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Use of Historic Buildings for Residential Purposes

SCOPING REPORT – DRAFT 3

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PREPARED FOR HISTORIC ENGLAND

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1 INTRODUCTION

The purpose of this study is to investigate what might be done by the public sector to encourage conversion of large heritage assets at risk to residential use.

It complements a survey that Historic England has commissioned of owners of historic buildings used for residential purposes, and also a review of the work of Building Preservation Trusts in converting historic buildings for residential use.

Specific objectives of the work are to:

- Examine examples and characteristics of listed buildings/ historic buildings/ heritage at risk sites that have been redeveloped for residential use;
- Understand more about the underlying motivation – investment returns or other – for large scale development of historic properties for residential purposes;
- Understand the main challenges and opportunities associated with large scale development of historic buildings for residential purposes, including issues to do with maintenance of the property after the development is complete;
- Draw conclusions about the lessons for policy makers in terms of what, if anything, the public sector could do to encourage developers to acquire and convert heritage assets to residential use, where it would be appropriate.

The intention is to explore issues relating to buildings of different type and age, representing a mix of those that were built for residential purposes and others that were built for other purposes, and on issues in different parts of the country and different environmental conditions. The focus is on large developments.

This is intended to be a first stage of the work.

It is a scoping study that is desk research looking at what has been written on the subject and what types of development have been done, especially, by large developers that typically work with historic buildings.

The work has:

- Reviewed publications that have been identified that might contain research that is relevant to the topic.
- Collated short case studies of about 80 residential developments involving large heritage assets, a proportion of which have been completed and a proportion of which are underway. They have been collated from lists provided by regional managers at HE and identified via research.

2 LITERATURE REVIEW

2.1 INTRODUCTION

We have undertaken a search for books and articles that have been written about the conversion of historic buildings for residential use, mainly using the library of the Royal Institute of British Architects (RIBA) and their database of articles. We also searched the database of the Architects Journal which contains case studies of building projects for the past 20 years.

No publications that are specifically on the subject of conversion of historic buildings for residential purposes have been identified.

Relatively little seems to have been written on the subject, and most that has been seems to be dated.

No material of substance that relates to public sector intervention to encourage residential conversions has been identified.

One book, summarised in the next section, considers in depth the characteristics that suit adaptation of different types of buildings to different types of uses. It describes a general approach that might be adapted and be useful.

All the other books are mainly case studies of conversions of historic buildings to different uses. Most of them do not contain enough detail to be of much practical use, although they are interesting.

In all cases, other than books by the founders of Urban Splash and by SAVE Britain's Heritage, conversions to residential form only a small proportion of the case studies used. They invariably feature a much larger number of case studies of buildings converted to non-commercial uses like museums and galleries. They probably under-represent the significance of residential conversions to a substantial extent.

The most relevant research is perhaps the Colliers study for English Heritage in 2011 that researched what could be done to encourage commercial development of heritage assets at risk, especially those of industrial provenance.

2.2 ENGLISH HERITAGE / HISTORIC ENGLAND

2.2.1 HERITAGE WORKS – THE USE OF HISTORIC BUILDINGS IN REGENERATION, A TOOLKIT OF GOOD PRACTICE

The second edition of this was published by English Heritage in 2013¹. Some key points it makes are:

¹ Originally published in 2006

- There is evidence that historic buildings in residential use, whether built for residential or not, fetch higher prices than new build residential.
- There is evidence that the presence of historic buildings can add to the value of new residential development.

The report does not quote this evidence and it may be more anecdotal than hard evidence. Analysing whether there is evidence of this, and the scale of the difference, could be useful added value.

- Concentrations of historic buildings add value to areas because they provide variation, human scale and a connection to the past that people like.

The booklet then gives practical guidance of factors that developers should take into account when venturing into developing historic buildings. Many of the issues it covers apply to development of new buildings in addition to historic buildings, but can be more complicated when dealing with heritage assets for reasons including:

- The need to fully understand the significance of the heritage through a conservation management plan².
- Typically high interest of members of the local community in what is done to heritage assets and the need, therefore, to engage with them.
- The need, often, to balance maintaining the integrity of the heritage asset against making interventions that are needed to make the development financially viable.
- The many possible complications that might arise in dealing with a historic structure and how to prepare for them.
- The need to apply for listed building consent in addition to planning permission for change of use.
- The possibilities of arguing for Enabling Development and the implications of doing so.
- The need, often, to work with specialists in dealing with heritage assets.
- Complicated treatment of VAT.
- The need, often, to raise a cocktail of funds, sometimes including grants.

It emphasises “going with the grain” of the building and preferring, where acceptable to occupiers, “low tech and low intervention” solutions.

There is a bibliography at the end of the report listing a range of documents that may have some information on residential conversions, but none are specifically on the subject.

² Or more simple conservation plan or statement.

2.2.2 ENABLING DEVELOPMENT AND THE CONSERVATION OF HERITAGE ASSETS³

The case studies in Section 3 show that the planning principle of enabling development is often invoked by developers, especially with properties in rural areas. It essentially allows development that is contrary to planning policy in circumstances where that could lead to the regeneration of a heritage asset. This guide explains the principle of enabling development and how it should be applied.

Figure 1: English Heritage Policy on Enabling Development

Enabling development that would secure the future of a significant place, but contravene other planning policy objectives, should be unacceptable unless:

- A. It will not materially harm the heritage values of the place or its setting.
- B. It avoids detrimental fragmentation of management of the place.
- C. It will secure the long-term future of the place and, where applicable, its continued use for a sympathetic purpose.
- D. It is necessary to resolve problems arising from the inherent needs of the place, rather than the circumstances of the present owner, or the purchase price paid.
- E. Sufficient subsidy is not available from any other source.
- F. It is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place, and that its form minimises harm to other public interests.
- G. The public benefit of securing the future of the significant place through such enabling development decisively outweighs the disbenefits of breaching other public policies.

The guidance is now out of kilter with the National Planning Framework (NPPF): Historic England anticipates issuing a revised consultation draft later in 2015.

2.2.3 ENCOURAGING INVESTMENT IN INDUSTRIAL HERITAGE AT RISK

This was a large scale research study produced by Colliers International⁴ in 2011.

The research involved producing 17 case studies of former industrial sites that have been developed, surveys of developers, occupiers and local authority conservation officers, and workshops with people representing a wide range of different types of organisation involved in developing historic buildings. There was a focus on industrial heritage at risk, but most of the conclusions relate to historic buildings generally, including residential conversions.

