation will reign supreme.”  
Earl, J.

### Patterns of Wear and Tear

Patterns of use, to which an asset may be subject, may themselves be contributing through wear and tear to how that asset is deteriorating and a clear understanding of methods to be adopted to protect the asset, without loss of significance, must be part of day to day management of it. Evaluation of these patterns of wear through use must be addressed as part of the conservation process and appropriate measures put in place to counteract such threats. The need to protect our countryside heritage from escalating patterns of use might be a good example of this increase in wear and tear. Countryside pathways with heavy pedestrian use are a threat to the appearance and character of the areas where visible landscape is a major public attraction.



Lake District pathway repairs. © National Trust

*“The National Trust is asking walkers and countryside lovers for help in protecting landscape and nature after signs that the cumulative effects of winter weather, increased visitor numbers and social distancing is starting to cause fresh erosion and widening of footpaths at hot spots across England.”*

National Trust 2021

As population increases so do pressures of context on our historic environment. Inner city historical sites are subject to great pressure created by our modern society - pollution, traffic measures,

pressures on space and landscape and vandalism/graffiti are all issues that form part of the need for on-going response to the protection of our historical assets and environments including, as various heritage organisations have found in consequence of the impact of Covid 19 measures in 2020/2021.

The public, once empowered through understanding, will want to experience the place for their newly acquired values. This increase in interest can pose problems of its own. Pressures of use, increased pedestrian throughput, improved access, compliance with health and safety provisions and access for the disabled, will all impact on an asset. There is a fine balance to be struck between public empowerment and resulting increased visitor numbers that will impose pressures that an asset may have difficulty sustaining.



Edinburgh Castle: Crowds concentrate in advance of the One o'clock Gun Firing Ceremony

It may be necessary to restrict public access - there will always be a balance to be struck between empowerment through information and potential increased revenue generated by increased attendance and increased wear and tear. The management of such potentially damaging changes will impose pressures that will have to be addressed. You should be able to demonstrate that you have addressed such issues when considering how to assist an asset to become more self-funding.

This issue is covered in greater detail in the section on assessment of income sources later in the Unit.



Tower of London: Visitors' facilities can create a significant visual impact



Chateau Champ sur Marne, France. Formal gardens with the weather closing in

You are the manager of a stately home in a holiday area of South West England. What would you do to minimise the damage caused by large visitor numbers on wet summer days (i.e. When families who would normally spend the day on the beach are unable to do so)? Think about increased moisture levels from wet boots and wet clothing.

## 4.04 Property Valuation

*“The historic environment is an irreplaceable asset representing the investment of centuries of skills and resources. It gives places a unique competitive advantage. It generates jobs. It attracts people to live in an area, businesses to invest and tourists to visit. Most of it is in everyday use; it is capable of an economic future; it is an asset we squander or degrade at our peril.”*

English Heritage (2000) Power of Place



Bath: On-site discussion and appreciation of surroundings

What exactly is the effect of listing on the economic ‘value’ of a building? Research suggests that, in respect of some commercial values the effect might be detrimental when related purely to the economics of some commercial ownership, (Allison, G. et al (1996) *The Value of Conservation*). Conversely, *The State of the Historic Environment Report 2002*, suggests that rental values of listed commercial buildings achieved levels in excess of unlisted buildings in 2001. So, valuation might be less subject to hard and fast rules and more subject to situation, circumstance and possibly, location.

The opposite of Allison’s observation, by anecdotal evidence, seems to be the case in respect of residential property, where the value of historic buildings is much recognised with ownership and occupation sought and seen as an advantage. From the wider society’s perspective the listing of structures and thereby their protection, contributes enormously, creating social identity and sense of

place through permanence: Not necessarily to the 'owners' of the structure, but to the wider population who may neither live there, work there or, may not even yet have been born!

*"The problem is that the existence and preservation of a building or area are often most valued by people who are not the owners."*

Allison, G et al. The Value of Conservation?

*"Above all, land and property speculation feeds upon all errors and omissions and brings to nought the most carefully laid plans."*

Article 6 of The Amsterdam Charter 1975

This is the raison d'être for conservation and protection of buildings for the benefit of the wider society where purely commercial interest might result in loss. Commercial valuation of a place, particularly in urban or city centre locations, might relate to the value of the site not the value of the building. Without protection of the historic environment purely commercial economics might result in wholesale loss of much of our historic built heritage.

*"This is why buildings are listed and conservation areas designated: to ensure their continued existence to those who would benefit now and in the future."*

Allison, G et al.

*"Most of us believe that the conservation of the historic built environment makes a major contribution to the economic and social wellbeing of our towns and cities."*

The Value of Conservation? 1996.

*"There is no present answer, in a numeric sense, to the question, 'What are the dynamic benefits of urban conservation'? It is certain, however, that they can be large and positive (although this is not the case in all circumstances)."*

Allison, G. et al

Boniface offers the following guidance when valuing buildings within the historic environment:

*"...the purchaser relies on professional advisors to understand the type of property they are dealing with and to provide appropriate advice."*

*"A valuation cannot be properly placed on any building unless a basic assessment of the building's condition has been made. To make this assessment the valuer needs to understand the building's construction, the defects that are likely to arise, and their financial implications".*

Boniface, S (1998) *Mortgage Valuations on Historic Buildings*

So where does that leave the position of the conservation practitioner - you? It places on your shoulders a responsibility to act as advocate for the preservation and upkeep of the historic built heritage: Sometimes in the face of strong opposition from commercial interests.



London City: The juxtaposition of old and new

You must, therefore, be able to persuasively argue that the benefits of preservation and conservation should not relate solely to the economic value of the place but more appropriately linked to less tangible benefits gained from being associated with a more altruistic role based on preservation, despite commercial disadvantage: This for the benefit of the wider society.

### **Commercial Values**

The availability of grant aid and funding, to assist in the protection of our historic built environment, greatly assists in the argument for preservation and you should be well aware of the availability and sourcing of such support. This issue is addressed more fully in the section of the Unit entitled, *Identification and assessment of funding sources*.

Protection and long-term economic use, and thereby security, of the historic environment has its foundation based on clear understanding of the mutual interests of commercial values and conservation ethics. The benefits to be gained from such understanding are fundamental and can be symbiotic; as a conservation practitioner you must understand and be able to synthesise the interests of commerce and conservation for the mutual interest/benefit of a third - the wider, past, present and future society. See RICS/ISVA. *Appraisal and Valuation Manual for guidance on valuation methodologies to be used when valuing properties within the historic environment*. Sometimes surveyors and valuers will place a provisional value on the building, subject to further specialists' reports (e.g. damp and insect infestation). Without a detailed knowledge of the nature of the construction its probable defects and appropriate solutions, the valuer is unlikely to request the most suitable report and may misunderstand its findings. A non-specialist valuer may even recommend a free survey by 'specialists' who have a vested interest in finding work.

*"Condition surveys on historic buildings should be performed by competent persons with knowledge of traditional materials, construction techniques and decay processes."*

BS 7913: 2013 para 6.2 Condition surveys and inspections

If the valuer's analysis is incorrect or if the lending institution incorrectly interprets recommendations, inappropriate or damaging conditions may be imposed on mortgage offers. There is also the possibility that a building owner will misinterpret the valuer's comments. Inappropriate advice may also lead to the employment of a contractor who does not have the appropriate experience and the work itself may therefore be executed poorly or inappropriately. See Boniface, S (1998) *Mortgage Valuations on Historic Buildings*. Much therefore, depends on the expertise of the valuation surveyor. Clarity of understanding of the complex and multi-faceted nature of the valuation process in respect of the historic environment places a heavy responsibility on the surveyor. There is, therefore, a need for you to fully understand the many, and sometimes contradictory, factors affecting valuation when dealing with the historic environment.

A site of aesthetic and historic value will require a much more detailed analysis of condition and assessment of significance than those of more contemporary history. The surveyor of an historic site will be required to undertake a more detailed appraisal not only of the building and its patterns of deterioration but also what it is about the site that has significance to the wider society. The

importance of establishing a clear understanding of significance in this process cannot be overstressed. One of the key problems for buildings is that of functional obsolescence. A building designed or conceived for one use may have to adapt to a new or alternative use for which it was neither designed nor conceived. There may, therefore, develop a problem of limitation of available but appropriate alternative users. It will be necessary, on occasions, for you to advise a prospective purchaser against obtaining a property – this based on an understanding that the proposed new user's use will have an adverse effect on the significance of the building. It may also be necessary for you to identify an alternative user that will be able to occupy the asset with minimum disruption and loss of significance.

Draw up a list of the factors that might affect the valuation of an historic building.



Birmingham: Time moves on creating holding measures in the commercial need to change and adapt

Value in pure economic terms may, therefore, become adversely affected by a limited availability of potential alternative users. In efforts to ensure longevity through appropriate use it may be necessary for you to be able to seek suitable alternative users and convince potential owners that the building, or alternative use of it, may be adaptable. In such process the significance of the building must not be threatened by the alternative use.

Potential users may need to be convinced that the building can satisfactorily respond to accommodate a new use or, their use of it adapted to suit. Users will need to see that there may be alternative benefits to their original proposal for use of the building (other than those that are based on simple economics) and that they also may need to maintain a flexible attitude to its use. It is generally

considered that the historic environment enriches the quality of our lives. In consequence, it might be thought of as a major economic asset. Globally, it offers us a unique economic advantage and is essential in delivering effective regeneration. Significantly, it is also an irreplaceable resource of which we are temporary custodians. It therefore should not be wasted but used wisely, effectively and with a sustainable approach.



Liverpool Docks.

Various countries throughout the world prepare State of the Environment reports. These can be used in gaining an understanding of the current environmental circumstances of their respective regions.

*By bringing together evidence, historic environment professionals and those with an interest in heritage can better understand and demonstrate the value of the historic environment and its impact on factors including growth, the economy, our wellbeing and sense of place."*

Heritage Counts. National Report 2014, Historic England.

## 4.05 Public Attitudes

*“People are interested in the historic environment. They want to learn about it...They want to be involved in decisions affecting it. They want to take part.*

*But many feel powerless and excluded...If the barriers to involvement can be overcome, the historic environment has the potential to strengthen the sense of community and provide a solid basis for neighbourhood renewal. This is the power of place.”*

Historic Environment Steering Group (2000) Power of Place: The future of the historic environment

### Sense of Place

A sense of place and belonging provides the foundations for a stable society and the historic environment is one of the main cornerstones of how we see ourselves and understand our society and its historical background. It gives us an anchor for the future. The maintenance of record that our authentic historical environment offers is priceless in providing a narrative to gain understanding. Your job, as a conservation practitioner, is to protect that environment and to assist your community, via their use of it, to gain an understanding of the influences affecting their past. But, in order to achieve that you must involve your community in the decision processes affecting their local historic environment. A sense of place relates not only to individual buildings but also groups or ensembles of buildings and, in the wider context to the complex pattern of historical development and change associated with areas and townscapes.

