Evaluation of the Impact of the Heritage at Risk Repair Grants Programme

Case Studies

Prepared for

Historic England

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Saffery Champness
CHARTERED ACCOUNTANTS

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1. Introduction

1.1 Background

The historical environment represents one of England's most important cultural assets. Historical buildings and other sites enrich people's lives by giving them a source of pride and identity, and a sense of familiarity and belonging.[1] The historical environment also gives people a connection to their own past and the pasts they share with others in their community and society.[2] By doing so, the historical environment can bring communities together and reaffirm those communities' sense of their place in the world.[3] Indeed, in 2017, over 94% of adults in England agreed that it is important that heritage buildings or places are looked after.[4]

The local planning regime in England recognises the importance of the historical environment and offers protection through listed-building and conservation-area status. The government and local authorities also provide a range of monetary and non-monetary support, either directly or through arms-length government bodies that can draw upon lottery or grant-in-aid funding. Building preservation trusts (e.g. The National Trust) also help to raise funds to conserve the historical environment.

Historic England is a public body established by the Government on 1 April 2015 to champion and protect England's historical environment. Up until 2015, Historic England's current remit was executed by English Heritage. As an organisation, English Heritage originated with the National Heritage Act 1983. Since 1 April 2015, English Heritage has operated as the English Heritage Trust, and has been responsible for looking after the National Heritage Collection consisting of 400 historical sites.

Historic England provides a range of programmes, grants, local-government support and research– all designed around the objective of helping people care for, enjoy and celebrate England's historical environment.

Among its various responsibilities, Historic England maintains the Heritage at Risk (HAR) Programme, through which it works with private landowners, friends groups, property developers and other stakeholders to find solutions for 'at risk' historical sites throughout England. In particular, the HAR Programme helps government, stakeholders and the general public understand the overall state of England's historical sites, including:

- Buildings and structures
- Places of worship
- Archaeological sites
- Conservation areas
- Registered parks and gardens
- Registered battlefields
- Protected wreck sites

The HAR Programme identifies those sites that are most at-risk of being lost as a result of neglect, decay or inappropriate development, and then adds these to the HAR Register. The first edition of the HAR Register, published in 1998, listed 1,930 sites. Over the ensuing two decades, 1,326 sites

[1] Historic England (2018), *Heritage and Society 2018*, p. 3.
[2] Ibid.
[3] Ibid.
[4] DCMS (2017), "Taking Part focus on: Heritage", p. 10.

were removed from the list. The HAR Register includes buildings and sites that are listed as Grade I, Grade II*, Grade II listed places of worship across England and Grade II listed buildings in London. Grade II listed buildings outside London, other than places of worship, are not included.

In order to help remove sites from the HAR Register, Historic England operates the HAR Repair Grants Programme.[5] Under this programme, Historic England provides grants to site owners in order to help them carry out repairs or plan for future repairs.

1.2 About the brief

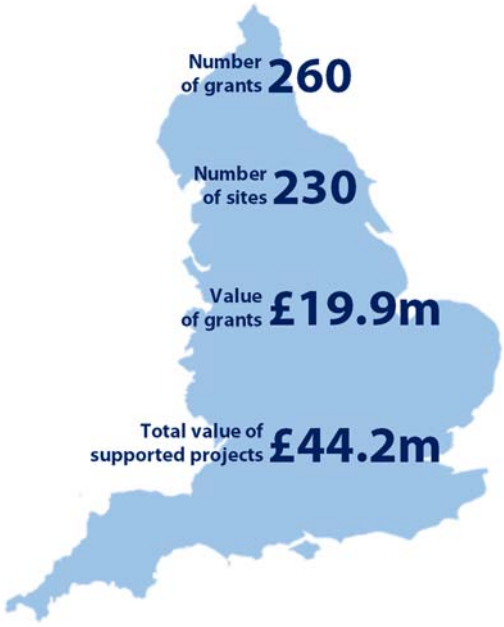
The Repair Grants Programme plays an important role in Historic England's overall mandate and also disburses a large amount of public money. Since the establishment of Historic England in 2015, however, there has been no evaluation of the impact of the Repair Grants Programme, particularly in terms of its cost-effectiveness and value-for-money.

In the light of the above, Historic England commissioned Nordicity and Saffery Champness to conduct an evaluation of the impact of the Repair Grants Programme. This evaluation was to include a review of the programme's application, selection and grant-awarding process (i.e. the "**process review**"), as well as analysis of the impact that programme had on the historical, social and economic environments in England (i.e. the "**impact evaluation**").

Both the process review and impact evaluation – but the latter in particular – would consider the performance of the programme with respect to projects funded by it for which all works were completed at some point between 1 April 2013 and 31 March 2018 (2013/14 to 2017/18).

1.3 About the Repair Grants Programme

Through the Repair Grants Programme, Historic England provides grants for the repair and conservation of listed buildings, scheduled monuments, and registered parks and gardens. The grants can be used to pay the cost of actual repairs, or they can used to pay for pre-repair work. This pre-repair work is referred to as "development", and includes such actions as (i) the commissioning of specialist investigative surveys, (ii) preparation of a conservation management plan or (iii) even the cost of erecting scaffolding for stabilisation or future repairs.



Between 2013/14 and 2017/18, a total of 260 projects funded through the Repair Grants Programme completed their development or repair works. Because a single heritage site can have more than one Repair Grant project, these 260 projects were across 230 unique sites throughout all regions of England.

Historic England provided a total £19.9m in funding for these 260 projects across the 230 sites. Given that funding from the Repair Grants Programme is often combined with additional funding from local authorities or private owners, Historic England's funding supported a total of £44.2m in development or repair expenditures. In other words, each £1 of funding from Historic England helped to attract an additional £1.22 in funding from other sources.

[5] The scheme was formerly called Grants for Historic Buildings, Monuments and Designed Landscapes.

These 260 projects consisted of 78 development projects, 117 repair projects and 65 two-stage projects (which included development and repair phases).

- The 78 **development projects** received £1.7m from Historic England and an additional £2.3m in funding, thus bringing the total value of the projects to £4.0m. The average grant was £21k and the average project value was £52k.
- The 117 **standalone repair projects** received £11.7m in funding from Historic England and an additional £15.4m in funding from other sources, thus bringing the total value of the projects to £27.1m. The average grant was £100k and the average project value was £232k.
- The 65 **two-stage projects** received £6.5m in funding from Historic England and an additional £6.6m in funding from other sources, thus bringing the total value of the projects to £13.1m. The average grant was £100k and the average project value was £202k.

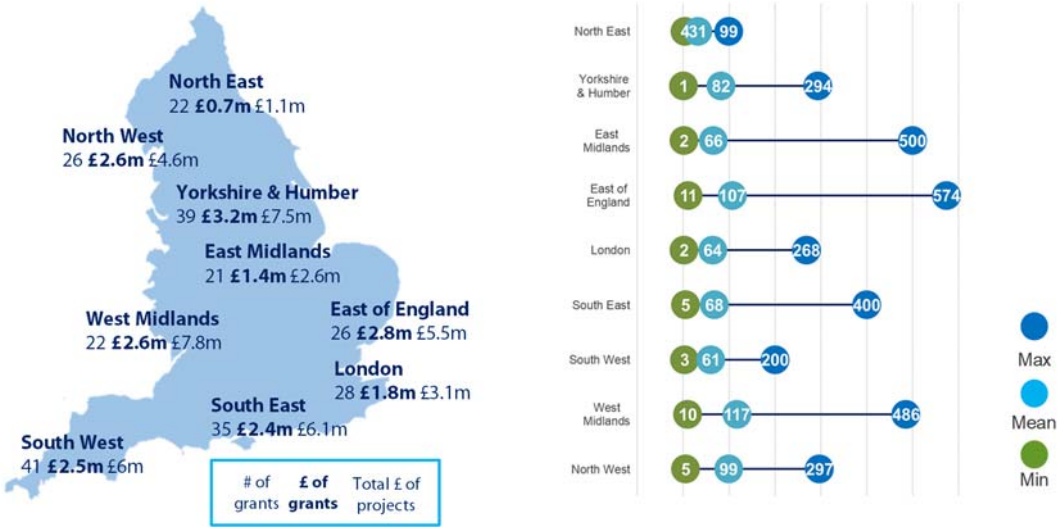
Figure 1 Repair Grants Programme projects, 2013/14 to 2017/18

Source: Historic England
* Includes three site acquisitions funded with Historic England grants

As noted above, the Repair Grants Programme supports heritage sites in all parts of England. Figure 2 provides a region-by-region breakdown of the total grants for the period, 2013/14 to 2017/18 (Panel A).

Figure 2 Completed repair grants*, by region, 2013/14 to 2017/18

A. Number and value by region **B. Value of grants by region (000s)**



Source: Historic England
* Includes, development, repair and two-stage projects.

It also presents statistics on the minimum, mean and maximum grant size in each region (Panel B). Yorkshire & Humber accounted for the largest share of activity, with 39 projects, £3.2m in Historic England funding, and a total of £7.5m in project expenditures.

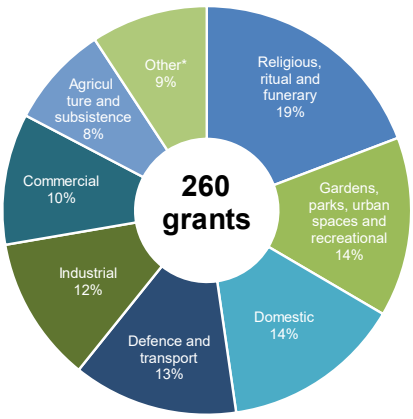
The largest single grant was for approximately £574,000 and was awarded to Pentney Priory in the East of England. Sites in the East Midlands, South East and West Midlands were also awarded grants of £400,000 or more. The West Midlands also displayed the highest average grant size: £117,000.

Between 2013/14 and 2017/18 the Repair Grants Programme supported a wide range of different types of sites and grantee organisations. Figure 3A provides a breakdown of grants by type of site. Religious, ritual and funerary sites grouping accounted for the largest single share of grants (19%). Among the sites in this grouping were several former priories that were on the HAR Register. There was, effectively, a broad distribution of the grants across all the main site types, including gardens, parks, urban spaces and recreational; domestic (e.g. manor houses); defence and transport; (e.g. castles); industrial; and commercial.

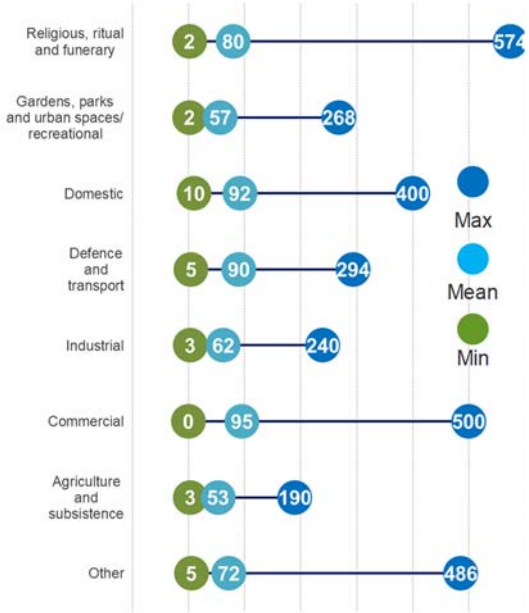
Figure 4A provides a breakdown of grants by the type of grant applicant – or effectively the owner of the site. Local authorities accounted for the largest single share of grants (27%), followed by private landowners (23%), and charities and non-governmental organisations (NGOs). The breakdown demonstrates how a broad range of different types of public, private and non-profit organisations have been able to access the Repair Grants Programme.

Figure 3 Completed Repair Grants Programme projects, by site type, 2013/14 to 2017/18

A. Number of projects



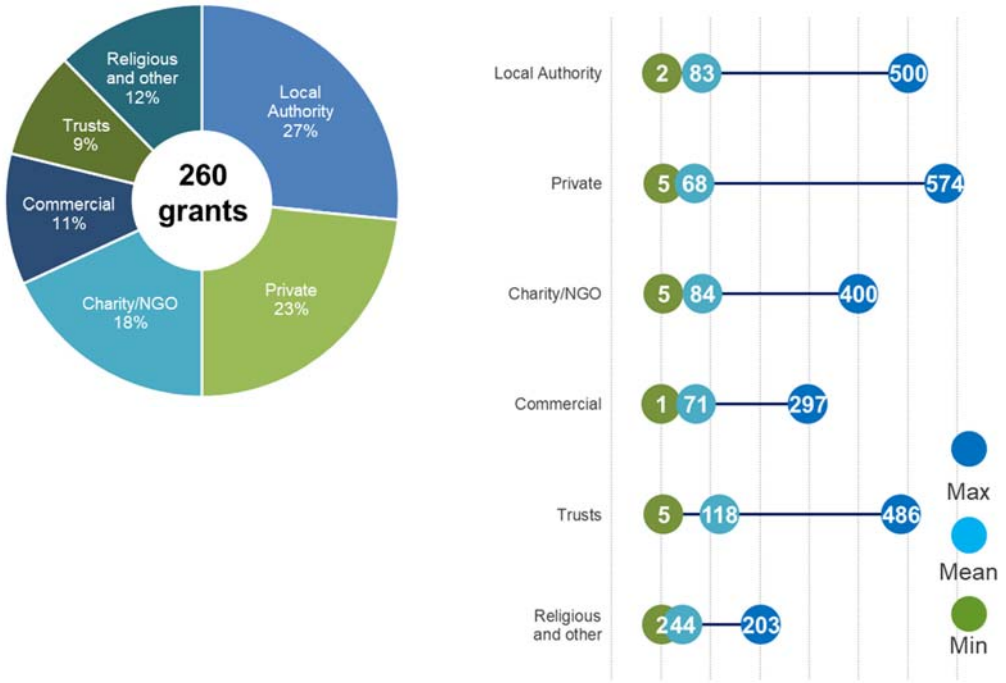
B. Value of grants (£000s)



Source: Historic England
* Health and welfare, civil, maritime, education, commemorative, water supply and drainage

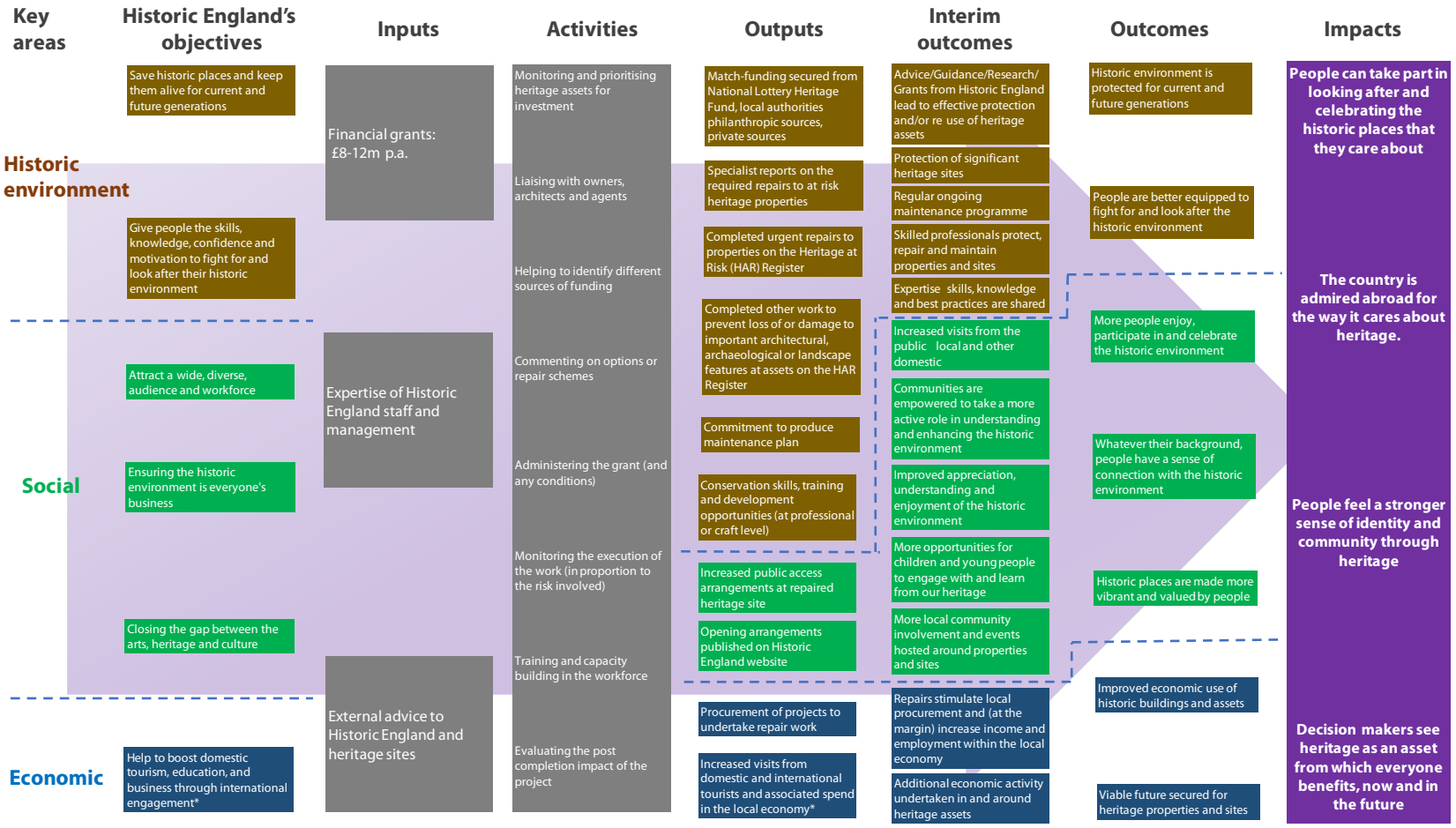
Figure 4 Completed Repair Grants Programme projects, by applicant type, 2013/14 to 2017/18

A. Number of projects **B. Value of grants (£000s)**



Source: Historic England

1.4 Programme logic model



1.5 About this report

This report provides 20 case studies selected from the sample of 260 grants (see Section 2.4.4 in the main report for selection process). Each case study is intended to provide a contextual introduction to the heritage asset in question, a summary of the activity funded by the grant, whether standalone or part of a larger piece of work, and finally to enumerate the variety of historic-environment, social and economic benefits that each project achieved.