³ Current edition 2008. Being reviewed.

⁴ With the assistance of Drury McPherson Partnership

The report is credited by the Heritage Lottery Fund as having influenced their decision to introduce the Heritage Enterprise Scheme, which has been a success. It is different from standard grant schemes made by HLF in that it provides grants to commercial schemes. It, specifically, provides grants to cover conservation deficit, which is the gap between the development cost that is necessary to make the development viable and the development cost that can be achieved given the complications of working with a heritage asset.

Engaging with the Heritage Lottery Fund about whether Heritage Enterprise could be extended to residential schemes involving heritage assets at risk seems to be a main possible output of this work.

The 2001 study had four outputs:

- **Summary Report**
- **Main Report** - assesses issues relating to investment in heritage at risk generally and specifically industrial heritage at risk. It identifies a large number of ideas for what might be done. It can be read as a study about industrial buildings, or as a study about buildings at risk in general using industrial buildings as an illustration. Section 2 has an analysis of industrial structures and sites on the Heritage at Risk Register. Section 3 summarises issues that are encountered at each stage of the development process and some proposals to counter them. Section 4 assesses issues that are particularly encountered by heritage assets of industrial origin. Section 5 summarises the initiatives that have been proposed for encouraging investment in assets at risk, and suggested ways that the Industrial Heritage at Risk project might focus on.
- **Research Report** - contains the results of the research that was been undertaken. It includes 17 case studies of former industrial sites that have been developed, only one of which, however, focuses on residential development.
- **Investment Performance** – contains an analysis of the investment performance of listed properties on the IPD Annual Index.

The following are some of the key findings of the research.

NATURE OF HERITAGE ASSETS AT RISK

The report analyses the nature of heritage assets at risk, and particularly the nature of those of industrial origin. This will have changed since the research was done, but the pattern is likely to be comparable. Figure 2 shows the types of asset that were on the HaR list in 2009.

A fifth of them were domestic buildings which, it is anticipated, are likely to have propensity for use again as residential.

Figure 2: Types of asset on the Heritage at Risk Register, 2009⁵

	Number	% of UK
Domestic	299	21%
Religious, Ritual and Funerary	232	16%
Defence and maritime	214	15%
Industrial	182	13%
Gardens, Parks and Urban Spaces, Recreation	129	9%
Agriculture and Subsistence	102	7%
Communications and Transport	79	6%
Unassigned	75	5%
Commercial	38	3%
Civil and Commerative	23	2%
Water Supply and Drainage	17	1%
Education	14	1%
Health and Welfare	14	1%
Total	1,418	100%

- Most of the industrial structures on the Register are concentrated in parts of the country that were the focus of manufacturing after the Industrial Revolution and which have struggled economically post-World War II. They represent a higher proportion of the assets at risk in those areas. Almost a fifth of all structures at risk in the West Midlands, for example, were originally industrial, but only 1% of all the buildings at risk in London were originally industrial.
- 134 industrial structures that had been on the Register at some point since it was created in 1999 had left it. 108 structures had been taken off the Register because they have been repaired, about a third of which have had grant assistance from English Heritage, Heritage Lottery Fund or both. The structures that had been taken off because they have been repaired represent 41% of all those structures that have ever been on the Register. *This shows that grants do make a big difference in dealing with heritage at risk.*
- Many industrial sites have more than one structure on the list. About 1.8 structures are listed per industrial site. The 12% of sites that have three or more structures on the Register account, between them, for almost 40% of all the industrial structures on the Register, with the top 4 sites accounting for about 30% of all structures listed. *There is likely to be a similar pattern with other types of heritage asset.*
- The report showed that there are many different types of industrial structure on the Heritage at Risk Register⁶. *The same will be true of other use types.*

⁵ The data in this table is from a different data set as that in the subsequent analysis of industrial buildings at risk. Both have been provided to us by English Heritage. There is a difference of 6 between the number of industrial structures at risk reported in each, 182 in this data set and 188 in the other. Given that entries on the Register change continually and the difference is not significant, we have not considered it to be a good investment of time to investigate the reason for the difference.

⁶ A few are not categorised on the Register.

- Buildings associated with mining (Mineral Extraction and Product plus Fuel Production and Mining) account for about 37% of the industrial sites where there are structures at risk. Buildings that are associated with mining are proving more difficult to get off the Register than other types of sites. *This shows how some categories of building are more difficult to deal with than others.*
- Yorkshire and Humber had removed the most industrial sites from the register, in absolute numbers, probably because of a combination of funding via the regional development agencies⁷ and many of the buildings being mills, which are relatively adaptable. The greatest proportion, however, have been removed in London and the South East. The North East has, in proportionate terms, removed the least sites from the Register by repair, the reason being that it has greater mining heritage than other regions. Every NE industrial site on the Register in 2009 was associated with mining or extractive industry.
- The private sector, in the form of individuals, companies and, to a lesser extent, trusts, owns about 85% of the sites where there are structures at risk, with public sector organisations owning the rest.

Figure 3: Ownership of the sites on the Heritage at Risk Register

1	Private	53	44%
2	Company	36	30%
3	Local authority	13	11%
4	Trust	12	10%
5	English Heritage	4	3%
6	Quango	2	2%
7	Government	1	1%
		121	100%

LOCATIONAL CONSIDERATIONS

The report concluded that the potential for sustainable development of any heritage assets is determined largely by the economic conditions of its location.

Figure 4, reproduced from the report, shows the change in the number of structures on the Heritage at Risk Register in each region between 1999 and 2009.

⁷ Now abolished. Local Economic Partnerships now fulfil a similar role.

Figure 4: Change of entries on the Heritage at Risk Register, 1999-2009

	Industrial Buildings at Risk				Total Buildings at Risk			
	1999	2009	Change	%Change	1999	2009	Change	%Change
North East	14	27	13	93%	130	131	1	1%
East	3	5	2	67%	115	143	28	24%
South West	25	34	9	36%	207	213	6	3%
West Midlands	32	35	3	9%	225	190	-35	-16%
East Midlands	15	16	1	7%	181	166	-15	-8%
Yorkshire	30	30	0	0%	194	140	-54	-28%
North West	27	24	-3	-11%	181	146	-35	-19%
London	3	2	-1	-33%	112	91	-21	-19%
South East	17	9	-8	-47%	270	197	-73	-27%
Total	166	182	16	10%	1,615	1,418	-197	-12%

London and the South East both had a larger reduction in the number of industrial structures on the Register than other types of structures.