*“Public opinion is now overwhelmingly in favour of conserving and enhancing the familiar and cherished local scene...”*

Department of Environment Circular 8/87 (1987)

The way in which such overall development takes place will be recognised and valued by the wider public. Not always for values that they totally understand but those values and significance will provide an historic record offering clarification of the historical progression and developments that have impacted on a whole community. It is therefore of great importance to create a climate of knowledge that the public may use in appreciating their village or town or indeed city. A community may have been established for a specific purpose such as social housing associated with an industrialists' need to create a socially cohesive work force centred round an industrial process or service provision. An example might be the purpose-built village of New Lanark in Scotland, founded in 1786 as a new industrial settlement by David Dale, it became a famous model village providing workers with free education and medical care as well as social housing within a protected, if socially engineered, living and working environment. You may wish to visit New Lanark World Heritage to gain an understanding of the pioneering approach demonstrated by the development of New Lanark. The village was granted UNESCO World Heritage Site status in 2001.



New Lanark, Scotland. World Heritage Site

Investigate other social/industrial new towns or villages that will provide examples of both industrial and social housing/development that provide you with exemplars of such historical but forward-thinking social change. Ideally, identify at least one example in each of the four Home Countries.

You may wish to consider Port Sunlight, Bourneville or The Peabody Trust. You should look these up via the internet and compare them as examples with that of New Lanark. You should identify the ideology influencing how these areas developed and why they are such good examples of social thinking and the importance of understanding the reasoning and philosophy behind their creation.

Based on your understanding of local value, identify an historical asset or area in your locality that you perceive has importance for your local community. Identify why that asset or area has worth or value to your society.

You may want to consider why, in your opinion, the asset has established such value to its local community, in other words what is, and why is it, so significant. You should be sensitive to those issues that are used by the public to attach value and significance to an asset or area. You should be able to canvass their views in forming your own understanding of value and significance.

Based on your opinion of why the asset or area has perceived value, define how you have reached that conclusion. On what have you based your opinion and why have you based it. How important within that assessment process is the need to adopt a non-conjectural, non-subjective response and how might such conjectural opinion be avoided.

You may wish to consider the importance of public perception in the process of evaluation. A vital part of that process must, of necessity, involve canvassing public opinion, rather than reliance on your own, possibly, subjective views. You should be sensitive to community based or 'stakeholder' value. You may wish to consider how public 'ownership' of the asset or area might be empowered and how it should be informed and maintained.



Dundee: Ensuring footfall and income generation can ensure the asset's continuing survival

Characterisation is another word for how we see, perceive and value things and places. This method may be used to help us to define what it is about a place that makes us value it for a complex of reasons.

So the word "*characterisation is a shorthand...[to help us define] what the place as a whole means to us.*"

English Heritage Conservation magazine issue 47. 2004-5

Characterisation helps us to understand how and why we value places: not only from within the esoteric world of conservation but also across the wider public forum whose value judgements may be different from the focused specialist. Some of the reasons why we value places may be outside the discipline of conservation; they are, nonetheless, part of the complex of understanding that contributes to value and significance.

*“Recognition of community, spiritual, economic and other values play a growing part in the practice of conservation...”*

Clark, K. Informed Conservation

*“Historic buildings are a proud and significant part of our, and every, nation’s heritage. They are an irreplaceable element of the collective memory of local communities...They contribute both to our sense of identity and to that regional distinctiveness which is so valuable and so vulnerable.”*

Stevens, J, Sir. (past) Chairman English Heritage.

Public attitudes may be subject to misunderstanding of value and history. They may be unaware of why an asset or area is valued in the way that it is, simply because they do not have sufficient knowledge to structure an appropriate response. They may expect an asset to perform a function that it is not capable of sustaining. Your role is to empower public knowledge through understanding. See also the section entitled *Promotion, Understanding and Interpretation* later in this unit.



Duxford: The 1940 Operations Room played a key part in Britain’s wartime survival, now under the protection and sustained by The Imperial War Museum, offering a range of wartime experiences and aviation development via this former, WW2 airfield.

In the UK, Alton Towers is universally recognised as a theme park/leisure resort: From the 1890s the grounds of the country estate have been used as a leisure resort by workers from the Potteries and surrounding areas. However, the country house itself is of architectural and historical interest. The original Alton Towers site dates back as far as the 8th century and is said to have been the location of a battle in AD 16 between King Ine and the Mercian King Ceolred. A fortress was built there in the 15th century: Its greatest period of development was in the early 19th century when the hall was subject to major works and the gardens were created by Thomas Allason (1790 – 1852) and Robert Abrahams (1774 – 1850). It was used for army officer training during the 1939 – 1945 war and has subsequently been converted to a theme park. The Earls of Shrewsbury (the Talbot family) originally owned the house and land. In 1860 the grounds were first opened to the public. The theme park was created in the 1980’s.



Alton Towers, Staffordshire. The original house, not the theme park. ©Alton Towers

Consider what the relative value of these multiple roles and alternative perceptions of Alton Towers are to the average person?

*“The value and significance of the historic environment needs to be identified, understood and communicated – not an easy task in a world of multiple values, where experts do not necessarily have all the answers.”*

English Heritage (2002) State of the Historic Environment Report



Teide National Park Visitor Centre, Tenerife

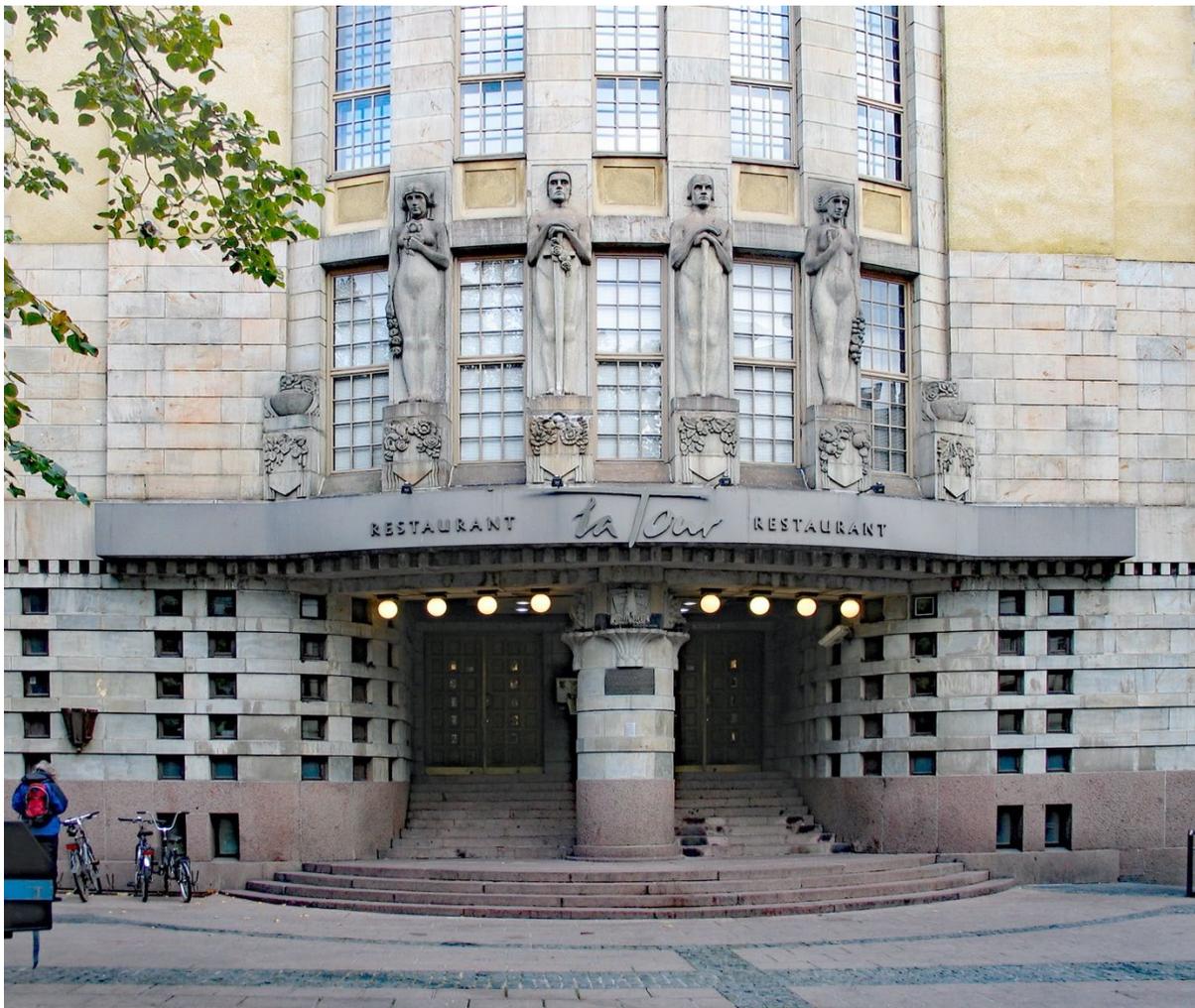
Within a wider context the significance and value of the natural heritage has also grown in appreciation and worth, deserving of its own support which often mirror that afforded to the built heritage: Here, it might be reflected upon that everything that humans have ever built, and will continue to build, has been sourced from resources either obtained from below ground or have grown upon its surface. All building materials, traditional and modern, have no other basic source of supply!



Geological resources



Botanical resources



Helsinki, Finland. An amalgamation of different building materials

## 4.06 External Factors

*“A successful public realm comprises a coherent network of streets and spaces, without the need for excessive signs, road markings and physical barriers. How often we might ask, does this happen? Traffic...measures should be fitted sensitively into the streets scene as though they were part of the original design of the area. Local highway and planning authorities are encouraged to integrate their activities to minimise the impact of traffic management on the historic environment.”*

English Heritage East of England Streets for All

*“Urban planning can be destructive when authorities yield too readily to economic pressures or the demands of motor traffic...”*

Article 6 of the Amsterdam Charter. 1975

*“Streets are the foreground to our buildings...Yet ...streets are increasingly cluttered with a proliferation of traffic signs, bins, bollards, guard rails and street furniture. The results... can effectively undo the efforts taken to maintain and restore individual historic buildings.”*

English Heritage, Heritage Counts 2004



York. Paraphernalia of use, lights, signs and sign brackets, impacting on an historic setting ©BJB

Existence in an ever and more rapidly changing environment is a constant threat to ageing sites, monuments and ensembles (SMEs). One of the most damaging influences on our historic environment is traffic demands and traffic management measures. Pressures on context and situation are not only damaging as a result of ever-increasing traffic but also a direct threat to it. Pollution and vibration from increased traffic damages the historic environment. See Insall, D (2000) *Traffic versus Towns*. The Building Conservation Directory

As part of traffic calming measures adjacent to a grade II\* listed building, which is also a scheduled monument, your local County Highways Department propose to introduce ‘sleeping policeman’ humps in the roadway immediately adjacent to the building: the road is used, by heavy lorries, to gain access to a nearby trunk road and vibration damage to the building is a real concern. How would you go about putting your case to have the speed bumps omitted from the traffic calming measures? What specialist advice would you seek to argue your case against introduction of the traffic measures?



Stromness and Barnard Castle. The urban footprint can be a conflict between traffic and heritage

Subsidence, water abstraction, pollution, theft and vandalism/graffiti are all factors with potential to inflict damage on the historic environment. All are outside the control and influence of conservation, but conservation is driven by a need to respond to them. Identification of threats outside the discipline of conservation will determine a need for response from within. Appropriateness of response and an ability to structure an optimal reaction to factors of influence outside conservation may dictate a need to understand where appropriate advice might be sourced.