Given that the *raison d'être* of the Repair Grants Programme is in preventing a loss of heritage value, there will not always be additional substantial social and economic benefits; however, where these occur, we have sought to identify the most significant. By doing so, we provide a wider and truer sense of the impact of the work that Historic England supports directly and indirectly in heritage, regeneration and skills development.

Many of these impacts relate back to the programme logic model (see Section 1.3), however, where impacts are present that stand outside of the metrics but fall within Historic England's objectives, we have also sought to capture these and highlight their relevance.

The case studies primarily draw upon in-depth interviews with the grantees, site visits, official Historic England research reports and listings, as well as a wider literature review that drew upon information held by Historic England, information provided by grantees and online material.

1.6 List of case study sites

The list of heritage assets that were selected for in-depth interviews and site visits are given below.

No.	Site name	Region	Site Type
1	Anfield Cemetery	North West	Religious, Ritual and Funerary
2	Blue Idol Quaker Meeting House	South East	Religious, Ritual and Funerary
3	Broomfield House	London	Domestic
4	Buxton Crescent, Natural Baths and Pump Room	East Midlands	Commercial
5	Castle Howard	Yorkshire	Gardens, parks and urban spaces
6	Clifford Castle	West Midlands	Defence
7	Eagle Works and Green Lane Works	Yorkshire	Industrial
8	Former Royal Dockyard Church, Sheerness	South East	Defence
9	Former Smoke House, Hull	Yorkshire	Industrial
10	Licensed Victuallers Chapel	London	Religious, Ritual and Funerary
11	Medieval Market Cross	South West	Commemorative
12	Naze Tower	East of England	Maritime
13	Pontefract Castle	Yorkshire	Defence
14	Priory House, Dunstable	East of England	Commercial
15	RAF Bicester	South East	Defence
16	Snodhill Castle	West Midlands	N/A
17	Taylor's Bell Foundry	East Midlands	Commercial
18	Thornhill Gardens	London	Gardens, parks and urban spaces
19	Trinity Centre (former Holy Trinity Church)	South West	Recreational
20	Worksop Priory, remains of cloister wall	East Midlands	Religious, Ritual and Funerary

2. Case studies

2.1 Anfield Catacombs, Liverpool

Leveraging a heritage asset of a deprived area as a 'pull factor' in its economic development

Summary		
Description of project: Repairs to Victorian catacombs, including vegetation removal, repointing, reinstatement of a dentil course, installation of ties and the consolidation of wall heads. These have prevented the buildings falling down and stabilised the remaining structures.		
Development:	**Repair: X**	**Two-stage:**
Historic England: £236k	**Other funders:** £55k	**Total project value:** £291k
Historic environment benefits	✓	▪ Prevention of the collapse of the catacomb buildings ▪ Stabilisation and repairs effected ▪ An unusually late example of a Victorian catacombs ▪ Skills development for local stonemason professionals
Social benefits	✓	▪ Friends of Anfield Cemetery are active partners and show visitors around the outside of the catacombs ▪ Developed a close and positive relationship between Friends of Anfield Cemetery, Liverpool City Council and Historic England
Economic benefits	—	▪ None currently but the catacombs are intended to be part of an Anfield Cemetery and Stanley Park heritage anchor for this deprived neighbourhood of Liverpool, in order to help attract investment and enterprise into the area

The Anfield Catacombs comprise two free-standing ranges that are structurally independent – the North and South Catacomb – but in relative proximity to each other in Anfield Cemetery. Each is individually listed as Grade II and can be found in the eastern quarter of the cemetery, which is itself as a whole a Grade II* listed Registered Park and Garden. The cemetery lies alongside Stanley Park, sandwiched as it is between the football stadia of the city's two great football teams Liverpool F.C. (Anfield) and Everton F.C. (Goodson Park). The cemetery is located in the heart of Anfield, a traditional, working class, residential neighbourhood, which in recent decades has seen slow economic growth having become an area of deprivation.

The municipal cemetery, which was laid out in 1856-63, was designed by the prolific and renowned Edward Kemp and is an outstanding example of an extensive, early High Victorian public cemetery. The buildings including the catacombs were by Lucy & Littler and are in the Victorian Gothic Revival style. The catacombs are built of stone and originally had slate roofs (currently missing), there are weathered buttresses and a corbelled parapet with gargoyles. Inside, there is a central through passage with an internal chamber either side of the passageway. Originally, there would have been open access through the buildings as they act as focal points for axial paths through the cemetery. Overall, the two free-standing ranges are striking and are of an unusually late date (1856-63) for catacombs, unfortunately the catacombs were only in operation for 20 years and have deteriorated over the years. The two ranges were on the HAR Register, as was the cemetery as a whole.

Anfield Catacomb designed by Lucy & Littler

The repair work to both North and South Catacombs has entailed vegetation removal, repointing, reinstatement of the dentil course, installation of ties and the consolidation of wall heads. These have prevented the buildings falling down and stabilised the remaining structures. Although, there is not access yet to the general public, tradesmen can now enter safely. Importantly, there now is a maintenance and management plan in place for the continuing upkeep that was developed from the recommendations volunteered by the conservation contractors at the end of the repair work. Without Historic England's grant, the pressures on the council's parks' budget would not have allowed its contribution to have been large enough to have effected the repair works at all.

The stonemasons, who are within the Liverpool Travel To Work Area and conducted the repair work, had not worked on catacombs before and so there was some significant skills development by these professional practitioners that had not originally been anticipated. During the work, the contractors on a daily basis were answering questions about their work and the history of the catacombs from local users of the cemetery.

The Friends of Anfield Cemetery were instrumental in bringing the state of repair of the catacombs to the Liverpool City Council's attention and together with Historic England, these three bodies have developed a close and positive partnership. As a consequence of the repair work, the catacombs are a more attractive element of the cemetery and though they are unlikely to have, in and of themselves, increased visitors to the cemetery, the Friends group has organised guided tours specifically for the catacombs (viewing only the external areas).

Aerial view of the extensive Anfield Cemetery

Unfortunately, the internal condition has not been deemed safe enough yet to allow unsupervised public access. Nonetheless, the council is working with the Friends to try to bring the buildings back into use. Indeed, the council sees this rescue as part of the wider regeneration of the deprived area based around the high-quality cultural offer of Anfield Cemetery and the adjacent Stanley Park, the latter of has been a recipient of substantial Heritage Lottery Fund monies.

2.2 Blue Idol Quaker Meeting House, West Sussex

Historic site internationally important to Quakerism saved from ruin

Summary		
Description of project: Repairs to the 16th century half-timbered building, included major renovations to the roof and timber structure and improvements to the drainage and foundations.		
Development:	**Repair: X**	**Two-stage:**
Historic England: £55k	**Other funders:** £269k	**Total project value:** £324k
Historic environment benefits	✓	▪ Irreversible damage to the fabric of the building has been prevented and repairs effected ▪ Rare *in situ* period detail has been preserved ▪ Historically important internationally ▪ The asset has been taken off the Heritage at Risk Register
Social benefits	✓	▪ More pupil engagement from the local William Penn Primary School ▪ Deeper embedding within the local community ▪ Massively increased frequency of visitor opportunities for all
Economic benefits	—	

The Blue Idol was built as a farmhouse around 1580 in the late Tudor period and was used for Quaker worship for a number of years. William Penn, the English Quaker leader and religious freedom advocate who oversaw the founding of the American Commonwealth of Pennsylvania as a refuge for Quakers and other religious minorities of Europe, attended this meeting house from 1676 to 1693. He and other local Quaker Friends bought the building in 1691 and converted it into a permanent Quaker meeting house. Since then, Quakers and visitors have used the building for worship and as a living space.

Blue plaque commemorating the importance of William Penn

The Blue Idol building is Grade II* listed and is a small late sixteenth-century half-timbered building of wattle and daub and some brick infill panels with a largely Horsham stone roof that has a 1934-5 extension. The site has two Quaker burial grounds in the gardens (one is still active) and a late seventeenth-century barn which houses an exhibition about the Blue Idol and Quakerism. The barn is Grade II listed. The 1580 building retains the original fabric and historical fittings and is deemed to have exceptional evidential value. Furthermore, because it is one of the best-known Quaker meeting

During the quinquennial building review, the owners identified a need for repairs. The meeting house was put on the HAR Register as being in *'very bad'* condition and facing *'slow decay'*. The Horsham slab roofing was in poor condition, the timber framing defective and in need of improved guttering. The extent and complexity of repairs was too great for the Quakers to take on solely and so as part of their relationship with Historic England through the Heritage at Risk Register, it was suggested that they might apply to Historic England for a repair grant and their expert advice. It should be noted that it would have been incompatible with Quaker values to have applied to the National Lottery Heritage Fund (the Heritage Lottery Fund at the time) as the Lottery is deemed to be a form of gambling.

Meeting House (including 1934-35 extension to the left)

The funded works to the building included major renovations to the roof and timber structure. The roof was removed with the Horsham stones stored and replaced. Major timbers were replaced, the timber frame was repaired, foundations were improved and drainage was upgraded. The cost of the eligible works was £20,623 for the development stage and £399,631 for the second stage. Historic England contributed a total of £160,000 towards the cost of repairs.

Historic England's expert knowledge was crucial in helping the Quakers put together a repair project. Historic England funding was also an essential contribution, as without it, the programme of works would have been cut back and would have been conducted on an intermittent basis over a longer period of time. The extent of the necessary work was so significant that the local Quaker Meeting had to consider selling the property; however, given the building's historic significance to the organisation, it was decided that such an action would not be appropriate.

The resultant repair work has stabilised and improved the structure, and it has prevented further potentially irreversible damage to the roof and framework. Therefore, the operation of the meeting house as a community asset has been ensured, it has also resulted in the Grade II* building being taken off the Heritage at Risk Register in 2015.

Meeting room entrance

As a result of the repair work, the meeting house is able to engage more with the local population. There are now regular community events held annually, including talks and concerts, which did not previously occur. It has also not only maintained its close relationship with the local William Penn Primary School in Coolham but now there are more frequent pupil visits to the meeting house than prior to the repairs.

The reopened meeting house is used every Sunday for unprogrammed Quaker worship and the Friends organise four times as many open days now than they used to: opening every Friday in March through to November (40 days up from 10). They welcome groups of visitors at other times too, including from history and faith groups, as well as hosting the Shipley Music Festival. And in 2019, they will be running a number of specific events in support of Horsham Year of Culture.

2.3 Broomfield House, Enfield

Historic England as a funder of last resort supporting a local authority whilst a long-term solution is being sought

Summary		
Description of project: Additional scaffolding works to further stabilise a supporting structure that is already protecting an endangered existing building.		
Development:	**Repair: X**	**Two-stage:**
Historic England: £12k	**Other funders:** £12k	**Total project value:** £24k
Historic environment benefits	✓	▪ Stabilisation works are preventing the collapse of a heavily damaged building ▪ Stronger relationship with Historic England in regard to this heritage asset ▪ Historic England is working with Enfield Council to find a solution for the future of the heavily damaged building
Social benefits	—	
Economic benefits	—	

Broomfield House is a mansion that dates from 1550 (with 18th century additions) set within a formal baroque landscape of ponds and avenues, in Palmers Green, Enfield. Originally built for John Broomfield, a leather merchant, the house and park remained in private hands until 1902 when the freehold was sold to Southgate Urban District Council (now held by London Borough of Enfield). The house is listed as a Grade II* building and the adjoining Broomfield Park as a Grade II park and garden.

Subsequently, the house was a school temporarily (1907 to 1910), a maternity centre and then dental clinic. In 1925, the house was opened to the public as a museum until it was gutted by fires in 1984, 1993 and 1994 – the last of which left it derelict and unoccupied. Fortunately, much of its interior was saved and put in storage.

Historically, Broomfield House represents an evolution from a gentry house with a medieval open hall to an extensive Regency country house. The 16th century core is of historical value and the decorative quadrant-braced framing in the east gable of the cross-wing is of relative rarity in houses of this date in south-eastern England.

The saved interior decorative items range from the 16th to the 20th century, the most notable of which include the wood-panelled hall and the Baroque murals painted by the Flemish artist Gerard Lanscroon in 1726 and the central carved balustrade staircase (1726).

As a result of the fires, the house has been put on the HAR Register and prior to the grant was listed as being at *'immediate risk of further rapid deterioration or loss of fabric; no solution agreed'* and in *'very bad'* condition. Subsequently, the nearby listed stable block and surrounding yards also suffered from a serious fire in 2017 and are in need of repair. The unsupervised visits to the site are not possible, however, the council have made drone footage available here.

Over the years, Enfield Council has worked with many private developers and non-profit organisations, including Broomfield House Trust, to try to develop viable restoration schemes,

including an unsuccessful NLHF bid in 2012. However, the challenge is a considerable one, as not only will significant external funding be needed for a rebuild and restoration but a sustainable business model will need to be developed to ensure viability to cover ongoing running costs in the future. Since receiving the repair grant, Enfield Council has also been working with Historic England to help develop a solution and drawing upon their experience and advice.

External scaffolding

Internal scaffolding

Following the grant, a gazetteer that provides a detailed assessment of the main house, its curtilage buildings, parks and ponds was produced and can be found here. It catalogues the various elements of the house and park itemising their significance and articulating any heritage value in terms of their evidential, historical and aesthetic value.

This project is an example of how Historic England is supporting a local authority with limited budgets to find a long-term solution to bringing a public heritage asset back into use such that it is independently financially viable and not a drain on the public purse.