This in itself shows that industrial buildings can be attractive development propositions when local economic conditions are favourable.

All other regions had less success in removing industrial structures than other types of structure.

The research concluded that historic industrial structures tend to be concentrated in towns, cities and regions where property values are relatively low because the industries that generated them have declined. They tend also to be outside of the parts of towns and cities where values are highest because there was no reason for them to be built in locations that are prime for alternative commercial uses like retail and offices.

Perceived risks associated with historic buildings generally, and industrial buildings in particular are the fear of contamination. This may make it more difficult for developers to secure funding for developing them, although there was no evidence of this from the research.

Historic industrial buildings can be seen as a negative factor in areas of *high* value for a different reason, namely that the site would be worth more if the buildings did not exist because the site could be developed more intensively with new buildings. Industrial buildings are not alone in this, but it is particularly associated with them, especially where single storey buildings, such as weaving sheds and production space, are a significant part of the site. It can encourage owners to encourage decay, seek replacement rather than redevelopment, and seek to retain the more imposing elements at the expense of single storey ones, typified by the retention of a spinning mill and demolition of adjacent weaving sheds⁸.

⁸ *Northern Lights: The Pennine Lancashire Northlight Weaving Shed Study* (2010) quotes a recent example which sought to address this and suggests solutions for reuse of buildings of this nature.

IMAGE

The research showed that some types of historic buildings have market appeal, but others do not.

They can, firstly, have a negative image with developers.

Historic buildings generally are perceived, by developers and their advisors, to carry greater risk than new build because of uncertainty about hidden or unfamiliar defects. This perception is a big barrier to investment in them.

The research showed that it is commonly a reality that development projects involving historic industrial buildings encounter unexpected costs and/or delays, although that is probably also true of other developments and there is perhaps a tendency to attribute problems to the historic nature of the property, whereas there may be other underlying causes.

A general theme emerging from the research was that developers would encounter less risk both during planning and construction if they used professionals and contractors with appropriate experience, and that making them more aware of the accreditation schemes that help to ascertain whether they do have the right experience could be helpful.

Not all of the projects that were examined went over budget because of unexpected costs and/or delays. The research was unable to make generalisations because it did not compare development projects involving historical industrial buildings with a control sample of new build developments. The former are still perceived to be riskier, none the less. All of the developers interviewed said that they believed that to be the case.

This perception is partly because most developers lack experience in working with historic fabric, and see it as high risk because of that lack of experience.

Some very large sites need major investment in infrastructure before they can become viable development prospects. The former Bass Maltings at Sleaford, Lincolnshire, is an example – it is taking a long time to realise the potential of the site, not least because the site needs new road access across a railway and substantial on-site investment in access and services. The development value is not enough to pay both for that and the conservation deficit involved in converting the historic buildings. *Case studies of non-industrial sites in this report – such as Severalls Hospital in Colchester – show a similar situation.*

Former industrial sites and buildings can be heavily contaminated and need extensive, and expensive, remediation. Avoiding disturbance may be the easiest solution, unless the buildings themselves are heavily contaminated with hazardous substances which, unlike asbestos, cannot be readily removed. Tax relief can be available on remediation costs at 150%.

The research showed that historic industrial buildings can also have a negative image with potential occupiers.

The main issue is perhaps how to change people's perception of place and their relationship to the past.

Urban Splash, whose work is discussed in Section 4.2 of this report, are particularly good at showing how boldness and effective marketing can create demand for adapted housing, in places like Bradford and on former council estates in Manchester and Leeds, where none was thought to exist.

ADAPTABILITY

Many former industrial buildings are flexible, as many of the case studies in the 2011 (and this) report show.

The 2011 report found that industrial buildings tend to be less easily adaptable to new uses if they:

- Were built to a special form, for a specific purpose which is no longer needed, or were built to accommodate functions that have changed to such an extent that they are no longer compatible with the form of the building.
- Contain machinery or other fittings which are central to what gives them special interest. Elements small in proportion to the whole site often add interest and value to a development, especially where they are visible to the public, either in the public realm or because they are used. The greater the extent to which they add cost, both revenue and capital, but do not contribute income/capital receipts, the less attractive the development will be to potential developers.
- Are ruins, beyond repair but designated. Such buildings are often scheduled as monuments, because they provide important evidence of past activity.

The more specialised the form of the building or structure, or the more ruinous its remains, the more difficult it tends to be to adapt it to new uses without destroying the elements or the character that warranted its protection.

Conversely, the more unspecific and regular the space, the easier it tends to be to reconcile the historic interest of the structure with new use.

Textile mills and warehouses therefore tend to be more easily adapted whereas sites associated with the extractive and chemical industries are particularly problematic because the structures are essentially an envelope to contain the process plant and machinery.

Sub-division of mills and warehouses tends to detract from their spatial qualities. Open plan uses, such as offices and studios, are normally preferable, in terms of maintaining their character, to uses that subdivide, notably residential. Sub-division is reversible in the long term and is generally acceptable unless the exposed structure is outstandingly important (e.g. Stanley Mill, Stroud).

Uses which require repetitive provision of near-identical units, notably hotels or small apartments, and large open plan offices, best suit industrial buildings like spinning mills or warehouses with large regular floor plates and structural grids. base2stay hotel in Liverpool typifies this.

This type of industrial building tends to be the most flexible and least problematic of historic industrial buildings to convert or upgrade, and tend to be the most likely to be taken up in areas of low demand. It is not always the case - some warehouses can be too deep to provide natural light, although that can sometimes be solved by inserting atria, or have low ceilings or other physical limitations.

Residential conversion can cope with irregular spaces, but is likely to require more substantial upgrading of fabric to meet sound transmission and thermal performance requirements.

Figure 5: Case Study - Trowbridge

Russell Brown, Conservation Officer, Wiltshire Council (West Area), quoted an example of a situation that is not unusual in former industrial areas.

“Trowbridge is a good example of an area dominated by historic industrial buildings that need further regeneration activity. It is an historic mill town and there are several large mills around the town, a lot of which are in what you would call a semi-conversion, in as much as the ground floor is occupied but the floors above are largely empty and disused.

In this case, the problem is that the mills have a large floor-plate which make for awkward re-use of the building. To make suitable for alternative uses there are a lot of modern pressures which the building is either not well suited to or significantly affects its character/appearance. To convert to residential would often necessitate a hotel style central corridor that would be permanently illuminated by artificial lighting only. This is not often a good design approach. For offices, there is often a requirement to retrofit an air conditioning system with IT runs etc, this may involve altering the fabric of the building unacceptably. They are often difficult buildings to find alternative uses for which would be compatible”.