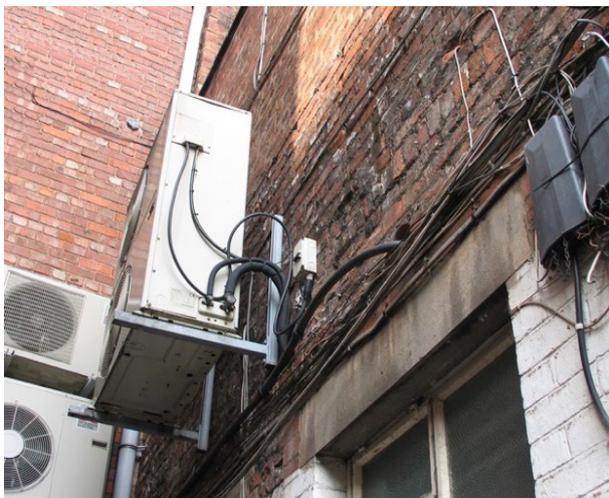
Sheffield. Urban landscaping with water in a triple tier of heritage assets

As conservation practitioner you must be able to assemble a group of advisors whose skills may not necessarily be conservation based. You will need to be able to define a brief for them to provide advice, from which you will be able to structure an appropriate and considered response to outside pressures placed on an asset and for which you may be responsible.

Consider a suitable 'teams' of consultants whose advice might be sought to respond to:

1. A new sewer is required to penetrate under the asset for which you have responsibility. Introduction methods to involve horizontal boring within 2.0 m of an ancient under-croft structure forming the original site's development.
2. Introduction of a new bore hole for water abstraction within 100 m of your site. Your building is founded on shrinkable clay soil at relatively shallow depths.
3. A new run of electricity supply power cable and pylons to be sited within 50 metres of your building but just outside your site boundaries.
4. A new dual carriageway to be sited within 200 m of your site and to be used by heavy vehicles to gain access to a new by-pass system. The construction of the dual carriageway and by-pass will adversely affect the local landscape and wildlife, particularly during the construction phase when a site materials storage area will be built next to a marsh area with sensitive ecology and wildlife and forming part of the landscape that is important to the context of the building.

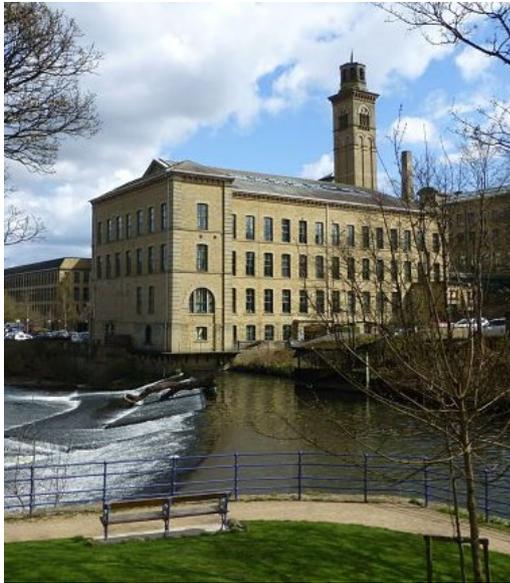
Threats need to be quantified, analysed and understood before intervention is considered. Reaction to a misconceived, misconstrued, or misidentified threat may result in intervention that might not be necessary.



Chester and Old Delhi. Retro-fitting and accommodating modern day service needs can be challenging

## The Complex Site

Factors affecting a site may be complicated, complex and have several contributory sources. Identification of sources of specialist advice in order to structure an appropriate response will involve careful research and an ability to formulate a suitable brief for consultants.



Saltaire, Yorkshire: Mill and village street © Saltaire

*“Saltaire has become a Mecca for thousands of visitors who spend hours trawling through the pristine streets, trying to imagine life as it was 100 years ago...”*

Yorkshire Tours ©

What are the threats facing this community?

## Climate Change

We know that the world’s climate is in a period of rapid change, mostly due to a huge increase in carbon emissions from major industrially based nations like China, USA and to a lesser extent UK. In order to counter this rapid rise in carbon emissions we need to reduce our carbon footprint. This is basically proposed by improving energy efficiency of our existing buildings including our housing stock via introduction of retrofitted insulation. Without clarity of understanding about what long-term effects these retrofit measures will have runs the risk of damaging the longevity of our building stock. This is especially true of the impact of retrofit measures to early constructed buildings that rely on permeable methods of building using ‘breathable’ materials in their construction.

The current requirement to improve our pre-1919 housing stock by retrofitting modern insulation material threatens historic breathable fabric through the introduction of non-breathable and possible fire risk materials [*such as retrofit of flammable insulated external wall cladding in high rise buildings*]. Unless we fully research and understand the long-term impact of such changes then we cannot predict how these will affect the Heritage.

*“Improving the energy efficiency of historic assets can contribute to their preservation for future generations, aligned with conservation and sustainability principle, and facilitate their continued use. However, energy and carbon savings in historic properties can be difficult to achieve due to limited retrofitting capability. Balancing thermal comfort with building preservation is one of the greatest challenges for retrofitting heritage properties. Changes to the building fabric must be carefully considered to avoid irreparably damaging the significance of heritage assets. Improvements must be done on a case-by-case basis.”*

RICS: Tackling the Threat of Climate Change for Historical Buildings

The introduction of modern materials to historically constructed properties carries with it hazards that will damage the longevity of those historic buildings. The responsibility, therefore, placed upon the conservation practitioner is to ensure that full research is carried out before any new materials are introduced to heritage structures. Failure to implement a full analysis of impact runs a great risk of irreversible damage.

The best conservation approach to improving the thermal performance of historic buildings is to clarify by analysis where non-damaging improvements can be accommodated without loss of significance. This might be a simple as:

- Use of fully breathable’ natural/insulation
- Use of heavy curtaining across single glazed windows or the release and use of shutters long since ‘fixed’ by years of over painting.
- Draught-proofing of existing sash window improves performance without damaging appearance.
- Dealing with damp: Which is one of the most fundamental ways of improving thermal performance – damp walls are cold walls and reduce thermal efficiency through loss of latent heat by evaporation
- Traditionally constructed buildings do not react well to being hermetically sealed – they need air movement to help to disperse moisture so maintaining good ventilation is essential

Simple measures such as these and others are far more relevant to historic buildings than the unguarded, un-researched affects of adding modern non-breathable insulating materials.

Perhaps the simplest of measures is to keep historic buildings in good repair. Use of modern materials and modern technology rarely work within the historic built environment.

Is there a need for heritage buildings and structure to be considered a ‘special case’ when considering energy improvement measures?  
Should heritage buildings be considered separately to more modern buildings adopting different criteria for assessment and compliance?

## Sustainability

Heritage buildings personify embodied energy. The materials have already been obtained, extracted or manufactured; the building has already been constructed using the efforts of a previous labour force. All these are elements of embodied energy and must not be wasted. We live in a world with rapidly dwindling natural resources. We owe it to future generation not to squander what will be their future by making best use of what we have already built. It is certainly true that making use of our existing buildings whether within the heritage sector or not, demonstrates good sustainable practice – why make new when existing can be sustainably re-used by careful analysis of its ability to accommodate change or new and appropriate re-use that does not damage significance.

[sustainability is]“...ability to meet present needs without compromising ability to meet future needs.”...“Retaining and re-using existing buildings generally has a lower impact than replacing buildings in terms of embodied energy.”

BS 7913: 2013 *Definitions*

Sustainable development is defined by the 1991 *Caring for the Earth* as: “...development directed at improving the quality of human life while living within the carrying capacity of supporting ecosystems.”

Similarly, the 2010 European Union Toledo Declaration on Urban Development defines the multiple elements of sustainability as: “...economic, social, environmental, cultural and governance.” It goes on to stress the importance of cultural heritage alongside building rehabilitation.

“In a Europe-wide context the importance of conserving this ‘embodied resource’ is underlined by the estimation that 80% of the buildings that will exist in the year 2050 have already been built. Increasing in Scotland to 87%”.

Rodwell, D. *Heritage and Sustainability*. [buildingconservation.com](http://buildingconservation.com)

The above issues emphasize that the embodied energy already contained in existing buildings must be made best use of by re-use of what might otherwise become redundant and liable to be demolished. Appropriate re-use of existing but redundant buildings is one of the cornerstones of conservation. Assessment of energy efficiency, normally focused on recent building construction methods can produce ‘false’ results if used to evaluate heritage assets. This can result in an inappropriate response to improving energy efficiency of historic buildings ending in damaging retrofit of inappropriate insulation materials and methods.

This is ably demonstrated by Rodwell where he uses the example of a research into energy consumption undertaken across a range of buildings operated by the English Ministry of Justice; The report found that its oldest, pre-1919 buildings used the least energy when compared to later buildings dating up to 1990-2000!

## 4.07 Strategy

*“Conservation is a balancing act, a negotiated compromise which should seek to obtain the best management available in the circumstance of each case.”*

A Future for Our Past

Each case will be different, so your response in individual cases will be bespoke to an asset, its circumstance and the need for it to develop, adapt and change to suit contemporary requirements. It would be wrong to assume that conservation is only about ossification and cocooning in order to protect. It is, however, about natural development and progression whilst ensuring that its importance, historic narrative value and significance are protected for future generations.

Consider a twentieth century university campus originally conceived and developed in the 1960's by a famous architect. The university has, subsequently developed and expanded both its curriculum/academic focus as well as its student population.

There is now a need to both expand the original master plan and upgrade the outdated buildings and their accommodation. How would you approach a methodology for planning the need for expansion/development of the original structures some of which have high category listed status?

You may wish to look at how the University of East Anglia has approached the need for a dynamic and flexible approach to conservation management strategy. See the web site of the UEA.

A continuum of development and change is part of the how a university campus expands and grows to accommodate the need for evolution of its educational/research compass and provision. In this regard consider the original architect's acceptance that accommodating on-going development and change was part of his design response to the original brief and future use – especially with the internal layout.

But how might this be accommodated whilst accepting the principles and ethics of conservation in the 21<sup>st</sup>C?

The original element of the site was developed in the 1960s and is Listed but the campus has more than doubled in size during the late 20<sup>th</sup>C and early 21<sup>st</sup>C. The 20<sup>th</sup>C buildings conservation conundrum perhaps?

How has setting and context been affected?



University of East Anglia ©BJB

Denys Lasdun's 1960's University of East Anglia (UEA) green field campus of Ziggurat Student Accommodation, Teaching Wall and other ancillary buildings was set looking south across the historic River Wensum valley. This fell within the original design concept to protect it as a '*university within a landscape*'. All subsequent building development has occurred to the north of the original 1960's campus.

Should 20<sup>th</sup>C complex, active, expanding and developing sites of heritage importance be as constrained as, say, a 17<sup>th</sup>C country house and estate and how has the UEA, for example, responded to the need for expansion since its original construction in the mid 20<sup>th</sup>C?

How has the university's interaction with Listed Building legislation been accommodated or compromised?

You may also wish to visit [gov.uk](http://gov.uk) - Department for Digital, Culture, Media & Sport to look at the DCMS proposals for statutory management agreements in respect of complex sites, see also English Heritage for similar information/explanation about statutory management agreements.



University of East Anglia: With buildings that 'weather' negatively, conservation considerations are also required in modern structures, as is the need to up-grade accommodation and function. ©BJB

How might conservation management plans of the developing UEA campus differ in respect of an established historic site, such as Holkham Hall in Norfolk.