2.4 Buxton Crescent, Buxton

A longstanding provider of funding and specialist conservation advice to a multimillion-pound redevelopment that will restore Buxton to its historical role as one of England's thermal spa destinations

Summary		
Description of project: Various repairs to the historical fabric of the Crescent, Natural Baths and Pump Room as part of the multi-million-pound redevelopment of the Buxton Crescent and Natural Baths into a luxury hotel and thermal spa, and the redevelopment of the Pump Room into a visitor information centre.		
Development:	**Repair: X**	**Two-stage:**
Historic England: £500k	**Other funders:** £900k	**Total project value:** £1.4m
Historic environment benefits	✓	▪ Part of wider redevelopment to restore Buxton to its original founding purpose as a spa town, and strengthen linkage to history as a Roman spa town ▪ Pump Room provides visitor learning experience along with visitor experience rooms in the Crescent ▪ Stimulated application of 3D printing to replacement of 18th century embossed ceiling covering ▪ Provided expertise to grantee throughout project
Social benefits	✓	▪ Restored grand Assembly Room in hotel will be available to community events 60 days per year ▪ Pump Room also provides a venue for community gatherings ▪ Hotel and thermal spa will provide opportunities and linkages with spa management course at University of Derbyshire, Buxton Campus
Economic benefits	✓	▪ Part of larger redevelopment project that is expected to attract an additional 30,000 "spa" tourists annually and increase tourism spend in Buxton by £4.5m annually ▪ Thermal spa experience expected to attract significant numbers of tourists from outside England

Buxton Crescent is a Grade 1 listed building that was originally completed in 1789 by the Fifth Duke of Devonshire as part of his plan to turn Buxton into a Georgian spa town similar to Bath.[6]

By 1989, one-half of the Crescent was occupied by a hotel; the other half by the Derbyshire County Council. That year, the hotel closed and over the ensuing decade, the hotel-end of the Crescent went into severe disrepair – including a leaking roof, broken windows and infestations. The council-end of the Crescent was already in use as offices and a public library with the forecourt used as a carpark. Ultimately, the Crescent became somewhat of an eyesore for Buxton

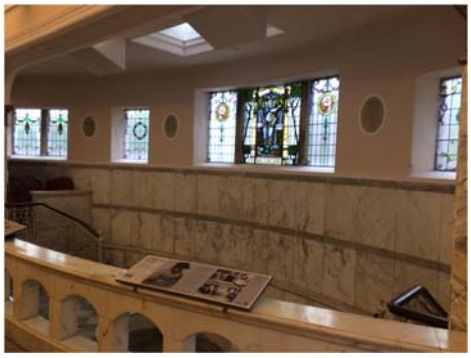
Historic England's (formerly English Heritage) involvement in the Crescent goes back to 1993, when it provided £1.4m in financial support to repair the roof and stonework of the Crescent and arrest any serious decay to the structure.[7] But it was not until the early 2000s that the High Peak Borough

[6] Buxton Crescent and Thermal Spa (2019), "History".
[7] Buxton Crescent & Thermal Spa (2019), "Crescent Project Partners".

Council and Derbyshire County Council were able to identify a developer-partner and secure a significant financial commitment from the National Lottery Heritage Fund (formerly Heritage Lottery Fund) in order to begin restoring the Crescent and redeveloping it into a luxury hotel and thermal spa experience, with a visitor centre and other indoor attractions for residents, tourists, groups and students.

Crescent façade before redevelopment

Hotel Assembly Room during construction works



Pump room visitor centre after pubic opening

Although the project was delayed by issues concerning protection of the source of natural mineral water, the 2008 credit crisis and the ensuing round of public sector cutbacks (which included the abolition of the regional development agency which had already committed funding), the Councils and the developer partner were able to secure sufficient financial resources – particularly from the National Lottery Heritage Fund – to proceed with the regeneration of the Crescent.

The regeneration project is expected to be completed before the end of 2019 and ultimately cost approximately £68 million. The Buxton Crescent & Thermal Spa Co Ltd is providing over £26m (including loan finance) to these costs. The key public sector sources of financing include the National Lottery Heritage Fund (£24m), D2N2 Local Enterprise Partnership (£2m), High Peak Borough Council (£1.2m) and Derbyshire County Council (£13.4m). Historic England has contributed a total of £750,000 to the project.

Part of Historic England's contribution consisted of a repair grant of £500,000 awarded to Derbyshire County Council (on behalf of both the County Council and High Peak Borough) to be put towards eligible repairs with a total cost of £1.4m. The grant of £500,000 represents one of the largest repair

grants awarded by Historic England through the Repair Grants Programme between 2013/14 and 2017/18. In fact, only one other site received a grant of over £500,000 during this five-year period.

The large grant awarded to the Councils was used for a variety of repairs to the historical fabric of the Crescent (being converted to a hotel and thermal spa), The Pump Room and the Natural Baths. Throughout the application process and repairs, Historic England was not only a funder but also a trusted expert advisor. In fact, Historic England's architect took a keen interest in the project and assisted the grantee with addressing various conservation issues and decisions that arose along the way.

Benefits to historic environment

The Crescent, Pump Room and Natural Baths are an integral part of Buxton's history. Buxton was one of only two towns in England – the other being Bath – that the Romans established thermal spas at. During the 19th century, Buxton benefitted from the heightened interest in thermal waters as a remedy for physical ails.

The Pump Room, which recently opened to the public as a tourist information centre, will give residents, visitors and students a venue where they can learn about Buxton's history as a spa town. Upon completion of the Crescent, part of the ground floor will also be devoted to an historical education venue, which will offer paying visitors an even richer educational experience. The plans for this venue include, for example, the incorporation of a virtual reality exhibit.

Economic benefits

The economic benefits of the regeneration of the Crescent are expected to be substantial. The operation of the hotel and thermal spa is forecast to generate 140 permanent jobs. This is in addition to the 350 construction jobs created during the redevelopment phase. Coincidentally, the University of Derby, Buxton Campus is one of the few higher-education (HE) institutions in the UK with a spa management course – undergraduate and graduate levels. So not only will the hotel and thermal spa be a source of employment for local graduates, but there will also be opportunities for training and other industry-HE linkages.

The thermal spa experience will attract thousands of "spa-tourists" from outside Buxton, England and even the UK. Buxton may not be as accessible as Bath is to London and the South East; however, its proximity to Manchester, the Peak District National Park and Chatsworth House means that thousands of tourists will still find it an accessible aspect to any itinerary in the area. According to the Buxton Crescent & Thermal Spa Heritage Trust, the thermal spa experience is projected to attract an additional 30,000 visitors to Buxton, annually. These tourists are expected to inject an additional £4.5m into to the local economy, as they spend at the thermal spa, hotels, bars/restaurants, shops and other attractions in Buxton.[8]

A significant portion of visitors are also expected to come from outside the UK. The thermal-spa experience is much more popular on the continent. What is more, the hotel and spa will be operated by Hungary-based Danubius Hotel Group – the largest owner of natural resource health spas in Europe[9] – which should help to market Buxton as a spa destination across Europe.

Given that Historic England's share of the total project financing is 0.8% (£500,000 ÷ £65m = 0.8%), £36,000 in annual tourist spending (out of a projected total of £4.5m) could reasonably be attributed to Historic England's involvement. So, after only 15 years, Historic England's £500,000 investment would be recovered through additional economic activity in Buxton. And the significant number of tourists expected from outside England, much of this additional economic activity for Buxton will also be additional for England's economy as well.

[8] Buxton Crescent & Thermal Spa (2019), "Home".
[9] Buxton Crescent & Thermal Spa (2019), "Crescent Project Partners".

Social benefits

Whilst the economic benefits of the redevelopment are expected to be significant, the Buxton Crescent Heritage Trust which, upon completion of the conversion works, will be granted a 200-year lease on the buildings, is committed to ensuring that the buildings become key features within the local community. The hotel's magnificent and ornate Assembly Room will be available for 60 days per year to host community events. The Pump Room is also going to be used as a venue for community gatherings.

Buxton has a very civic-minded population. It has numerous civic societies and many enthusiastic volunteers, particularly within its retiree population. With that mind, the Assembly Room and Pump Room will likely be important – and not under-utilised – as community assets for decades to come.

Unintended positive benefits

The redevelopment of the Crescent and the specific repairs funded by Historic England may also yield some interesting innovation spillovers. First of all, the planning and precautions taken to ensure that the redevelopment works did not impact the water source has meant that Buxton's natural spring has become the most studied and analysed in the UK.

Secondly, an early (circa 1920s) deeply embossed ceiling covering to one of the public rooms of the former St Ann's Hotel has been repaired using funding by Historic England and may lead to innovation in this type of interior decoration. A direct replacement of the exact ceiling covering was cost-prohibitive; however, the Centre for Conservation and Cultural Heritage Research at Lincoln University has developed a method of replicating the embossed ceiling covering using its 3D-printer. This substitute is yet to be installed, but, if successful, could significantly advance the UK's position in this type of restoration work.

Historic England is a minority financial partner in the overall regeneration of The Crescent. And although the repairs it funded would still have gone ahead in the absence of its funding, albeit with a delay, it is important to keep in mind that Historic England has been a long-term partner in the plan, stepped in with a "confidence boosting" grant at a critical juncture of the projects and has provided expert advice along the way so that the redevelopment project could gain consent and help to realise such an important historical, social and economic asset for Buxton. [10]

[10] Buxton Crescent & Thermal Spa (2019), "Crescent Project Partners".

2.5 Castle Howard, North Yorkshire

Removing several 18th century structures from the HAR, whilst enhancing the visual offer of the estate, making more of the grounds safe for public access and events, and maintaining stonemason skills in the local area

Summary		
Description of project: Two separate projects consisting of (i) a condition survey and preparation of maintenance plan, reinstatement of rusticated stonework base, removal of rusting cramps, dismantling and rebuilding of upper third of the Pyramid, and restoration of piers; and (ii) repair and re-pointing of a section of the Stray Walls west of Gatehouse.		
Development:	**Repair:**	**Two-stage: X**
Historic England: £422k	**Other funders:** £308k	**Total project value:** £730k
Historic environment benefits	✓	▪ Removes several structures from the long-term HAR register ▪ Improved the overall visual offer ▪ Provided opportunities for stonemasonry apprenticeships ▪ Unlocked match funding from the Country Houses Foundation
Social benefits	✓	▪ Has made previously unsafe sections of the grounds safe for public tours and community events
Economic benefits	✓	▪ Local procurement totalling over £730k ▪ Opened up section of estate to host BBC Countryfile in summer 2019, thereby, generating significant media coverage for Castle Howard and Yorkshire as a tourist destination ▪ Could potentially open up areas of the estate to future redevelopment as specialised accommodation that might further increase tourist footfall

Dating back to 1699, Castle Howard and its surrounding estate cover 8,800 acres within the Howardian Hills Area of Natural Beauty in West Yorkshire. It is currently home to over 200 listed buildings and monuments.

Castle Howard has a long history of working with Historic England, and its predecessor organisation, English Heritage, on conservation projects dating back to several decades, when the Howard family began restoring Castle Howard as a family home and major heritage attraction.

Among the 260 projects assessed as part of this evaluation, two involved repairs to structures at Castle Howard. Between 2014 and 2015, the Castle Howard Estate Ltd. received a total of £34k from Historic England to repair the Pyramid and piers on St. Anne's Hill. This four-sided pyramid, built by Nicholas Hawksmoor in 1728, is nine metres high and rests on a low podium with vermiculated rustication. Inside the Pyramid is a bust of Lord William Howard. Facing the corners of the Pyramid are four pairs of angled piers on square bases with apertures.

The repairs on St Anne's Hill included reinstatement of the rusticated stonework base of the Pyramid, removal of rusting cramps, surface cleaning, and dismantling and rebuilding of the upper third of the Pyramid. After having restored three of the four pairs of piers in 2004/05 (with English Heritage funding), the fourth pair was restored in 2014/15. In total, the repairs came to £133,000

with 26% (£34k) from Historic England, 37% (£50k) from the Country Houses Foundation (CHF), and the balance (£49k) from the Castle Howard Estate Ltd.

Between 2014 and 2016, the Castle Howard Estate Ltd. also received a total of £388k from Historic England to repair and re-point a large section of the Stray Walls to the west of the Gatehouse. Castle Howard's mock medieval limestone walls were originally built by Sir John Vanbrugh in c.1720.

These walls are four metres high and extend about half a mile east and west of the Gatehouse.

The total cost of repairs and re-pointing was £597k, with 65% (£388k) of funding from Historic England, 8% (£50k) from the CHF, and the balance (£159k) from the Castle Howard Estate Ltd.

Pyramid

Piers

Stray Walls, mock fortification, south of gatehouse

The Pyramid and piers on St. Anne's Hill, and the Stray Walls had all been on the HAR Register since 1999 and were facing continued deterioration and a high risk of collapse if they were not repaired. Although these structures were owned by a commercial entity, Castle Howard Estate Ltd., the estate was found to have a significant conservation deficit at the time of its repair applications. According to the estate, its 2008 Conservation Management Plan estimated Castle Howard's conservation deficit to be in excess of £20m. For this reason, Historic England agreed to fund various repair projects on a case-by-case basis.

The structures on St. Anne's Hill have no direct use, however, they are visible from public highways and footpaths across the estate and are visited by guided tours. The repairs mean that these guided

tours can more safely explore St. Anne's Hill (although access inside the Pyramid is still restricted). The restoration work on St. Anne's Hill has also discouraged vandalism, by demonstrating that the structures are cared for. From a social and economic impact perspective, the repairs to St. Anne's Hill have made the area safe enough for the estate to host filming of the first ever BBC Countryfile Live in August 2019, in the adjacent fields. This is expected to attract thousands of visitors to the site and generate significant national media coverage for Castle Howard and North Yorkshire.

The Stray Walls are one of the most iconic features of the Castle Howard grounds and because they flank the Avenue are immediately visible to most visitors. Like St. Anne's Hill, the Stray Walls are also visible from public highways and footpaths across the estate; the western portion of the Stray Walls is also visible from the Arboretum, itself a popular attraction for visitors to the estate.

In addition to enhancing the visual offer of Castle Howard and restoring parts of its unique historic environment, both repair projects contributed to other historic-environment and economic objectives. By indirectly enhancing the visitor experience, the repairs should – in some marginal way – help Castle Howard attract more visitors, thereby, improving its own business, and the employment and activity in the local economy. As a partner in the Traditional Estate Craft Apprenticeships Project, both repair projects meant the Castle Howard could provide additional apprenticeship opportunities in stonemasonry and other restoration crafts. The restoration of the Stray Walls, in particular, may also permit the estate to redevelop some of the wall's turrets into tourist accommodation, thereby, further enhancing the economic potential of the site.

With the Castle Howard Estate Ltd. rightfully focused on using its surplus to conserve the main house, the Repair Grants Programme has been able to play an important role in leveraging funding from the CHF to address urgent repairs to other structures across the grounds, thereby, contributing in a positive way to the overall visual offer of the grounds, public accessibility and the estate's capacity to host large community events.

2.6 Clifford Castle, Herefordshire

In partnership with a private owner, a 'hidden' marcher castle has been revealed to the public and will become an educational resource

Summary		
Description of project: Clearance of vegetation, survey of ruin, identifying the repair work needed and its specification. Tendering of repair work and appointment of contractors. Led to repair work of £260k.		
Development: X	**Repair:**	**Two-stage:**
Historic England: £18k	**Other funders:** £5k	**Total project value:** £23k
Historic environment benefits	✓	▪ Led to a repair grant that stopped further rapid deterioration and loss of fabric ▪ Historically significant marcher castle protected ▪ Private asset has been made safe for visitor access by agreement ▪ Local college students had real-life conservation work experience during the repair work
Social benefits	✓	▪ Previously hidden, now a visible village landmark of pride ▪ Community events hosted by arrangement ▪ Opened to the general public by the private landlord for 28 open days a year when previously none were able to visit ▪ Education links established with village school currently and with others in due course ▪ Audiovisual educational resource being prepared with filmmaker ▪ Castle information booklet prepared and printed
Economic benefits	✓	▪ Small marginal impact of increased visitors, which may increase in future as knowledge of the presence of this rediscovered castle spreads ▪ Small marginal economic impact from hosted community events

Clifford Castle was a substantial motte-and-bailey castle on the Welsh-English border, believed to have been built between 1066-1071 for William FitzOsbern, Earl of Hereford, and cousin (and steward) to William the Conqueror. Sited on a cliff by a ford on the River Wye, hence its name, and part of a string of marcher castles built following the Norman Conquest. The castle is linked to English folklore through 'Fair' Rosamund, who was actually castle resident, Rosamund Clifford, and mistress to Henry II (c1174). The current castle is likely to have been the third/fourth and dates from the early 1200s but fell into disuse and then ruin after it was sacked by Owain Glyndŵr in the early 1400s.