Similar factors will affect the suitability of other types of historic building to residential.

The research found that there is often pressure in conversion schemes to maximise lettable or saleable area, aiming to achieve similar standards to comparable new buildings. This imposes a new building ‘model’ on historic fabric.

There are understandable financial reasons for this. Historic buildings are expected to compete, financially, with new build of the same use class. If the cost of repairing an historic envelope is more or less fixed, then the more usable floor space that can be created within it, the lower the unit cost of that space.

Furthermore, change of use of a building triggers full compliance with current building regulations for that use. This tends to create pressure for more highly specified and complicated conversion, which can detract from the character of industrial buildings.

An alternative, simpler, approach to development of industrial buildings is to make them weather tight, structurally sound and safe - including the services - and aim

them at creative industries or specialist retail and leisure use, retaining an 'industrial' character as part of the appeal. Many of the 2011 case studies were examples of this having been done successfully.

Developers that focus on converting historic buildings to leisure- like Urban Splash, City and Country, PJ Livesey and Kit Martin – all say the same thing about converting other types of buildings to residential. The mantra is to “work with” the heritage assets rather than making expensive interventions.

HISTORIC ENVIRONMENTS

The report showed how there are often situations where there are concentrations of heritage assets that require renewal and that intervention can be needed from the public sector to use them to change the image of the area and stimulate private sector investment.

Figure 6 reproduces a case study written by John Glester, former Chief Executive of the Central Manchester Development Corporation, about how this was done in a section of Manchester.

Figure 6: Whitworth Street, Manchester

Whitworth Street was at the heart of the area of the Central Manchester Development Corporation. That designation was recognition of the need for special and focussed attention. A Conservation Area, Whitworth Street contains a collection of listed buildings and the immediately adjoining streets add to that number. On Whitworth Street itself the key buildings are:

- The former headquarters of Refuge Assurance Grade II*;
- India House a packing and shipping warehouse Grade II*;
- Lancaster House a packing and shipping warehouse Grade II*
- Bridgewater House Grade II
- Central House Grade II
- University of Manchester Sackville Building Grade II.

In the immediately adjoining streets are

- Asia House packing and shipping Warehouse Grade II*
- Manchester House Grade II
- Granby House Grade II.
- Orient House Grade II

At the outset of the Development Corporation's life, with the exception of the University of Manchester building, the rest were either empty or housing low grade uses on a few floors. Various attempts had been made to prompt interest in the buildings and the area but the barriers to commercial investment were too high and the street and neighbouring area had a neglected and tired look despite the obvious quality of the buildings.

In addition to gap funding to prompt early action the Development Corporation designated the Whitworth area as “A Village in the City” and set about a programme of interlocking actions:

- Assembling sites and purchasing threatened buildings:
- Improving the urban environment opening up waterways, making open spaces attractive and welcoming;
- Changing the perception of the area through commercial marketing aimed at housing developers.

The outcome of this concerted action was the restoration, refurbishment and modern re-use of this cluster of building which was once the centre of the cotton trade. The quality of the ornate buildings attracted interest and the availability of grant aid particularly when tackling massive buildings facilitated commercial interest.

At first in and around Granby House a private: public grant ratio just below 3:1 was necessary and that resulted in 238 new apartments. This was closely followed by the development of 71 apartments in Lancaster House at a ratio of 4:1. Orient House was the last Gap funded scheme providing 170 apartments at a ratio of around 6:1 beyond that the Development Corporation took the view that no more grant aid was needed the area was now developing in its own right. At that time the total investment of some £7 million of gap funding and a further £0.4 million of environmental, public realm and artworks had been required.

Today Whitworth Street is a bustling part of the City Centre. All the listed buildings are in productive new uses.

The former Refuge Assurance building is an hotel, restaurant, casino and offices reflecting an investment of more than £10 million of developer and investor funds; Bridgewater House is in office use after an £0.75 million refurbishment; Lancaster Central India and Orient House are all converted into apartments with some restaurant and bar uses at street level, Total investment in those 4 schemes and Granby was £35 million at 1996 prices.

This is an example of the way in which commercial interest and investment can require public funding to catalyse action. For many years the high quality listed buildings had proved an unattractive proposition to investors, the advent of a focussed and dedicated approach underpinned with the judicious use of public funds ultimately released the potential of the buildings and the area.

Urban Splash⁹ has made a speciality of doing this. Many of their developments are of very large and daunting scale, in difficult circumstances. They often rely on public funding to make them viable.

POSSIBLE INITIATIVES

Figure 7, extracted from the 2011 report, summarises the process for developing a historic building roughly in time sequence, the main obstacles that are encountered at each stage and ideas that emerged in the research for initiatives that might help to reduce them. They apply to all historic buildings.

Figure 7: The development process

Development Stage	Key Issues	Possible Initiatives
Making the site available	<p>It is often difficult for local authorities to trace the owners of neglected buildings.</p> <p>Owners can be unwilling to sell on realistic terms.</p> <p>Local authorities are very reluctant to impose Compulsory Purchase Orders, mainly because of perceived risk of possible financial liability.</p>	<p>“Stopping the Rot” guidance issued in Autumn 2011.</p> <p>Amend S16 of the Land Compensation Act 1961, to make it easier for local authorities to use Compulsory Purchase Orders.</p> <p>Raise awareness in local authorities about English Heritage assistance for Compulsory Purchase.</p> <p>Give English Heritage the power to undertake CPOs on behalf of local communities nationally rather than just in London.</p>

