



ENGLISH HERITAGE

VALUING PLACES: GOOD PRACTICE IN CONSERVATION AREAS



CONSTRUCTIVE
CONSERVATION



Berwick-upon-Tweed has a highly distinctive character, including a complete circuit of defensive walls. It also has a strong tradition of localism, exemplified by its active Conservation Area Advisory Group: see p8

FOREWORD

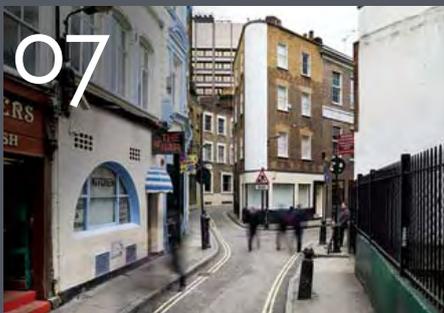
Conservation areas are in the vanguard of heritage protection. Designated by local authorities, they reflect the value placed by communities on cherished neighbourhoods, villages and town centres, giving them a key role in the regeneration of local areas.

This recognition of local distinctiveness is enshrined in legislation. It is not a device for preventing change or new development. Every conservation area contains places which have changed. Often these changes are features of the character which we wish to protect; often, too, further changes have to be accommodated if we are to ensure such places have a viable and beneficial future. Well-managed change can bring with it the investment and care necessary to keep places in good condition. Poor management can result in neglect and decline, increasing the risk that places of great historic importance will be lost for ever.

So how do we reconcile the desire to protect the character of places we have inherited with the need to adapt them for current and future use?

'Constructive conservation' is the term English Heritage uses to define the protection and adaptation of historic places through active management. *Valuing Places* offers examples of how this has been achieved in a range of circumstances. We hope these examples will inspire and inform others facing similar challenges. The task requires vision, flair and commitment; a deep understanding of the actual qualities that make a place distinctive or unique; an ability to ensure that these are reinforced, and not diminished, by change. The care of our built inheritance has to be carefully balanced with the economic and social imperatives of the present. As these case studies demonstrate, the two requirements are not mutually exclusive.

The adaptation and reuse of historic buildings is an inherently sustainable activity. The energy embedded in them is an investment; a legacy not to be squandered. Through informed, careful adaptation we can not only reduce the amount of energy expended in creating new development, but also achieve greater energy efficiency, sustaining the utility of historic places into the future.



CONTENTS

LOCAL ENGAGEMENT

- 01 **Burton Manor**
Stafford
- 02 **Berwick-upon-Tweed**
Northumberland

ESTABLISHING SIGNIFICANCE

- 03 **Bradford**
- 04 **Cliftonville**
Thanet

POLICIES FOR PROTECTION – MANAGEMENT PLANS

- 05 **Aylesbury Vale**
- 06 **Truro**
Cornwall

POLICIES FOR PROTECTION – STRATEGIC INITIATIVES

- 07 **Hanway Street**
Westminster and Camden
- 08 **Seaton Delaval**
Northumberland

REINFORCING CHARACTER – LOCAL PLACEMAKING

- 09 **High Street 2012**
Tower Hamlets and Newham
- 10 **Cambridge**
- 11 **Ulverston and Ripon**
South Lakeland and Harrogate
- 12 **Twywell**
East Northamptonshire

REINFORCING CHARACTER – PUBLIC REALM

- 13 **Lace Market Square/Adams Walk**
Nottingham
- 14 **Sheffield**
- 15 **Towcester**
South Northamptonshire
- 16 **Peterborough**

REINFORCING CHARACTER – MANAGING CHANGE

- 17 **Portsmouth**
- 18 **The Ropewalks**
Liverpool

BURTON MANOR STAFFORD

Localism in action. Residents campaign for conservation area designation and support an Article 4 Direction

Burton Manor Village was built by the Hall Engineering Company for its workers in 1926. Designed by Birmingham architect W G Green, it was intended to include a school, a church and other facilities, but only 66 of the intended 2,000 houses were ever built. The estate was later engulfed by unremarkable suburban development, and its true identity almost forgotten – except by its long-term residents.

Faced with a planning application to replace a house and garden within the estate with five inappropriate new structures – ‘matchbox houses’, as one resident called them – local people decided to take action.

The residents, who prepared a dossier on the site’s history, first contacted the borough council’s conservation officer in April 2008. She saw the potential for designation, a view supported by English Heritage. Residents outlined the possible boundaries of a conservation area and gained support from their local MP.

Responding to residents’ sense of urgency, cabinet support was gained for a 28-day consultation process. The Burton Manor Village Conservation Area was designated in October 2008. An Article 4 Direction was made a year later, controlling the creeping erosion of architectural details that give the houses and the area their distinctive local character. The original planning application, in the meantime, was turned down on appeal.



Below left and opposite: Burton Manor preserves its Garden City character. With nine types of house and three types of bungalow, buildings were graded in size to reflect the managerial level of their residents

Below right: members of the residents’ group on site in Stafford

- Burton Manor is a model village of 1926. It was built to house the employees of a nearby engineering factory
- Many details – including oak front doors, garden walls and outbuildings – remain intact
- Residents campaigned for its designation. Subsequent consultation revealed 93 per cent support for this; 90 per cent also supported an Article 4 Direction to control the loss of architectural details
- Both have now been implemented. The Article 4 Direction withdraws permitted development rights on most external detailing, especially where the area affected fronts onto a highway. It includes the repainting of houses as well as changes to windows, doors, roofs, fences and gates
- Both designation and the Article 4 Direction have strong support from the community: a textbook example of localism in action, with people coming together to protect the heritage significance of their homes

“This estate was designed with thought and care. Anything that just plonks something new on it regardless should be resisted. It’s not whether they’re new or nice, it’s whether they’re appropriate”

David Gayter, resident of Burton Manor



BERWICK-UPON-TWEED NORTHUMBERLAND

Conservation area advisory groups can cement the connections between communities and historic places

Berwick-upon-Tweed has a proud tradition of local action. This is now being directed at the town's much-needed regeneration. A range of community groups is involved with planning issues affecting Berwick's conservation areas.

The Berwick-upon-Tweed Conservation Area Advisory Group, for example, is a voluntary body which reviews and comments on development applications, highway works and strategic guidance affecting the town's three conservation areas. The group includes representatives from the civic society, residents' associations, the local development trust, the Chamber of Trade and Commerce and both officers and members from the local authority.

Created in 1999, the group is now overseeing implementation of three area grant schemes, two funded by English Heritage and the other by the Heritage Lottery Fund. It has close links with the town's Building Recording Group, which is involved in investigating the buildings of the town's conservation areas, as well as with the local records office.

These voluntary organisations work under the umbrella of the Berwick's Future partnership (www.berwicksfuture.co.uk), which has helped to steer the town's plans for regeneration; members include the Berwick Community Trust, Berwick Town Council, English Heritage, the Government Office for the North East, Northumberland County Council and One NorthEast, the regional development agency. Following the creation of a development framework in 2006, regeneration projects have won millions of pounds in public funding: one of the first fruits is the £5.1 million conversion of the Grade II-listed Dewar's Lane Granary into a youth hostel, café and exhibition space, to be completed in early 2011. Berwick's regeneration has deep local roots.

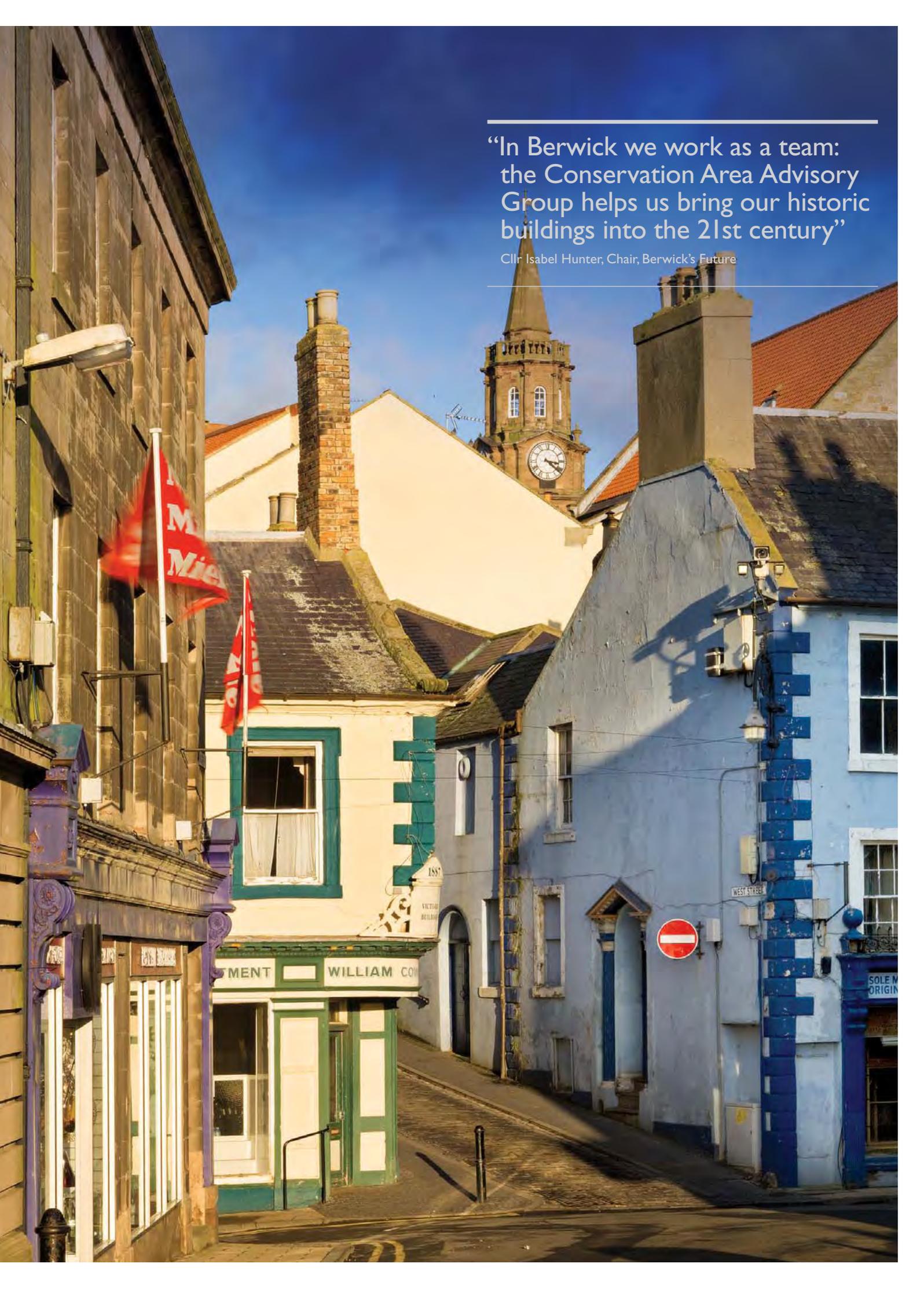


Below: members of the Berwick Conservation Area Advisory Group stand at Ness Gate, an opening in the town walls made in 1816. The distinctive character of the town **opposite**, which spreads to both sides of the Tweed estuary, has been shaped by its historic role as a strategic pawn between England and Scotland. The buildings shown will benefit from an English Heritage area grant scheme

- Berwick Conservation Area Advisory Group's decade-long involvement in managing local conservation areas provides a dedicated community forum for heritage issues affecting the town
- Training has been provided for the group, developing members' heritage management skills
- The Conservation Area Advisory Group has also developed its own protocols, ensuring consistent and effective responses to development proposals
- Developments are assessed using a checklist, including close analysis of setting and context, layout and density, height, scale and detailing
- An agreed framework for discussion guides early-stage presentations by architects and agents
- Small subgroups are formed to keep abreast of national, regional and local consultation documents, and new policy developments
- Local people, with English Heritage support, have also helped prepare conservation area character appraisals and management plans, under the umbrella of the wider Berwick's Future partnership
- A locally-owned strategy is shaping a sustainable, successful future for the town

“In Berwick we work as a team:
the Conservation Area Advisory
Group helps us bring our historic
buildings into the 21st century”

Cllr Isabel Hunter, Chair, Berwick's Future



BRADFORD

The 'authenticity matrix', an objective way of measuring change, promotes active area management

With 5,800 listed buildings and 59 conservation areas, Bradford's historic environment is particularly rich, which makes it vital that the city understands the ways in which its historic environment is changing.