In Anthony Streeten's Marcher Castles Survey of 1999, Clifford Castle was recognised as one of the four most significant sites in the survey. It was the last of the four to have been subject to a repair programme and had become one of the top priorities for Historic England in the West Midlands.

Rosamund Tower (before)

North east wall of Great Hall (before)

Prior to the development grant, Clifford Castle – a Scheduled Monument and Grade I Listed Building – was on the HAR Register as being under 'immediate risk of further rapid deterioration or loss of fabric'. The whole motte and castle were massively overgrown, with ivy up to 1 metre thick covering large tracts of the remaining structure. The vegetative coverage was so substantial the hidden castle and earthworks appeared to be part of the natural landscape with some villagers having no idea there was a castle present almost in their backyard.

The development grant received was used to clear the outstanding vegetation, which revealed a number of previously unknown architectural features, and to then survey the ruin to determine the scope of the repair work required. In addition, it also covered the cost of tendering out the repair work and appointing contractors.

As a result of the development grant, an additional £260,000 of repair work (Historic England and private owner funding) has been carried out, which has stabilised the structure and resulted in extensive re-mortaring. Together, the development grant and consequent repair work, saw the castle taken off the HAR Register in 2018.

Without the initial development grant, neither the initial assessment nor the subsequent stabilisation and repair would have occurred. The impact has been profound. The intrinsic heritage impact is significant, as not only has the imminent deterioration of this historic English marcher castle been halted but visibility of and access to the site has been achieved. Local college students also got to experience real-life conservation work during the repairs by heritage specialists.

There have been a number of community and educational impacts. Whereas, the castle was once largely hidden from view and consciousness, it now provides an icon for the village and has become an educational asset used by Clifford Primary School. The educational impact is likely to be amplified as the owner seeks to establish links with other schools, with visiting history organisations, and with a filmmaker, in order to produce an audiovisual educational resource.

Rosamund Tower (after)

Rosamund Tower interior (after)

From zero visitors prior to the development grant, in the short period of time since the completion of the repair work, this private asset has had 250 visitors to its 28 open days, nearly 100 school children and 100 attendees as part of community events.

The owners have recently also been working with the Castle Studies Trust to produce an informative booklet on the history and architecture of the castle, which is soon to be printed and will be available online too, replacing the laminated sheets currently used by visitors.

2.7 Eagle Works and Green Lane Works, Sheffield

Preserving characterful industrial heritage within an aspirational zero-carbon residential future

<table>
<tr><th colspan="3">Summary</th></tr>
<tr><td colspan="3">Description of project: Two contemporaneous and co-located projects – Eagle Works and Green Lane Works – have been redeveloped as the centrepieces of Little Kelham, a mixed community of residential, leisure and business units by a private commercial landowner with a zero-carbon ethos.

The projects required substantial work to repair and restore structures, with large-scale interior redevelopment to repurpose the spaces for leisure, business and residential use.

Development: Repair: X Two-stage:

Historic England: £186k + £139k = £325k
Other funders: £236k + £269k = £505k
Total project value: £422k + £408k = £830k</td></tr>
<tr><td>Historic environment benefits</td><td>✓</td><td>▪ Saved clock tower from collapse
▪ Removal of Green Lane Works from the HAR Register
▪ Brought Eagle Works back into use as an attractive heritage structure for business rental
▪ Contributed to the ongoing preservation and re-use of industrial heritage structures within the Kelham Island Conservation Area, including integration with new contemporary structures
▪ Upskilling of property developers, so that they now understand conservation much better and which are being applied elsewhere in their portfolio
▪ Kelham Island won the Academy of Urbanism's Great Neighbourhood in the 2019 Urbanism Awards</td></tr>
<tr><td>Social benefits</td><td>✓</td><td>▪ Public access to the whole development – both historical and industrial fabric within an aspirational zero-carbon future.
▪ Provides historical fabric anchoring a modern new-build residential area to its underlying industrial revolution history
▪ Residential living in a mixed industrial heritage and new-build development focussed on encouraging community building</td></tr>
<tr><td>Economic benefits</td><td>✓</td><td>▪ Eagle Works has been converted into a multi-floor office space
  ▪ Five offices, ranging in size from 2,810 – 3,810 sq. ft.
▪ Green Lane Works developed into leisure retail, commercial business, and residential space
  ▪ Including Stew & Oyster café-bar
▪ Both have provided the heritage focus to catalyse and deliver the development of the rest of the industrial brownfield site into a mixed residential, business and retail development
  ▪ Including 241 eco-friendly homes
▪ Whole site provides a financial proof of concept for a zero-carbon mixed development</td></tr>
</table>

Both Eagle Works and Green Lane Works are part of the wider four-acre *Little Kelham* site being developed by Citu – a Leeds-based, sustainable housing developers. The imposing and iconic Grade II* listed gatehouse and clocktower at the entrance to the Green Lane Works was a well-known feature in the area and was described by Pevsner as *'the most spectacular survival of factory architecture at Sheffield'*. Unfortunately, the clock tower and gateway fell into disrepair when the site closed in the late 20th century.

The Little Kelham development is within the Kelham Island Conservation Area in central Sheffield and draws upon the metal trades industrial heritage of South Yorkshire. The area still has workshops and warehouses but as with Eagle Works and the Green Lane Works there has been substantial redevelopment and number of them have been converted into residential use.

Rear of the Gatehouse and Clock Tower of Green Lane Works (before)

Kelham Island was known for its steelworks, though Green Lane Works specialised in the production of stoves. Kelham Island was established in 1795, but today there remains a complex of 19th-century buildings, including a grand triumphal arch gatehouse with clock tower that was constructed in 1860 and provided access to the yard and demonstrated the importance of the company to the town. The Eagle Works is a 19th century former factory building extending over four stories plus attic level of solid brick construction surmounted by a pitched timber framed slate covered roof.

The repair work entailed the erection of substantial scaffolding, the removal of pigeon infestation and detritus, replacement or repair of timber, roofing and masonry, as well as restoration of the clock and clock tower. The clock tower had exhibited a pronounced lean where the timbers had rotted but after specialist work the unusual cast-iron scrolls and gilded weather vane of the ornate clock tower, not only return as part of the city's skyline but the fully repaired clock will chime the hour for the residents of Kelham. The gatehouse upon which the tower stands has had its gilded triumphal arch restored with bronze relief panels depicting art and industry and will once again become the main entry point to this thriving mixed community.

Rear of the Gatehouse and Clock Tower of Green Lane Works (after)

The Eagle Works building is now configured as open plan office accommodation and each floor can be let to different tenants. The Green Lane Works now comprises a combination of leisure retail and offices space on the ground and first floors, with residential space on the second floor.

> *"Over the last twelve months we have worked closely with the Council, Citu and the Homes and Communities Agency to lay the foundations for a recovery in the fortunes of Kelham Island's historical buildings. A year from now we expect substantial repairs will have been completed at Eagle Works, proposals will have been brought forward for the re-use of Green Lane Works and a new community of residents at the Little Kelham development will have brought the area to life."*
>
> ***- Craig McHugh, Heritage at Risk Principal Yorkshire, Historic England, October 2014***

In 2014, English Heritage's Yorkshire Heritage at Risk team and Sheffield City Council were working together to find ways to adapt and reuse historical buildings in the industrial heart of the city in the 'at risk' Kelham Island Conservation Area and this project was one of the great successes. Citu[11], who have a strong sustainable housing ethos were able to restore beautiful old buildings such that their original features were retained but importantly they were able to integrate the latest sustainable technology to ensure they were ultra-low carbon. The repair grants were critical in catalysing the whole four-acre development of the brownfield site into low-carbon homes, creative spaces, shops, cafes and galleries incorporating many of the historical buildings.

As a result, 35,000 sq. ft. have become available for accommodation, office space and retail space. There are approximately 10 community events per year, including open days that have resulted in approximately 2,000 visitors and 12

[11] https://citu.co.uk/

school visits per year too. The whole site is not yet complete but there will be 241 eco-friendly homes.

This development is an excellent example of how historical buildings can not only be successfully integrated into new developments but act as a catalyst to create attractive and sustainable places. By working with Historic England, Sheffield City Council and the Homes and Communities Agency, Citu have been able to regenerate this brownfield site, whilst retaining much of the heritage fabric, whilst at the same time, been progressive in seeking energy sustainable conversions and new-build housing.

2.8 Former Royal Dockyard Church, Sheerness

An exemplar of emergency action as part of a coordinated approach that has unlocked significant additional resources

Summary		
Description of project: stabilise the building by erecting scaffolding to the interior of the building and to the tower to preserve the existing fabric of the building and to make it safe. Removal of vegetation and asbestos.		
Development:	**Repair: X**	**Two-stage:**
Historic England: £199k	**Other funders:** £50k	**Total project value:** £249k
Historic environment benefits	✓	▪ Successfully prevented further rapid deterioration or loss of fabric ▪ Still present on HAR Register but at a lower level of risk ▪ Able to access a £4.75m Heritage Fund grant to effect the long-term repairs, rebuild and conversion of fire-damaged church ▪ Leveraged grants from Architectural Heritage Fund, Pilgrim Trust and Swale Borough Council ▪ Space to house John Rennie's model of Sheerness Royal Nava Dockyard
Social benefits	✓	▪ Setting up of the Sheerness Dockyard Preservation Trust ▪ Ultimately, following Heritage Fund grant, the Trust intends to bring the building back into use as a mixed-use space: o a community facility o a workspace incubator for young people
Economic benefits	✓	▪ Once the building has been brought back into use, it is currently intended that it will include a space for young business start-ups ▪ Create a hub for business, arts and tourism that will help to put Sheerness back on the map

The Former Royal Dockyard Church at Sheerness is regarded as an architectural masterpiece and is one of the most important buildings on the HAR Register in the south east of England. It is a Grade II* listed building and (externally) the most impressive of the three surviving royal dockyard chapels. Unlike the other royal dockyards, Sheerness was all rebuilt at the same time and importantly the church retains its original setting within a fine row of Grade II* late-Georgian officers' houses in the restored Naval Terrace with more surviving dockyard buildings dating from 1815 present around it.

The church (formerly St Paul's Parish Dockyard Church) was built in 1828 and stands at the entrance to the former Royal Navy Sheerness Dockyard. The church is a Grade II* listed building of yellow stock brick and sandstone ashlar dressings, brick lateral stacks and slate roof in a neo-classical style with a rectangular plan. It has an imposing west front with a full-height pedimented tetra style Ionic portico and a clock tower that is square with banded rustication and a clock face to the lower stage beneath a cornice.

Built originally by architect George Taylor, the church was substantially remodelled in 1884 after a fire. The naval dockyard was closed in 1960 after nearly 300 years of service and was sold to a commercial port operator. The church itself was deconsecrated and various alternative uses were sought but it had lain empty since 1970 until it was severely damaged by fire in 2001. This second fire largely destroyed the interior of the building and its roof, leaving only the outside walls, the

portico and the clock tower over the entrance. The building was eventually compulsorily purchased by the Local Authority in 2012, following an Urgent Works Notice and Repairs Notice and then sold to the Sheerness Dockyard Preservation Trust (SDPT) under a 'back to back' agreement.

Historical photograph of the Church and Naval Terrace

Prior to repair

SDPT is working to repair and transform the church, and the dockyard buildings more generally. Having purchased the building, it was awarded £199,000 by Historic England to begin stabilisation work on the church.[12] This enabled SDPT to install a full scaffolding project and to prop and stabilise the tower. This was essential in preparation for the larger refurbishment project for which a Heritage Lottery Fund grant had been successfully sought. In addition, the site was also cleared of vegetation and asbestos before the scaffolding was installed. Though it is still a 'ruin', it is now safe and stable for the main renovation work to start in 2020.

As a result of the stabilisation repairs, the church has moved on the HAR Register from being at *'immediate risk of further rapid deterioration or loss of fabric'* to *'slow decay'*, though the underlying condition of the fabric remains *'very bad'*.

Alongside its application to receive Historic England funds, SDPT also applied to the then Heritage Lottery Fund for a major grant to refurbish the whole building and was offered a £4.75m Heritage Enterprise Grant in 2017. However, immediate surveying and repairs were needed to make the building safe, hence, the approach to Historic England. Without, Historic England's interventions, the Trust would not be in a position to take up the £4.75m offer. Following completion of the survey and stabilisation work in February 2018, the Trust also submitted a planning application in June 2018 for conversion to uses including community facilities, a business start-up space and a museum.

The Heritage Fund grant was secured with £70,000 of match-funding from Swale Borough Council, and additional grants from the Architectural Heritage Fund and Pilgrim Trust.

The grants and fundraising are intended to facilitate a large-scale community-led project that will transform the building into a hub for youth business support, the arts and tourism that will help to put Sheerness and the Isle of Sheppey back on the map. The dockyard church had stood at the heart of the community for generations but even now there is a strong sense of affection and association locally demonstrated by the success of open days, school events and a local Reminiscence Project.

[12] Note that Historic England also prior to this Repair Grant, also funded a Development Grant that undertook thorough investigatory works, set a works specification and appointed contractors to carry out the stabilisation works through a tendering process.

Aerial view after stabilisation works

As part of these plans the Trust aims to create a supported workspace incubator for young people, where they will have access to affordable facilities and professional advice. To which end, the Trust has been working with the London Youth Support Trust (LYST) to develop ideas for how the finished building could accommodate such facilities for young people. The LYST team are currenting researching local needs and creating plans for a sustainable project.

An unintended and serendipitous element of this project has been the agreement by English Heritage to return John Rennie's original 1600 square foot wooden model of the dockyard, which they had kept in safe storage. The 'repatriated' model will form the centrepiece of a museum within the new hub.

This project is an exemplar of how Historic England was able to respond to an ongoing but time-limited complex fundraising programme and where its intervention was critical in unlocking the whole chain and allowing the larger refurbishment project to proceed.

2.9 Former Smoke House, Hull

Preserving the last publicly accessible smoke house in the city centre whilst incorporating the historical fabric of the area into a new public space for the arts

Summary		
Description of project: Replacement and repair of various structural elements of a former bacon smoke house in order to make it a usable and accessible structure within public plaza forming part of larger regeneration project.		
Development:	**Repair: X**	**Two-stage:**
Historic England: £82k	**Other funders:** £38k	**Total project value:** £120k
Historic environment benefits	✓	▪ Preserves the last publicly accessible smoke house in city centre, providing important link to the area's history ▪ Contributes to maximising the preservation of historical structures within the zone of regeneration project subject to significant new construction
Social benefits	✓	▪ Permits public to view inside of smoke house chamber ▪ Provides historical fabric to public plaza with bar/restaurant and performance venue, which will be used by local residents and visitors to Humber Street cultural zone
Economic benefits	—	

Whilst the Smoke House is not a nationally listed building, it is the last remaining publicly accessible smoke house in the city centre of Hull. The building dates from the early 1930s and unlike the majority of smoke houses in Hull, which were built for smoking fish, this one was built primarily for smoking bacon.[13]

The Smoke House occupies a site south of Humber Street within the former Fruit Market area of Hull's Old Town Conservation Area. land south of Humber Street in the dockside area of Hull, which is now subject to a major regeneration scheme. As part of this scheme, Hull City Council, in conjunction with other funding bodies, have invested millions of pounds in redeveloping the area into a creative quarter with bars, restaurants, performance venues, galleries and new residences. As part of the regeneration, Hull has sought to retain as much of the historical fabric as possible with demolition kept to a minimum.[14]

In 2012, Historic England awarded Hull City Council a grant of £82,000 to repair the Smoke House. The council raised an additional £38,000 for the repairs, bringing the total value of the repair project to over £120,000.

The funded repairs consisted of: the demolition of surrounding structures; clearance of interior; repair of external walls; replacement of roof covering and gantry; replacement of cowls; overhaul and repair of the existing steel doors; decoration of the internal and external surfaces; erection of a fence and gates to boundary; preparation of exterior surface; and the instigation of an on-going management programme for site.