⁹ Section 4.2

Development Stage	Key Issues	Possible Initiatives
Marketing sites to developers	The site may be located in an area which has poor physical or economic conditions. Area based regeneration is more difficult because of less funding, notably the loss of that from Regional Development Agencies.	The Heritage Lottery Fund to review the effectiveness of the Townscape Heritage Initiative grant programme as a central plank in regeneration of historic environments, in the context of the local economic growth policy agenda.
	Antipathy of many developers to historic buildings because of actual or perceived risk and uncertainty.	Provide a developer portal on English Heritage's website pointing developers to advice and assistance. Organise a programme of events to help demystify historic buildings for developers.
	Need to awaken the interest of those who might be interested in a particular building.	A network of developer friendly "Development Enablers" (along the lines of current Heritage at Risk Support Officers) working to facilitate solutions for buildings at risk. Use the Heritage at Risk Register more proactively by introducing a rating of the development potential of sites and prioritising funding and project activity accordingly.
	Uncertainty about the challenges and possibilities associated with the building.	Update the list descriptions of buildings at risk to include Statement of Significance and/or provide outline Heritage Partnership Agreements so as to provide more clarity about what might be done with the building. Help local authorities, via a funding programme and expert assistance, to develop Supplementary Planning Guidance for buildings at risk.
	Developers do not know before purchasing whether they will get a grant to cover conservation deficit, which causes uncertainty and risk for them.	Make it possible for provisional grant approval to be secured before the site is purchased, with safeguards to avoid this simply being reflected in the sales price.
Pre-planning application discussions	More difficult because of cut backs in local planning authorities. Local Planning Authority staff may not have the experience to be able to offer good advice about difficult buildings.	Assistance of "Development Enablers" and English Heritage conservation specialists.
Develop plans	Developers need a professional team that has relevant experience if they are to avoid risk associated with specialised buildings.	More effective promotion of existing registers of accredited professionals. Make it easier for developers to access expert advice from EH on technical issues.
Development Appraisal (i.e. calculating whether the scheme will make enough return to be viable).	The market is weak in many parts of the country so it is difficult to create financially viable schemes. There is often a conservation deficit, meaning that it is difficult or impossible for a developer to put together a viable scheme. It is not easy for private sector developers to get grants to help with this, and the application process can be slow, adding risk.	Provide capital allowances for development, for commercial purposes, of buildings at risk. Encourage local authorities to offer rate rebates for development of buildings at risk. The Heritage Lottery Fund to consider whether it is in the public interest to open up more of its programmes and funding to private sector developers.
Listed Building Consent and	Need for much more detail and, therefore, cost to the developer up front, than for new build	Encourage local authorities to introduce a proportionate, staged approach to consents

Development Stage	Key Issues	Possible Initiatives
Planning Permission	developments. Planning Officers can require substantial S106 contributions in addition to the cost of restoring the heritage asset.	within the framework of legislation and PPS 5. Provide a grant scheme for developers to cover the cost of obtaining listed building consent and planning permission for heritage at risk. Enable accredited private sector professionals to sign off the detail of applications to reduce the burden on local authorities. Produce material and events that help local authority planning officers obtain a better understanding of development finance.
Compliance with Building Regulations	Building Regulations are attuned to new build and may have requirements that are difficult or unnecessary for a historic building. There is typically a process of negotiation with the Building Control Officer.	Develop a Listed Buildings version of Building Regulations to make them more appropriate to historic buildings.
Secure funding – typically through bank loan and through pre-letting and/or off-plan sale.	Bank loans are currently difficult to obtain for most development. The market in many parts of the country and for many types of property is currently weak. Many developments will not proceed without a certain level of certainty about end use and with a certain amount of cash in the bank.	Extend the scope of venture capital schemes to the development of heritage assets so that there is more equity funding available.
	Building Preservation Trusts (non-profit developers) typically have to secure funding from a number of sources, including loans through the Architectural Heritage Fund. The full funding package needs to be lined up before they can proceed.	Make funds from the Big Society Bank available to the Architectural Heritage Fund, and, from there, to Building Preservation Trusts. Enable BPTs to build up capital that gives them a cushion and allows them to take on other projects.
Construction	A shortage of skilled craftspeople with experience of specialist requirements of historic buildings.	Promote the Construction Industry Training Board (CITB) craft skills register to developers. Further development of craft training, working perhaps through the National Heritage Training Group.
Paying for construction and fitting out	VAT can provide problems with cash flow because it has to be paid up front but only paid back months later.	Loan scheme to cover the VAT gap on 'elect to tax' development.
Letting/Sale	As with developments of all type, this can take a long time in the current market conditions (as case studies like Coopers Garage in Newcastle illustrate).	
On-going asset management	Large sites can require frequent listed buildings consents, especially as new tenants are introduced.	Put Heritage Partnership Agreements – which allow changes that are allowed to be agreed in principle - on a statutory basis by an order under the Regulatory Reform Act.

It would be interesting to review the list of initiatives and see how many had been considered and rejected, not considered, or implemented, in which case, how successful they were.

The recommendation that "The Heritage Lottery Fund to consider whether it is in the public interest to open up more of its programmes and funding to private sector

developers” definitely had a substantial impact, which has been acknowledged by HLF. It led to the introduction of the Heritage Enterprise Scheme, which has been very popular. £55 million has been allocated to 22 projects since its launch in 2013.

2.2.4 OTHERS

- HE published guidance for conversion of farm buildings in March 2015. It is called a National Farmstead Assessment Framework. It was based on research in the West Midlands and South Downs.

2.3 GENERAL ISSUES

2.3.1 ADAPTING BUILDINGS FOR CHANGING USES: GUIDELINES FOR CHANGE OF USE REFURBISHMENT

David Kincaid, Spon Press, 2002

This book uses research done at University College London (UCL) about adaptations of buildings (Adaptive Reuse) in the mid-1990s in Greater London. It does not deal only with residential conversions, but they are a major element.

It is dated now¹⁰, but has some interesting insights.

It points out that the scale of the refurbishment market in the UK has been growing steadily since the 1970s by comparison to new build. Refurbishment activity, by mid-1990s, represented 42% of total construction output (categorised by Government as repair and maintenance). This was a two-fold increase since the 1970s. The two main categories of this are housing (56%) and commercial (44%).

Some 1.5% of UK building stock was demolished each year, according to Department of the Environment statistics in 1987, mainly to be replaced by new buildings. Some 2.5 % of the building stock was subject to major refurbishment and renovation.

It would be interesting to look at how this has changed in the interim.

It quotes a sample of planning applications from the London boroughs most active in change of use activity from Jan 1993 to Nov 1994 (Barnet, Croydon, Camden, Hackney, Islington, Tower Hamlets and Westminster). It showed that changes out of office use accounted for 49.4% of all “origins”¹¹, and changes to residential accounted for 56.7% of all “destinations”¹².

This implies that conversion to residential is far more important a factor than is implied by the books that have case studies of change of use.

¹⁰ Much of the research it reports was done considerably before publication.

¹¹ i.e. the use of the building prior to adaptation.

¹² i.e. the type of use after adaptation.