Holkham Hall, Norfolk © Mike Page

A statement of significance should be prepared early when structuring your response to asset management. Such documents are a brief analysis and definition of the asset's historical, aesthetic and community or social importance. The statement will assist in concentrating the minds of all involved in any works of intervention, assist in assessing the impact of proposals and may be a precursor to more detailed assessment and analysis in the form of conservation management plans or strategy documents. See also Unit 1.

### **Determining Interventions**

The first act in determining policy for intervention must be, in all cases, to establish significance – what is it and why is it important and why is it valued? The second step should be to establish what factors are threatening the long-term security of the SME and how these threats are to be addressed and how significance is to be protected and assured.

Threats might have their source in the following:

- Environmental and contextual issues
- Processes of decay and deterioration
- Inappropriate use or change
- Ignorance of importance and lack of understanding
- Economic pressures including pressures for inappropriate change
- Apathy.

The purpose of planning and structuring a response to perceived threats is to ensure that the threat, once correctly identified, may be appropriately dealt with bearing in mind: the importance of the asset, the protection of its significance and its long-term survival for the benefit of future generations.

Identify as many other types as possible of threat that you can that you consider would be applicable when determining the pattern or process of protection response for the heritage.



Newcastle: A variety of large and small influences come to bear

Threats may pose varying degrees of effect on the heritage; these might be identified as:

- Acute
- Chronic
- Conceptual

See: English Heritage (1996) *A Future for Our Past*

Such threats and prioritisation of response are identified in BS 7913: 2013 Appendix B.5 as:

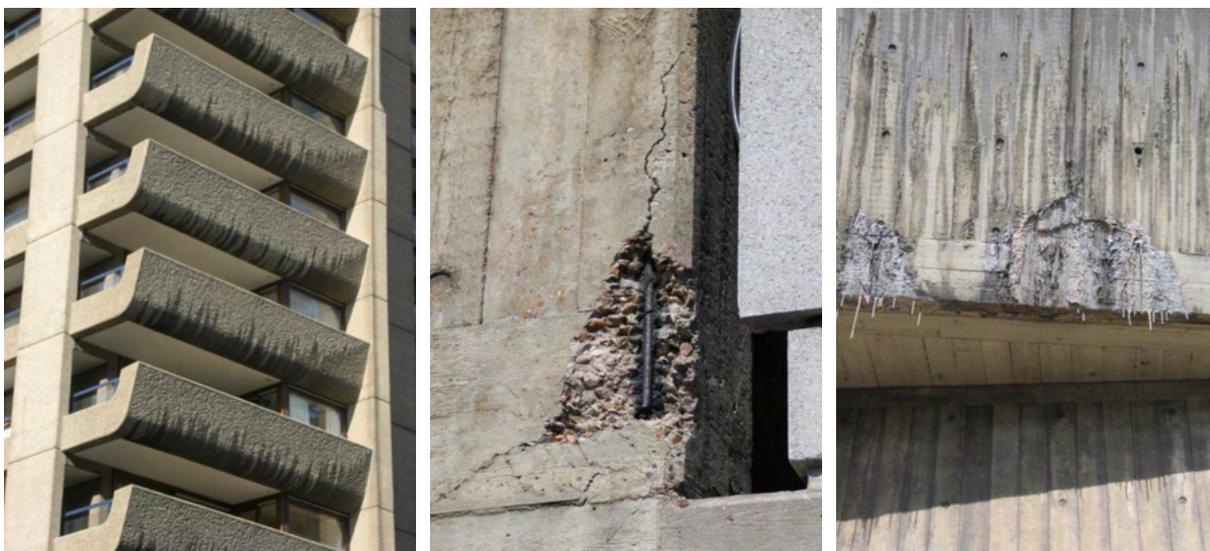
- Immediate
- Urgent
- Necessary
- Desirable

The purpose of structuring a conservation approach or strategy is first to identify significance followed by investigation of threats and then to propose an appropriate response with an understanding of the order of priorities as identified above. The establishment, through thorough research, of cultural and historical significance informs and underpins intervention strategy. It facilitates a structured approach to intervention work and assists in ensuring that conjecture does not influence the process.

### Considering the Modern Heritage

As time passes into the contemporary era, important, recently constructed buildings are presented with user requirements to change and develop. Very typically, modernist movement, residential buildings constructed say within the last 50-70 years and providing recognised examples of a designer's work or providing examples of particular styles and social change in housing concept, have become subject to the need to alter/modernise accommodation. Such changes to listed modernist buildings may be difficult to rationalise and implement without serious loss of authenticity. A similar dilemma to that faced by the UEA as regards the Denys Lasdun original campus.

For example, the Barbican, developed in the 1960/70s provides a superb example of urban medium and high rise living within the City of London. Created following bomb damage in Cripplegate during WWII the development provides shops, sports centres and other social facilities and was, perhaps, the most talked about development of its time. It was listed Grade II in 2001. It has been recognised that there is a need to upgrade certain aspects of the accommodation such as kitchens and bathrooms. It is also recognised that there is a need to maintain record and examples of original form and design. The solution has been to allow some changes to occur but also to maintain some dwellings in original form by establishing permanent protection of them whilst allowing others to be modernised.



Barbican and West Bank, London: Modern structures also weather in performance

The Biker wall in Newcastle is a listed example of social housing and has also been subject to the need to establish protection of exemplar accommodation. Arno Goldfinger's Trellick Tower in North Kensington and Denys Lasdun's Keeling Tower in Bethnal Green London are other examples where modernisation has resulted in retention rather than demolition by allowing refurbishment to occur in a controlled manner.



Biker Wall, Trelick Tower and Keeling Tower

*“Untangling the mosaic of values makes it much easier to think about what we are trying to achieve when we conserve a site.”*

Clark, K (2000) Conservation Plans: Benefit or burden?

See also

- *Conservation Plans in Action.*
- *Investigative work on historic buildings*
- *Development in the Historic Environment and Management Guidelines for Listed Buildings.* English Heritage

### Recognising Deterioration and Decay

It will have been established at the investigative stage what is of vital value to the protection of significance, what (as a result of detailed analysis and in the absence of subjective response) is less important and what deterioration or decay processes are involved and how these need to be addressed in order to protect significance without compromising originality or authenticity more than is necessary.



Durham. Severe stone decay exacerbated by the previous use of hard cement re-pointing work

Part of the process of pre-intervention planning will involve assessment of those elements of the historic asset that are vulnerable – either as a result of decay, patterns of use or structural deficiencies, or as a result of other factors of influence on the structure’s deteriorology that are adversely affecting its longevity. You should show, within your provision of evidence that you have actively considered and responded to such influences as part of your conservation strategy.

Some causes of defects or decay may be outside the asset itself and might include influences such as:

- Atmospheric pollution
- Subsidence and vibration
- Vandalism and theft
- Graffiti
- Fire damage
- Contextual changes
- Inappropriate use of non-compatible materials in maintenance or repair work

It may be necessary during the assessment process to call in experts or specialists in the use of materials, patterns or processes of decay etc. It may also be necessary to call upon the services of professionals who have expert knowledge or understanding of the asset form or, who are experts in the history of the asset, its context or development. It is one of the fundamental attributes of a good conservation professional to have a clear knowledge of his or her own limitations in being able to properly assess and formulate a conservation strategy.

None of us can be sufficiently expert in all things and we must recognise when more focused, esoteric or even arcane knowledge can provide useful insight into how to respond in order to protect significance.

### **The Quinquennial Review**

Part of the process of good husbandry when managing an historical asset is an ability to anticipate future patterns of decay and deterioration: Checks to establish condition and state should become a regular part of planning for repair and maintenance. This might follow the recommendation for five yearly reviews of condition – the ‘Quinquennial review’.

*“The... inspection report on a heritage asset should be used to generate a long-term conservation strategy, involving cyclical programming of routine maintenance, coupled with a forward programme of prioritised and costed repair work.”*

Managing Local Authority Heritage Assets. 2003

Such reviews should address:

- existing condition
- identification of defects
- prognosis of affect of defect
- recommendations for response

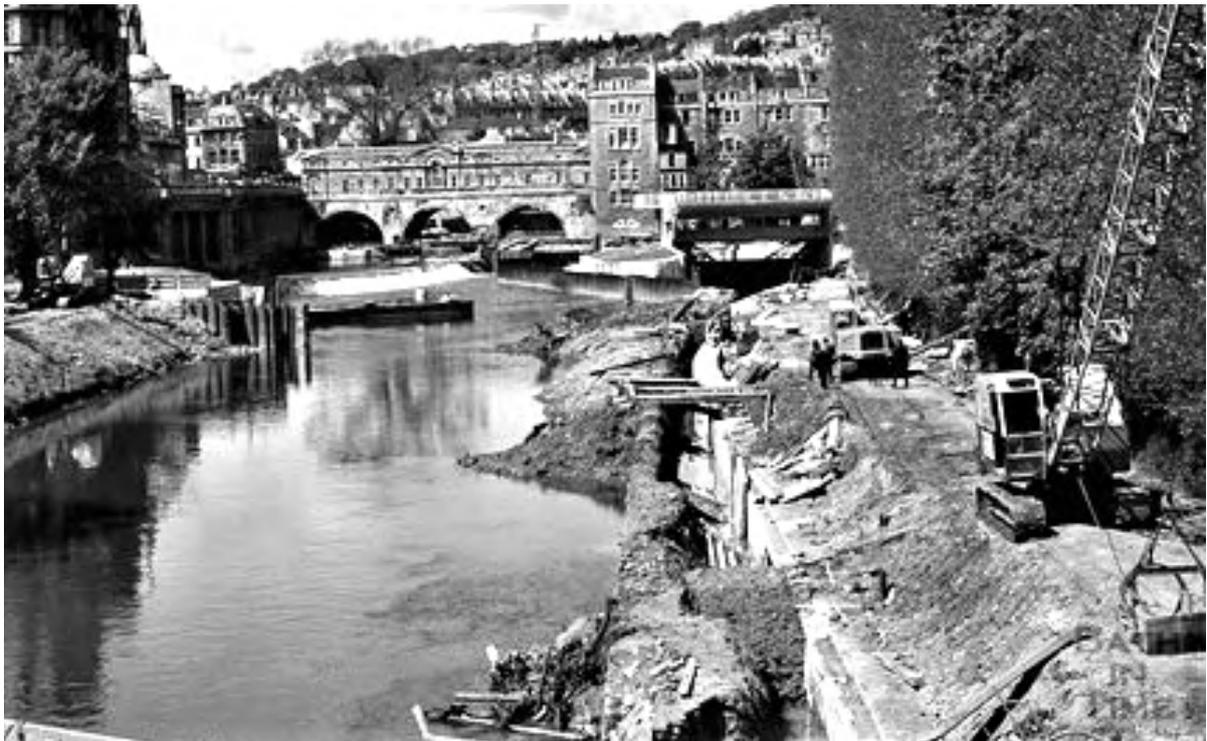
These regular reviews should also look at how the building is coping with the effects of wear and deterioration and should make recommendations about prioritisation of response. Such recommendation should identify the following order of priorities:

- Priority 1: Immediate
- Priority 2: Urgent
- Priority 3: Necessary
- Priority 4: Desirable

With reference to BS 7913: 2013 Annex B, particularly B.5, define the criteria for prioritisation of your response. If a copy of the BS is not readily available then refer to The Building Conservation Directory article by Martin Ashley (1998) *Programming Church Repairs*, where the same order of priority 1 – 4 is discussed

### **Disaster Preparedness**

Conservation strategy should also encompass planning for disaster response. This should include being prepared for both man-made and natural disasters. Disaster planning should address perceived risks beyond the site boundaries and outside the scope of conservation principles.



