



IHBC SOUTHWEST BULLETIN WINTER 2023

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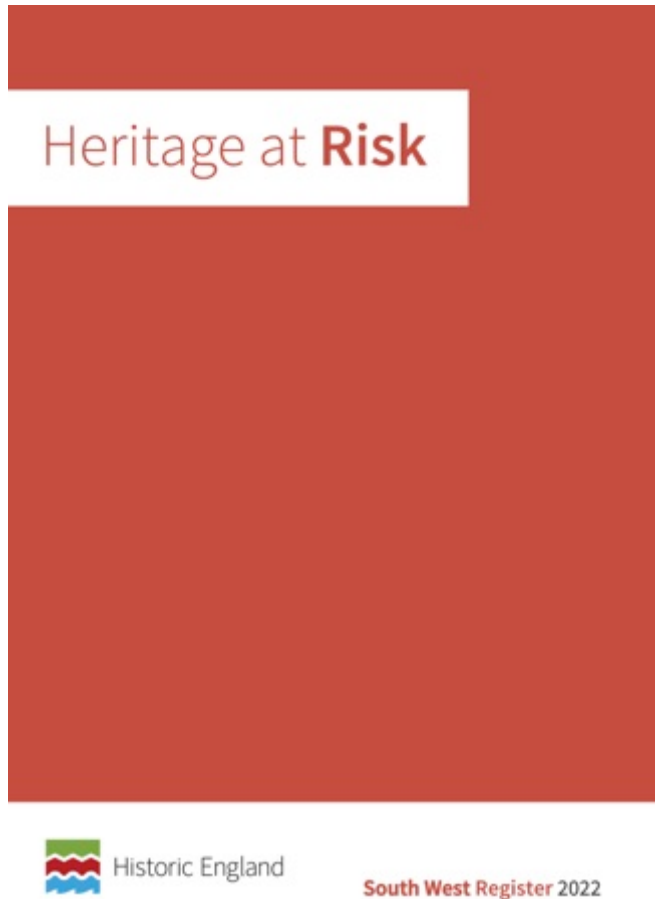
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**Alex Marsh
Editor**

1. Heritage News

Heritage at Risk in 2022

Historic England Have produced Heritage at Risk South West for 2022



In addition on the Historic England website they have provided some guidance on the update of their Heritage At Risk Register

This includes 'Historic places saved in 2022' where it comments

'Over the last year, 233 historic buildings and places have been saved thanks to the hard work and dedication of local communities, owners and stakeholders who have come together to rescue places.'

Charities, local councils and Historic England have also worked together to see historic places restored, re-used and brought back to life. More examples of this kind

of work can be found in our work on High Street Heritage Action Zones.'

Looking after and investing in these historic places is key to the country's economic recovery.

The buildings and places rescued from the Heritage at Risk Register can help level up economic opportunity, support skilled local construction jobs, build resilience in private and public organisations and boost tourism.

Reusing historic buildings and taking care of our building stock speaks directly to addressing climate change.'

The web site also advises on Grant aid

'Grant aid from Historic England and other funders is one reason for removals. In 2021/22 Historic England gave grant aid of £8.66 million to 185 sites on the Heritage at Risk Register, and in addition £3.25 million of Covid-19 pandemic recovery funding (Cultural Recovery Fundy/Heritage Stimulus Fund) was spent on 15 HAR sites.

These grants help with emergency repairs to historic buildings and help protect the livelihoods of the skilled craft workers who keep our cherished historic places alive.'

The web page continues under Challenges ahead

'Heritage sites continue to be added to the Register every year. In 2022 there were 175 new entries, made up of 52 buildings and structures, 65 places of worship, 48 archaeology entries, 1 park and garden and 9 conservation areas.

Looking to the future, we will continue to champion heritage at risk, ensuring that valuable and irreplaceable heritage can make its fullest possible contribution to society now and for many years to come.'