By 2005, conservation area assessments had been carried out throughout the city, and work began on character appraisals for each. These depended on an innovative methodology, the 'authenticity matrix'. The condition of roofs, chimney stacks, walls, windows, doors, shopfronts and boundary walls for each pre-1956 building was assessed, and given a score based on the number of original features retained. This was then used to calculate the overall level of authenticity for each conservation area. Information can also be compared within and between areas, allowing comparisons of rates and patterns of change.

Each area's overall authenticity rating is prominently displayed, along with a SWOT (strengths, weaknesses, opportunities and threats) analysis, in its eight-page appraisal document. These are placed on the council's website. As part of the process, guidance on repairs is made available, monthly public conservation forums are held, environmental improvements are carried out and an enforcement officer deals with any unauthorised changes to listed buildings.

The process has taken about five years to complete. It was carried out in-house, retaining detailed local knowledge within the council. The resulting information has already helped identify locations where Article 4 Directions would be appropriate, and is being used to support an application to the Heritage Lottery Fund for a Townscape Heritage Initiative grant for public-realm improvements in Keighley. Although the system took significant time to set up, staff have found it straightforward to maintain, and invaluable for managing the city's conservation areas. The review of character appraisals will begin in 2010.



Below and opposite: the Idle and The Green Conservation Area, an urban village reshaped by Bradford's rapid Victorian-era expansion, is under significant pressure from small-scale changes to residential buildings, but nevertheless retains much local character. The authenticity matrix was tested out here in February 2007; it has now been applied across the city

- The authenticity matrix is based on an assessment of the condition of individual elements of buildings in conservation areas
- The most visible areas of each building are photographed, and the authenticity of individual elements scored on a spreadsheet
- Percentage measures of authenticity for houses, streets and areas can then be generated and compared
- The data makes a key contribution to Bradford's conservation area character appraisals; these quote the resulting overall authenticity rating for each area
- Revisited every five years, the detailed figures give an accurate picture of rates and patterns of change
- The initial process takes several days in each conservation area, and occupies several members of staff, but once complete it is straightforward to maintain
- The matrix is part of an exemplary appraisal round, which includes programmes of public engagement and enforcement in each conservation area and a suite of clear, accessible character appraisal documents

“Once it’s done it makes a real difference. We’re no longer fire fighting; we’ve taken the initiative. We can see the benefits already”

Christine Kerrin, Team Leader, Design and Conservation,
City of Bradford Metropolitan District Council



CLIFTONVILLE THANET

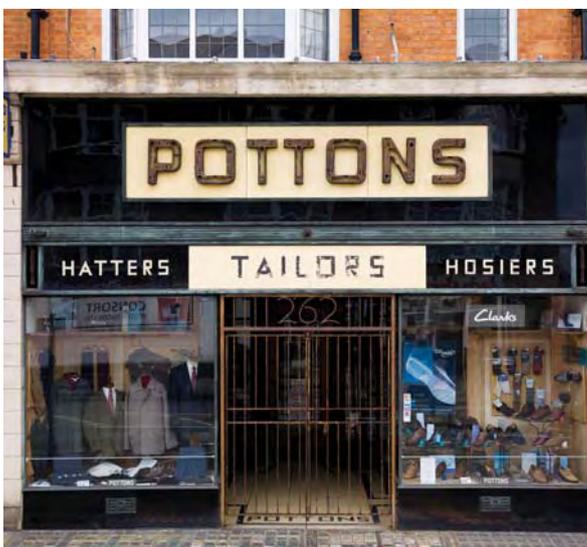
A step-by-step approach to integrating the historic environment into housing renewal in Margate

By the late 1970s the once-grand Victorian seaside suburb of Cliftonville had fallen on hard times. Margate Central & Cliftonville West are two of the most deprived wards in south-east England, characterised by a rapid turnover of population and a high level of dependency on benefits. Thanet District Council commissioned a neighbourhood renewal assessment for the area in 2004. The Margate Renewal Partnership, chaired by the South East England Development Agency, was set up two years later.

In some housing renewal areas there has been wholesale demolition. In the case of Cliftonville, conservation staff, with support from English Heritage, made the case for a heritage-led approach to the area's regeneration. While the value of this has been recognised, the precise level of change that will take place remains under discussion. The aim is to agree an approach which maintains the area's character while attracting housing investment.

The designation of conservation areas is seen by many to be vital to this process. It is supported, for example, by local organisations such as the Cliftonville Futures Group and the Margate Conservation Area Advisory Group. A £20,000 grant from English Heritage, with £5,000 from Thanet, is funding character appraisals. English Heritage has also assessed individual buildings for possible listing.

A new conservation area, Dalby Square, designated in July 2010, is one result. The experience of undertaking housing renewal here, and the effectiveness of the associated management plan, will be reviewed. Success will help build confidence in the process that could lead to the designation of two further areas.



Below left and opposite: Cliftonville combines high levels of deprivation with well-preserved traces of former grandeur

Below right: Louise Dandy, Conservation Appraisal Officer for Thanet District Council, on site in Cliftonville

- The architecture of Cliftonville stands comparison with that of Hove or North Kensington. Despite years of neglect many historic features remain intact
- It is a deprived area, and a target for housing renewal
- The quality of its built environment is one of the area's assets
- One area, Dalby Square, was put forward for designation first, to provide practical experience of managing housing renewal in a conservation area
- The intention is to build confidence in designation as a practical management tool, leading to the creation of further conservation areas
- A step-by-step approach such as this will be useful in many situations where strong development pressure can make designation controversial
- Adapting and reusing existing buildings is inherently sustainable. It makes best use of the embodied energy they contain, and can play a vital role in placemaking



“Much of the historic townscape of Cliftonville is intact. The quality, scale and setting of the buildings presents some real opportunities; it is one of the major ways in which we can attract inward investment”

Derek Harding, Programme Director, Margate Renewal Partnership

AYLESBURY VALE

A district-wide management plan, providing a framework for action

Almost all of the 123 conservation areas covered by Aylesbury Vale District Council are in rural villages. In such settings, rates of change can be relatively slow, while the issues that arise – from intrusive traffic signs to plastic windows – tend to recur from one location to another.

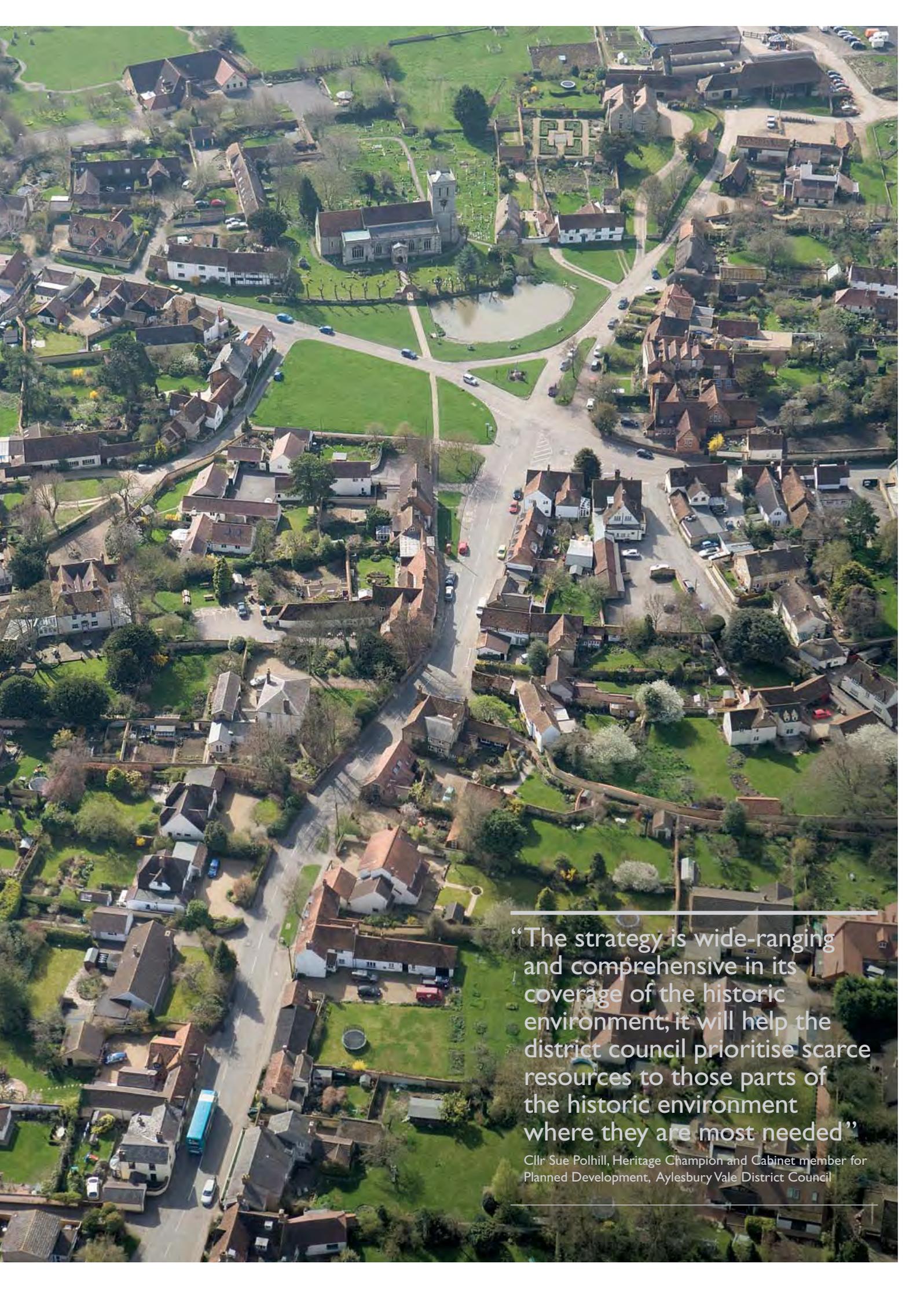
In response, the council has created the *Aylesbury Vale District-Wide Management Plan* (2009). This uses characterisation, the identification of those aspects of a place which define its character and give it lasting value, to analyse the district as a whole. This then provides a context into which individual settlements can be set. Issues are addressed under generic headings – from boundary revisions and development pressures to more specific matters such as roof coverings and road surfaces. Short-, medium- and long-term management solutions are proposed. The plan is careful to ensure the former are all achievable within existing resources. Individual conservation area management plans will be produced as each area is reviewed or new ones are created. These will be concise and will focus on site-specific issues.

By creating a management plan that covers such a wide area, the local authority has developed a strategic overview, and this has helped to steer future work with the highways authority, Buckinghamshire County Council. The plan also forms the background to the *Conservation Areas Supplementary Planning Document*, adoption of which is anticipated in early 2011. A parallel report, the *Model Strategy*, contains a detailed template for other authorities to use.

Witchert, a local form of earth walling, gives a distinctive character to such Buckinghamshire villages as Long Crendon **below**, and Haddenham **opposite**, with its network of witchert-walled lanes. The district-wide plan specifies the areas in which witchert occurs, and provides guidance on its management

- Aylesbury Vale, a predominantly rural authority, has created a district-wide management plan, identifying generic issues across its many conservation areas
- Comparatively efficient to produce, the plan has also proved a powerful strategic management tool
- Characterisation is applied to the district as a whole. Specific issues are addressed under generic headings and management solutions are proposed for each
- Concise management plans for individual conservation areas will also be produced
- This approach provides a model which others can use, particularly where there are similar pressures for change across several conservation areas, or where they have a common character





“The strategy is wide-ranging and comprehensive in its coverage of the historic environment; it will help the district council prioritise scarce resources to those parts of the historic environment where they are most needed”

CLlr Sue Polhill, Heritage Champion and Cabinet member for Planned Development, Aylesbury Vale District Council

TRURO CORNWALL

Integration of conservation area and city-wide plans, ensuring development is informed by historic context

The doubling of a city's size raises major strategic issues, especially when that city has as distinctive a character as Truro. But the result has been the creation of a long-term vision for the development of Cornwall's capital, one in which the historic environment plays an integral role.