Bath. Flood defense work outside focused conservation site locations but directed at their protection

The ability to anticipate disasters and its affects, together with best response, will greatly assist in protection of the heritage against such risks and are a necessary part of conservation management strategy. You should consider measures that will have least effect on or involve minimum damage to significance when undertaking strategy planning for disaster preparedness and, perhaps, especially against incidents involving fire and flood.



York: Riverside flood defence work applied against the building basements

Insurance cover appropriate to risk and with due consideration given to the sensitive nature of heritage, must form part of the process of disaster planning. Some insurance cover conditions may be in conflict with the principles and ethics of conservation, and you should know where to seek advice on the implications of cover conditions. For example, the insurance cover for the work undertaken at Uppark, following the disastrous fire in 1994, imposed a condition that only '*restoration*' works were covered by insurance. To gain an understanding of how this impacts on the heritage see BS 7913 for definitions of restoration. In order to make use of insurance moneys the works at Uppark had to concentrate on restoration – such imposition will have an effect on strategy when undertaking intervention work following disasters. Clarification of insurance cover and imposed conditions must be clearly understood if appropriate cover is to be obtained and maintained. An ability to interpret insurance clauses in order to eliminate potential conflict, voiding of claims and loss of funding as a result, is another vital skill in conservation practice. If this is beyond individual practitioner's ability specialist advice must be sought before insurance cover is negotiated and implemented.

The introduction of concrete crash barriers in the Parliament Square frontage to The Palace of Westminster, a necessary part of anti-terrorism measures had, nonetheless an adverse effect on the appearance of the building and its setting. The fact that the measures are reversible (they were not fixed and allowed removal without damage) indicates that the conservation tenet of reversibility was actively considered in the response to the perceived threat. The barriers have now been removed and the visual context of the palace restored by the introduction of less obtrusive barrier with black coverings, but still removable once threat is no longer an issue.

Consider how you might plan to protect an asset for which you are responsible, against the threat of fire, flooding or terrorist attack.



Melhus, Norway: Fire loss resulted in permanent damage and loss of this asset

### Wildlife Considerations

Sometimes threats can present as conflicts of interest between varying aspects of conservation. Consider a hypothetical situation: a previously unidentified building by C. F. A. Voysey, in an isolated location within a Site of Special Scientific Interest (SSSI), is badly decaying and identified as a building at risk but with funds available for regeneration and new use. The structure provides a habitat for a colony of *Barbastelle* bats (a very rare species of bat whose habitat is also given protected status) and is also used by an endangered colony of little owls (protected species). The building is considered appropriate for conversion (with minimum loss of significance and authenticity) to a visitors' centre for the SSSI.

Name: \_\_\_\_\_ Answer Key \_\_\_\_\_ 2<sup>nd</sup> - 3<sup>rd</sup> Grade

## Bat Facts

A Science Reading Selection

Directions: After reading the selection *Bat Facts*, answer the following questions.

- What do bats eat?  
Most bats eat bugs or fruit.
- Where do bats sleep?  
Bats sleep in caves.
- Are you nocturnal? Why or why not?  
No, humans are not nocturnal. They sleep at night and are awake during the day.
- Can you name two other animals that are mammals?  
Answers will vary.

**A** An animal with fur that feeds its babies milk and is warm-blooded.

**D** Making a sound, and listening for it to bounce back.

**E** A long sleep. Bats go into this sleep after they eat.

**C** Being awake at night and sleeping during the day.

**B** A baby bat.

A. Mammal  
B. Pup  
C. Nocturnal  
D. Echolocation  
E. Torpor

Bat Facts



Owl heritage

The approach to intervention strategy must identify the following fundamental dilemmas:

- The need to revitalise the asset to a good, sound, and compatible use through regeneration
- The need to protect two rare and endangered species whose continued existence and habitat might be seriously compromised by regeneration
- The asset is in an area of special scientific interest and the proposed new use, compatible with the existing structure, will potentially, generate an increase in traffic due to re-vitalisation of interest in the asset and how it has contributed to understanding of local history and development.

As a conservation practitioner how would you go about responding to any programme of regeneration for an asset whilst recognising the needs of the endangered species and the SSSI.

You might wish to consider, in your response, that the patterns of use of the asset by wildlife might be found (following research) to adopt a seasonal use of it. The issue is complicated by the fact that the identified grant aid for rehabilitation is only available on a limited time basis and the building at risk is in a chronic state of disrepair demonstrating an immediate priority level of need.

The bats and owl colony has just started its annual breeding cycle, and this will extend to beyond the period during which the identified grant is available. In response to the question, you might consider the following:

- identification of alternative funding sources
- re-evaluation of intervention programme including temporary protection methods
- identification of sources of information about the patterns of wildlife use of the building – local wildlife trusts etc (See also Natural England (2004) Bat Migration Guidelines Natural England, London)

It may be that with research an alternative funding source might be available. Close liaison with wildlife groups and/or ecology consultants, might identify a window of opportunity in the breeding/use cycle that will allow works to be undertaken on a phased basis centred on an immediate, urgent, necessary and desirable response spread over several years without threat to the wildlife.

Measures to incorporate the wildlife use might be identified through research, including providing alternative habitats inside and outside the asset that will maintain the site for use by wildlife. The site within the SSSI and the new use of it might pose less of a threat if vehicular traffic generated by the regeneration can be sited on say the boundary of the SSSI with conducted walks to the asset taking in the special nature of the SSSI en-route.

This might seem an extreme scenario, but it is very typical of the dilemmas that you will face as a conservation practitioner. It is your ability to think laterally and be able to respond successfully to such dilemma that produces good practitioner understanding gained through knowledge of the discipline and by experience of such conflicts of interest.

## 4.08 Legislative Controls (UK)

*“The conservation of the historic environment is achieved through legislation, policy and practical guidance on good practice, including:*

- *International provision...*
- *National legislation...*
- *National policy and guidance...*
- *Technical advice...*
- *Guidebooks, popular and educational publications.”*

Historic Scotland (2002) Passed to the Future

To which might be added local, national and international consensus.

The built historic environment in the United Kingdom is protected by legislation and controls operated at both local and national levels. At local level in England and Wales, The Planning (Listed Buildings and Conservation Areas) Act 1990 provides protection. At national level assets are protected under Scheduled and Ancient Monument procedure (Ancient Monuments and Archaeological Areas Act 1979).

Within such legislative structure are many checks and balances to ensure that the nation’s stock of historic sites and architecture is protected and preserved for future generations.



Dawyck House, Peebles. Category B listed building

In Scotland the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Ancient Monument and Archaeological Areas Act 1979 provides the equivalent legislation. In Wales it is amended by the Wales Act 2017. In Northern Ireland it is Planning Act (Northern Ireland) 2011. Elsewhere, each country has its own legislative requirements and conditions.

*“The first and clearest case (for protection) is that of the building which is a work of art, the product of a distinct and outstanding creative mind.”*

Ministry of Town & Country Planning (1946) Instructions for listing

*“...statutory protection must...embody contemporary philosophical attitudes, if only to the extent that effective protection invariably depends on the creation of an inventory, a list of what is to be protected – and priorities for listing are determined by a philosophy, explicit or implicit.”*

Earl, J.



Newliston, West Lothian. A mansion house situated in its original policies

In many (most) cases intervention will be regulated under planning/listed building/scheduled monument legislation and may require approval and negotiation with the relevant authorities. Local planning authorities are required to prepare and publish documents defining their plans for future development in their local area such plans may be known as Local Plans, Development Plans or Local Development Frameworks. Local authorities publish policies and guidelines designed to influence proposals for the historic environment and their consideration is essential reading/reference when considering interventions.

In addition areas of special and local group interest are awarded protection as Conservation Areas of which England registered 9,920 in 2020. Conservation Area status offers protection to both groups of buildings (including non-listed buildings) and their associated townscape or landscape including demolition and, protection measures against unauthorised tree felling and lopping. This protection is offered under the Town & Country Planning Act (1990), additional protection can be offered against what might otherwise be *permitted development* under an Article 4 Direction of The Town and Country Planning (General Permitted Development) Order 2015.



The Villas Conservation Area, Stoke-on-Trent is of special architectural and landscape interest, including trees, walls, pavements and road surfaces. Some Villas ca. 1851-55 are individually listed ©BJB

*“Local planning authorities are obliged to designate as conservation areas any part of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance... Conservation area designation introduces a general control over demolition of unlisted buildings and provides a basis for planning policies whose objective is to conserve all aspects of character or appearance, including landscape and public spaces that define an area’s special interest.”*

Historic England: *Conservation Areas*

The first effective legislative response to the provision of protection in the UK was made under the 1947 Town & Country Planning Act when the first list of buildings of historical and architectural merit was compiled: although, some might take issue with this citing the list prepared under the Ancient Monuments Protection Act of 1882. The latter list comprised only 68 structures and had very few powers. It was not until the 1947 Act that legislative control was given teeth.

In order for legislation to be effective certain principles need to be put in place. These might be paraphrased as follows:

- A list of what is to be preserved or protected
- A system of local control requiring that works be subject to notification and approval
- A way of permitting approved work to a protected structure
- Effective sanctions against offenders

In 2021 in England there were: 19,985 Scheduled Monuments, 388,865 Listed Buildings, 20 World Heritage Sites, 1670 Parks and Gardens, 54 Protected Wrecks, and 47 Battlefields. In Wales Cadw separately recorded approximately 30,000 Listed Buildings with 4,200 Scheduled Monuments. In Scotland Historic Environment Scotland lists 8,000 Scheduled Monuments, 3,707 category A Listed Buildings, 628 category B Listed Buildings with some 80 category C structures. In Northern Ireland the Department for Communities lists over 9,000 Listed Buildings with some 2,000 Scheduled Monuments.

Define, in your area of the UK how buildings are categorised and what criteria are used to define each category.

In the UK various bodies assist in the compilation of lists of historic structures: in England this is Historic England, in Scotland it is Historic Environment Scotland and in Wales it is Cadw. In Northern Ireland it is the Historic Environment Division of the Department for Communities who operate a non-statutory listing categorisation as follows: A, B+, B1 and B2. Listing effected in Grades 1, 2\* and 2 in England and Categories A, B and C(S) in Scotland are administered at local level by local authorities. Schedule Monument procedure protection is administered at national government level by the appropriate official body.



Drew Arms, Drewsteignton, Devon. Grade II\* listed

In addition to the preparation of nationally determined listings, local Planning Authorities may also list buildings and sites of particular local interest based on the following criteria:

- Buildings of a definitive and recognisable architectural interest
- Buildings relating to traditional or historic industrial processes in a reasonable state of

preservation

- Buildings of character acting as landmarks in the townscape or landscape
- Buildings associated with unusual or significant local events or personalities or containing features of definitive antiquity (i.e. pre 1800)
- Good quality examples of architecture
- All with a focus on local and or regional significance

*“The compilation of a ‘Local List’ of buildings which are considered important and representative of the local scene and history of an area can provide additional information on the historic environment and can help in formulating local plan policies. Such a list can be helpful in identifying buildings which merit spot-listing.”*

RTPI (2001) Conservation of the Historic Environment: A Good Guide for Planners

In addition to the categorisation or listing of buildings some form of approval procedure is also necessary. In the UK this is provide for by an approval process operating under the aegis of the Planning (Listed Building and Conservation Areas) Act 1990 and the Ancient Monuments & Archaeological Areas Act 1979 (see previous for Scottish legislation title variation).