Historic England advise that 'Finding solutions'

'Through advising funders on which sites are most at risk, and targeting our own grant aid to areas that are far more difficult to fund in general, we will continue to reduce heritage at risk. Sadly, some owners do not take responsibility for the condition of their sites. In these cases, Historic can assist Local Planning Authorities in exercising their statutory powers to prompt action. Historic England can provide bespoke advice to Local Authorities.

2. RTPI South West Heritage Seminar The Guildhall, Bath 9th November

While it was an RTPI Event the South West Heritage Seminar was a well-balanced event with a mix of items from heritage regeneration projects, to law and appeal updates.

A well-attended day seminar and not a dull presentation all day, it was good to get back to live events after 3years of online training.

A few of the Seminars caught my attention particularly

Wayne Hemingway

Hemingway Design provides a Design Based response to Heritage Regeneration but it is much more than this. He showed eclectic mix of projects all focusing on local distinctiveness of place/town, finding the unique selling point for each place, 'What a Place Stands For'.

| BASINGSTOKE VISION FILTER | PARTICIPATORY  | PURPOSEFUL  |
|--|--|---|
| PROGRESSIVE  <ul style="list-style-type: none"> Do the proposals minimise waste and resources? Do the proposals test new ideas? Do the proposals respond to the latest social trends? Do the proposals generate social value? Do the proposals embrace emerging technology? | PROSPEROUS  <ul style="list-style-type: none"> Do the proposals improve the town centre 'indicators of prosperity'? Do the proposals encourage small business growth? Do the proposals promote creative and cultural businesses? Do the proposals create skilled jobs in the town centre? Do the proposals create opportunities for local people? | PLACE  <ul style="list-style-type: none"> Do the proposals promote a distinctive identity for Basingstoke town centre? Do the proposals protect and enhance Basingstoke's heritage? Do the proposals support a diverse mix of activities? Do the proposals help create a permeable and legible place? Do the proposals provide flexibility for change in the future? |

Heritage as a Catalyst for Regeneration - Lessons from Trowbridge Urban Room

Pepper Barney and Anna Sabine's presentation looked at the benefit of the Urban Rooms concept through their experience of Trowbridge Urban Room.

An Urban Room is place to engage with your place and comes out of The Farrell Review



Explore our conclusions

RANDOM SORT

- 1. EDUCATION, OUTREACH & SKILLS**
Education from primary through to professional education; engaging with the public and skilling up diverse workers
- 2. DESIGN QUALITY**
- 3. CULTURAL HERITAGE**
- 4. ECONOMIC BENEFITS**
- 5. BUILT ENVIRONMENT POLICY**

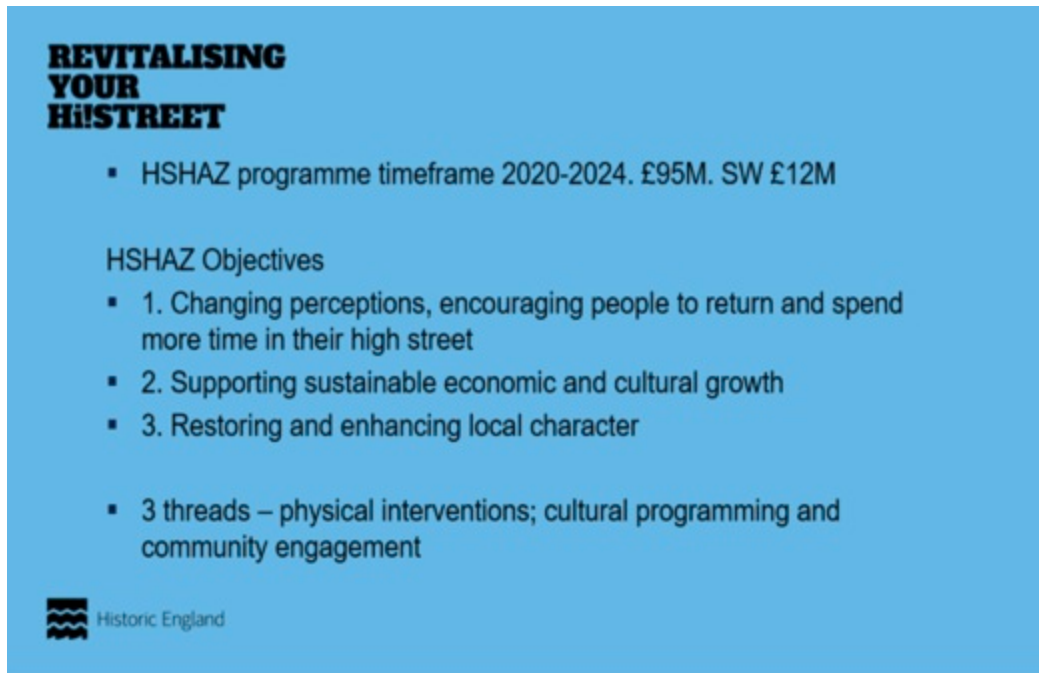
“Every town and city should have a physical space where people can go to understand, debate and get involved in the past, present and future of where they live, work and play.