The extension of permitted development rights to convert B1 (offices) to Residential to all but a few key commercial areas has boosted this trend and is one of the key changes in the planning climate affecting residential conversions.

The main part of the book is a description of a “Use Comparator” which is a model that can be used to identify the most appropriate uses for a redundant building with given characteristics in a particular location.

Thirteen physical and locational characteristics are measured on various scales for each of the 76 uses and these are compared with these same characteristics for the building being assessed.

The physical and locational characteristics are:

- 1 Planning Use Class.
- 2 Hostile Factors (e.g. small, noise, hazard in the area).
- 3 Tenure.
- 4 Slab to Slab Height. The model has benchmarks for different types of use. Residential uses have lowest requirement at 2.3 m to 2.75 m.
- 5 Structural Strength. The model again has benchmarks for different types of use. Residential has lowest requirement at 3 kN/m.
- 6 Fabric specification quality.
- 7 Building character.
- 8 Depth of Floor Plate: the perimeter to perimeter depths required for a particular activity. The model has benchmarks for different uses – residential has lowest requirement at less than 12 m p to p.
- 9 External and core access. This this refers to whether there are single or multiple accesses from the outside to the building and whether there are multiple or single cores within the building.
- 10 Street Characteristics.
- 11 Amenity assessment. Good leisure and retail options at one extreme and dereliction at the other.
- 12 Public Transport.
- 13 Private Transport (especially access to road network).

The book states that the comparator system is available at the Bartlett School of Graduate Studies for use on a fee basis.

It might be useful to have a set of measures that indicated whether historic buildings were suited to residential conversion. It would, presumably, be possible to use the Bartlett model (if it still exists) to prepare a specification of the characteristics that suit buildings to conversion to residential.

This research suggests that there are areas that public sector has a large or even the only influence on (items 1, 10, 11, 12 and 13 in particular).

The research found that selective demolition was a particularly essential component in two particular types of development:

- 1 Changes to deep-plan office and warehouse buildings to residential commonly requiring the reconfiguration of core areas.
- 2 Changes from “single” to “mixed” use developments, involving new internal circulation routes, multiple entrance conditions and new compartmentalisation (horizontal and/or vertical) of the internal space.

The book reported a survey of property investors.

It found that a majority of respondent lenders distinguished between refurbishment and new build by ranking the former as a higher-level investment risk which is assumed to yield close to 0.5% more. They, in other words, required a higher return from investment in conversion of historic properties to take risk into account.

Actual yields¹³ at any given time are linked to returns available at that time from equities, and are also dependent on the use category (i.e. offices, residential). The book states that most surveyors would advise that the yield spread between new and refurbished property is closer to 1.5% historically.

One thing that the authors did not pick up on in their analysis, however, is that their survey suggested that this was not the case for Residential. The survey found that there was not a requirement for a higher yield to take account of risk when it came to investment required to convert historic buildings to residential.

Residential is becoming a more important investment class than it was. This is because the proportion of people renting rather than owning the property they live in has been rising. The market has been responding by providing built to let. This means that apartment blocks are built and the apartments remain in the ownership of an investment company rather than being sold to individuals. This, in combination with the planning guidance enabling conversion of offices to residential, might result in a trend towards investment by financial institutions (pension funds etc) in “convert to let”.

It might be interesting to explore this issue in primary research.

2.4 CASE STUDY ORIENTATED BOOKS

2.4.1 URBAN SPLASH - TRANSFORMATION

Tom Bloxham MBE and Jonathan Falkingham RIBA. RIBA Publishing, 2011

This coffee table style book tells the story of the company that has perhaps been most bold and imaginative in the restoration of old buildings, many of which had been considered, before the involvement of Urban Splash, as having no viable future. The book has sections on many of their developments. Information from it is extracted in Section 4.2.

¹³ The technical term for the return on investment.

2.4.2 BOOKS BY SAVE BRITAIN'S HERITAGE

SAVE Britain's Heritage is an organisation that campaigns to ensure the preservation of heritage assets that are at risk.

SAVE BRITAIN'S HERITAGE 1975-2005 THIRTY YEARS OF CAMPAIGNING

Marcus Binney. Scala Publishers (2005)

The book has many examples of historic buildings that were at risk and which were saved either through restoration for residential use or adaptation for residential use, normally following a campaign by SAVE. Those featured in the book are:

- 1 Regency Terrace Houses in Shepherdess Walk, Hackney.
- 2 Peninsula Barracks Winchester.
- 3 Ecton Hall Northamptonshire.
- 4 Axwell Park, County Durham.
- 5 Burley o the Hill.
- 6 Derby Railway Village.
- 7 Cressbrook Mill.
- 8 The Tannery, Canterbury.
- 9 Guards Barracks at Caterham, Surrey.
- 10 Sun Street, Islington.

SAVE's 1995 report Mind Over Matter drew attention to the architectural importance of Victorian mental asylums and the potential of them. Over half have now been converted to residential or college use. The government had announced in 1992 that 100 of 120 asylums would be closed and the sites sold for development. Examples quoted that were at risk and have been successfully converted to residential since are:

- 1 Severalls Hospital near Colchester.
- 2 Wyfold Court in Oxfordshire.
- 3 St Francis Haywards Heath.
- 4 Frieen Barnet Hospital north London.

SAVE BRITAIN'S HERITAGE BRIGHT FUTURE:

THE RE-USE OF INDUSTRIAL BUILDINGS (PUBLISHED 1990)

An illustrated guide to "re-using mills, warehouses, maltings and other industrial buildings".

BEACONS OF LEARNING (PUBLISHED 1995)

On the plight of redundant urban school buildings, with examples of conversions.

2.4.3 **THE AFTERLIVES OF THE PSYCHIATRIC ASYLUM: RECYCLING CONCEPTS, SITES AND MEMORIES,**

Graham Moon, University of Southampton, UK, Robin Kearns, University of Auckland, New Zealand and Alun Joseph, University of Guelph, Canada. Ashgate, May 2015.

<http://www.ashgate.com/isbn/9781409442523> -

http://samples.sainsburysebooks.co.uk/9781409442530_sample_1081497.pdf

This book examines how psychiatric asylums have been reused. It is based on case studies from around the world.

2.4.4 **NEW USES FOR OLD BUILDINGS**

Sherban Cantacuzino. The Architectural Press Ltd 1974

RIBA 72.025.23

This considers issues relating to the reuse of different types of building. Chapters are organised by original type of building.

It is mainly based on case studies but each chapter has an introductory section which considers key issues.