Heritage at risk through disrepair is also offered protection. Under Section 42 of the Town and Country Planning Act 1990 a notice may be served on owners of a listed building forcing them to undertake essential repairs to a listed structure. The notice must specify the works considered necessary by the authority and must also notify the owner that if, the repairs are not completed within two months of the notice the local authority may make a compulsory purchase order and submit it to the Secretary of State for confirmation.

In Scotland Managing Change in the Historic Environment is a series of guidance notes about making changes to the historic environment. The Scottish Government’s policies on alteration or change in the historic environment are set out in Scottish Planning Policy (SPP). The Historic Environment Policy for Scotland (HEPS) sets out how to approach decisions in the planning system affecting the historic environment.

*“One of Historic Environment Scotland’s roles is to provide best practice advice and have produced several guidance notes to help guide changes to the historic environment in line with HEPS and SPP. Each Managing Change guidance note looks at a different theme in terms of:*

- *The key issues that might arise*
- *How best to deal with such issues*
- *The reasons behind our advice*
- *Search Managing Change publications”*

(Historic Environment Scotland regularly reviews and updates its policy advice/guidance)

Consider:

- What is compulsory purchase procedure?
- What is the procedure relating to a Building Preservation Notice?
- How might a local authority proceed to ensure that unauthorised works are subject to their control?
- What buildings may be exempt from the need to obtain listed building consent?
- How is protection maintained?
- What is meant by buildings at risk?

In England and Wales define what other measure is available to protect an area of historical or architectural value and how such an Order might be extended to cover works other than demolition that might otherwise be Permitted Development

Although protection may be offered by a system of legislative control, it does not, however, define a philosophy for conservation. This might be said to have developed through international response and convention: manifest in international charters such as the Athens Charter (1931), Venice Charter (1964), Appleton Charter (1983) and Burra Charter (1998, revised 2013) amongst others. International thinking on philosophy and practice continues to evolve and adapt to contemporary views and opinions, and to advance as modern building and materials technology move forward. So, it is vital that, as a conservation practitioner, you keep abreast of and remain aware of these changes.

### **Buildings at Risk**

Historic assets may fall into disrepair for a variety of reasons and causes. Ownership may be called into doubt by absence of a will by a deceased owner or by bankruptcy which may leave an asset without an identifiable custodian.

Buildings as a result may fall into disrepair and be vulnerable to decay and may become 'at risk' if nothing is done to protect and preserve them. Nationally in England, Scotland and Northern Ireland, Historic England, Historic Environment Scotland and in Northern Ireland the Historic Environment Division of Department for Communities in partnership with Ulster Architectural are empowered to formulate a list or register of buildings at risk and in danger of loss because of their neglect and condition; such lists are known by the acronym of HAR [Heritage at Risk Register] or, in the case of Northern Ireland HARNI.

In England, Historic England has analysed the state of heritage at risk (2020) within the various grades:

- Scheduled Monuments 2,410
- Listed Buildings 2,087
- Places of Worship 932
- Conservation Areas 491
- Parks and Gardens 103
- Battlefields 3
- Shipwrecks 3

Categories of risk are graded as follows:

- A. Immediate risk of further rapid deterioration or loss of fabric with no solution agreed.
- B. Immediate risk of further rapid deterioration or loss of fabric but with solution agreed but not yet implemented.
- C. Slow decay with no solution agreed.
- D. Slow decay solution agreed but not yet implemented
- E. Under repair or in fair to good condition, but no user identified or under threat of vacancy with no obvious new user.
- F. Repair scheme in progress and end user identified; functionally redundant buildings with new use agreed but not yet implemented.

For a comparative study in Scotland see the *Heritage at Risk Register for Scotland*



Mavisbank, Mid Lothian. Distressed due to mine workings the structure is at severe risk

Building Preservation Trusts are normally a charitably based non-profit making organisation whose remit is to obtain, conserve, look after and find new uses for, usually locally based, buildings or groups of buildings that might otherwise be lost through neglect and subsequent demolition or are at risk for whatever reason.



Orfordness Lighthouse, Norfolk 1792. Grade II Listed (Demolished 2020) © Mike Page

*“The Heritage Trust Network is the voice for building preservation trusts promoting and supporting the rescue and sustainable use of historic buildings... Building preservation trusts frequently provide a means of addressing heritage at risk. They may acquire sites direct from owners or from a local authority that is exercising its compulsory purchase powers.”*

Historic England: *Building Preservation Trusts*

Identify a building preservation trust that has royal connections.

How many BPTs are recorded in Historic England’s publication *Building Preservation Trusts*?

From a study of the above, define the role of Building Preservation Trusts in HARs strategy.

## 4.09 Compatible Re-uses

If an historical asset is to make a useful contribution to the society it serves it must accommodate change. How that change is managed is vital to ensuring that the asset's significance is not adversely affected.

*"Historic buildings ...represent a significant investment in resources and embodied energy which we cannot afford to lose...re-use of these buildings makes a significant contribution to the wider objectives of environmental conservation and sustainability."*

Stevens, J. Sir., past Chairman English Heritage.

*"The challenge in managing the historic environment sustainably, and in a way which contributes to the vitality of modern life, is to identify its key characteristics and to establish the parameters within which change can continue so that it enhances rather than diminishes historic character."*

Historic Scotland (2002) Passed to the Future

*"The context of re-use is multi-dimensional. Re-use plays a role within the conservation debate and this is reflected in government policy. Changing attitudes to historic buildings, ...have also drawn attention to the extent of building underuse or neglect. For those working in conservation, the challenge has shifted. Whereas early campaigners fought to safeguard buildings from loss, their successors are insuring that buildings will continue to survive by containing and appropriate, if not original use...ones that can provide an economic [and sustainable] impetus for successful conversion."*

Latham, D. Creative Re-use of Buildings. Donhead. 2000



Lodz, Poland. Repurposing textile manufacturing site and buildings

Most buildings need to be altered during their lives. The ability of an historic asset to respond to change required by its existing or new user will need careful consideration and evaluation of impact if an inappropriate response to existing user or change of user's needs is to be avoided. Most buildings will also need to respond to the requirements of new users and, additionally to ensure continued

viability, may have to be subject to conversion from one use to another. The proposed new use should not threaten, devalue or detract from the historical and aesthetic record that the asset offers.



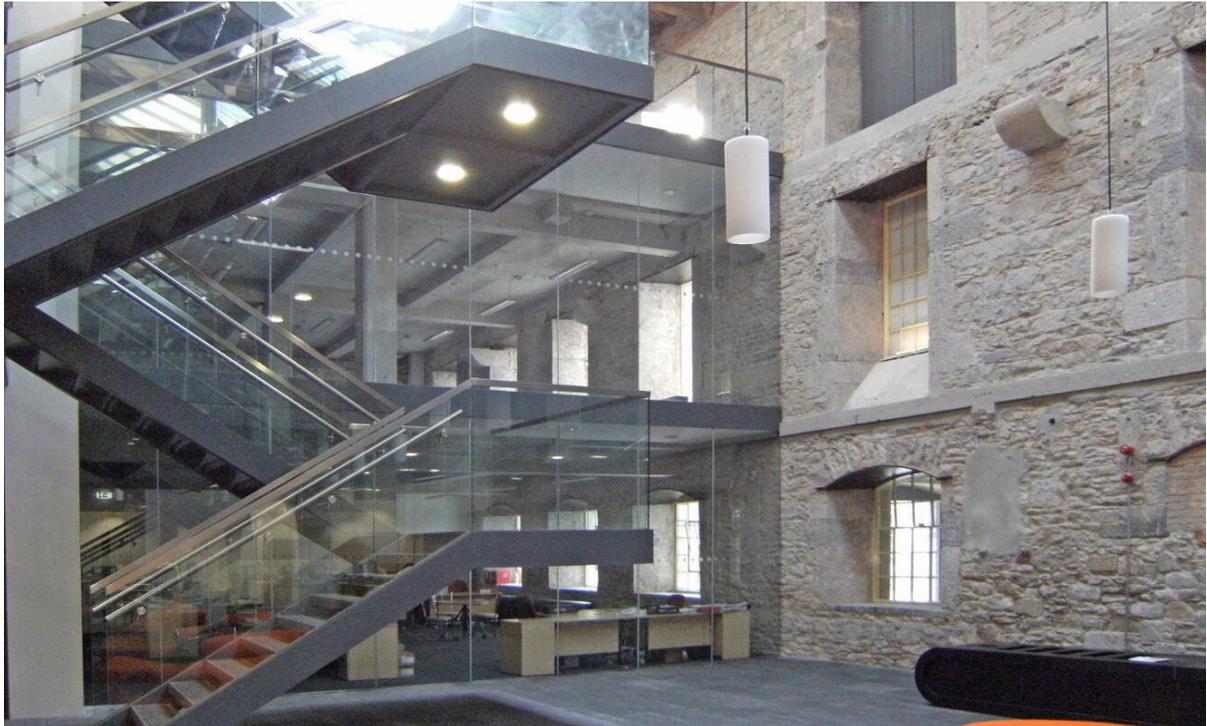
Ghent. A small modern addition to a historic asset

The compatibility of the new use must be subject to scrutiny and matched against the asset's ability to accommodate it. The need for you to defend an asset against an inappropriate new use may depend upon your ability to understand the building sufficiently to place an argument against the new use. Such knowledge can only stem from a clear understanding of the asset and its significance.

The new use should be able to be accommodated with minimum alteration. Moreover, you should be able to identify and recommend alternative uses that are compatible with the asset and the owner's requirements; without compromising significance and whilst recognising the owner's need to maintain income or value.

Appropriate new uses might be judged against the following criteria:

- Culturally significant fabric should not be affected by the change.
- All changes must be substantially reversible or have minimum impact
- The structure and the character, either internally or externally, should not be affected
- Uses which will create excessive wear through use should be avoided
- Avoid changes that affect the equilibrium of the building (moisture movement, thermal properties etc).
- Inappropriate intervention, that adversely affects equilibrium, could lead to accelerated decay or deterioration.



Royal William Dockyard, Plymouth: 'plug in' conversion of new stairs Royal William Dockyard, Plymouth: 'plug in' conversion of new stairs

Choose a building in your local area that is of aesthetic, social and historic interest and identify at least 10 alternative uses for it that would be appropriate and have minimum impact on the significance of it. How might issues of more intense use be addressed? Now respond to the question in respect of a redundant church.

The achieved quality of intervention works to convert original use to an alternative must reflect the status of the building and its inherent architectural quality and use of materials. An asset may be subject to user requirements that threaten the historic fabric and its record. The need, for example, to alter internal layout or floor plan will seriously threaten significance.

As an example, a 17th century farmhouse with an enfilade first floor plan was considered incompatible with modern use how might you go about changing the layout to suit an owner's requirement for room privacy?