The purpose of these Urban Rooms is to foster meaningful connections between people and place, using creative methods of engagement to encourage active participation in the future of our buildings, streets and neighbourhoods.”



Simon Hickman Historic England South West High Street Heritage Action Zones

Simon presented on the HAZ scheme for High Street Regeneration and his experience with the Post War City Centre Conservation Area Plymouth.




**REVITALISING
YOUR
Hi!STREET**

- HSHAZ programme timeframe 2020-2024. £95M. SW £12M

HSHAZ Objectives

- 1. Changing perceptions, encouraging people to return and spend more time in their high street
- 2. Supporting sustainable economic and cultural growth
- 3. Restoring and enhancing local character

- 3 threads – physical interventions; cultural programming and community engagement

 Historic England



3. Demolition Protection for Unlisted Buildings

I came across this article on the Architect's Journal from Will Arnold who is head of Climate Action at The Institution of Structural Engineers.

I think its always interesting to come across ideas and restating them to a wider audience. Maybe this idea from Will, can be combined with regulations to enable recycling of building materials possibly along the lines of the USA Charity Recycling highlighted in The Summer 2022 Bulletin. Social salvage yards' that sell on architectural features and materials at 20 - 50 % of market value and any profits can be reinvested in the Heritage sector often through historic building charities.

Will asked the question in his article - Could a Grade III listing for buildings halt the UK's tide of demolition? He writes

Seventy-five years ago, in the post-war period of rebuilding, the UK started to 'list' and protect buildings deemed to be of particular architectural significance. When put before Parliament in 1947, the proposing minister said: 'When this Bill becomes law, we shall have created an instrument of which we can be justly proud; we shall have begun a new era in the life of this country, an era in which human happiness, beauty, and culture will play a greater part in its social and economic life than they have ever done before.'

Since the Act's introduction, about half a million buildings have become listed at either Grade II, Grade II* or Grade I status across the country. Restrictions vary by grading but, among other things, all grades mean that the building may not be demolished without special permission from the local planning authority.

And yet, despite well-supported campaigns like Retro First and Part Z, there are no equivalent laws in the UK that protect the other 25 million UK buildings from needless demolition and we lose around 50,000 buildings a year because of this.

Now that concern for the environment is front and centre alongside the aforementioned social and economic considerations, it is time to refresh the Town and Country Planning Act and introduce a Grade III status.

The status would apply automatically to every building and it would come with just one rule: the property may only be demolished if it is structurally unsafe, or is given special dispensation by the local planning authority.