The then Carrick District Council's conservation area character appraisal for Truro's city centre was drawn up in 2005. In 2007 the need to create 6,400 new homes over 20 years was identified. Realising the implications of this for a city of just 10,000 homes, the local authority successfully persuaded the Government that Truro should be awarded Growth Point status.

This helped to fund production of a *Truro Conservation Area Management Plan*, alongside the *Truro and Threemilestone Masterplan Framework*, each informing the development of the draft *Truro and Threemilestone Area Action Plan*.

Consultants for both the conservation area management plan and the masterplan were appointed by the same interview panel, and overseen by steering groups comprising local authority, community and business representatives; the consultants' teams were likewise cross-disciplinary. The result is that the two documents are interconnected, with plans for wider change drawing strongly on the issues and characteristics identified in the conservation area management plan.

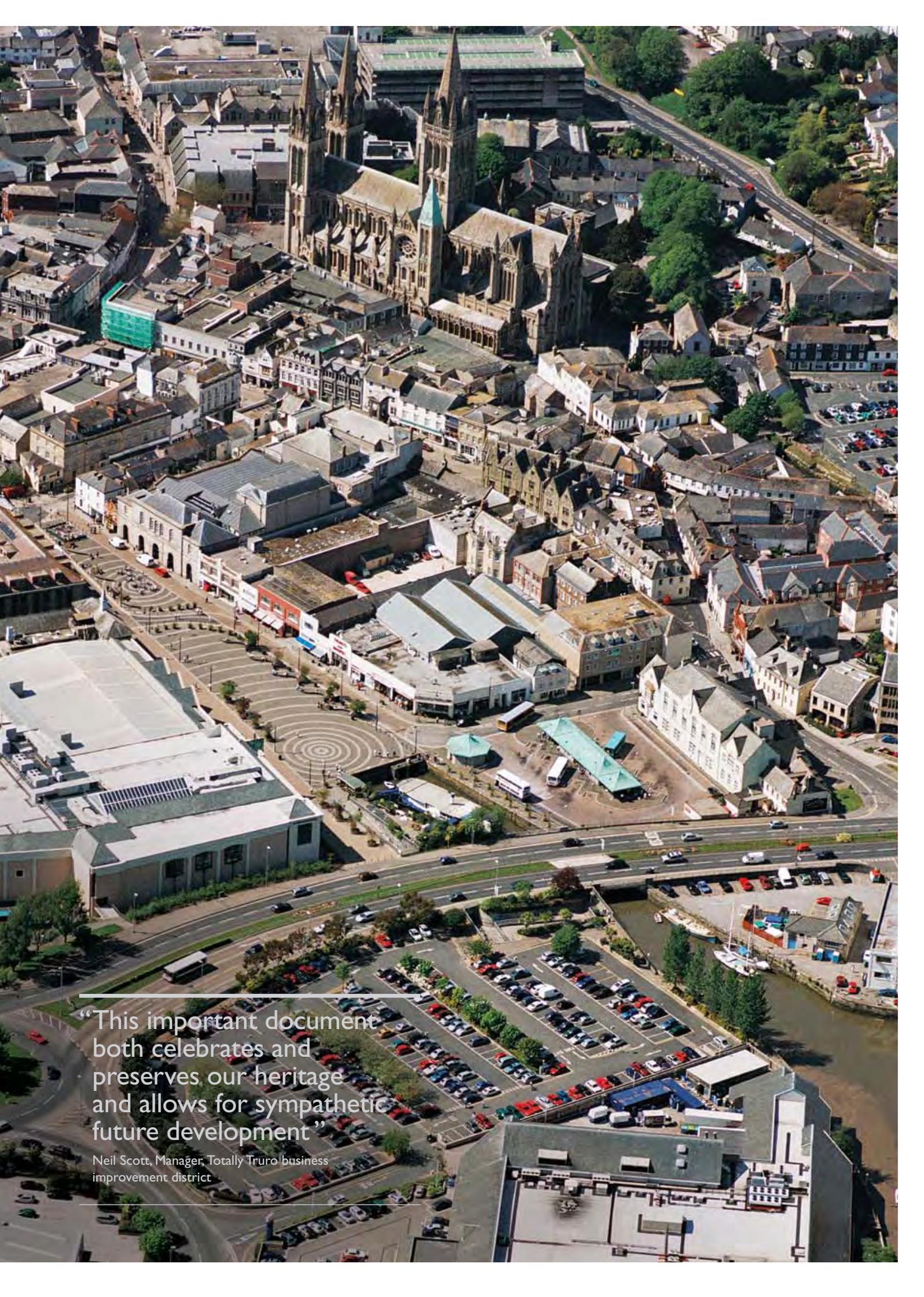
The process took place as the county became unitary. Both documents were adopted by Carrick and are in active use by its successor, Cornwall Council.



Below: the relationship between the city and its waterways helped shape Truro. Following the infilling of Lemon Quay and its severance from the Truro River, this now needs to be re-forged

Opposite: Cornwall's capital, photographed here in 2004, combines Georgian small-town pride, 19th-century civic grandeur and late 20th-century 'clean slate' planning decisions. Truro can now ensure that the needs of its central conservation area are used to shape the wider plan for the city

- Awarded Growth Point status in 2007, Truro ensured that production of its conservation area management plan and of its wider masterplan were coordinated, each relating to the other
- The protection and enhancement of character in the city's historic core is a recurring theme of the masterplan
- The result is a coherent vision of the city's strategic development, in which the conservation area management plan has helped shape policy on parts of the city well outside the boundaries of the conservation area itself
- The two documents have widespread support, and are already guiding decision-making
- Following the abolition of the regional spatial strategy, the council has committed itself to establishing a capacity for new development in the city. The resulting reappraisal of plan-making for Truro will use the management plan to guide delivery of growth
- Truro's approach demonstrates how constructive conservation management can inform major growth, so that it reinforces local distinctiveness



“This important document
both celebrates and
preserves our heritage
and allows for sympathetic
future development”

Neil Scott, Manager, Totally Truro business
improvement district

HANWAY STREET WESTMINSTER AND CAMDEN

English Heritage study takes the initiative, advocating a conservation-led vision for an area under acute development pressure

Hanway Street is under pressure. This quiet backwater of narrow streets behind the busy intersection of Oxford Street and Tottenham Court Road is lined with neglected historic buildings. It is typical of the quiet, unexpected and characterful historic areas that add so much to the quality of life in central London.

Land values are rising in anticipation of the opening of a Crossrail station at Tottenham Court Road in 2017, which will transform patterns of movement through the surrounding streets. There is a risk that the distinctive character of Hanway Street will be swept away.

With responsibility split between Westminster and Camden councils, English Heritage commissioned a study to demonstrate the potential of the area for conservation-led regeneration. This shows that the rear of the large buildings facing onto Oxford Street could be opened up to create appropriately-scaled retail units on Hanway Street and offset pressure to increase height. Ways can be created through the area as a whole, improving pedestrian flow and the quality of the public realm, while reinforcing and enhancing its historic character. Through swift, strategic action, it has been possible to shape future thinking about the area.

The proposals complement existing local authority thinking. Camden has proposed better traffic management and enhanced public realm on the adjacent section of Tottenham Court Road, and Westminster has identified the enclave as a place in which a quiet oasis of real value could be created. Similar projects elsewhere, at St Christopher's Place, Lancashire Court, Heddon Street and Market Place, for instance, have become attractive destinations in their own right, adding to the economic magnetism of the West End.



Below and opposite: the Hanway Street enclave is an urban oasis under pressure from developers. Both the Greater London Authority and the Oxford Street Business Improvement District have identified development potential in this part of London

- By seizing the initiative, one can help shape the thinking of developers at an early stage
- One example is the Hanway Street enclave, an 'urban oasis' off Oxford Street, where there is intense pressure for development
- Ahead of any specific development proposals, English Heritage commissioned an assessment of options for the conservation-led regeneration of the area
- Landowners, local authorities and potential developers were invited to a series of consultation events
- The conclusions of the resulting report show how the retention and renewal of buildings can be balanced with greater permeability, reinforcing local character while generating economic development
- Conservation-led development options were proposed that were practical and economically sustainable, and built on successful precedents elsewhere in the West End
- The English Heritage study has altered thinking about the future development of the area and encouraged a more sensitive, contextual approach



“The aim is to suggest a balanced approach to development, that not only recognises the contribution of the historic environment, but is both commercially and architecturally deliverable”

Chris Bearman, Partner, Allies & Morrison

SEATON DELAVAL NORTHUMBERLAND

An innovative agreement, ensuring changes to the highway in an historic setting are actively managed

The A190 is more than a main road running through the heart of the conservation area of Seaton Delaval. It is The Avenue, the tree-lined formal approach to the Grade I-listed Seaton Delaval Hall, and a key element of the conservation area, which is also a Grade II*-registered designed landscape. The design and location of everything from bicycle lanes to bus shelters requires great sensitivity, yet generally these works do not require planning permission.

The resulting tension between two statutory requirements – on the one hand, sensitive intervention in a designated historic area and, on the other, the safety of a main road – will be familiar to many conservation professionals. In Seaton Delaval, the solution has been innovative: the creation of a written protocol to ensure that the interests of both highway safety and historic significance are balanced. The process of negotiating this *Memorandum of Understanding* has helped all those involved to appreciate one another's interests and responsibilities.

Integrated management of the public realm is a key recommendation in English Heritage's *Streets for All* publications. The hall's reopening, following its acquisition by the National Trust, is likely to increase pressure from all modes of transport on The Avenue. Active and sensitive management of the highway is therefore essential if the character of the conservation area is to be maintained.



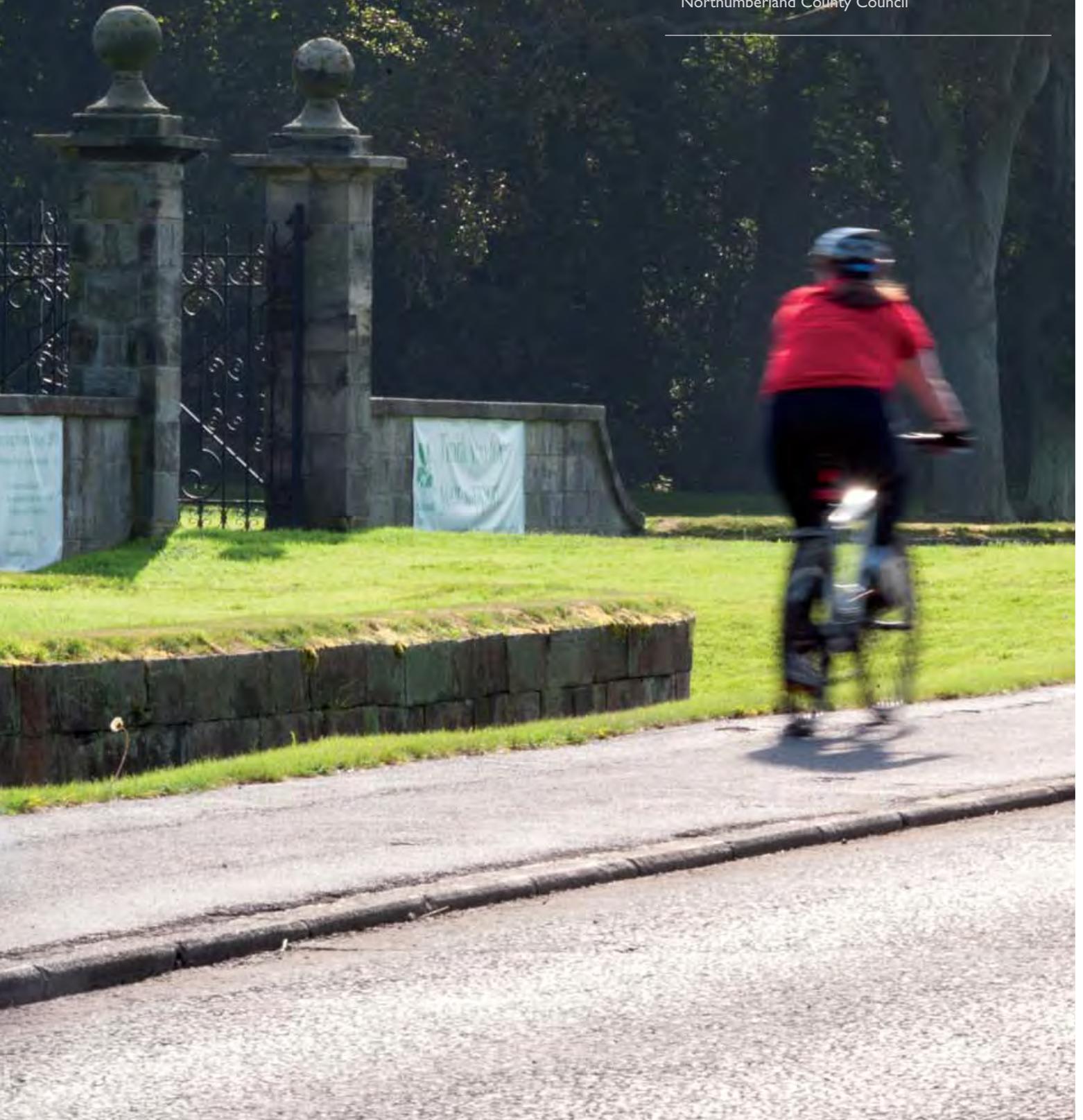
Opposite and below right: traffic pressure is likely to increase on the A190, which runs through the conservation area