Only three, of 72 case studies, are about conversion to residential: Granary Blakeney in Norfolk, Oliver's Wharf in Wapping, London and Maltings, Beccles Suffolk. The case studies have descriptions of what was done and photographs, but not much practical detail.

It has some information about what types of building are suited to residential conversion without compromising the basic architectural form. It states, for example, that:

"The situation of water mills beside rivers makes them at first sight attractive as potential living accommodation. But corn grinding was a commercial activity that took place inside the building with the exception of loading and unloading, for which a yard was provided on the roadside. Water mills rarely have much land besides the land the buildings stand on, and people living in converted mills, especially when there are several families living in flats, have found this constraint both physically and psychologically disagreeable".

2.4.5 **SAVING OLD BUILDINGS**

Cantacuzino/Brandt. The Architectural Press Ltd 1980

Features short international case studies of reuse of different types of buildings, including a section of 8 that feature conversion to housing, including Riverhead Granaries, Driffield, Humberside, converted into 22 one person apartments by Riverton Properties in 1980.

2.4.6 RE/ARCHITECTURE - OLD BUILDING/NEW USES

Sherban/Cantacuzino. Thames and Hudson, 1990

This book has 62 case studies of buildings, from different countries, that have been converted to different uses.

Only one of them is about conversion to multiple residential use. It is Gunton Hall in Cromer, Norfolk, a Georgian house that was bought by Kit Martin in 1980 and converted into 21 separate houses, each with its own garden.

The key message from that case study is that it worked because “the main principle in splitting up the buildings was to make use of existing dividing walls to avoid having to divide any of the principal rooms”.

2.4.7 RE-USING REDUNDANT BUILDINGS

Good Practice in Urban Regeneration

URBED for the Department of the Environment, 1987

Has 14 case studies of conversion of former industrial buildings to other uses, two of which were converted to residential: Granby House in Manchester and Pipers Court in Ipswich. They have detailed information about the process that the development took, the cost and the funding etc.

Case studies of this level of detail in this book, with warts and all, could be of practical assistance to people considering taking on such projects and professional advisers. Case studies in the other books do not have enough such detail to be very useful.

2.4.8 CREATIVE REUSE OF BUILDINGS VOL 1 AND 2

Derek Latham, Shaftesbury, 2000.

This has some reasonable case studies, including the Derby Railway Cottages.

2.4.9 RECONVERSIONS: ADAPTATIONS – NEW USES FOR OLD BUILDINGS

Philippe Robert, Thematic Architecture. 1989.

17 international case studies, but only one (Wytze Pajjn in Rotterdam) about conversion to residential.

2.4.10 BUILD ON: CONVERTED ARCHITECTURE AND TRANSFORMED BUILDINGS

Robert Klanten (2009)

The most recent book that there seems to be on the subject. It is similar to those below in having some case studies but not much hard data.

2.5 JOURNAL ARTICLES

The RIBA library has an online database of articles in property related magazines and journals. We have done a search and given the list to HE. Some articles appear to be of interest especially:

Reuse of industrial built heritage for residential purposes in Manchester.

M.E.T.U. Journal of the Faculty of Architecture

Citation: vol. 30, no. 1, 2013 June, p. 117-138.

Author: Mengusoglu, Nuran & Boyacioglu, Esin

2.6 ARCHITECTURAL JOURNAL BUILDING REPORTS

The AJ has a database of building projects that has interesting detail. Only three, however, are listed buildings used for residential purposes: Park Hill – Phase 1; Isokon, Lawn Road Flats; and WCA Warehouse in Bristol. They are included in the case studies in the report. There is also a study of a 1930s art deco worker's hostel in Leeds that has been converted into an apartment development called Greenhouse.

There are also only a few examples of new build apartments. None of them are straightforward commercial developments.

Figure 8: shows the development costs of the developments that are featured.

Figure 8: Development costs of apartment blocks featured in Architects Journal

Development	Location	Date	Units	Floor Area m ²	Project Cost	Cost per Unit	Cost per m ²	Main Uses	Client
Conversions of Historic Buildings									
Park Hill	Sheffield	2007-11	874	34,700	£36,500,000	£41,762	£1,051	Market Residential	Urban Splash
Greenhouse	Leeds	2010	172	12,623	£12,500,000	£72,674	£990	Mixed Offices & Resi	Citu
Lawn Road Flats	London	2003-4	25	1,635	£2,500,000	£100,000	£1,529	Affordable Resi	Notting Hill Home Ownership
WCA Warehouse	Bristol	1995-7	29	2,990	£2,300,000	£79,300	£769	Market Residential	Bristol Churches Housing Association
New Build Developments									
Mint Street	London	2014	67	4,702	£10,900,000	£162,687	£2,318	Affordable Resi	Peabody Trust
Rubicon House	London	2012	117	12,320	£23,000,000	£196,581	£1,867	Affordable Resi	Kings Cross Central Ltd Partnership
Chips	Manchester	2009	142	16,200	£20,000,000	£140,845	£1,235	Market Resi	Urban Splash

A true comparison of the cost effectiveness of conversions and new build developments would need the addition of the cost of purchasing the site, and the profitability would require addition of the income that was generated.

The figures do, however, give the impression that conversion is often a cost effective approach.

3 CASE STUDIES

The table below have descriptions of historic buildings that have been converted to substantial residential schemes that have been identified.

They are also listed in an accompanying spreadsheet.

Each has been categorised according to its original use. The case studies were not selected in a systematic manner¹⁴ so there is only limited value in analysing this, but it shows, nevertheless, quite an interesting picture. We suspect that office conversions may be underrepresented, especially in London.

Figure 9: Original use of the buildings in the case studies







Industrial/Warehouse	33	36%
Institution	28	31%
Country House	12	13%
Apartments	5	5%
Offices	3	3%
Place of Worship	3	3%
Retail	3	3%
Housing	2	2%
Civic	1	1%
Archaeological site	1	1%
	91	100%









Yorkshire-Humberside and the North West account for the largest numbers of examples. This might reflect reality in that both regions have large numbers of mills, which have become fashionable for residential conversion.