To avoid overburdening SMEs, its initial introduction may only apply to major

properties (for example those with a net internal area of more than 1,000m) and would still allow us to alter layouts, strengthen foundations, add new floors and upgrade façades. Such alterations are of course vital if we want to keep doing the most social good for our country. But the restriction on demolition would at last enable us to make rapid inroads towards slashing construction's huge carbon footprint.

With the introduction of Grade III, development across the UK would change overnight. Re-using what exists already would become the norm. It would suspend the debate around whether to lower taxes on refurbishments, the need to campaign to try and raise awareness of the environmental costs of demolition, and the expensive and public court cases picking apart the competency of those Professionals working in sustainability. It would allow built environment professionals to get on with the most important task in hand – repairing the health of society and the environment.

Some will accuse me of being part of the anti-growth coalition for proposing this, but Grade III won't stop the construction industry. After all, we will still need to pay for construction, and we will still want to redevelop areas to increase the quality of our housing stock, our cities, and our green spaces.

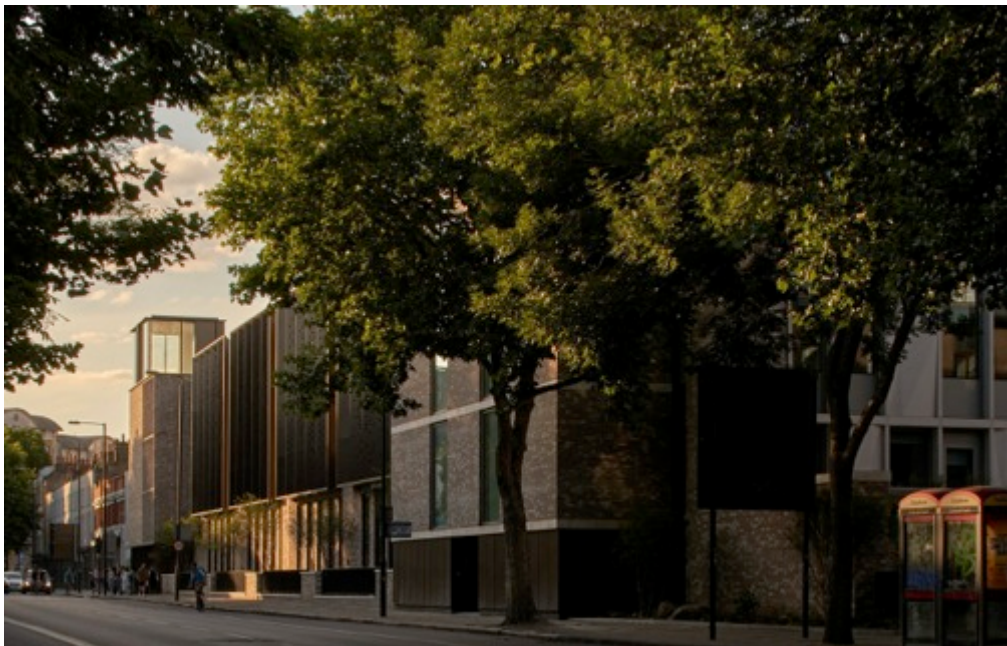
But, as the UK accelerates away from the current model of single-use disposable buildings and towards one of longevity and stewardship, we will create a wealth of greener jobs, greener technology and greener design norms. All of which will be exportable, and all of which will reduce our reliance on imported materials.

I also think that such an approach is better aligned with what the public want. Regenerative design principles call on us to co-create with those who will occupy and interact with our projects. When you last spoke with the locals living adjacent to your project site, how did they feel about the related traffic, noise and pollution? I'd wager they probably weren't a fan.