[13] Hull City Council (undated), "Boats, bananas and bacon: Hull Fruit Market historic trail leaflet".
[14] Id architecture (undated), *Design & Access Statement: 61-63 Humber Street & 12-13 Wellington Street*.

Before

After

Future

Prior to the funded repairs, the Smoke House was in very poor condition. And according to the council, without the repair grant from Historic England, not only would the repairs to the building not gone ahead, but its poor condition would have meant that – considering that it is not a listed building – it would most likely have been demolished in favour of additional space for an adjacent development of flats.

The preservation of the Smoke House has given the council another opportunity to preserve the historical fabric of the Humber Dock area whilst also making this history accessible to general public.

In addition to the heritage benefits of this preservation project, it will also indirectly contribute to the social benefits envisioned by the Hull's regeneration scheme. The Smoke House will feature as an historical building within a small plaza comprising the forecourt of a performance venue. The restored Smoke House will have three ground floor chambers. From a functional perspective, one of the chambers will host a pop-up bar facility; a second chamber will be used as a food storage room for the restaurant on the plaza. The middle chamber will be open to the roof, so that the general public can "look up" and obtain a better appreciation of the structure of a smoke house.

According to the council, by having the Smoke House incorporated into the public plaza, the objective to minimise the chances of the public space feeling too sterile. In this regard, the repaired Smoke House is indirectly contributing to attractive of the space, and thereby, potentially drawing more bar/restaurant patrons and other visitors, than otherwise would be the case.

It is important to recognise that the Smoke House is a small piece of a much larger regeneration scheme, so it and the repairs funded England only play a minor role in the overall historic, social and economic benefits that this scheme is expected to yield. However, as more new residences are built

within the area, the Smoke House plaza is expected to become an important public gathering space for these local residents and visitors to the Humber Street creative quarter.

2.10 Licensed Victuallers Chapel, Southwark

Upskilling of local authority staff has led to wider conservation and heritage benefits as principles are applied to other properties in the authority's portfolio

Summary		
Description of project: Essential phase 1 works including repairs to the roof and walls with associated vegetation clearance.		
Development:	**Repair: X**	**Two-stage:**
Historic England: £87k	**Other funders:** £31k	**Total project value** £118k
Historic environment benefits	✓	▪ Repair of portico and cupola ▪ Condition of building has been improved and moved from 'very bad' to 'poor' and has removed the 'Immediate risk of further rapid deterioration or loss of fabric'. ▪ Working with Architectural Heritage Fund, Historic England and local authority to develop a long-term strategy to complete remaining repairs and develop a sustainable business model
Social benefits	✓	▪ Continued operation of artists' group delivering a as a flexible project space, as well as a wedding venue and shoot space
Economic benefits	✓	▪ Won a Resilient Heritage award from Heritage Lottery ▪ Won a Heritage of London Trust award to restore and conserve a memorial window

The Licensed Victuallers Chapel in Caroline Gardens, just off the Old Kent Road in Southwark, is at the centre of London's largest complex of almshouses, which were originally known as the Licensed Victuallers' Benevolent Institution Asylum. In 1962, all of the buildings were given a Grade II listing and in 1978 the buildings and the surrounding gardens were designated by Southwark Council as the Caroline Gardens Conservation Area. The chapel is currently let by an artists' group, who operate it as a gallery, wedding venue and filming/photography location.

Licensed Victualler' Chapel

The chapel is the focal point to the development, adding a level of grandeur with its fine Ionic portico, crowned by an entablature with clock, and surmounted by a 2-stage square classical cupola. It is at the centre of a double U-shaped range with houses facing out both ways and at the ends. The ranges enclose on three sides a central garden with a wide court in between. Externally, the chapel retains much of its former glory and strongly contributes to the appearance and character of the Conservation Area. Nicolaus Pevsner, the architectural historian, described the 'exceptionally large' six-acre complex as 'the only grand composition among the many almshouses of Camberwell'.

The Licensed Victuallers' Benevolent Institution was founded in 1827, and appointed the architect, Henry Rose, to draw up plans for the asylum. Rose later go

on to build the Licensed Victuallers' School and Borough Market (both also in Southwark). The first stone was laid the following year by HRH the Duke of Sussex, although the complete set of almshouses were built in phases between 1827 and 1866 and the chapel between 1827 and 1833. The Licensed Victuallers' Benevolent Institution established asylum so that 'aged or infirm members of the trade might pass the evening of life in peace and quietness' – a retirement home for pub landlords.

During the war, the tenants were relocated to Denham, Buckinghamshire, just outside London. However, the Asylum Chapel was bombed during the Second World War and the originally fine interior was largely destroyed but remarkably leaving many of the stained-glass windows and stone tablets in place, though in need of attention. After the war, the structure was stabilised and a temporary roof erected. The chapel was never in full use again and by the end of the fifties, all the remaining tenants had been moved out to Denham and the Asylum sold to Southwark Council, who renamed the site, Caroline Gardens.

Interior with temporary roof and surviving stained glass which can be used as a performance space (Source: www.popupopera.co.uk)

The chapel interior remained derelict and largely unused. In the early 1990s, it was put on the HAR Register, where it has remained. Notwithstanding, in 2010 artists, Jo Dennis and Dido Hallett were given leave for limited use of the chapel for art projects, exhibitions, theatre productions and shoots, which led in 2013 to a formal lease and they started to seek funding to assess the extent of necessary repair works. Unfortunately, the structure continued to degrade and in 2014 its status on the HAR Register moved from being in '*poor*' condition and facing *'slow decay'* to *'very bad'* and in *'Immediate risk of further rapid deterioration or loss of fabric'*. At this stage, Historic England got involved working with the artists group and the local authority to get a full condition and structural survey undertaken in order to assess the extent of necessary works. By 2017, the surveys were complete, the works had been prioritised and the council applied to Historic England for a repair grant for the most urgent work. The chapel was shut for a period of nearly two months and the repairs made, which included considerable masonry work, stabilisation of the cupola, replacement of flagstones in the portico and repairs to the temporary roof to prevent leaks.

The repairs have ensured that this heritage asset continues to be used as arts venue, including as an exhibition space and a performing arts space. Commercial activity now will also continue as the

venue has a wedding licence and is used for photography and film shoots. Therefore, there is a direct heritage experience through arts or commercial activity.

Through this repair grant process, a strong partnership has developed between the leaseholders, Historic England and Southwark Council, this has resulted in a major upskilling of local authority officials, such that they now apply the principles of conservation and knowledge of the heritage support ecosystem they have learnt to other buildings within their portfolio. In addition, this informal partnership now includes the Architectural Heritage Fund and they all seek to develop a long-term strategy to complete the repairs and bring the space fully in use in a financially sustainable way. Early results of this have been the awarding of a Resilient Heritage grant from the Lottery Heritage Fund to help develop the business resilience of the leaseholders. And a grant from Heritage of London Trust to restore and conserve one of the memorial windows on the north aspect of the chapel.

Caroline Gardens with the Licensed Victuallers Chapel as the centre of a u-shaped range of almshouses (Source: © www.exploringsouthwark.co.uk)

This project is an excellent example of how a heritage asset can be used to deliver artistic and commercial benefits but where the granting process has had a profound effect on upskilling local authority officials, such that they are now applying conservation principles elsewhere in their portfolio, which would not have happened prior to the grant. It is also leading to the leaseholders developing a financial operation model that will hopefully in the future secure the long-term viability of the chapel and a completion of the remaining repairs.

2.11 Medieval Market Cross, Castle Coombe

Parish council has leveraged development grant, attracting public and private funders to quadruple the level of the grant in order to effect the repairs identified

Summary		
Description of project: Independent roofing contractor report and structural engineer report and monitoring.		
Development: X	**Repair:**	**Two-stage:**
Historic England: £10.6k	**Other funders:** £2.65k	**Total project value:** £13.25k
Historic environment benefits	✓	▪ The extent and level of repair needed has been established ▪ A monitoring and maintenance plan has being established ▪ The parish council has a Capital Reserve Fund that was used to partly fund the survey work but which will now be added to in order to fund future repairs ▪ Detailed catalogue and report of past repairs has been collated and published[15]
Social benefits	—	▪ The Market Cross is already fully accessible to visitors 24 hours ▪ The village, with the Market Cross as its focal point, already draws 100,000 visitors per annum from across the UK and world due to its unspoilt heritage value ▪ The Market Cross already features prominently in Wiltshire tourism literature and promotional content

Economic benefits	✓	▪ £40.6k in additional public and private grants and donations e.g.:
		  ▪ £20k Wiltshire County Council
		  ▪ £10k Pilgrim Trust
		  ▪ £3k Leche Trust

The medieval Market Cross in Castle Coombe is located in its original market place location, immediately east of St Andrew's Church and at the hub of the roads that go through the village. Castle Combe which sits within the Cotswolds Area of Outstanding Natural Beauty in north west Wiltshire, is often named the 'prettiest village in England' with its picturesque, stone-built buildings situated as it is in a deep valley cut into the local limestone and the Market Cross lies at the heart of this vista and is an integral part of the village's charm.

The first known record of the cross is from 1590 but it is thought to date from the 14th century when Castle Coombe was an important and wealthy settlement. Prior to the Reformation, there are believed to have been about 12,000 standing crosses throughout England but many were damaged or destroyed by iconoclasts during the 16th and 17th centuries. The Castle Coombe cross is one of only eight in the county and has been designated a scheduled monument, with a Grade II listing, which describes it as being *'a well-preserved and unusually fine example of a late medieval market cross'* and *'of considerable local importance reflecting the significance of the cloth industry in this area'*.

[15] https://castlecombepc.org.uk/wp-content/uploads/sites/12/2019/02/Documentary-research-report-J-Root.pdf and https://castlecombepc.org.uk/wp-content/uploads/sites/12/2019/02/Documentary-research-report-J-Root-updated.pdf.

Long view up the central street to the Market Cross in the centre of the village

The structure comprises a central cross upon a pedestal that is sat on two steps, which itself is upon a stone platform. A high wooden framed pyramidal stone tiled roof covers the area of the platform, supported by four stone piers set in each corner of the platform. A central stone shaft pierces the apex of the roof and is capped by a finial. The structure once stood adjacent to the market house but this was dismantled in about 1840 to widen the road and then in the early 20th century the market itself ceased running.

Medieval Market Cross (c. 14th Century)

The Historic England grant from early 2016 was used to establish the history of past repairs and the repairs now necessary and found that the cross needed an overhaul. Most importantly, the Cotswold stone roof tiles need to be stripped and the majority replaced. Furthermore, movement in one of the supporting piers was found and requires monitoring and the stone base needs repointing in order to prevent further water ingress and damage. As a consequence, the Market Cross was added to the HAR Register in 2016 and was described as being in *'poor'* condition and facing *'slow decay'*.

The parish council (which only has 270 residents) has off the back of this grant and the resultant survey reports established that the cost of repair will be a further £80k approximately. To this end they have been able to secure additional public funding from Wiltshire County Council (£20k) and private funding from The Pilgrim Trust[16] (£10k) and The Leche Trust[17] (£3k). Through their own fund-raising the council is able to commit a further £20k.

The survey reports have had a number of heritage benefits, including providing the council with a clear articulation of the repairs needed and have guided them to put in place a revised monitoring and maintenance plan, as well as looking beyond the current set of repairs, where a Capital Reserve Fund will be maintained and added to in order to provide a fund for any future repairs. The cross is in open space and is fully accessible to the public, so any visitor to the village to able to directly experience the heritage asset.

The terms of social impact, it is difficult to attribute an additional discrete impact to just the development grant but as the Market Cross is an integral part of the heritage value of the village the quality of experience would decline as the cross continues to degrade. If this resulted in the cross requiring isolation or propping, then this would impact upon the use of the village a location for film and television shooting and for commercial or model shoots, which are a significant form of income generation for the village. The village currently attracts 100,000 visitors a year and the hosts visits from schools and parties from the UK and internationally, as well as hosting talks for villagers and the surrounding area. The council also has a comprehensive website set up.

The Market Cross used as a location in Steven Spielberg's film adaptation of War Horse in 2010

[16] https://www.thepilgrimtrust.org.uk/
[17] http://www.lechetrust.org/

This project exemplifies how a development grant has helped a small parish council identify and specify the repair needs of a key heritage asset. It is also an example of how development work can be integral to helping a grantee attract or generate very substantial additional funds from both public and private sources to effect that repair. There remains a shortfall and the council is currently applying to Historic England to cover this gap.

2.12 Naze Tower, Walton-on-the-Naze

Privately restored heritage site supported by Historic England to ensure continued viability as an educational and artistic asset

Summary		
Description of project: structural repairs and re-pointing.		
Development:	**Repair: X**	**Two-stage:**
Historic England: £86k	**Other funders:** £24k	**Total project value:** £110k
Historic environment benefits	✓	▪ Taken off HAR Register ▪ Remediation of past inappropriate maintenance and repair ▪ Long-term structural viability established
Social benefits	✓	▪ Museum and art gallery ▪ Large numbers of school visits (especially from urban centres) ▪ Heritage and artistic focus for the town and district
Economic benefits	✓	▪ Visitor charges: £3 per adult, £2 per child, £8 per family ▪ Operating tea rooms open from Easter to November ▪ Gallery selling art and crafts from local artists and artisans ▪ Naze Tower leveraged by other cultural assets to draw in visitors

The Naze Tower is one of the earliest shipping navigation towers in England and was built by Trinity House in 1720 for ships sailing in and out of the then busy port of Harwich. It has also been used as a lookout post during both the Napoleonic and First World Wars, as a radar station during the Second World War and as a communications tower during the cold war. It is the only surviving tower of its type in England.

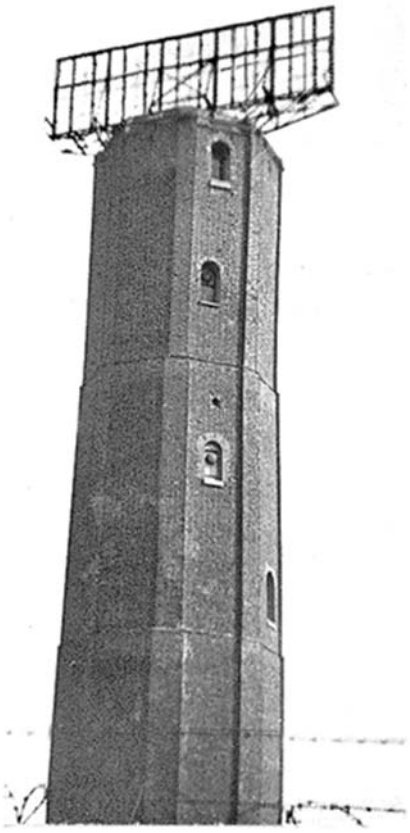
The 86ft high Naze Tower is built of plum brick in an octagonal of three reducing stages with clasping buttresses to the angles. Internally the tower has seven storeys reached by an iron spiral staircase. The tower is located on the Naze Promontory which is itself of geological, geographical and biological importance with its Sites of Special Interest (SSI) designation and nature reserves, and overlooks the seaside town of Walton-on-the-Naze.

Naze Tower as local icon

The tower has a Grade II* listing but by the mid-1990s it was derelict and had been placed on the HAR Register. The current owners bought it off Trinity House and set about addressing the long-term damage caused by its use as a military installation and inappropriate repairs. Their intention was to bring this town icon back into active use within the community and develop it as a visitor attraction for those from further afield. This was achieved by replacing the top two floors, reinstating the crenelated viewing platform, which had been removed to install the radar dish, and replacing temporary internal wooden staircases. The end result was a prominent heritage landmark being brought back into use as an art gallery, tea room and museum, with a platform on the roof offering panoramic views of the Essex coast.

Naze Tower as local icon

However, more recently, inappropriate repair work arising from the time of its military use as a radar station threatened the building's closure. The owners paid for a detailed diagnostic survey late in 2014 and during their closed season substantial repair work was carried out including, re-roofing, overhauling of water drainage and the removal of all the interior emulsion paint (which should never have been used) followed by internal forced drying of the building.