Below left: left to right, Jules Brown, English Heritage; Ian Jopling, Northumberland County Council; Catherine Atkinson, National Trust; and Margaret Field, Northumberland County Council, on site near Seaton Delaval Hall, which reopened to the public on 1 May 2010

- The memorandum provides a protocol for the signatory organisations (representatives of the planning and highways sections of the local authority, English Heritage and the landowner) to follow in striking a balance between conservation and highways requirements
- It sets out how the three organisations will work together; the commitment that they sign up to, and the guidance that will be followed in the specification of works to highways within the conservation area
- Among other things, it recommends English Heritage's *Conservation Principles* as a useful tool for guiding future decisions on highways issues
- It provides a useful template for resolving any perceived contradictions between the statutory duties of highways and planning departments
- The memorandum has already been used to guide joint decisions about car parking and signs for Seaton Delaval Hall
- The integrated joint management of highways and public spaces by multi-disciplinary conservation and highways teams epitomises best practice and sets an example for other authorities to emulate
- Communication and constructive engagement are central to joint working

“It’s an acknowledgement
of the importance of
each other’s rights and
responsibilities, ensuring
that no one’s interests
necessarily predominate”

Stephen Rickitt, Principal Solicitor,
Northumberland County Council



HIGH STREET 2012

TOWER HAMLETS AND NEWHAM

The coordinated transformation of a key route through London's East End

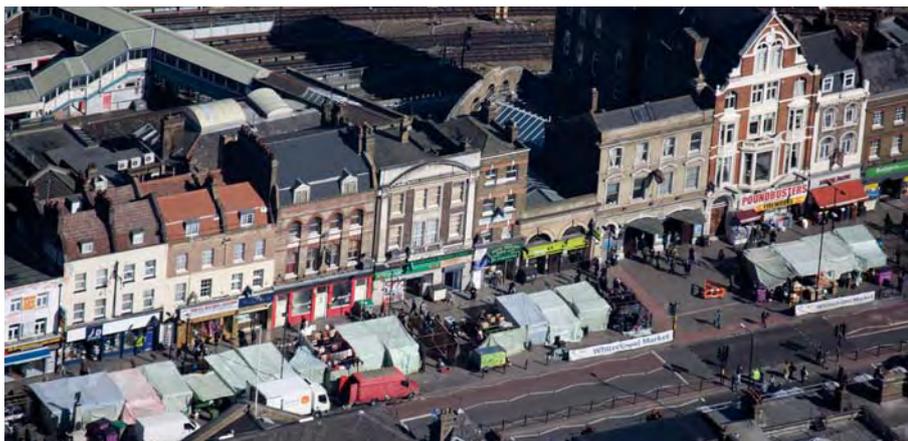
The A11 is the main transport artery through the East End of London, an ancient route that embraces a series of local 'high streets' – Whitechapel Road, Mile End Road, Bow Road and Stratford High Street. Each is a former village centre that was later engulfed by industrial-era expansion. Each features a cluster of distinctive buildings. Each is an important local centre.

Such routes are a distinctive feature of many major cities, but often they are blighted by heavy traffic and low investment. Efforts to develop solutions can be hampered by split ownership and management responsibilities, requiring the coordinated action of a range of authorities.

High Street 2012 aims to overcome these obstacles for the A11/A118, which runs through many areas of high deprivation. This Olympic legacy project depends on a partnership between the two local authorities, English Heritage, the London Development Agency, Transport for London and the London Thames Gateway Development Corporation.

The result is an ambitious programme of works, based on a masterplan by Fluid architects (see www.highstreet2012.com). It includes the restoration, reinvigoration and relighting of up to 120 historic buildings clustered in four groups, each the centrepiece of a conservation area. Major improvements to the public realm will include the creation of a 'green thread' of open spaces, joining together and relandscaping footways to make them more pedestrian-friendly. Transport for London will create a new cycle path, part of their 'cycle superhighway'.

£11 million has been secured for works in Tower Hamlets, of which £3.25 million will be spent on the refurbishment of historic buildings. A parallel £10 million upgrade of Stratford High Street in Newham is to be carried out, funded by the London Thames Gateway Development Corporation, with £100,000 from Design for London. A £1.4 million Stage Two bid to the Heritage Lottery Fund for a Townscape Heritage Initiative grant is in preparation.



Below: the Whitechapel Market Conservation Area, with its distinctive wide pavement, is a major hub of community life

Opposite: Charles Harrison Townsend's Grade II*-listed Whitechapel Art Gallery (1902) and the 1892 Passmore Edwards Library (Grade II) at Aldgate East, London. Both have benefited from English Heritage funding

- English Heritage has pioneered linear regeneration schemes along London's neglected road corridors. The model can be applied to many conurbations
- Partnership working to an overall masterplan can transform whole areas through the coordinated facelift of historic buildings and public spaces
- The idea that 7km of the A11/A118 could form a potential 'Olympic boulevard' was suggested by Tower Hamlets Council in 2006
- The route is the main road link between central London and the Olympic site, and thus a major Olympic legacy project
- The project will transform historic buildings, focusing on four of the East End conservation areas through which the route passes, and on public realm throughout the route
- Local engagement is playing a key role in masterplanning. This will continue as part of a wide-ranging cultural programme associated with the project
- Works began with a new park at Braham Street, Aldgate, which opened in March 2010; refurbishment of nearby historic buildings began almost immediately

“High Street 2012
will help connect
and strengthen
the communities
that live along this
key route”

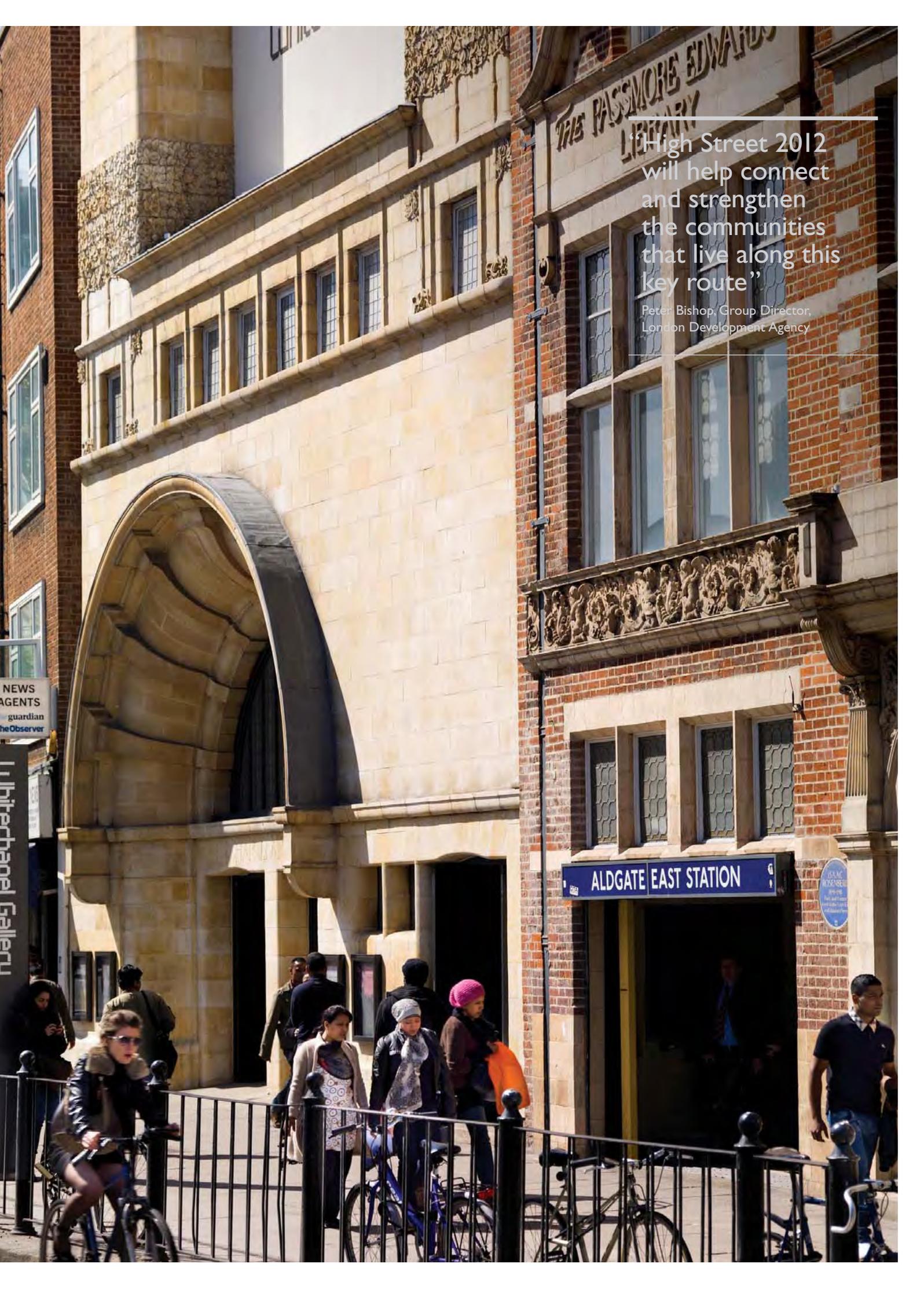
Peter Bishop, Group Director,
London Development Agency

NEWS
AGENTS
guardian
the Observer

Whitbread Gallery

ALDGATE EAST STATION

WAM
ROSENBERG
1914-1994
The National Archives
Kew Palace, Richmond, Surrey
TW9 2DU



CAMBRIDGE

The redevelopment and reopening of an historic pedestrian route has enhanced the permeability of the city centre

Christ's Lane passes beside the Grade I-listed Christ's College, part of Cambridge's central conservation area. This attractive path links the city centre with a series of important spaces and destinations. It incorporates well-designed new buildings which provide retail and residential accommodation and the sensitive reinstatement of a lost historic route.

Christ's Lane was blocked in the 1960s when it became a service yard for Bradwell's Court, a new shopping arcade. This formed an unloved bottleneck, and was identified as a site for redevelopment in the 1996 *Cambridge City Local Plan*. Following discussions with the developer, Land Securities, in 2002 a planning brief suggested demolishing Bradwell's Court and reopening Christ's Lane. Restoration of the old path has reinvigorated the city's historic street pattern and made a better through route, visually linking the city centre and the greenery of Christ's Pieces beyond, while allowing the developer to offer more floor space.

The project responds well to the grain, scale and materials of the conservation area. Pre-application discussions included extensive consultation with community, business and special-interest groups. The scheme, completed in 2008, includes eight new two-floor shops and a restaurant, above which are 15 luxury apartments. These, and the building's shallow metal roof, are unobtrusively set within the shoulder of the building. A series of columns, each supporting an upper floor, are used to draw the eye down the reopened lane.