Conversely if you offered to regenerate the area around them without tearing down what already existed – upgrading their buildings, properly integrating nature, and adding resilience against overheating and flooding – I think that the majority would be in favour. And this is because there is something exciting about regeneration and refurbishment. Upcycling by talented architects and engineers can be almost magical. At this year's IStructE Structural Awards, five out of the 10 award-winners were re-use projects. This included HYLO in Islington, where Horden Cherry Lee and AKT II added a whopping 13 storeys to the top of an existing 16-storey building, and **London South Bank University's LSBU Hub, where a run-down and tired 1970s concrete frame was utterly transformed by Wilkinson Eyre and Eckersley**

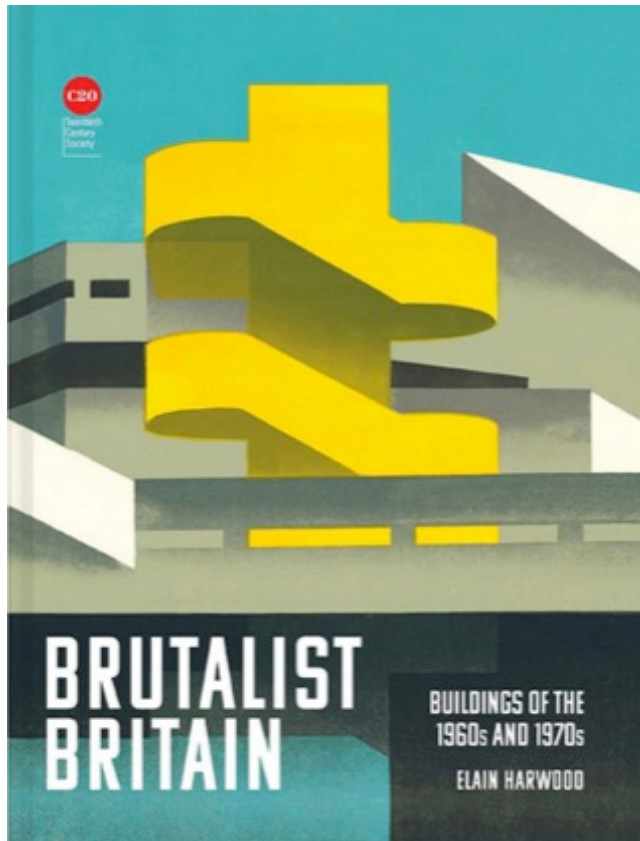
O’Callaghan into a space that is airy, modern and attractive. (see photos below) I bet that most visitors to both have no idea that these are retrofits.

Grade III listings would make these sorts of intervention the norm, and our world would be all the better for it. We would have a Town and Country Planning Act relevant to the biggest concerns facing society today, and would revolutionise our industry in the process.



London South Bank Hub Before and After

4. Books



Winter is upon us so my offer of a good book to read over the long dark nights is Brutalist Britain: Buildings of the 1960s and 1970s by Elain Harwood

And if modern architecture is your thing, this is a 304-page book featuring pretty much what the title implies – some of the finest British brutalism from the mid-20th century. Its ‘golden era’ when the style became a key part of the post-war urban landscape.

As you would expect, the book mixes some stunning photography with the expertise of leading architectural writer Elain Harwood. It is described as ‘an authoritative survey’ of the finest British examples from the very late 1950s to the 1970s. Iconic public buildings like London’s National Theatre, notable housing such as Trellick Tower in West London and Park Hill in Sheffield, educational institutions including the University of Sussex, and places of worship such as Liverpool’s glorious Metropolitan Cathedral, along with some lesser-known buildings like Arlington House on Margate’s sea front. There are even brutalist sculptures and murals to get in to.

Bulletin Editors Comment

This is the quarterly Bulletin for the IHBC SW Branch. It looks to highlight relevant news and best practice in the South West and things of interest from elsewhere.

I would welcome contributions from members in the South West as the best way to make this Bulletin relevant and worthwhile. I look forward to receive contributions on any topic, be it buildings, people or anything else members feel might be relevant and of interest. Please attach relevant photographs with contribution as these help make the Bulletin of visual interest and saves a lot of words!

Please note that Bulletin is made up from a variety of Contributor's and the Editor holds no responsibility for the viewpoints expressed or information provided.