If change becomes essential, such as in this example, and cannot be avoided, then such changes should be reversible to permit the ancient record to be reclaimed from modern use at some time in the future. If this is not possible then accurate recording of the structure, fabric and layout should be made for future reference. We should not impose unnecessary barriers to change but we must be aware of how they might be reduced in impact, be reversible and recorded if unavoidable loss of fabric is involved. In the extreme and in order to avoid total loss a building may need to accommodate what,

in an ideal world, might be inappropriate change. Such a situation in conservation terms may seem to fly against all that conservation seeks to achieve but if the incompatible/inappropriate use is the only option available, compared with total loss through demolition, then such change may be inevitable.

*“Change is inevitable ... change is constant.”*

Benjamin Disraeli

The conservation practitioner may need to argue strongly against such use and present a case for better alternatives or failing this to argue for modification of use to reduce the effects of change. In any event if such change is to adversely affect the historic environment, then a system of detailed recording of the asset prior to change will at least maintain a record of its former or original state. Changes of use are probably, potentially, the most injurious to significance. Pressures of use and, particularly, changes to a more intense use will create wear which the structure and fabric are not capable of sustaining. You should be able to offer advice on the impact of any proposed new use comparing the risks to the historical asset against the potential advantages of the new use in assuring longevity. You should be able to demonstrate ways of mitigating the impact of any proposed new use to avoid compromising significance.



Bath. Careful detailing is essential to retain original integrity whilst accommodating modern needs

It may be necessary for you to become an advocate for the asset in order to protect it against uses that are incompatible with it. You may need to back your argument with an alternative use suggestion that takes account of an owner's need to show a financial return. You may need to clarify how such an alternative use may be financially viable or, even if it is not, be able to argue for its adoption in order to protect significance: perhaps, identifying sources of grant or support funding that reduces the drain on owner's resources.

Based on your experience select an example of a project where you have had to argue for a more appropriate alternative use. Consider how your argument was made and how it might have been improved to protect significance.



Birmingham Custard Factory: Integrating original intentions with modern needs



Antwerp Central Station. Structural engineering meets architecture

## 4.10 Identification and Use of Funding Sources

The availability of grants and support funding for the built heritage is not always easy to recognise and identify. There is a plethora of sources offering financial assistance: The expertise of the conservation practitioner is in matching available funds for intervention proposals and outcomes without compromising significance or the client's purpose. It is essential to cross match funding to project. An imbalance of conditions attaching to funding set against client need and conservation philosophy may create unacceptable conflict.

Acceptability of funding sources may be at odds with some client bodies' philosophy and ethics, for example some religious organisations may find gambling anathema and therefore would consider moneys available from Heritage Lottery Fund unacceptable. There is, by this demonstration a need for you to understand that although funds might be available there might also be conflicts of philosophy that would alienate some potential sources.

Some sources may impose certain constraints on use, access and purpose and you will need to be able to offer advice to your client as to most suitable sources of funding assistance. You will need to detach from your own comprehension and attach to client need and purpose when seeking suitable sources. You will need to balance the requirements of support funding against the needs of the asset, particularly in the protection of significance.

What is 'enabling development' and how does it fit into the jigsaw of fund sourcing. How should such development be used to assist funding for an asset and what are its drawbacks?



Norwich. Integration of new access and DDA requirements.

There is no doubt that, in the past few years there has been an increase of money available for

conservation projects, not all are suitable funding when set against client purpose. Nor are they necessarily suitable to ensure best outcome and protection of significance. Some grant sources may condition future use to additional community involvement. This might create issue of conflict with increased wear and tear, resulting in potential damage to the fabric of an asset through intensification of use. Grant assistance and funding may be available from sources other than those with a conservation focus and may be able to be tapped on a contributory basis.

Identify as many, alternative funding sources, without a conservation focus, that you can and consider how these might be integrated with those that are specifically conservation led.

Identify how Building Preservation Trusts fit into the jigsaw of conservation finance and how they might engender community involvement.

You may wish to visit Building Conservation articles: Heritage Lottery Fund Application (1999), Financial Aid for Historic Buildings. (2003) Grieve, N. Grants and loans for the Conservation and Repair of Historic Buildings. (1995) Taylor, J. See also, English Heritage and Heritage Lottery Fund area based schemes via their websites. You should also refer to Historic Scotland publication *Memorandum of Guidance: on listed buildings and conservation areas* (1998) section 6.

Identify examples, based on your own experience, where incompatibility of funding might be the case. Identification of 'appropriate' and compatible funding sources is a constant problem. Some funding agencies insist on a non-contributory basis where one source might counteract another, or contribution may be reduced if other sources are also being identified and used.

Identify where, in the UK, there is an identifiable contradiction, by popular perception, between the interests of conservation and tax liability.

To respond to this question, you may wish to visit Building Conservation articles *Value Added Tax, Implications for Historic Buildings*. Wood, R., together with VAT and the *Listed Places of Worship Grant Scheme*, Griffin, N. See also the Heritage Lottery Fund website in respect of grants applications.

### **Identification and Use of Income Sources**

Income is those funds that assist an asset to self-finance or part fund its running costs, as opposed to grants or funding assistance which may limit or focus expenditure to achieve specific or targeted aims. Income might be both beneficial and threatening. The benefits will obviously relate to moneys available to support running costs and maintenance expenditure. The downside might relate to increased wear and tear resulting from increased user throughput.

There is a need, therefore, when evaluating income sources to confirm whether significance and authenticity may be adversely affected by the side effects of pressures resulting from additional use. Some additional sources of income might relate to the following:

- Entrance charges
- Guidebooks
- Catering
- Retail income
- Ancillary ventures and service Conference and other functions

*“Successful asset management requires a long term view and leadership.”*  
Hot Property, Audit Commission 2000.



Prague Castle State Apartments Conference Venue

*"... a major barrier to the better use of assets remains the lack, or poor accessibility of information on which to base decisions."*

Audit Commission (2000) Hot Property

An asset management plan will assist in providing an armature on which to hang management and conservation planning. This will involve the identification and use of sources of finance that will in part, be derived from income generation. These sources of income from use must pay due regard to protection of significance.

Planning for and allocation of funds generated by income, the 'business plan', will set out the financial aspects of your project, how it is proposed to generate income, identify funds and plan for expenditure

on maintenance and repairs, on projects or, specific items associated with on-going asset management. You should see your business plan as a living document that will benefit from regular updating. New information, new business and new ideas may influence how you proceed with the plan and how you maintain protection of an asset. The business plan should be used in conjunction with and as a management support document for the conservation plan and asset management strategy.



Antwerp. Pavement business

Such forward planning is essential to ensure that full and adequate provision is made for the day to day and year in year out running of an asset. Grants may be available and funds identified but it is the generation of income that provides bread and butter funding.

As an asset manager of a 15th century timber frame former Trading Hall, how would you plan for increasing income to help fund plans for timber treatment of a newly identified outbreak of dry rot?

You must consider the effects of loss of income, due to the need to close the building during treatment work, this being a requirement under COSHH and health and safety legislation. You may wish to consider planning for other works of repair and maintenance that might be safely carried out during the close down period. Identification of temporary accommodation to house artefacts may be necessary.



Norwich Cathedral Hostry cafe.

It might be all well and good to increase the number of attractions and facilitate say a seminar or conference usage of a site but it must be considered in the light of how such additional use might affect the asset and its future. Neither the asset nor its uses can be considered in isolation. The process is a symbiosis of what the asset offers in terms of its importance, value and significance to the wider society and how it is to be used to ensure longevity and good health. See Heritage Counts for facts and figures on visitor numbers, average revenue trends etc in respect of visitors to and income from heritage assets. Success depends upon a successful integration of the original and perceived needs.



Vichy Mineral Water Centre, France

## 4.11 Promotion, Understanding and Interpretation

*"Understanding the contribution of a particular historic building to the wider historic environment allows significance to be taken into account when making decisions."*

BS 7913: 2013. para 6.2.5



Edinburgh Royal Mile Street theatre

For an asset to be valued it must be interpreted, understood and its worth clarified, not only to those who might already be aware and knowledgeable about its significance but also to the general public who, once empowered by knowledge, become amongst the best advocates for protection.

*"In this respect, methods such as public meetings, exhibitions, opinion polls, the use of the mass media and all other appropriate methods should become common practice."*

The Declaration of Amsterdam. 1975.

The general public, in recent years, has become involved in and enthused by the heritage – they recognise its value to their community in gaining an understanding of their historical development. Nonetheless, the public need to be made aware of and awakened to the value of the heritage through information provided with the express purpose of raising that awareness.

Television programmes such as 'Restoration', 'Cathedrals', 'Britain's Best Buildings, Flog It; the Fred Dibnah series of programmes and many more presented by others are good examples of how the public might become empowered and enthused by understanding their historic environment. These

programmes did a lot to promote the importance of the heritage and provided the general viewing public with tools of recognition about why the built heritage is so important as a facet of history, how it developed, was constructed and why.



Buxton: Pavilion and Gardens on a sunny spring day ©BJB

*“In 2001 there were 114 series and 68 single programmes on heritage on terrestrial television.”*  
English Heritage 2002.

*“There were 3.1 million viewers to the final programme of the second series of Restoration television show in 2003... contributing £500,000 to the winning project.”*  
English Heritage & Heritage Lottery Fund 2004.

*“...public opinion prepares the way for legislation. No Acts for the defence of monuments can be passed and no funds created ...unless there be in the background in the mind of the people a certain force of intelligent belief in the need for...”*[conservation and preservation].  
Baldwin Brown. The Care of Ancient Monuments. 1905

Identify, in your area of the UK, where the preservation of a local asset was undertaken under pressure of popular local opinion. You should consider how that popular local pressure was stimulated and encouraged.

Accessibility is a vital factor affecting promotion and understanding of the Heritage. People need to be able to visit an asset to be able to gain an understanding of it and its history. If they cannot visit it they need to be able to source information about it from other locations - the internet is a great facilitator in that regard so; as we have considered, is the media, together with other published material. Information about SMEs must be made easily accessible if the historic narrative of the built

heritage is to be appreciated by the public. The promotion of the heritage may take many forms:

- TV and radio
- Internet
- Books and publications
- Talks and lectures
- Involvement of influential figures such as politicians and local dignitaries
- Displays and distribution of promotional material
- This series of COTAC appreciation and awareness documents supporting understanding of the Heritage and its conservation

You will need to demonstrate that you have undertaken promotional and informative exercises in respect of projects with which you have been involved. The downside to increased understanding and access is that the asset might suffer the effects of increased pedestrian throughput. Significance might be placed at risk and measures to reduce such risks will need to be addressed. You will also need to demonstrate how you have assessed such risks and how you have addressed them.

Promotion is a vital part of the management of an historical asset and assists with understanding and interpretation through awareness raising and appreciation. Assessment of cultural significance is a vital pre-cursor to the process of promotion. We all need to be aware of what is there, why it is there and why it is important. Evaluation of an asset together with projection of that knowledge to the public conscious, at a level that clarifies understanding, must be an important focus of you the conservation practitioner. The impact of visual advertising media – especially when in close or direct contact with the asset is visually damaging. You will need to be aware of the way in which such material is used and displayed at a site of importance.