Below: an historic through route has been reopened, greatly improving the coherence of the city

Opposite: Panter Hudspith's design is distinctive and uses sympathetic materials without upstaging adjacent historic buildings

- Through understanding the latent potential of the city's urban grain, a distinctive element of its historic footprint has been reinstated successfully
- Christ's Lane, an ancient passage-way blocked in the 1960s, has been reopened and redeveloped
- The new build responds to the grain, scale and materials of the conservation area
- The route provides much-improved pedestrian access between the city centre and the bus station, Christ's Pieces and the Grafton shopping centre beyond
- Redevelopment of Christ's College library is also anticipated; this will provide an opportunity to enliven the college's frontage to the lane



“This is an inspirational example of how sympathetic contemporary design using high quality materials can enhance and enliven the historic environment”

Peter Studdert, Director of Joint Planning, Cambridge City Council and South Cambridgeshire District Council

ULVERSTON AND RIPON SOUTH LAKELAND AND HARROGATE

Long-term conservation programmes are vital when countering potential decline in market towns

Market towns, though economically fragile, are often bastions of independent retailing. Ambitious, single-solution conservation area regeneration schemes are rarely practical or appropriate in such places, but incremental projects, developed gradually over many years, can be highly effective.

Ulverston, Cumbria, and Ripon, North Yorkshire, exemplify this. Both have been transformed over several decades by a gradual but continuous process of regeneration.

At Ulverston, regeneration projects began in the 1980s. Since 2003, grant aid of £3.3 million has led to the creation or expansion of 35 new businesses, safeguarding further local jobs and creating 31 new affordable, town-centre homes. Masterplans have been developed for the town centre and the nearby redundant canal, and the town promoted as a destination in conjunction with Cumbria Tourism. County Square, previously a roundabout, has been transformed into an award-winning public space and attraction. A further £1.28 million is now being spent conserving the Grade II*-listed Sir John Barrow Monument outside the town.

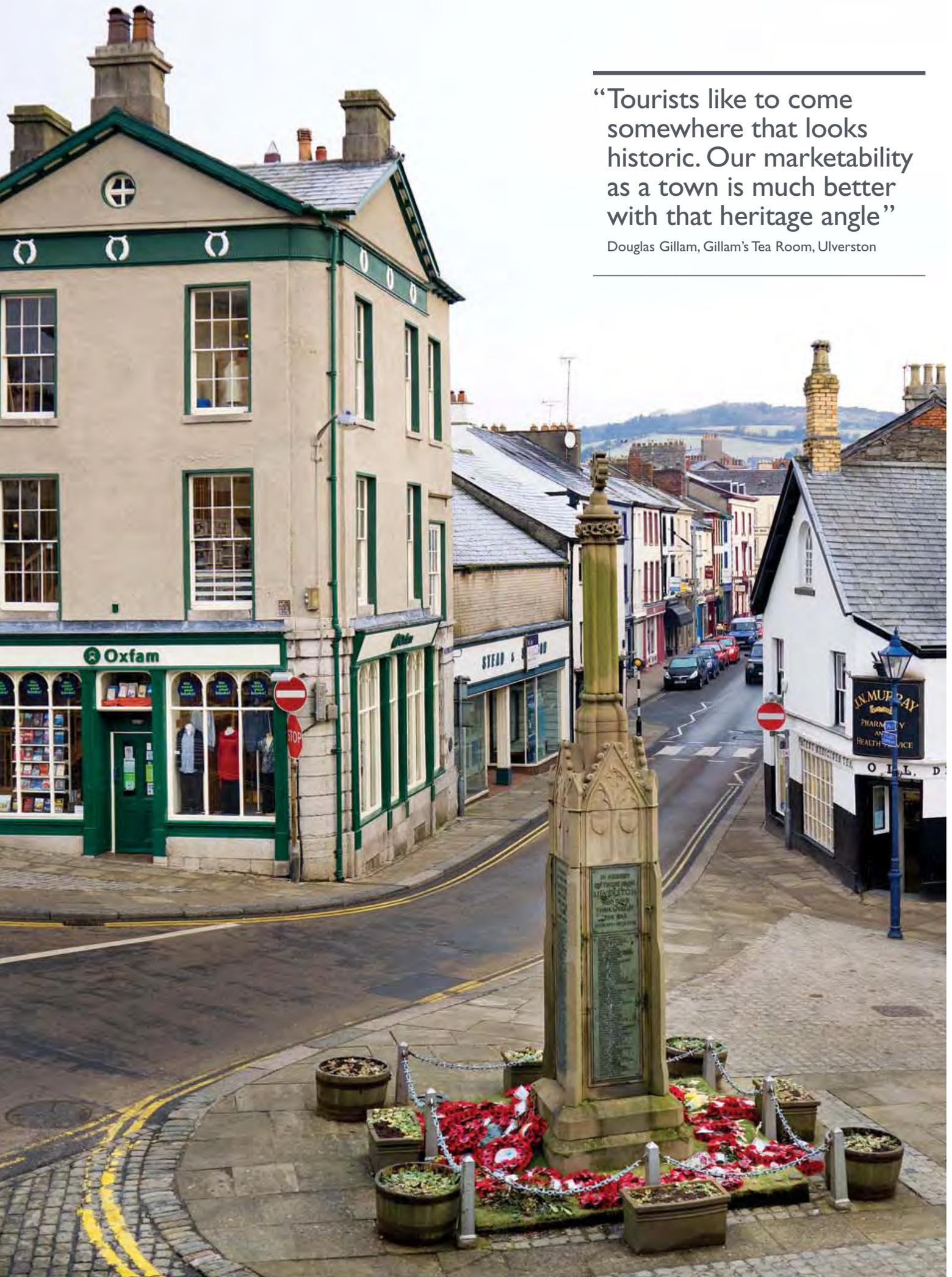


Below left: Gillam's grocers, Ulverston, closed in 1994 after 102 years of trading, but in 2006 grants helped refurbish the building opposite, and the family now run a successful tearoom

Below right: Graham Ibbeson's 2009 statue of Laurel and Hardy in County Square, Ulverston. Stan Laurel was born in the town in 1890

Opposite: historic buildings and public realm alike in Market Street and King Street, Ulverston, have been quietly transformed

- Ulverston has suffered from the decline of manufacturing industry in nearby Barrow-in-Furness and an increase in out-of-town shopping
- Local regeneration projects have their roots in Civic Trust initiatives of the late 1980s
- In 1996 the Ulverston 2000+ Partnership, now the Ulverston Community Partnership, was set up; a Town Centre Officer was employed the following year
- In 2005 further grants from English Heritage, the Heritage Lottery Fund and the North West Development Agency were secured through the Market Towns Initiative
- Many buildings have been restored since the late 1990s, creating new homes and businesses. County Square, a central public space, has been transformed and the town has been promoted as a destination
- Officers emphasise the value of having a single member of staff who can act as a 'one-stop shop' for access to grants and advice
- In a small market town there is a tipping point after which word-of-mouth has a real impact on business confidence and interest in grants
- In such places long-term conservation strategies are essential to inject new life into faltering economies



“Tourists like to come somewhere that looks historic. Our marketability as a town is much better with that heritage angle”

Douglas Gillam, Gillam's Tea Room, Ulverston



“In a small place, you have to be resourceful to make things happen”

Richard Taylor, Chair, Ripon Museum Trust

Ripon has been implementing regeneration projects for over 30 years. With the Millennium anticipated, funds were secured from the Heritage Lottery Fund for a series of major projects. But this required matching funding, and from 1996 onwards the local authority worked tirelessly to secure funding partners. The appointment of a Civic Trust-funded Regeneration Officer in 1999 was a breakthrough, leading to the creation of the Ripon Improvement Trust, now the Ripon City Partnership.

With £4.5 million on offer from the Heritage Lottery Fund, a variety of projects became viable. This in turn secured partnerships with English Heritage, Harrogate Borough Council, North Yorkshire County Council, Yorkshire Forward, Ripon Cathedral, the Leeds Federated Housing Association and multiple private developers. Projects ranged from the 1996 reopening of the canal to, in 2010, the completion of improvements to the Ripon Workhouse Museum. Improvements to the city's infrastructure, such as the provision of a new supermarket and improved car parking, have been confined to backyard areas of the city centre: by developing such neglected areas, often at the rear of burgage plots, it has been possible to avoid compromising the more sensitive public parts of the historic core. The marketplace has been repaved and a City Manager has been appointed to promote the town and further grant opportunities. The process has raised confidence in the city centre.

As part of this process many buildings were transformed using 'facelift' grants from the Single Regeneration Budget to reinstate windows and restore shopfronts, English Heritage area grants for structural and roof repairs, and Property Improvement Grants from Harrogate Borough Council to bring upper floors back into residential use.

By cultivating well-informed, small-scale changes to a common vision over a period of time, Ripon has been transformed.



The opening of Ripon's city bypass in 1996 increased the incentive to improve much of the town-centre conservation area. Smithsons Court opposite and Duck Hill and Kirkgate, Ripon below, were all beneficiaries. Public realm in the latter has been funded from Heritage Lottery Fund grants for the adjacent marketplace

- Ripon is a cathedral city with the size and character of a market town. Economically overshadowed by nearby Harrogate, it has suffered several setbacks, such as the loss of the College of Ripon and York St John
- The city's 1100th anniversary in 1986 gave impetus to regeneration plans
- In 1996, the Heritage Lottery Fund made a major grant offer to the town. A significant amount of matching funding was needed. Considerable ingenuity over a sustained period of time secured the necessary sources of support
- Eight of the ten schemes originally proposed have now been implemented
- Major projects include the repaving of the marketplace. New amenities have been built in previously neglected areas at the rear of burgage plots
- Buildings have been incrementally transformed, beneficiaries of the coordinated application of a range of grant schemes
- Officers emphasise the importance of staff continuity and of having a team with the right range of skills, allowing managers to focus on strategic issues
- Tenacity gets results

TWYWELL

EAST NORTHAMPTONSHIRE

Local, small-scale placemaking. Designation helped save two cottages; now it is shaping their redevelopment

Two unlisted cottages in the village of Twywell, Northamptonshire, have been empty for many years. In 2009 the landowner applied for demolition, submitting plans for two standard 'executive homes' on the site.

The buildings, at 2–3 Rectory Drive, have obvious appeal and form part of the wider setting of the Grade II*-listed parish church. Objections were made by the parish council and the local authority's conservation team, supported by English Heritage and the Ancient Monuments Society. The application was refused.

Meanwhile, discussion of the village's potential for designation as a conservation area was under way. The local authority commissioned a character appraisal from consultants, and their draft highlighted the positive contribution made by the cottages.

Meanwhile, pre-application discussions continued. The local authority suggested that the vacant site at 1 Rectory Drive could be built on, restoring the line of the original terrace. Such an approach, with appropriately-scaled extensions to the existing buildings, could save the cottages, reinforce the character of the village and make development of the site economically viable. A much-improved second application has been submitted; the local authority is optimistic that issues relating to the footprint of the lost structure at 1 Rectory Drive can be resolved. Meanwhile, Twywell Conservation Area was designated in June 2010.