Radar tower during WWII

Derelict interior prior to restoration by private owners

However, significant constructional defects remained that needed to be rectified to ensure structural stability and, most significantly, allow excess moisture to evaporate freely through the mortar joints, in what is a harsh marine location. Consequently, the tower was put back on the HAR Register but by working with Historic England, to secure the works already carried out by the owner and the overall condition of the building for the long term, works were identified, grant aided by Historic England and match funded by the owner. The work included repair to two large cracks at high level by stitching, the removal of cementitious pointing externally and its repointing in lime-based mortar, as well as the replacement of eight leaking pivot windows with new weatherproof metal casements.

During the course of the repairs, previously hidden damage was discovered. This was the result of the reinforcement of the slender brick tower for the large radar dish with inappropriate materials and exacerbated the dish's load. Historic England worked closely with the owners and contractors to advise on what additional work and costs should be borne to efficiently take advantage of the scaffolding already in place and taking account of a finite amount match-funding being available.

Through their commitment, the current private owners have not only brought this town landmark back into use as a heritage visitor attraction, but have also established it as an important artistic and educational asset.

During 2015 repair work

Following completion of 2015 repair work

An art gallery occupies four of the floors, displaying and selling visual arts and craft by local artists and artisans, with a changing roster of exhibitions curated by the owners. A further floor provides a museum of local history but now that the structural integrity of the building has been secured, it will be redeveloped to enhance its impact.

Importantly, the owners had actively cultivated a strong educational proposition, which – now that the tower has been repaired – has gone from strength to strength. Naze Tower hosts both primary and secondary schools, approximately one third of which are from London and include some children that have never been to the coast. The large majority of these visits include a talk.

The project as a whole has been perceived as being successful by local community and the heritage sector. It was nominated for a Historic England Angel Award in both 2017 and 2018, and received a commendation in 2018.

Education Visits	2017	2018
Number of school visits	46	33
(from London)	17	16
Number of school pupils	3166	2398
(from London)	1171	806
Number of other visits	9	7
Number of other visitors	180	196

Source: Naze Tower

This project is a great example of how a heritage-committed private owner has brought an asset back into use and through a combination of visitor attraction, art and education been able to embed it within the community and amplify its he heritage impact. Timely and discrete Historic England intervention has forestalled its closure and helped establish a better long-term footing.

2.13 Pontefract Castle, West Yorkshire

Historic England as an active and responsive partner reacting to the vagaries of archaeological discovery

Summary		
Description of project: Stabilisation of the area surrounding the Sally Port in order to provide access to a previously inaccessible part of the castle.		
Development:	**Repair: X**	**Two-stage:**
Historic England: £108k	**Other funders:** £27k	**Total project value:** £135.5k
Historic environment benefits	✓	▪ Radically different understanding of the sally port construction ▪ Previously unknown civil war period structures were found
Social benefits	✓	▪ Visitor access to previously inaccessible castle sally port ▪ Greater engagement by the general public
Economic benefits	—	▪ The general public have free entry to the site but access to the sally port will be a visually arresting element of the upgraded castle as a visitor attraction drawing more people into the town

The once-fearsome fortress of Pontefract Castle, dominated Yorkshire and beyond, sitting as it did atop a rocky outcrop that commanded two of England's formerly principal highways: the north road and the route west over the River Aire and the Pennines – regarded by Edward I as being the *Key to the North*. Now a substantial ruin, it is situated in the town of Pontefract, owned by the Duchy of Lancaster but managed by Wakefield Council and is the last great monument still left on the Yorkshire HAR Register.

Ilbert de Lacy fought alongside William the Conqueror at the Battle of Hastings and was rewarded with the Honour of Pontefract, a large estate in Yorkshire, where he built Pontefract Castle in 1070 on the site of an Anglo-Saxon manor. The de Lacey family then extended the early Norman motte and bailey castle over the following century into a castle so impressive that John I seized control temporarily until he was forced to seal Magna Carta by the barons, including de Lacy. The castle then passed to the then Earls of Lancaster, who later ruled England and first imprisoned, then murdered Richard II there, inspiring Shakespeare to immortalise the castle as a "bloody prison, fatal and ominous to noble peers".

During the Wars of the Roses (1455-85), Pontefract Castle was a Lancastrian stronghold and remained a royal castle until the English Civil Wars (1642-1651) when it was besieged three times by Parliamentarian forces before being demolished in 1649 at the request of Pontefract's townspeople. During the Victorian period, the castle was used as a romantic ruin and pleasure garden, complete with tennis courts and ornamental rose gardens.

The castle's motte and bailey constitute are substantial ruins as does a Saxon cemetery on the site. In 1998, the castle was put on the HAR Register. By 2014 it was listed as being in *'poor'* condition and in *'immediate risk of further rapid deterioration or loss of fabric'*.

Historic England provided funds for emergency stabilisation works but alongside Wakefield Council and NLHF, a £3.5m project was put together to safeguard the scheduled monument in the long term and to take it off the HAR Register. This was the *'Key to the North'* project which also included an extension of the Arts and Crafts barn to provide improved learning facilities, a shop, an exhibition space and a café. Lastly, additional excavation would be done to allow access to parts of the site not seen by the public for many years, including the sally port.

However, during the excavation to reveal the sally port, it was discovered that an expected retaining wall was missing, an unexpected retaining wall was found and previously unknown civil war period masonry also found. As a result, additional funding was needed to stabilise the newly understood structure, otherwise the excavated sally port would have had to be covered up again.

Previously inaccessible sally port (view from within the inner bailey)

As partners already in the *Key to the North* project, Wakefield Council worked with Historic England to swiftly agree a repair grant and match-funding in order to ensure that access to the newly accessible sally port could be retained for the general public rather having to be covered over again.

Following repair grant stabilisation (view from within the inner bailey)

Pontefract castle is open 355 days of the year and has seen average visitor numbers increase by 80% from the period prior to the start of the *Key to the North* project from approximately 57,000 to 103,000. Importantly, more than just reach has been achieved, as the social and educational impact has seen a marked change in magnitude. Whereas, the castle previously did not host local community events, it now does – attracting nearly 16,000 attendees annually.

Formal education trips also have more than quadrupled – going from 12 visits on average annually to 50. And the numbers of students attending as part of these visits has more than tripled from approximately 450 per year to over 1,450. The increased impact cannot be attributed to the repair grant, as the work has only recently been completed but as part of the ongoing *Key to the North* project. The repair grant will, however, result in these visitors having an enriched heritage experience and could potentially further increase visitor numbers as part of the whole project, as it would be a visually arresting image in any promotional material.

It is likely that later this year, Pontefract Castle as a result of all the repair and additional work will be taken off the HAR Register.

This repair grant demonstrates how Historic England remains an active partner in a repair project, responding to a material change foisted upon a project during the course of excavation: It also demonstrates how Historic England works with local-authority grantee to not only understand a site's archaeology better in response to new information in terms of heritage value, but also helps to make the archaeological discoveries accessible to the general public, thus, amplifying the heritage impact by reaching beyond the heritage specialists. This extra reach will be further enhanced as a result of this smaller project being part of the wider NLHF/Historic England/Wakefield Council-backed *Key to the North* project.

2.14 Priory House, Dunstable

Lending conservation expertise to the local council so it can develop a cost-efficient plan to preserve one of Dunstable's most important venues for social, cultural and community engagement

Summary		
Description of project: Preparation of an expert study to examine condition of the clunch vaults in the 13 century undercroft within the Georgian house and recommend feasible solutions to halt structural decline and minimise closure time for the public.		
Development: X	**Repair:**	**Two-stage:**
Historic England: £35k	**Other funders:** £10k	**Total project value:** £45k
Historic environment benefits	✓	▪ Reconciled previous conflicting advice on repairing clunch vaults ▪ Halted the decline of important 13th century ruin ▪ Historic England staff assist grantee with communications with preservation experts, other town council staff and town councillors
Social benefits	✓	▪ Will ultimately help preserve and extend the life of Tea Rooms and facility that hosts numerous community and cultural gatherings
Economic benefits	✓	▪ Will ultimately minimise time that Tea Rooms are closed to public during repairs and extend the useful life of key venue with town centre ▪ Provide town council with cost-efficient repair plan

Priory House occupies the site that was original the guest house for visitors to the Dunstable Priory. Original built in the 13 Century, following the dissolution of the monastery in 1545, the site had several different private owners. The Georgian façade and most of the internal details visible date from 1743.

In recent decades, the building had been used as office space for the Dunstable Borough Council, South Bedfordshire District Council and private companies. In 2008, with financial support from the National Lottery Heritage Fund, Dunstable Town Council purchased the building and turned it into a heritage tourist information centre and tea rooms.

Historic England's role has focused on the 13th century Groyne vaulted stone ceiling on the ground floor, which now forms part of the seating area for the Tea Rooms. Because this original structure has been augmented and built-around and above over the years, any repairs to the undercroft are much more complex than they otherwise would be.

According to Historic England's survey report, the undercroft's arch ribs, front wall and clunch foundations are being destabilised and undermined by structural issues and damp. According to the council, any repair to the undercroft is further complicated by the fact that it is a Norman structure within what is essentially a Georgian building.

In 2016, Historic England awarded Dunstable Town Council with a development grant of £35,000 to prepare a detailed study to examine condition of the clunch vaults and recommend feasible solutions to halt the decline of the undercroft. Central Bedfordshire Council also contributed £9,872 to the cost of the study, bringing the total value of the study to £44,872.

Prior to commissioning this feasibility study, the town council had received a lot of conflicting advice from conservation specialists as to how best to repair the undercroft. So, one of the key positive heritage outcomes of the funded study was that it reconciled all this conflicting advice and provided a coherent plan for the town council.

Rear of Priory House facing Priory Gardens

Undercroft with seating for Tea Rooms

In this particular project, Historic England's role went well beyond simply disbursing funds. Historic England helped to identify the experts to prepare the study and has worked with the council to help communicate with experts and to also communicate the results to council members. Indeed, Historic England's help and advice goes beyond this project. It is very much a trusted advisor and broker for the council.

The specialised nature of the required repairs meant that the experts originated from outside the local area. However, whilst the local skills development impact may have been limited for the feasibility, when the repair works do actually begin, local crafts and tradespeople could be employed.

Whilst the local impacts have been limited so far, there appear to have been some unintended positive spillovers from this study. Specifically, the council understands that one of the engineers working on the study has been able to apply his learnings to a similar project he was working on at Canterbury Cathedral. In this regard, Historic England's support has helped to advance the sector's knowledge base.

Today, Priory House is Dunstable's key cultural centres. The Priory House Tea Rooms – which are most directly affected by the undercroft space – provides a meeting place in central Dunstable. It also hosts community events. For example, the Tea Rooms give persons with disabilities a place to meet and develop new social skills.

The priory building also houses Bedfordshire's Tourist Information Centre; a gift shop that sells many locally made products; exhibition and gallery space; and facilities for meetings, wedding and other events. In the meeting facilities, local historians deliver fortnightly talks on history topics.

Priory House is open to the public 253 days of the year. And according to the town council, it receives over 55,000 annual visitors, including approximately 2,000 attendees for local community events. In recent years, it has also hosted an average of nine formal education visits per year.

Prior to the feasibility study, one of the town council's concern was related to the how long the undercroft portion of the Tea Rooms would have to be closed to the public during the works. By reconciling the conflicted repair opinions, the feasibility study funded by Historic England should also assist the town council in minimising the cost of the ultimate repairs, thereby, improving its value for money. Indeed, whilst Dunstable Town Council did not contribute financially to the feasibility study, it is currently building up a reserve to eventually repair all four of the undercroft bays.

Within Dunstable's town centre, Priory House stands out as one the most important social and cultural venues. And the undercroft is, arguably, its most unique feature, and certainly one of significant historical significance. For that reason, the council has recognised that it is vitally important to preserve the building so that it can continue to be a social and cultural hub. This particular development project provides an excellent example of how Historic England assistance often goes well beyond simply funding. It can also help grantees achieve better value for money with that funding.

The project also demonstrates the long-term enabling effect of Historic England's support. Whilst no repairs have taken place yet, the funded feasibility study provide clear direction as to how these repairs can be completed in the future in a cost-effective manner and with minimal impact of the social and economic use of the building. This will generate real financial savings benefits for the council and social benefits for local residents.

2.15 RAF Bicester, Oxfordshire

Restoring the historical fabric of Britain's best-preserved airbase from the early development of the RAF's strategic bomber force, whilst contributing to the rebirth of the airfield as a hub for the classic car industry

Summary		
Description of project: Consolidation and repair of concrete mushroom pill box structures, seagull trenches, half octagonal brick and concrete pill box, concrete and brick defenced air raid shelter, gun emplacement brick structure, and open top blast shelter. **Development:** **Repair: X** **Two-stage:** **Historic England:** £69k **Other funders:** £17k **Total project value:** £86k		
Historic environment benefits	✓	▪ Restored the defence structures of the UK's best-preserved airbase originally built in the 1920s for the expansion of the RAF's strategic bomber force
Social benefits	✓	▪ Bicester Heritage hosts six public events annually with a total of over 40,000 attendees, although the defence structures are not crucial to these events and the community engagement ▪ Provides physical structures for the Oxfordshire Home Guard to provide a more enriching historical educational experience for visitors at Bicester Heritage events (e.g. Bicester Heritage Scrambles)
Economic benefits	—	▪ Defence structures have no economic use (unlike many of the other buildings on the site), however, they contribute to overall visual offer of the site, which is now the UK's leading cluster for the classic car industry

RAF Bicester represents the best-preserved of the bomber bases constructed as part of Sir Hugh Trenchard's expansion of the RAF between 1923 and 1939. In comparison to many other airbases in Britain, RAF Bicester preserves the layout and fabric of military aviation in the inter-war period. Indeed, the fact that RAF Bicester was used as an Operating Training Unit (OUT) during the Second World War and was not developed for Cold Ware use means that it retains much of the physical and spatial context lost from most other airbases sites of that period.

The grass flying field at RAF Bicester still survives with its 1939 boundaries largely intact, bounded by a group of bomb stores built in 1938-39 and airfield defences, including the two built in early stages of the Second World War.

For much of the Second World War, RAF Bicester functioned as an OTU for air crews from Canada, Australia and New Zealand as well as British air crews for service in Bomber Command. These OTUs, of which Bicester now forms the best-surviving example, fulfilled the critical requirement of enabling bomber crews to train as units.

Given this history, the entre airbase is a conservation area, 80% of the buildings are Grade II Listed with eleven areas of Scheduled Ancient Monuments. Since the RAF abandoned the airbase in 1976,

the site has been unused and fallen into disrepair. In 2013, Bicester Heritage Ltd. ("Bicester Heritage")[18] purchased the site from the Ministry of Defence.

Following purchase, Bicester Heritage has restored 94% of the Grade II listed and non-scheduled buildings on the site so that they could form a business campus focused on creating a sustainable future for the UK's classic car sector whilst also being suitable for controlled public access. Throughout, Bicester Heritage has been careful to ensure that any restoration is authentic and attempts to match new uses as closely as possible to old uses.



Red brick defence strcuture (left and right)


Bicester Heritage Sunday Scramble


Oxfordshire Home Guard

The number of different structures and their dimensions has meant that Bicester Heritage has been able accumulate a portfolio of buildings for a variety of different uses – including offices, workshops, automobile storage and automobile displays. The airfield means that Bicester Heritage also has a facility that can be used as a car track, whilst also accommodating hundreds of cars and thousands of visitors for public events.

By 2016, the investment made Bicester Heritage, in cooperation with the Cherwell District Council, meant that the site itself could be removed from the HAR Register. The project became a national example of exemplary historical conservation through private investment. Bicester Heritage then turned its attention to repairing and preserving the structures on the site also on the HAR Register.

In 2017, Bicester Heritage sought and received a grant from the Repair Grants Programme to repair seven defence structures around the site, including a half-octagonal brick shelter, octagonal brick shelter,; brick and concrete air raid shelter, two seagull trenches and mushroom pill boxes, a blast

[18] Bicester Heritage Ltd. is predominantly a property development company, operated by a team of automotive enthusiasts with a vast collective experience in property investment, restoration and development.

shelter, and a sentry/boundary shelter. Bicester received a grant of £86k for these repairs and topped it up with £17k of its own funds.