Cardiff: The distraction of advertising material

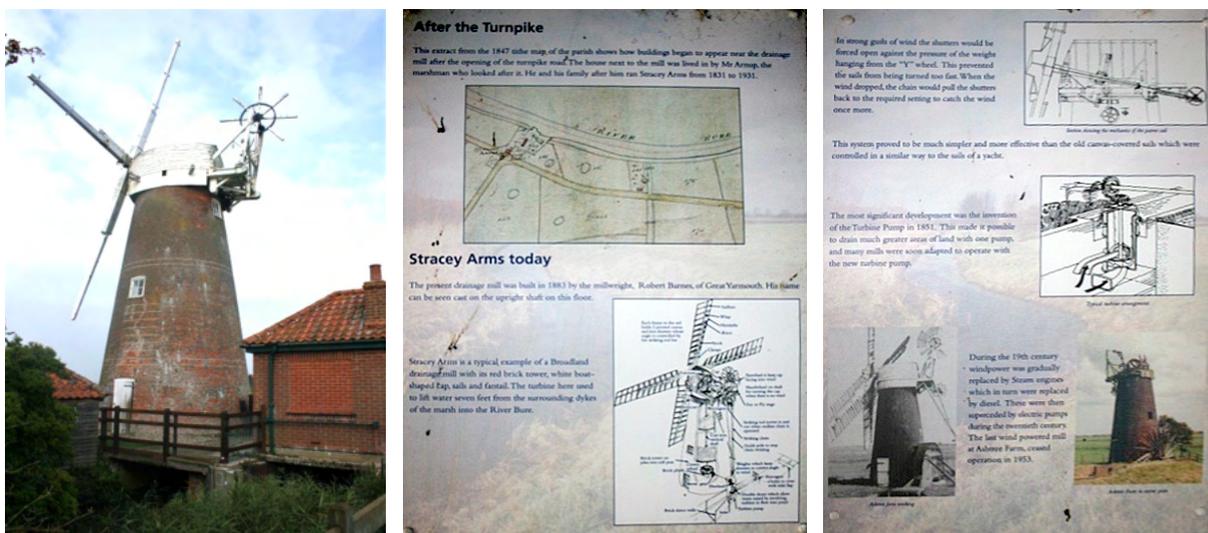


Birmingham Custard Factory: applied art

Simply covering the site with advertising material will do a total disservice to the asset and must be

avoided. The use of appropriate means of promotion is, therefore, essential. Careful consideration needs to be given to the design, method of display and siting of promotional and advertising material. Display cabinets and other paraphernalia of sale or display should be well designed, must be appropriate and not distract from the general 'feel' and ambience of a site. Signage should be well sited, appropriate in scale and unobtrusive.

You will need to demonstrate an ability to evaluate best methods of promotion creating minimal damage to an asset's significance. This will not only relate to the use of on-site promotion but also to divorced methods and means, particularly in respect of their content and format. The design of the promotional material should reflect the nature and meaning of the asset's history and value. This does not need to be expensive: small domestic scale material can offer explanations on a local interest site that provides sufficient detail to reveal function and context.



Stracey Arms windpump visitor information material © Norfolk Windmill Trust



Mohne Dam 1940 Replica 1:50 Scale Model, BRE, Garston. Scheduled Ancient Monument with display panel

The presentation of information should be accessible and easily understood by the public. It should be factual, informative, brief and accurate. Children and young people are, obviously, the influencers

of future response and respect for the historic environment and promotional material aimed at schools and colleges is a very useful way to improve understanding not only of the asset but also the principles and attitudes of conservation.

*“The architectural heritage will only survive if it is appreciated by the public and in particular by the younger generation. Educational programmes for all ages should, therefore, give increased attention to this subject.”*

The Declaration of Amsterdam. 1975

Each method of promotion will have its place within the palette of means available to you. You should be able to demonstrate that you have knowledge of such methods and how you have matched your chosen method(s) to suit the SME whilst creating minimum damage to significance.

You will need to demonstrate that you have successfully engaged your community in becoming involved with their historic environment and have assessed the effect of those methods for adoption, or modification in future projects.



La Défense, Paris. A role reversal traditional Merry-go-round operating in a modern setting

## 4.12 Conclusion

The understanding of and management of a SME is a complex process affected by many factors both within and outside the discipline of conservation. It is an interactive process within which are subsumed a complex of diverse and, sometimes, contradictory and controversial factors.



Elm Hill, Norwich: Protecting the asset to secure its protection

Improvement of understanding and interpretation of value, worth and significance is probably the most important stage prior to any following process. The public needs to be educated and informed about value, worth and significance and the historic environment must be protected against inappropriate intervention.



London. Securing at least part of the asset under development

There will be conflicts of interest between the needs of owners, the general public and the building itself. These conflicts must be managed effectively with minimum damage to the significance that

establishes the importance of the Heritage to society. You will need to have a good understanding of the legislative methods of control and protection of the historic environment and how these impact on the use and adaptation of the historic environment. The heritage will be affected, sometimes adversely, by the modern world and its needs, uses and pressures; change is inevitable, but change must be subsumed within the process of use such that the effects on significance are minimised. Identification of compatible re-users of an asset is a classic example of matching ability to use. The pressure for change may not be easy to resist and must be incorporated with the minimum of disruption and loss of the historic narrative offered by an asset to its society.

You will need to demonstrate ways in which the asset may be promoted and thereby understood. You will need to demonstrate identification and use of grants and funding together with methods of generating a degree of self-funding without damage to significance. You will need to demonstrate the extra skills necessary to make balanced, well argued, decisions on options for interventive action and their effects on significance and context. You will need to be able to demonstrate an ability to develop these options to resolve the social and economic issues that may pose a threat to significance.



Litomerice, Czech Republic. Every building has a story to tell

*"The decision to conserve buildings can be justified on social, cultural, economic and/or environmental grounds and usually a combination of these. Conflicting pressures often need to be balanced to assist good decision making. Good conservation depends on a sound research evidence base..."*

BS 7913: 2013.

## 4.13 Reading List

### Recommended Reading

#### BS 7913 2013 references and Unit sections to which they relate:

##### 4.01 Social and Financial Issues

See BS 7913: 2013 para 4.2 for a comprehensive (though not exhaustive) list of factors affecting/influencing significance.

Section 4: *Heritage value and significance*

Section 5: *Using significance as a framework for managing the historic environment*

Section 6: *Significance as part of operational care and other interventions*

Section 7: *Maintenance*

##### 4.02 Function Use and Ownership

Section 5: *Using significance as a framework for managing the historic environment*

Section 1 *Scope*

##### 4.04 Property Valuation

Section 3: *Terms and definitions*

Section 6: *Significance as part of operational care and other interventions*

Section 7: *Maintenance*

Section 8: *Heritage and project management*

Annex A [informative] *Conservation accreditation schemes*

##### 4.05 Public Attitudes

Section 1 *Scope*

4.3 *The assessment of significance sub-para c), 1), 2), 3)*

5.4 *Strategic plan sub-para a) and sub-para 1), 2), 3)*

5.6.2 *Consultation*

5.6.7 *Management strategy*

5.7 *The process of planning of major changes affecting historic buildings*

6.1 *Asset management*

6.11.2 *Social and economic values*

8.0 *Heritage and project management.*

##### 4.07 Strategy

*Appendix B.5 Inspection reports*

##### 4.11 Identification and Assessment of Income Sources

Paras, 5.6.7 *Management strategy* and 5.7 *The process of planning major change affecting historic buildings.*

##### 4.12 Identification and

**Para 6.2.5**

### Further Reading

Australia ICOMOS (1999) *The Burra Charter* Australia ICOMOS

BSI Standards Publication: BS 7913 2013: *Guide to the conservation of historic buildings* BSI, London

Bell, D. (1998) The Historic Scotland Guide to International Convention Charters and Conservation Areas Technical Advice Note 8, Historic Scotland, Edinburgh.

Clark, K. (2001) Informed Conservation English Heritage, London

Earl, J. (2003) Building Conservation Philosophy Donhead/College of Estate Management, Shaftesbury

Historic Environment Scotland (2016) Historic Environment Scotland Policy Statement June 2016

Marquis-Kyle, P and Walker, M. (2004) The Illustrated Burra Charter Australia ICOMOS

Allison, G et al (1996) The Value of Conservation English Heritage, London

Bridgwood, B & Lennie, L (2009) History, Performance and Conservation, Technologies of Architecture Vol 5, Taylor and Francis, Abingdon

Architectural Heritage Fund Funds for Historic Buildings

Brisbane, M and Wood, J (1996) A Future for Our Past? An introduction to heritage studies English Heritage, London

Cantacuzino, S (1989) Re/Architecture: Old Buildings/New Uses Thames & Hudson Clere, H (ed) (1989)

Archaeological Heritage Management in the Modern World Routledge, Abingdon Cooling, P et al. (1993) Legislation for the Built Environment Donhead

English Heritage (2011) Stopping the Rot: A guide to enforcement action English Heritage, London

English Heritage (2013) Heritage at Risk EH, London

English Heritage (2013) Grants for Historic Buildings, Monuments and Designed Landscapes EH, London

English Heritage (2006) Streets for All: East of England English Heritage, London

Kindred, B (1992) Study of Listed Building Repairs Notices used in England April 1984 to March 1990 under Sections 47 to 51 of the Planning (Listed Buildings & Conservation Areas) Act 1990 Association of Conservation Officers (now the Institute of Historic Building Conservation).

Department for Communities and Local Government (2012) National Planning Policy Framework DCLG, London

Latham, D (2000) Creative Re-Use of Buildings (2 vols) Donhead.

English Heritage (2000) Power of Place: The future of the historic environment English Heritage, London

Semple Kerr, J (1982 4th edition 1996) The Conservation Plan National Trust for Australia

Stirling, A (1990) 'Too Many Visitors' ICOMOS Information Issue 3, 26-33

Warsaw, J et al (2000) Conservation of the Historic Environment: A guide for planners RTPI, London

### **ICOMOS Publications**

Cultural Tourism: Tourism at world heritage sites: The site manager's handbook (1993)

Historic Cities and Sustainable Tourism (1995)

Management of World Heritage Sites. 39 seminar papers (1991)

Management Guidelines for World Cultural Heritage Sites 2nd Edition (1998)

Report on Economics of Conservation (1998)

Risk Preparedness: A management manual for world cultural heritage. (1998)

Statement of Principles for the Balanced Development of Tourism (1997)

Sustaining the Cultural Heritage of Europe (1998)

### **Useful Publications**

The following publications are recommended as reading materials:

Historic England has produced a range of publications on Sustainability and Climate Change, listed below are a few of interest; additional materials can be sourced via these publications:

- Heritage Counts 2017
- Statement on Climate Change and Sustainability
- Sustainable Growth for Historic Places
- Conservation Principles, Policies and Guidance
- Buildings Must be Recycled to Help Tackle Climate Change
- Impact of Climate Change
- Joint Heritage Sector on Climate Change
- Researching Heritage and Climate Change Environment
- Energy Efficiency Research

Intergovernmental Panel on Climate Change have produced various report on Climate Change including:

- AR5 Synthesis Report: Climate Change 2014

English Heritage: Energy efficiency and historic buildings; application of Part L of the Building Regulations to historic and traditionally constructed buildings. (2011)

Cadw: Renewable energy and your historic building

Siem Reap Declaration of Tourism and Culture – Building a New Partnership Model (2015)

ICOMOS International Tourism Charter: Managing Tourism at Places of Heritage Significance (1999)

ICOMOS. (1997). Statement of Principles for the Balanced Development of Tourism