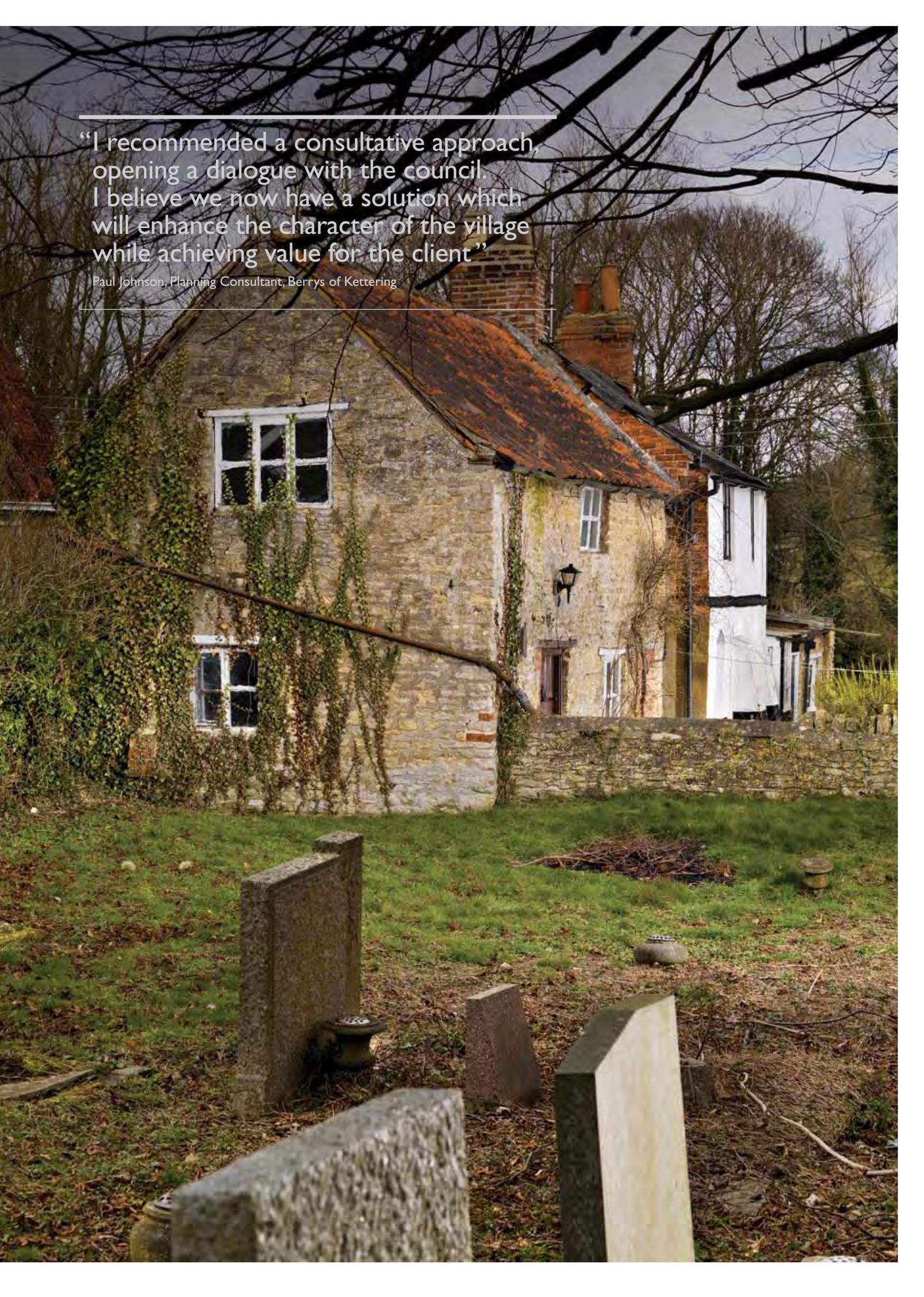
Below: though derelict, 2–3 Rectory Drive, Twywell, are buildings of considerable character, part of what was once a terrace of three. The local authority has been able to propose a scheme that will make development possible while preserving the cottages and reinforcing the line of the terrace

Opposite: the cottages stand adjacent to the village churchyard, in the heart of a newly-designated conservation area

- These two unlisted cottages make a positive contribution to the character of Twywell
- While plans were underway to designate a conservation area in the village, the landowner applied to demolish them. The application was refused
- Using the village's draft conservation area character appraisal as a basis for discussion, the council suggested constructive ways in which the cottages could be retained and refurbished
- The result was a much-improved second planning application for their repair; restoration and extension, with new build on the adjacent vacant plot
- The new conservation area has now been designated
- Through deft action and constructive negotiation, change can be managed in ways that enhance the character of local places

“I recommended a consultative approach, opening a dialogue with the council. I believe we now have a solution which will enhance the character of the village while achieving value for the client”

Paul Johnson, Planning Consultant, Berrys of Kettering



LACE MARKET SQUARE/ADAMS WALK NOTTINGHAM

Sensitive masterplanning can ensure new public spaces and routes complement the historic environment

The Lace Market is a place of of unique historic significance. Here, Victorian magnates built enormous lace warehouses and factories, but on a dense medieval street plan. The result is a series of canyon-like narrow lanes, lined by handsomely-detailed buildings with a distinctive red-and-cream palette.

This is not a landscape one would obviously choose as the setting for a new public space. The result succeeds because it reflects the historic forms around it – and because the area's interconnections with the city centre, the historic border of which lies at nearby Fletcher Gate, were badly fractured.

In 1997, New College Nottingham acquired the Grade II*-listed Adams Building (1855 and 1865), a palatial former lace warehouse. Students needed to move between this building and Fletcher Gate; the route as it stood was neither legible nor attractive. Much of it, indeed, was a car park; an ugly gap fronted Fletcher Gate itself.

Now the urban landscape between the Adams Building and Fletcher Gate has been transformed. A new public space, Lace Market Square, is linked to Fletcher Gate by a new pedestrian way, Adams Walk. New structures on two sides of the square have frontages to the city centre. Their massing and colour schemes take their cue from the Lace Market itself, extending this towards the city centre.

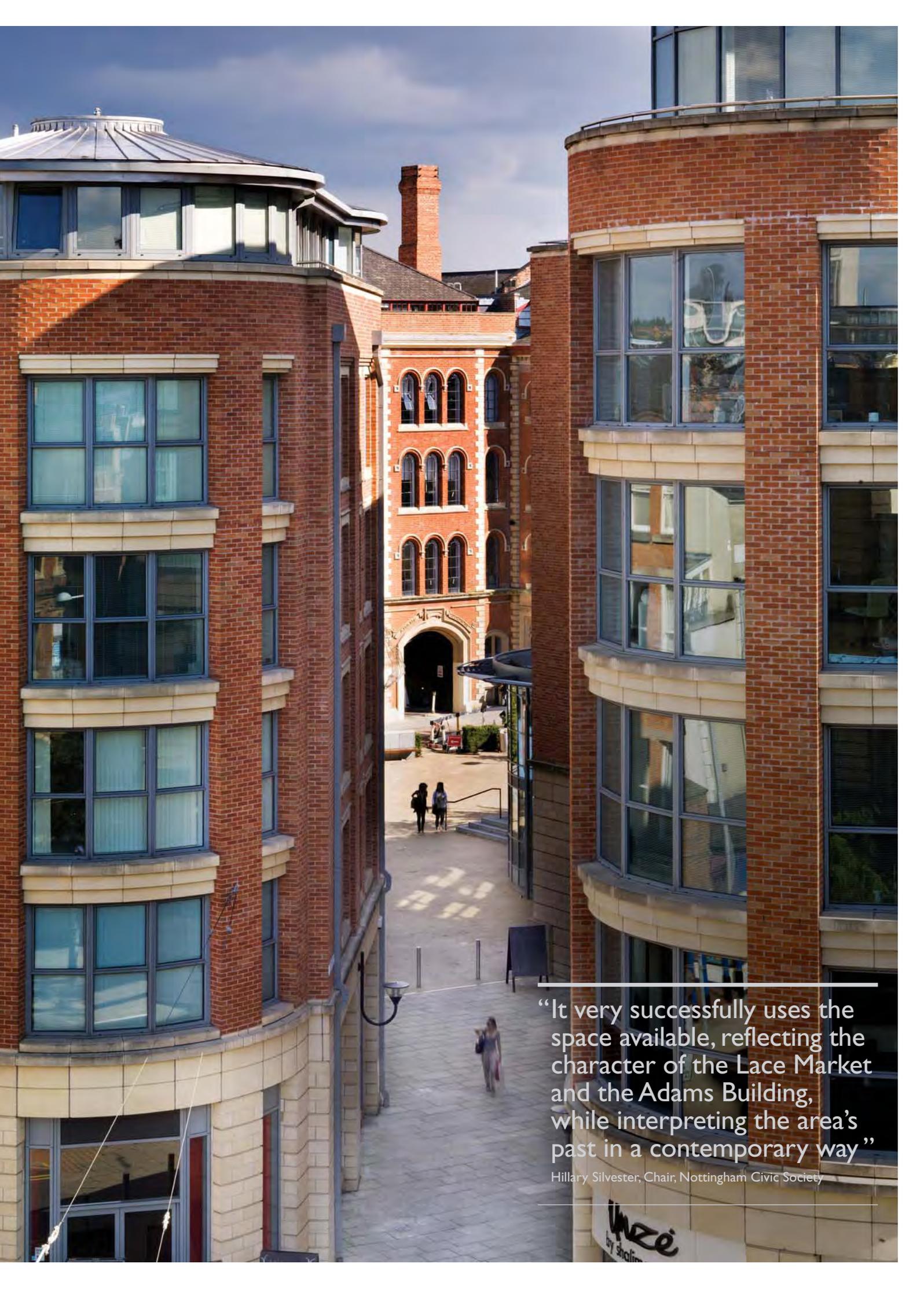
For example, the buildings on either side of Adams Walk create a winding plan, echoing that of historic routes within the Lace Market; from Fletcher Gate they frame the Adams Building and the new square. The buildings themselves are of comparable height and depth to their historic counterparts; though their detailing could be improved, the masterplan has been successfully applied, and the overall form of the development is a success. The result is a bold restitching of the urban fabric.



Below: the Lace Market was designated in 1967, preventing construction of a road which would have split it in two

Opposite: the historic Adams Building, standing in the new square, is framed by the canyon-like form of Adams Walk, echoing the distinctive character of the Lace Market

- By responding to the character of an historic area, new contextual development can extend and complement the urban fabric
- Well-specified masterplans can ensure these objectives are met
- In Nottingham, the potential for a public space between the Lace Market and Fletcher Gate was identified in the 1990s, but complex land-ownership issues delayed development
- The design of the new buildings, the square and the associated pedestrian way draws on the materials palette and architectural massing characteristic of the Lace Market, extending it to the frontages on Fletcher Gate
- The main new structure, One Fletcher Gate, includes office and retail space, as well as 46 apartments, bringing in new activity which will improve the vitality and viability of the conservation area. An underground car park lies beneath the new square
- The project received a commendation in the 2009 Lord Mayor's Award for urban design. Local recognition is a good way of reinforcing and embedding the value of good contextual design in historic areas
- Many historic areas require delicate urban surgery to stitch back the damaged fabric of a place and to reinforce local distinctiveness



“It very successfully uses the space available, reflecting the character of the Lace Market and the Adams Building, while interpreting the area’s past in a contemporary way”

Hillary Silvester, Chair, Nottingham Civic Society

Unze
by Studio

SHEFFIELD

Placemaking on a grand scale relies on recognising and reinforcing the historic qualities that make a place unique

Sheffield's growth, from medieval market town to modern conurbation, has not always been sensitive to earlier periods. Monuments to civic pride, from tramways to town halls, have been carved out of its medieval streets. The combined result of the Blitz, post-war industrial decline and 1960s planning was a city known more for bleakness than beauty. By the 1990s shoppers and businesses were heading elsewhere, a process exacerbated by the opening in 1990 of the Meadowhall shopping centre at an abandoned steelworks near the M1.

The city's response was first articulated in *A New City*, the 1994 city-centre strategy subsequently developed in the city-centre masterplan of 2000. This included a focus on the historic core, most of which is in the City Centre Conservation Area. Good new public realm was at the heart of the vision, and, since 1999, no fewer than six major new public spaces, including Sheaf Square and the Peace Gardens, have been created. Alongside the improvement of these spaces, several substantial and unattractive post-war buildings were cleared, offering the opportunity for further enhancement and placemaking within the historic core. Ambitious new buildings include the Winter Gardens and the Millennium Galleries, as well as a pedestrianisation scheme that helped create the Gold Route, linking the railway station with the retail heart of the city.

The Gold Route traverses two conservation areas and connects many of the city centre's listed buildings. Their character has helped shape its design, not least through the city's *Urban Design Compendium*, which, drawing on Sheffield's suite of conservation area character appraisals, specifies the materials and types of development appropriate to different areas. Likewise, a Sustainable Development and Design Panel reviews most major project proposals and includes conservation and urban design specialists. The new public realm is often innovative, for example in its many striking water features. Crucially, funding for maintenance is ringfenced.