"It was really encouraging to see a real and successful example of heritage at the centre of a regeneration programme which draws on the authentic spirit and identity of a historic place to such an extent."

- Duncan Wilson, Chief Executive, Historic England, February 2017

"The former RAF Bicester site is one of our top ten priority sites. Following some recent changes in ownership, and the hard work of the local authority, we are delighted to be able to remove the RAF Bicester conservation area from the Register, as it is no longer at risk from inappropriate development. We are now working with the owners of the former Technical Site to begin conserving the scheduled structures…"

- Clare Charlesworth, Principal Adviser, Heritage at Risk, March 2015

"We've seen great progress this year at important sites like RAF Bicester in Oxfordshire…"

- Dr Andy Brown, Planning and Conservation Director for English Heritage in the South East, March 2015

Unlike most of the other buildings on the site, the repaired defence structures do not have an economic use: they cannot be used as either offices, workshops or storage. However, their repair and preservation add to the site's overall visual offer as a place where the UK vintage car industry congregates, and where the general public can come to enjoy vintage cars and also have a glimpse into a past era in the development of Britain's military.

The repairs also gave Bicester Heritage and Historic England an opportunity to engage with the local community. The historical use of one of the scheduled monuments identified for repair was unknown to Historic England at its advisors. An outreach campaign using social media and the BBC was launched to canvas the public and successfully identify the structure. Through this outreach campaign, Bicester Heritage and Historic England also gathered a lot of additional historical information about RAF Bicester.

Although the repaired defence structures do not directly have economic use, they do have significant historical value given to RAF Bicester's uniqueness among airbases in the UK. The general public is given a glimpse into this history during the Sunday Scrambles, when the Oxfordshire Home Guard take up positions at the pillboxes, giving children and other members of the public the opportunity to interact with them, and learn more about the history of the Home Guard and the base.

These Sunday Scrambles and Bicester Heritage's other public events give the general public an opportunity to enjoy both vintage cars whilst also experiencing an historically important site. In 2018, RAF Bicester hosted six public events attracting 44,000 attendees. Overall, the repairs to the defence structures play a role in Bicester Heritage's holistic approach to creating a place that will help foster innovation in the historic car sector, allow the sector to engage in the past, and celebrate Britain's history of engineering excellence in both aviation and automation.

2.16 Snodhill Castle, Herefordshire

Empowerment of a local community as they revive a 'lost' marcher castle as a model for others

Summary		
Description of project: Following the vegetation clearance, survey of ruin and emergency propping, the repair work stabilised the remaining main architectural features.		
Development:	**Repair: X**	**Two-stage:**
Historic England: £486k	**Other funders:** No	**Total project value:** £486k
Historic environment benefits	✓	▪ Historically significant marcher castle saved from further rapid deterioration and loss of fabric ▪ Private asset has become a Trust asset that has been made safe for visitor access ▪ SPCT bid for and won three additional grants of non-HE sources totalling £180k (£150k + £2.5k + £27.5k) ▪ Business plans advice secured from Architectural Heritage Trust ▪ Visits by historical societies and technical 'hard-hat' tours were conducted during the repair works too
Social benefits	✓	▪ Previously hidden, now a visible hamlet landmark of pride ▪ Hamlet has formed the Snodhill Castle Preservation Trust (SCPT) ▪ Now open to the general public 365 days per year ▪ Community events hosted by arrangement ▪ Formal Historic England tours now visit, as well as many other ▪ Castle information booklet prepared and printed, as well as a detailed HE research report available online ▪ School visits by arrangement
Economic benefits	✓	▪ Formal English Heritage tours are income generating ▪ Friends scheme set up with an annual subscription

Through decades of neglect, Snodhill Castle had become lost from view and completely inaccessible due to the uncontrolled growth of brambles and scrub. Sections of the remaining structures had collapsed and there was little public or even enthusiast consciousness of the castle, even though it is thought to have been one of the earliest in a chain of Norman castles built in the Dore Valley during the 11th century as part of a Norman line of defence along the Welsh Marches. The castle is a Grade II* Listed Building and Scheduled Monument.

This large castle stands on a prominent ridge at the north-western end of Herefordshire's Golden Valley. It is an unusual motte and bailey castle in that it has a central keep with an inner bailey that is sandwiched between what would appear to be east and west outer baileys, which together are of unmatched extent (eleven acres). Uniquely, the castle has a 12-sided Keep, unknown anywhere else in Europe.

Though there are very few written records surviving, the castle was probably built around 1068 by William FitzOsbern who granted the castle to his trusted follower Hugh L'Asne. After his death in 1101, the castle passed to the Chandos family. The castle is first mentioned in 1132 and through to the 17th century was continuously occupied. During this time, it was periodically strengthened and

though records are scant, it was used in defence against the Welsh under Owain Glyndŵr at the start of the 1400s. However, although constables and chaplains are recorded as being appointed up until the 1600s, the castle's later years are a mystery. Tradition has it that the Castle met a fighting end in the Civil War but only archaeological investigations will confirm this.

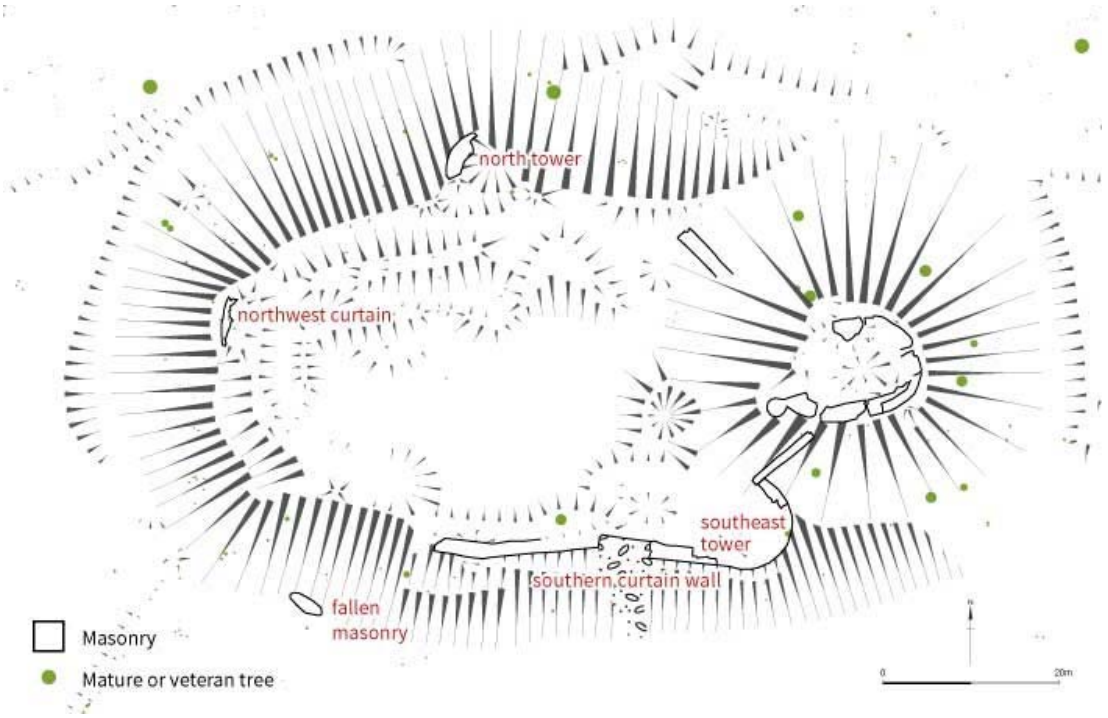
In 1986, the castle was bought by absent landlords, who prohibited access and did nothing to maintain the fabric of the castle or the upkeep of the grounds. Snodhill Castle was put on the HAR Register in 1998. The owners were persuaded to offer a 999-year lease to the Vivat Trust for £75,000, unfortunately it went into liquidation.

The overgrown site of Snodhill Castle (summer 2008) with the ruins of the great tower amongst the trees

In 2016, Historic England were instrumental in transferring ownership of the castle to the Snodhill Castle Preservation Trust (SCPT), which Historic England also helped to establish. At this time, the condition of the castle was described as having *'extensive significant problems'* and facing *'immediate risk of further rapid deterioration or loss of fabric'*.

Once ownership had been settled, Historic England moved rapidly to put in place an emergency grant for clearance, survey and emergency propping. This was then followed by a repair grant programme of nearly £500,000. Together, there was extensive vegetation removal and a number of archaeological discoveries. The emergency remedial work rescued the main architectural features: stabilisation of the North Tower, Northwest Curtain, Southern Curtain, Southeast Tower and the remains of the Keep itself. In the future, further repairs are envisaged and investigatory archaeology to better understand this castle's surprises.

This project had become a top priority for Historic England in the West Midlands and not only has it brought a heritage site back from inaccessibility but its architectural and historical value has become better understood, helping to fill in some of the large gaps in knowledge about this complexly laid out and unique castle.



Outline of the visible motte and inner bailey masonry.

Perhaps, as important as these heritage impacts have been the community and social impacts. By working closely with the Snodhill hamlet, volunteers and heritage enthusiasts, Historic England were able to identify a local skillset that was suited to taking on trust ownership of the site. Not only has Historic England supported the repair work with detailed and authoritative technical advice to the architects and contractors but the SPCT itself has been supported and their skills developed. The human capital development has been such that the project was nominated for an Historic England Angel Award in 2017 and SPCT now shares its knowledge and insight with the wider heritage sector and other similar organisations.

As intended, the now upskilled SCPT have been successful in leveraging other resources and securing further funds: £150,000 from the Garfield Weston Trust to complete repair work on the Southern Curtain; working with Architectural Heritage Trust to produce effective business plans; £2,500 from the Pippin Trust for ecological reconnaissance and badger damage mitigation; and £27,500 from EU LEADER fund 19, in order to facilitate access, promote tourism and disseminate information.

From being inaccessible and unsafe to visit, the site is now open to the general public all year round. Formal income-generating English Heritage tours visit, as well as many historical societies (indeed, during the repair work, SCPT organised hard-hat tours for enthusiasts). A Friends scheme has been set up, as well as relations with some local schools. During the summer there are visitors every day with annual count of about 2,000.

[19] LEADER is part of the RDPE (Liaison Entre Actions de Développement de l'Économie Rurale or 'Liaison among Actors in Rural Economic Development') A fund that is intended for projects that create jobs, help businesses grow and benefit the rural economy

The motte and later stone-built Great Tower that is part of the polygonal Keep

Ariel view of the inner bailey and motte after vegetation removal and works stabilisation

This project is an exemplar of harnessing the enthusiasm and skills of a local community, building up its human capital and seeing it revitalise a 'lost' heritage asset but then not stopping there, as their new skills and cohesion continued to drive the development and rediscovery of Snodhill Castle and is being shared with other communities taking on management or ownership of heritage assets.

2.17 Taylor's Bell Foundry, Leicestershire

An urgent grant of 'first resort' prevented the bell foundry business from having to vacate this historically unique site whilst also enabling the foundry trust to apply for and secure funding from the National Lottery Heritage Fund

Summary		
Description of project: The second phase of urgent repairs involving a feasibility study at the outset, followed by re-roofing works to the workshop building, girder store and foundry building (which houses a small museum).		
Development:	**Repair:**	**Two-stage: X**
Historic England: £240k	**Other funders:** £60k	**Total project value:** £300k
Historic environment benefits	✓	▪ The last remaining purpose-built bell foundry in England remains in operation ▪ The foundry's craftsmen and engineers themselves can continue to provide expert conservation services to bells and bell towers across the UK
Social benefits	✓	▪ Allowed the site to continue to safely offer 90-minute tours to the general public, school groups and university students ▪ Re-roofing repairs allow the foundry to maintain a museum open to tour groups
Economic benefits	✓	▪ Enabled the foundry trust to apply for and secure additional funding from NLHF for the construction of a public viewing gallery, thereby, enhancing the tourism potential of the site

Taylor's Bell Foundry is a complex of industrial and artisan buildings located in Loughborough and dating back to 1859. It is currently the home of John Taylor & Co: Bellfounders, Bell Hangers and Carillon Builders.

The complex consists of two separate Grade II* listed buildings. On the east side of Cobden Street is the bell manufactory, hand bell foundry, girder store and museum. On the west side are buildings for bell erecting, finishing and tuning bells; the carpenter's shop; smithy; offices; and carillon tower.

The Taylor's Bell Foundry is currently the only purpose-built foundry site still in operation in England. The only comparable site is the Whitechapel Foundry in London; however, it is no longer in use as foundry, since the Whitechapel Bell Foundry Ltd. closed in 2017.[20] For this reason, Taylor's Bell Foundry is historically unique and significant.

Taylor's Bell Foundry was first added to the HAR Register in 2010. Although its brick buildings were fundamentally sound, the buildings' roofs were in poor condition with inadequate drainage and water ingress.

Given the fragile state of the buildings' roofs, Historic England decided to fund a condition survey and related assessments in 2011. This was followed by discussions with the NLHF about funding more significant repairs in the context of a larger public-access project. By 2015, NHLF indicated that

[20] Rowan Moore (2019), "Ringing the changes at the Whitechapel Bell Foundry", The Guardian, 3 March 2019.

it would unlikely that it would be able to fund the foundry's public-access plan before 2019. As a result, Historic England stepped in to fund the urgent repairs needed in order to 'buy time' until the foundry could successfully obtain funding from NLHF.

To date, Historic England has provided £922k to the foundry – first to UK Bell Foundries Limited and subsequently to the Loughborough Bell Foundry Trust.[21] The most recent grant was awarded to the trust in 2017 for a second phase of urgent repairs. The total value of the grant was £240k, with the Loughborough Bell Foundry Trust adding £60k, bringing the total project value to £300k.[22]

Foundry tower and buildings facing Freehold St.


Museum entrance


Museum

This was a two-stage project that included a feasibility study at the outset, followed by repairs (in accordance with the findings of that feasibility study) to the rooves of the workshop building, girder store and the foundry building (which houses a small museum).

By funding the roof repairs and thereby keeping the buildings safe for the operation of the foundry business and visitors, Historic England's grant has directly generated historic-environment and social benefits, whilst also potentially enabling the local economy to also realise economic benefits in the future.

[21] The Loughborough Bell Foundry Trust was formed by the directors of John Taylor & Co in order to safeguard the future of bell making at the site in Loughborough. The foundry's buildings, equipment, patterns, machinery and archives are held in the trust, thereby, helping to ensure these unique historical assets are protected for future generations.

[22] Whilst these are relatively significant funding amounts from the Repairs Grants Programme, the grantee did point out that close to 50% of the grant was used to pay professional fees rather than actual works. In the opinion of the grantee, the percentage devoted to professional fees was too high.

From the perspective of the historical environment, the repair work ensured that the last purpose-built bell foundry in England was not vacated by its foundry business and converted to another use or left vacant. According to John Taylor & Co., had the repairs not taken place, their business would have had to relocate. The business would have continued, therefore, but in the process, likely incurred significant debts to fit out any new facility. And whilst it is not an objective of the Repair Grants Programme or Historic England to help businesses, in this particular case, the fact that John Taylor & Co. is also a supplier of conservation expertise and skilled craftsman means that supporting the business also helps preserve conservation skills that can be a benefit to heritage assets around England.

The repairs have also helped to keep the foundry complex as an important asset within the local community and a destination for tourist and educational visits. According to the site owner, the foundry is viewed as a local icon. Indeed, many local residents have a lot of pride in the foundry because its bells ring in many of the most famous cathedrals in the UK and around the world. The mayor of Loughborough often uses the foundry site to host events.

It is clear the foundry is an important place to visit within Loughborough. Between the train station and the foundry, there is significant signage indicating its location as a local landmark. On average, the foundry receives approximately 3 to 4 visits per month of 30 people each for its 90-minute guided tours. It also hosts educational visits.[23] In fact, during the site visit for this research, there was a posted notice forewarning staff of five separate groups visiting during that particular week, including one group of students from the Loughborough University School of Architecture, Building and Civil Engineering.