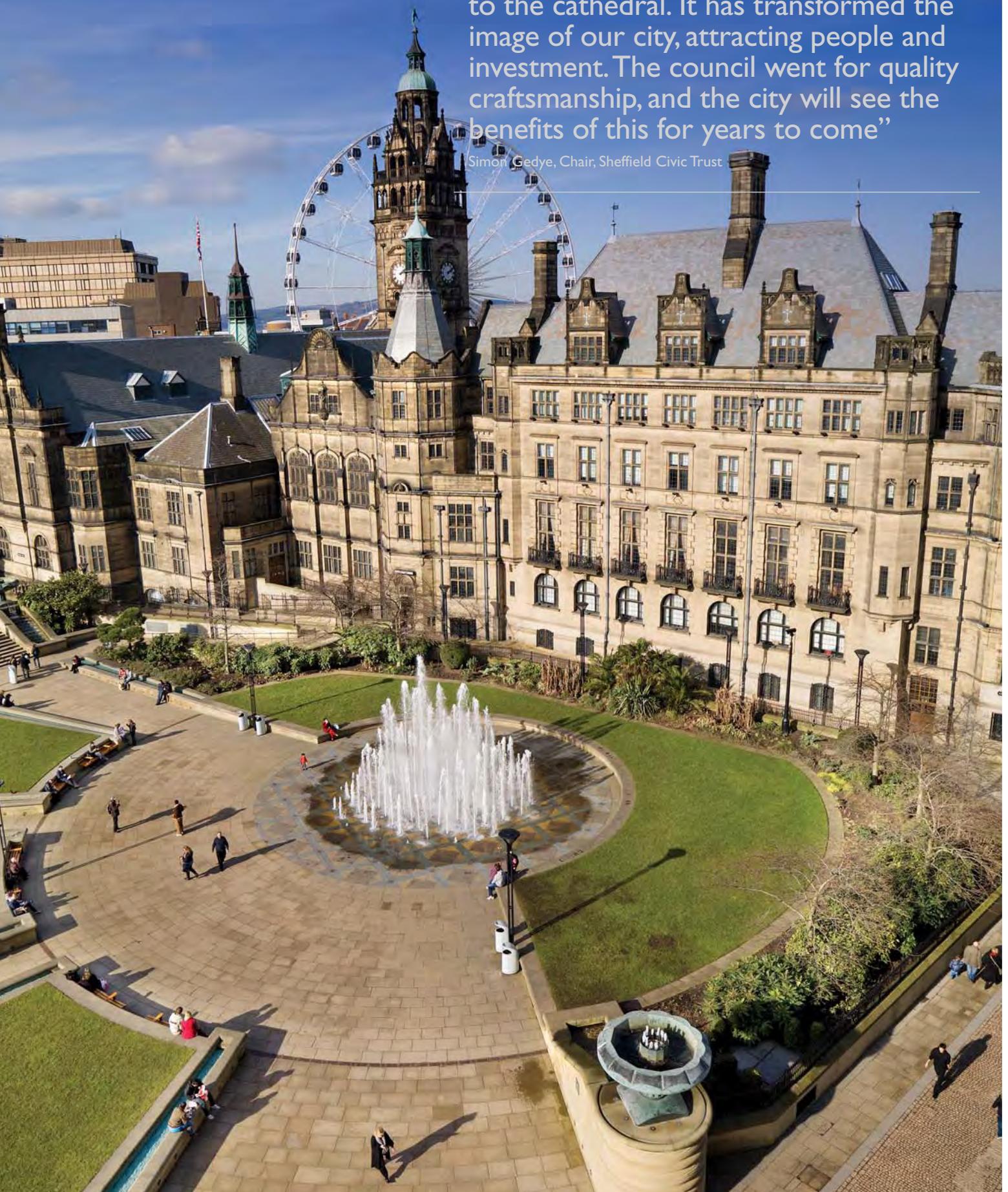


Peace Gardens forms an elegant setting for Sheffield's Grade I-listed Town Hall, shown here in 1972, below and today, opposite

- Sheffield city centre has been transformed since 1999, helping to arrest decline
- The result has reconnected the city, created new vistas and made the urban fabric more coherent
- Many projects have been bold in scale and contemporary in style, and have utilized local materials – stone and steel – to acknowledge the character of the two conservation areas on the route
- Projects are guided by an *Urban Design Compendium* and a Sustainable Development and Design Panel, supported by representatives of specialist design and conservation interests
- High-quality design and robust, simple detailing are recurrent themes
- Specifications are derived from the design elements identified in the conservation area management plans relating to the route
- A clear vision for the future of the city has been established, based on a thorough understanding of the heritage value of the city centre. Bold, ambitious interventions can be achieved with care and sensitivity
- Planned investment in the public realm can trigger transformational change

“The Gold Route is the glue that bonds things together, from the Park Hill Estate to the cathedral. It has transformed the image of our city, attracting people and investment. The council went for quality craftsmanship, and the city will see the benefits of this for years to come”

Simon Gedye, Chair, Sheffield Civic Trust



TOWCESTER SOUTH NORTHAMPTONSHIRE

A monument at risk is saved, creating a much-needed town-centre park

Bury Mount, an 11th-century castle motte, is at the centre of the market town of Towcester, but has for many decades been cut off from the adjacent high street. Owned by the nearby Easton Neston estate, the Mount stood in an unloved area, and suffered badly from erosion. A scheduled ancient monument, in 2001 Bury Mount was placed on English Heritage's *Heritage at Risk* register.

In 2005 it was brought into public ownership, and is now being made the centrepiece of a regenerated area, Moat Lane (www.moatlane.org). As part of the process, excavations by Northamptonshire Archaeology have established a detailed understanding of the Mount's history. An engineering consultancy has advised on its structural condition, and a planning brief has been prepared. A spiral path to the summit, possibly part of the designed parkland, has been reinstated, to provide views over Easton Neston's Grade II*-listed landscaped garden. The Norman core has been protected through the addition of an outer layer of soil. In 2009 water meadows adjacent to the Mount were also acquired, which have been integrated into plans for the new park.

All this would have been impossible had the town not been part of the Government's growth area of West Northamptonshire. Costs of £700,000 were borne by the East Midlands Development Agency and the West Northamptonshire Development Corporation. Moat Lane will become a major focus for the expanding town, incorporating the Mount and its park, while discussions are under way to secure a new-build library, civic offices, a hotel and various commercial opportunities. The park is thus a much-needed new public asset, and its presence will help attract further inward investment.

Below: landscaping of Bury Mount includes site interpretation; the surrounding area has been integrated with the recently acquired water meadows

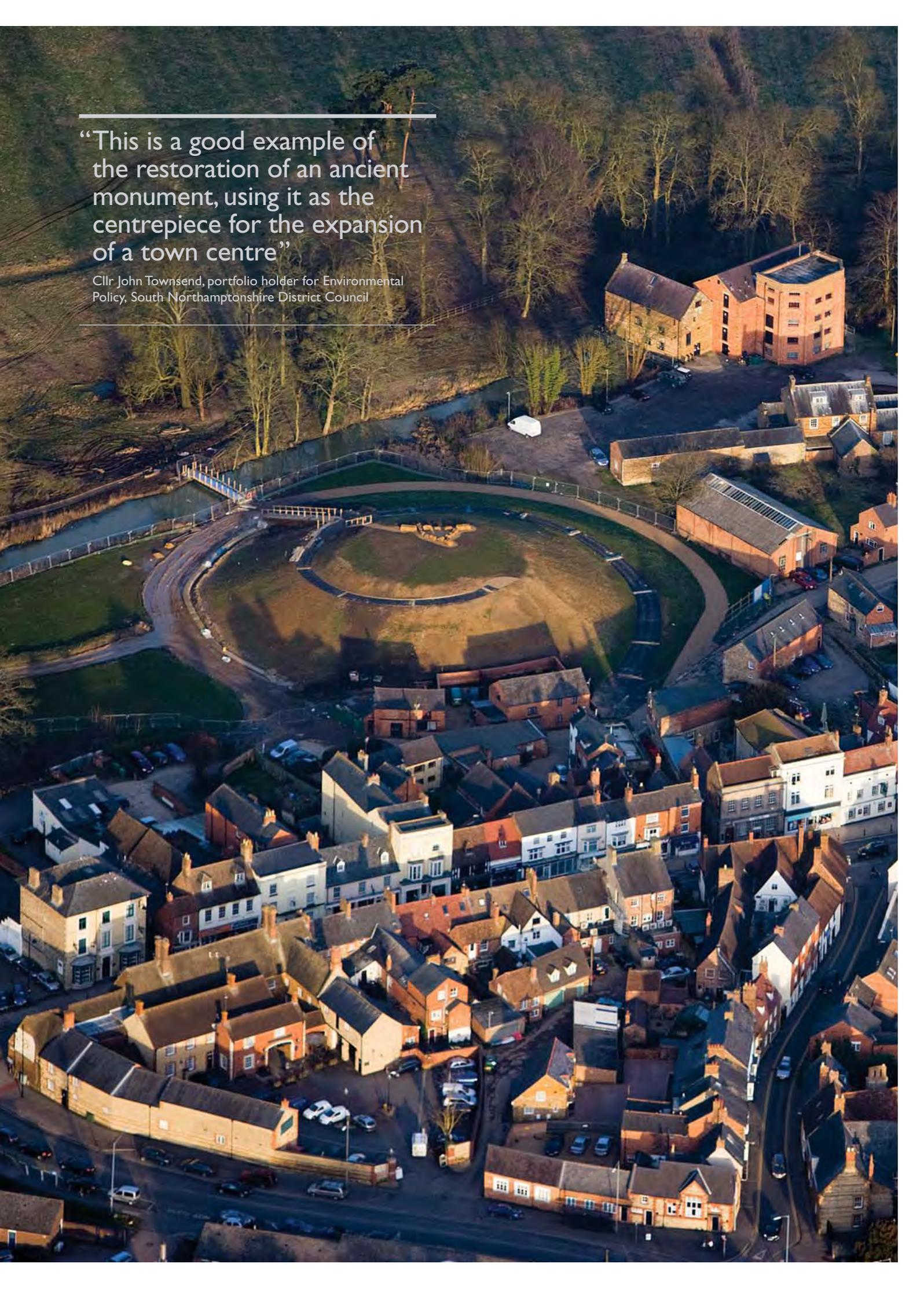
Opposite: Bury Mount sits at the core of Towcester: Easton Neston park lies to one side and Watling Street runs on the other, forming London Road, the town's high street. The project was completed in 2010

- Bury Mount, an 11th-century castle motte, has for many decades been in a poor state of repair
- In 2004 the estate in which this scheduled ancient monument sits came on the market. The West Northamptonshire Development Corporation was set up in the same year
- The site was purchased and plans drawn up to turn the Mount into the centrepiece of a new public park
- Towcester is to be the site of some 2,700 new homes. The new open space will thus make an important addition to the town centre
- The project has turned a neglected archaeological site into a major public asset of use to the town as a whole



“This is a good example of the restoration of an ancient monument, using it as the centrepiece for the expansion of a town centre”

Cllr John Townsend, portfolio holder for Environmental Policy, South Northamptonshire District Council



PETERBOROUGH

Removal of a visually intrusive office block has unlocked a major new public space

Despite having a magnificent cathedral, Peterborough is for many people a New Town, a creation of the 1960s. In fact its city-centre conservation area contains many fine historic buildings but, owing to the insertion of insensitive new build and a lack of clarity in the public realm, it lacked legibility and focus. In 2005 the creation of an urban regeneration company, Opportunity Peterborough, led to the search for a project that would refocus the city and act as a catalyst to wider regeneration. Cathedral Square was selected.

The square occupies Peterborough's historic marketplace and is lined with buildings of many eras. In the shadow of the cathedral, it contains both the medieval parish church of St John the Baptist (1407) and the distinctive Guildhall (1669). As the civic heart of the city, its landscaping was characterless and utilitarian.

As part of a £6 million project, Cathedral Square has been repaved in natural stone, with new street furniture, seating and water features, providing a setting for civic and public events. The demolition of the 1960s Corn Exchange has expanded the public space by 620 square metres and revealed to view the west end of the parish church of St James. The church is once again the dominant landmark. The project will be completed in the autumn of 2010.