In October 2018, the Loughborough Foundry Trust was awarded £3.7m in funding from the NLHF to finally begin the works required to significantly enhance the visitor experience at the foundry, and thereby, its value as a destination for tourist and educational visits.[24] These additional works will include the construction of a visitor reception area (on an adjacent parcel of land owned by the local council) and an elevated walkway around the complex, which will allow visitors to view the foundry activity below.

Historic England's support of the roof works at the John Taylor Bell Foundry demonstrates how Repair Grants Programme can act as both a 'lender of first resort' whilst also direct enabling grantees to secure more significant funding from NLHF, in order to even further enhance the historic-environment, social and economic value of a heritage site.

[23] The site owner did note, however, that would like to host more school groups, but could only really expect local schools (i.e. within walking distance) to visit, since most schools cannot fund the transportation to the foundry.
[24] Ingham Pinnock (2018), "Taylor's Bellfoundry secures National Lottery Support", 2 October 2018.

2.18 Thornhill Gardens, Islington

An unusual heritage asset that may lead to wider heritage upkeep of a conservation area

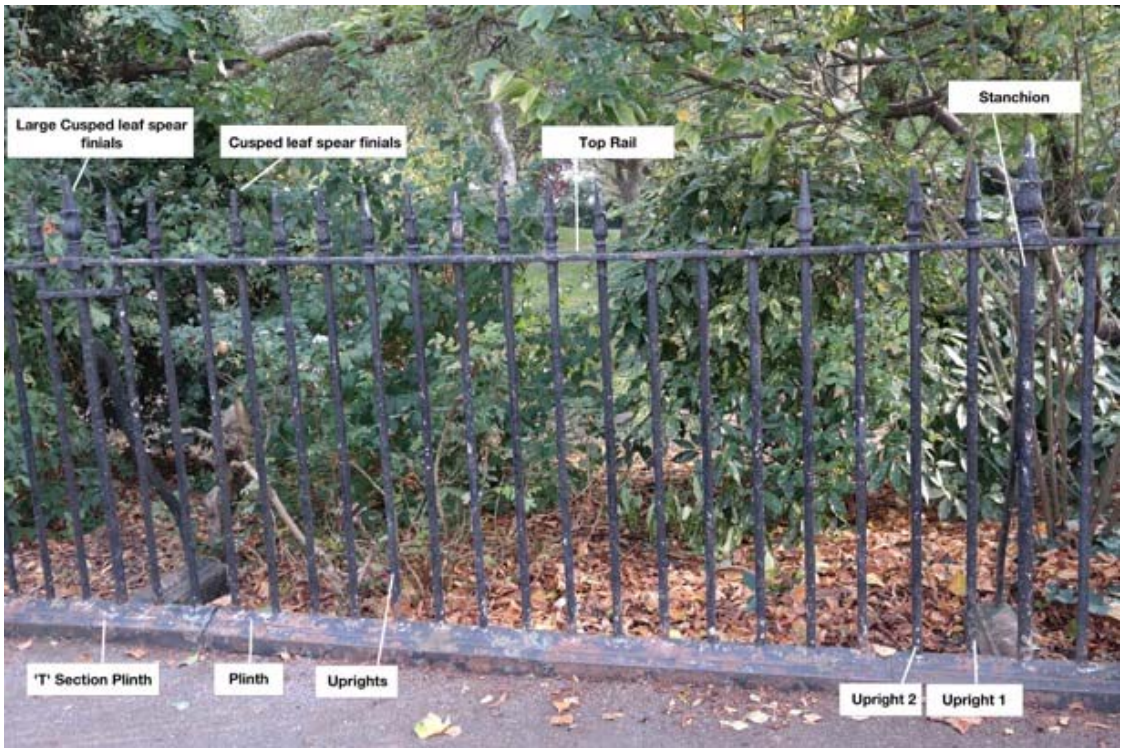
Summary		
Description of project: Specialist survey to assess and determine remedial action required for prevention of further decay and repair.		
Development: X	**Repair:**	**Two-stage:**
Historic England: £9.6k	**Other funders:** £3.2k	**Total project value** £12.8k
Historic environment benefits	✓	▪ Detailed survey and cataloguing of each element of the asset ▪ Remedial action identified to halt further decay ▪ Specification in place to ensure repair work is not detrimental ▪ Rare example of Victorian cast iron railings surviving WWII
Social benefits	✓	▪ Increased heritage knowledge of Thornhill Residents' Association which will inform their other activities within the Barnsbury Conservation Area)
Economic benefits	—	

The heritage asset in question here is unusual in that it specifically refers solely to the railings that encircle the gardens and recreation area at the centre of Thornhill Square in Islington. This in and of itself was a source of some discussion at the time of listing. Notwithstanding, the railings were given a Grade II building listing and have been put on the HAR Register, as they are considered by Historic England to be in *'poor'* condition and facing *'slow decay'*.

The building of the square was begun in 1847 on dairy farmland and the cast iron railings with their foliated spear-head finials were installed c1852 set in a moulded plinth on brickwork. They delimit the perimeter of a central garden square, which was donated by the Thornhill family to the public in 1946. The attractive gardens feature black poplar and mature London plane trees, flower beds, a children's playground and some open space.

As parts of the railings were misaligned, degraded and cracked, with elements missing, the local residents' association (which included an architect) proposed to the council that the borough approach Historic England. This successfully resulted in a development grant that funded a detailed specialist survey that precisely recorded the state of each element of the railing structure and indicated what remedial action would be needed.

The heritage value of the railings derives from them being a rare example in London of cast iron railings that survived the Second World War when most were collected for the war effort, intended for steelmaking and munitions. The gardens are part of the almost intact original large ovoid ellipse created by Thornhill Square (the largest square in Islington) and Thornhill Crescent, which are within the Barnsbury Conservation Area. This development was built as part of a second wave of residential garden square building in London.



Some of the detailed elements of the railings that are in varying states of repair

Islington is the London borough with the least public open space and so the square's significant social and community value is heightened: it is open to the public till dusk every day and widely used by nearby residents, parents with children, the nursery based in St Andrew's Church (also on the square) and dog walkers.


Aerial view of the square and adjoining crescent with St Andrew's Church

Although, the repairs have not yet been effected, the grant has provided the information needed to bid for further funds, as it has provided a specification for the repairs needed, a prioritisation for the repairs into *essential* (should be undertaken as a matter of priority), *desirable in the short term* (to be undertaken within 1-2 years) and *desirable in the long term* (should be undertaken within 3-5 years),

as well as providing some moulds for carrying out some of the repair work. The council is actively seeking to have the repairs done.

Should there be a successful future bid and actual repair works carried out, Islington Council policy requires local apprentices to be employed (the size and complexity of the project) and so there is likely to be some human capital benefits during a future repair phase. Also, as the Thornhill Residents' Association was instrumental in bringing the state of the railings to the council's attention and suggesting seeking help from Historic England, they have been actively involved in the project and the ongoing efforts to fund the repair works, resulting in some heritage knowledge transfer and increased community cohesion as they work together as a committee, with residents, with the council and with potential external funders.

2.19 Trinity Centre (former Holy Trinity Church), Bristol

Supporting a heritage asset that delivers social benefits to the local community and the wider city as a community arts centre and music venue

Summary		
Description of project: Roof repair and masonry works.		
Development:	**Repair: X**	**Two-stage:**
Historic England: £109k	**Other funders:** £56k	**Total project value** £165k
Historic environment benefits	✓	▪ Roof repaired and masonry work made safe or restored ▪ Part of an ongoing multi-phase, multi-partner restoration
Social benefits	✓	▪ 160 community and voluntary groups operate out of the building or use it as a venue ▪ 60,000 visitors per annum and 400 community events
Economic benefits	✓	▪ NLHF, Allchurches Trust and 13 other funders are all contributing to the current restoration work, which to date exceeds £2m

The Trinity Centre is housed in the former Holy Trinity Church on Trinity Road in St Philips parish in Bristol and falls within the Old Market Conservation Area.

The former Holy Trinity Church was designed by Thomas Rickman and Henry Hutchinson and built between 1829 and 1832. Architecturally, it marks the change from the end of the Georgian period to the beginning of the Victorian period, as evidenced by the adoption of the Gothic Revival style. In form, it is a large perpendicular Commissioners church built in Bath stone ashlar with a slate roof. The west face with its distinctive gable end is framed by two symmetrical octagonal turrets. The building as a whole is one of the nine designated landmark buildings within the Old Market Conservation Area.

The distinctive west face with its restored crenelated octagonal towers (photo credit @Sarah Koury)

The northern portion of the former burial ground has been retained and is now used as a community garden. The green space is not only important in preserving the setting of the building as a local landmark but is important as a popular community facility and as an area of biodiversity in a highly urbanised locale.

The heritage value of the former church is recognised by its Grade II* listing but it had been put on the HAR Register in 2012, as its condition had deteriorated and was considered to be *'poor'* and facing *'slow decay'*.

Commissioners' churches (also known as Waterloo churches) were built after the Napoleonic Wars to give thanks and to mark the victory usually in working class

areas. The Holy Trinity Church with its 2,000 capacity was built in the then parish of St Philip's and St Jude's which was an impoverished area of Bristol with many slum landlords. However, the congregation dwindled throughout the 20th century when finally, in 1976, it was sold by the Anglican church.

Over the following three decades, the building went through many changes and uses as a community or recreational venue. During this time, Bristol City Council bought the building in 1984, following the bankruptcy of the previous owners.

The council began leasing the building to Trinity Community Arts in 2004. Trinity Community Arts currently run it as the Trinity Centre, operating it as a music, creative arts and events venue. Since 2008, the building has been undergoing a long-term plan of repair and restoration, which, to date, totals £2m and includes in addition to Historic England, NLHF, Allchurches Trust and 13 other funders. There have also been generous donations received from members of the public and through fundraising.

Masonry repair work on the turrets (photo credit @Khali Ackford)

The repair grant from Historic England in 2017 was specifically used to: repair the lead-work on the North aisle roof to prevent water ingress; repair the stonework, pinnacles and iconic towers to protect the building's fabric; and restore the original stained glass and secondary glazing to improve sustainability.

During this time, the Trinity Centre has continued to operate and even though no direct claim can be made for increased use or participation by visitors and the public, if the repair had not been done, the precarity of the high-level stonework is likely to have resulted in a significant health and safety risk to visitors and potential closure in the short term. The continued water ingress would have led to serious decay to the fabric of the building and structure in the long term. Further restoration work was contingent on the completion of Historic England-funded repair work and could have been lost.

On an annual basis, the Trinity Centre is open to the public 300 days, has approximately 60,000 visitors, and hosts 400 local community events attended by25,000 people. Approximately 160 community and voluntary groups either operate out of the building or use it as a venue.

After roofing and masonry work was completed (photo credit @Sarah Koury)

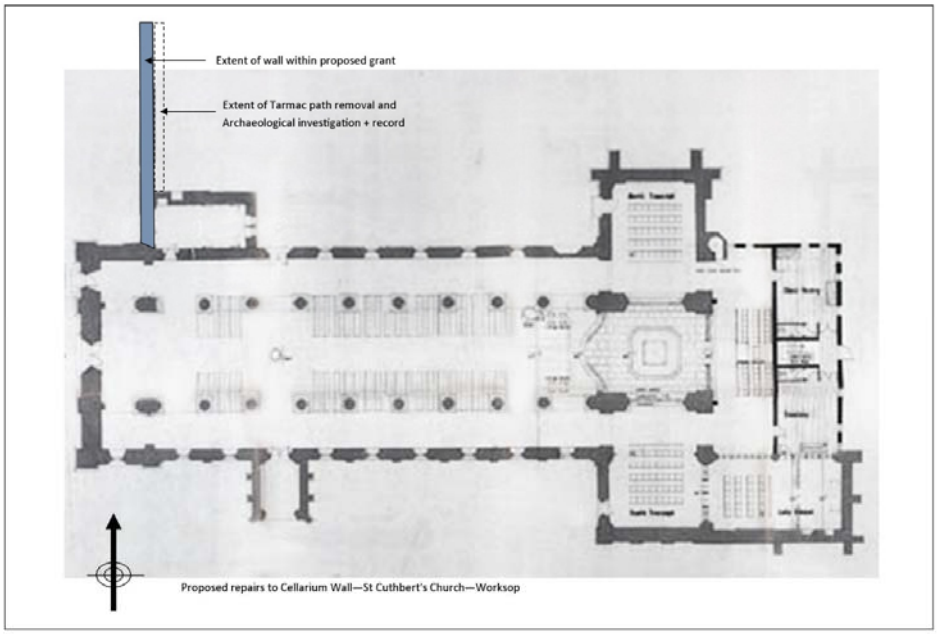
Since deconsecration, this former church has been used as a community resource. The current management, Trinity Community Arts, have taken on the considerable challenge of restoring the building at the encouragement of the local authority, Bristol City Council. Key to this restoration has been the relationship they have developed with Historic England (and English Heritage before them) and the most recent shared endeavour has ensured that the fabric of the building has been made good and future critical decay arrested. Historic England's intervention has ensured not only that this heritage asset can continue to be enjoyed by the community, but that it can also be a home for the considerable community activities and social groups that Trinity Community Arts facilitates.

2.20 Worksop Cloister Wall

Preserving one of the rare remnants of this 12th century monastery and one of the area's most important historical and cultural assets

Summary		
Description of project: Repairs to the 13th century Cloister Wall ruins, including the consolidation of the arch masonry; repair of wall top and other masonry, ground levels and path; scaffolding and site set up.		
Development:	**Repair: X**	**Two-stage:**
Historic England: £20k	**Other funders:** £5k	**Total project value:** £25k
Historic environment benefits	✓	▪ Removal from HAR Register ▪ Halted the decline of important 13th century ruin
Social benefits	—	
Economic benefits	—	

The Worksop Priory was an Augustinian Monastery founded in 1103. Today, the only visible remains of the dissolved monastery are the church nave, the Gatehouse and a portion of the former Cloister Wall. The ruins of the Cloister Wall, which is a Grade 1 Listed Building, run north-south and are adjoined to the north-west corner of St Cuthbert's Church.



Drawings indicating the position of Cloister Wall in relation to church

In 2014, Historic England's surveyor concluded that the Cloister Wall was in poor condition and in "need of [urgent] repair to stabilise [the] structure and minimise ongoing surface friability". At the time, the wall was on the HAR Register. Subsequent to the survey, Historic England awarded a grant of £20,256 towards the repair of the Cloister Wall. An additional c. £5k was contributed by a community trust set up by parish to raise money for the restoration of the Gatehouse.

The repairs to the Cloister Wall included the consolidation of the arch masonry; repair of wall top and other masonry, ground levels and path; scaffolding and site set up.

At the time of the grant decision, Historic England's surveyor concluded that the wall was "of considerable historic merit but currently has no significant beneficial use or is it ever likely to do so in the foreseeable future."

The Worksop Priory now represents an important heritage asset within Worksop, the region and England. Church volunteers conduct 90-minute guided tours of the priory site, including the church and Gatehouse. The Cloister Wall forms part of this tour, although because it is outdoors, it is always visible to the general public, with or without the tour. The guided tours are held at least monthly and typically attended by 30 people, including tourists from outside the UK. The February 2019 tour was attended by 85 people.

According to the grantee the repairs to the Cloister Wall would not have taken place without the financial contribution from Historic England, since any monies available for building repairs and restoration at the Worksop Priory have to prioritise the church and the Gatehouse over the Cloister Wall.

Cloister Wall

In terms of heritage benefits, the repairs to the Cloister Wall directly led to its removal from the HAR Register and halted the decline of this important historical site. According to the grantee, the repair works were completed by local tradesman, thereby, creating local employment and promoting the skills development.

In terms of social benefits and community engagement, the Worksop Priory participates in Heritage Open Days (four days per year), and, as noted above, offers monthly guided tours. Furthermore, it is clear that the priory represents one of the most important historical assets in Worksop. In fact, the main shopping complex in the city centre is called The Priory Shopping Centre.

In the long term, however, there is the potential for the priory to become an even more prominent site for tourist and educational visits. However, the Cloister Wall and the repairs to it will play only a very small role in this long-term plan. The Cloister Wall is part of the priory's story, however, in order

to further enhance the heritage value of the site, the parish and the community trust will need to focus on the preservation of the church and Gatehouse – both of which will require significant sums in the future.

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