Below left: the Corn Exchange blocked views of the west end of Peterborough's medieval parish church, and dominated it in views from the east. A narrow passage led behind the office block to a series of historic buildings which now look onto a new open space

Opposite and below right: removal of the office block is of benefit to Cathedral Square as a whole

- Cathedral Square had the potential to form a civic heart to the city of Peterborough, but suffered from poor landscaping and intrusive development
- Its revival is the flagship project for the city's regeneration
- This includes demolition of the 1960s Corn Exchange, a poorly-designed building that masked views of the medieval parish church
- The consequent enlargement of the square restores the dominance of the fine historic buildings that sit within it
- The public-realm strategy was funded by the Department for Communities and Local Government and the East of England Development Agency, and acquisition and demolition of the Corn Exchange by the Homes and Communities Agency and Peterborough City Council
- Selective demolition of buildings that detract from their surroundings can transform a conservation area

“The decision to buy and demolish this office block eyesore was a major element in the regeneration of our city centre”

Marco Cereste, Leader, Peterborough City Council



PORTSMOUTH

Article 4s are an essential tool in the management of the city's historic areas

Outside Old Portsmouth and the historic dockyard, most of the city's conservation areas are residential in character, with a low density of listed buildings. Permitted development rights often undermine their character and appearance, which is why Portsmouth City Council makes intelligent use of Article 4 Directions.

By controlling specified external alterations which would affect the frontages of unlisted buildings, Article 4 Directions are crucial in preventing the gradual loss of character through an accumulation of small changes. A total of 26 are in force in the city, affecting 12 of Portsmouth's 25 conservation areas. These are carefully framed and targeted. Some cover the entire designated area; elsewhere the directions apply to only a few houses. In some cases, a conservation area will have four or more Article 4 Directions within its boundaries.

The process has proved straightforward, and the results impressive. Before the directions are made, consultation is carried out and detailed guidance and information on their implications is distributed to each home affected. This helps to generate local support and a certain amount of self-policing. Once the directions are in place, householders tend either to reverse any changes previously made, or to do so before they sell. The council sees the assessment of the need for Article 4 Directions as an integral part of the process when designating new conservation areas.



Below and opposite: Conservation areas cover about 20 per cent of Portsmouth, but most of the city's 444 listed buildings are concentrated in the medieval and naval historic core. Article 4 Directions have proved effective in controlling the loss of original features in the conservation areas of Southsea, Portsmouth's Victorian resort

- Where buildings are unlisted, Article 4 Directions have a crucial role to play in curbing cumulative, small-scale changes which erode local character
- Portsmouth City Council actively assesses the need for Article 4 Directions, seeing the curbing of permitted development rights as an important tool in the management of change in its conservation areas
- Rather than make a blanket direction, areas are surveyed and the specific issues they present are identified and specified in the Article 4 Direction
- Consultation and communication have proved vital to success
- This provides clarity and certainty, and over 10 years there have been only 10 to 15 additional planning applications
- Homeowners increasingly recognise that making inappropriate changes to buildings in conservation areas can have an adverse affect on their property's value
- As a result homeowners can make better-informed decisions about managing their homes, and local identity and civic pride are reinforced

“Much has been achieved. It is also less time consuming than many people think, once a process has been established”

John Pike, Conservation Officer, Portsmouth City Council



THE ROPEWALKS LIVERPOOL

The judicious use of Urgent Works Notices and grants can unlock heritage at risk and foster urban regeneration

The Ropewalks is a central district of 18th-century merchants' houses and business premises in Liverpool's Duke Street Conservation Area. It dates from the earliest stages of the city's transformation into a world port.

After years of dereliction, much of the area became fashionable in the 1990s. Shops, bars and nightclubs opened, but commercial regeneration stalled as speculative landlords purchased derelict properties, then found it more profitable to sell them on than to refurbish them.

Intensive public investment started in 1989. Regeneration restarted, resulting in major changes to the Ropewalks as a whole. But in Seel Street, for example, some of the most fashionable venues in the city stood cheek-by-jowl with derelict historic buildings. In 2005 owners initially responded poorly to a £4.5 million Townscape Heritage Initiative scheme, although 20 buildings have now benefited from £1.4 million in grants from the Heritage Lottery Fund, the North West Regional Development Agency, Liverpool City Council and English Heritage. These are expected to lever in over £12 million of private investment.

Grants are not the only incentive. Urgent Works Notices and Section 215 Notices have been served on the owners of many buildings. These have stimulated immediate repairs and applications for grant aid from previously uninterested landlords; in many cases, the negotiations preceding the making of the order were enough to stimulate action. Where there is no response, the local authority can step in, carry out the works and take legal action on the owner to recoup the cost of works carried out. The resulting income can then be directed at further such actions, helping to support a virtuous cycle of grant aid and enforcement.

Below: the name 'the Ropewalks' was coined in the early 1990s and reflects the original use of the site for ropemaking. Concert Square, shown here, is one of the area's regeneration success stories

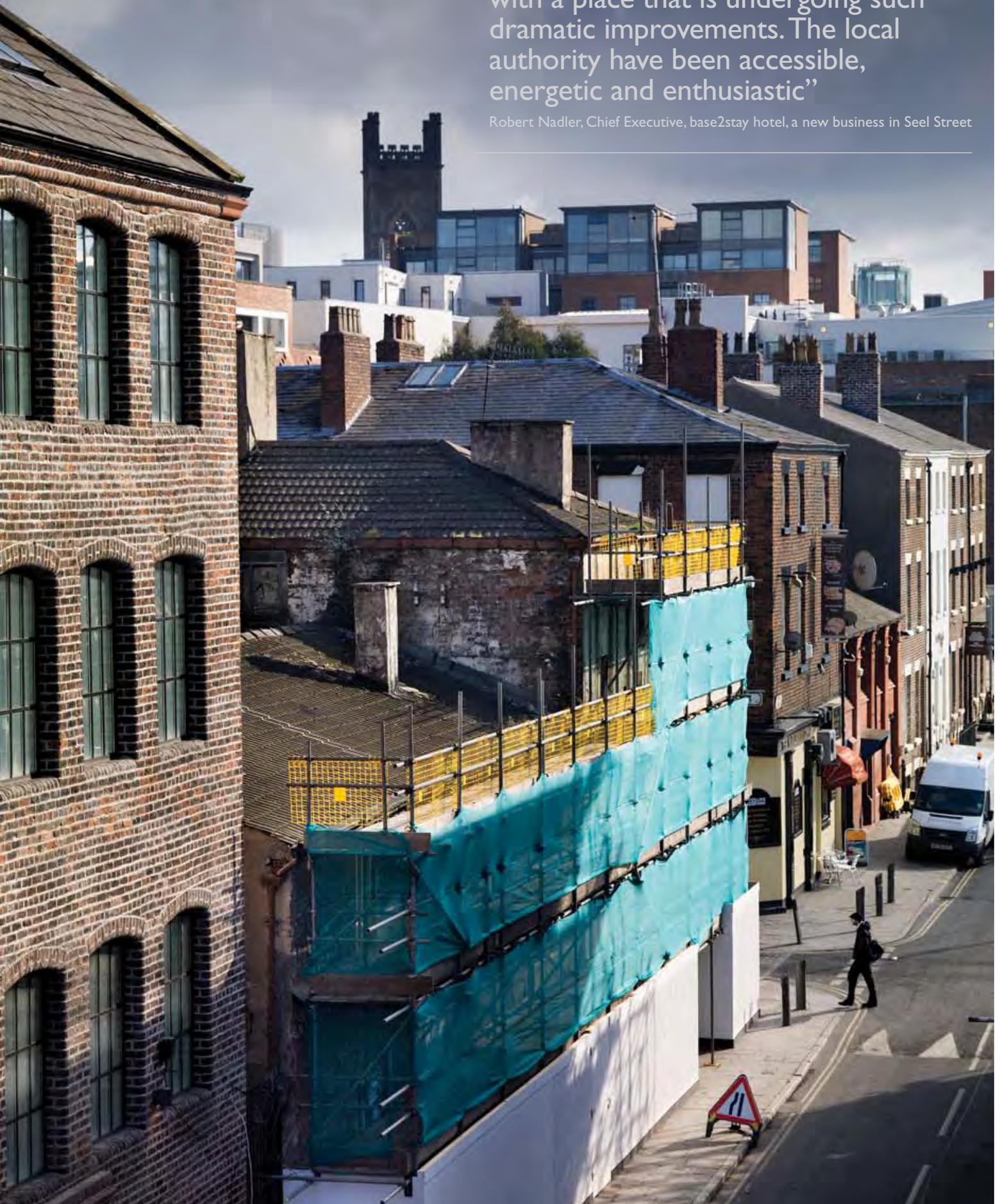
Opposite: Urgent Works Notices are being used alongside grants and private investment to rescue buildings in historic Seel Street

- Many of the historic buildings in the Ropewalks, Liverpool, are being regenerated through the Liverpool World Heritage Site Township Heritage Initiative scheme – but others remain near-derelict
- After five Urgent Works Notices were served on owners of dilapidated buildings, a further 20 were prepared, but the owners undertook the works required without further action
- The preparation of notices, and the resulting discussions with landlords, can encourage owners to repair or sell
- Concerted statutory action by a local authority, coupled with financial incentives and grant aid from various sources, can transform entire neighbourhoods



“It is really exciting to be involved with a place that is undergoing such dramatic improvements. The local authority have been accessible, energetic and enthusiastic”

Robert Nadler, Chief Executive, base2stay hotel, a new business in Seel Street



INFORMATION AND RESOURCES

Further information on most case studies can be found on the planning pages of the relevant local authority website

Legislation and policy

Civic Amenities Act 1967

Planning (Listed Buildings and Conservation Areas) Act 1990

Town and Country Planning Act 1990

Town & Country Planning (General Permitted Development) Order 1995 (amended 2010)

Planning Policy Statement 5: Planning for the Historic Environment 2010 and Historic Environment Planning Practice Guide

- See www.opsi.gov.uk; www.hmso.gov.uk; and, for PPS5, www.communities.gov.uk/publications/planningandbuilding/pps5 and www.english-heritage.org.uk/publications

Grants

English Heritage

In addition to its Partnership Schemes in Conservation Areas (PSiCA) area grants scheme, funding is currently available from EH to underwrite Urgent Works Notices as well as to support the provision of conservation staff

- See the pages for professionals at www.english-heritage.org.uk

Heritage Lottery Fund

For information on the Townscape Heritage Initiative (THI)

- See the how-to-apply pages at www.hlf.org.uk

English Heritage guidance

Conservation Principles (2008)

Developing Best Practice Guidance for Local Heritage Assets (2009)

Guidance on Conservation Area Appraisals (with the Planning Advisory Service, 2006)

Guidance on Making Article 4 Directions (2010)

Guidance on the Management of Conservation Areas (with the Planning Advisory Service, 2006)

Regeneration and the Historic Environment (2005)

Regeneration in Historic Coastal Towns (2007)

Stopping the Rot (1998: under revision)

Streets for All (suite of regional manuals, 2004; good practice case studies, 2008)

Suburbs and the Historic Environment (2007)

Townscape and Heritage Appraisals in Housing Market Renewal Areas (with CABE, 2008)

Other material from English Heritage

These documents are meant to persuade as well as inform: we encourage their use to support discussions with colleagues, members and developers

Conservation Bulletin (especially no. 62, Autumn 2009, on conservation areas)

Constructive Conservation in Practice (2008)

Creativity and Care: New Works in English Cathedrals (2009)

Heritage at Risk (suite of documents, 2009 and 2010)

Making the Most of Your Local Heritage (2009)

Save Our Streets (2004)

Shared Interest: Celebrating Investment in the Historic Environment (2006)

Your Heritage Needs You (Heritage Champions pamphlet, 2008)

- See www.english-heritage.org.uk and www.helm.org.uk or call 0870 333 1181

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Or contact your regional office

Front cover: this Grade II listed building at 7, King Street, Ulverston, Cumbria, has benefited from extensive area grant-funded improvements. With many such projects over several decades, the conservation area in the centre of this market town has been transformed: see p26

If you would like this document in a different format, please contact our Customer Services department. Telephone: 0870 333 1181; fax: 01793 414926; textphone: 01793 414878; e-mail: customers@english-heritage.org.uk



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