Figure 10: Case Studies by Region






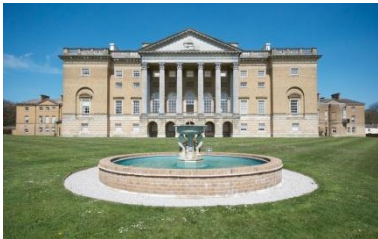
Yorkshire & Humber	20
North West	16
London	12
South West	10
South East	9
East of England	8
West Midlands	7
East Midlands	6
North East	2



¹⁴ See page 4

Before	Name, Location, History	Developer/Development	After
EAST MIDLANDS			
	<p>Burley o the Hill, Rutland Built for Earl of Nottingham in late 1690s, in the style of Christopher Wren, Grade I listed.</p>	<p>Kit Martin Bought and restored 1993–98, with 6 apartments in the historic house, and 22 dwellings on the estate.</p>	
	<p>Derby Railway Village Built in the early 1840s. Fine examples of early domestic railway architecture, forming a triangle with the listed Brunswick Inn at the apex. Built by the North Midland Railway Company between 1841 and 1843, at the same time as the Station and the Midland Hotel, to designs of the architect Francis Thompson.</p>	<p>Derbyshire Historic Buildings Trust. Derby Civic Society was campaigning strongly against the proposed demolition of the houses for road works in 1979. The Trust was approached by the Civic Society and they together persuaded Derby City Council to abandon its road scheme, sell the buildings to the Trust, set up Conservation and General Improvement Areas, and list the cottages. Seventeen different houses were restored and modernised over the next three years. They varied from two bedroom cottages to four bedroom houses. All the perimeter houses were given front gardens with iron railings. Landscaped areas were introduced, some garages, well designed car parking, and gardens at the rear of the houses. New street lamps were of the original pattern, and all front doors painted maroon, the livery colour of the North Midland Railway. The project received a Civic Trust Award. The Railway Terrace houses were sold in small batches as they were completed. The Brunswick Inn was also restored and sold as part of the scheme.</p>	
 <p><small>ECTON HALL, NORTHAMPTONSHIRE. A. STED. 1850.</small></p>	<p>Ecton Hall Northamptonshire Mid-18th Century house in Strawberry Hill Gothick style. Owned by the Isted family until 1952. Derelict for many years.</p>	<p>Kit Martin SAVE Britain's Heritage campaigned for preservation of the building. Converted to apartments in 1989.</p>	



Before	Name, Location, History	Developer/Development	After
	<p>Riber Castle, Matlock, Derbyshire Country house on a hill overlooking Matlock. Built by John Smedley in 1862 as his private home. Known as "Smedley's Folly" because of the difficulty of getting water to the hill summit. Later used as a school and then (after being gutted as a shell) a wildlife park. The wildlife park closed in 2000. Grade II listed.</p>	<p>Cross Towers Ventures (local developer) Plans for conversion to 46 apartments were approved in 2006 following a planning inquiry. Residents and CPRE objected to the scale of the development which included 36 apartments within the castle and outbuildings and an enabling development of 10 new-builds set within this historic landscape framework. English Heritage supported the scheme on the basis that it was necessary to sustain the heritage asset. Conversion is underway but apartments have yet to be released to the market.</p>	
	<p>East Mill, Matlock, Derbyshire A collection of gritstone buildings of period character originally forming part of a textile mill that is still operational. Within World Heritage Site.</p>	<p>John Smedley Limited The consented development site includes the demolition of some structures to ensure a manageable site, conversion of others and the erection of a number of new built homes. The scheme has 10 apartments in the main mill building, and 4 houses converted from heritage assets. It includes two terraces with 12 new build houses. Considered an example of good practice by Historic England.</p>	
EAST OF ENGLAND			
	<p>Balls Park, Hertfordshire Jacobean mansion (Grade I), built in c.1640, coach house and stables (Grade II*) in 64 acres of listed parkland. It was converted to a teacher training college in 1946. Large modern buildings were constructed around the house. Most recently owned by the University of Hertfordshire.</p>	<p>City and Country C&C purchased the site in 2001. They finally obtained planning permission to convert the house into 42 apartments and to build 132 houses and apartments in 2010, having used Enabling Development argument. Completed 2012.</p>	
	<p>Colchester Garrison, Essex A major garrison that has been an important military base since Roman times. Currently home to the British Army's 16th Air Assault Brigade. Many of the original barracks are currently not in use or have been demolished. Buildings unlisted but of local interest.</p>	<p>Taylor Wimpey The former garrison is being developed in stages to create a community called Garrison Urban Village. Outline planning permission for the whole site was secured in 2003 and a masterplan agreed in 2004. It will have 2,600 homes on completion. The latest stage is a 3.2 hectare zone called Flagstaff Complex. It involves conversion of seven existing buildings to apartments, plus demolition of unsympathetic offices and construction</p>	





Before	Name, Location, History	Developer/Development	After
		<p>of new blocks of flats plus some infill housing. 137 units in total. Site also has the scheduled Roman circus running through it (discovered during archaeological evaluation) and the scheduled St John's Abbey site next door. Planning obtained November 2014.</p>	
	<p>Foster's Mill, Cambridge (aka Spillers Mill) Landmark flour mill adjacent to Cambridge Station (CB1). A striking building built in 1896 by the Foster family who were wealthy merchants and bankers. The mill has elaborate architecture, including stepped roofs, decorative gables and a prominent castellated water tower. It was purchased in 1947 by the Spillers baking company.</p>	<p>Hill Residential This is part of a large mixed use scheme called CB1 that includes offices and residential. Brookgate are the main developers for the whole scheme. The mill is being converted into 19 apartments by Hill Residential. They are also building 150 1,2 and 3 bed apartments in 3 new build blocks close to the mill.</p>	
	<p>Gunton Hall, Cromer Georgian country house, built to the designs of Matthew Brettingham the Elder. Gutted by fire in 1782 and was a shell until reconstructed. Grade II listed.</p>	<p>Kit Martin Purchased it in 1980 and reconstructed as 21 separate houses, each with its own garden.</p>	
	<p>Pipers Court, Ipswich Former clothing factory dating from 1885. 43,000 sq ft over 4 storeys.</p>	<p>Ron Howarth Developed by a local private sector builder-developer, on behalf of a housing association, which purchased 74 of the flats. The remaining 29 were sold.</p>	






Before	Name, Location, History	Developer/Development	After
	<p>Severalls Hospital, near Colchester</p> <p>A psychiatric hospital built in 1910 to the design of architect Frank Whitmore. The 300-acre (120 ha) site housed some 2000 patients and was based on the "Echelon plan" - a specific arrangement of wards, offices and services within easy reach of each other by a network of interconnecting corridors. This meant that staff could operate around the site without the need to go outside in bad weather. Villas were constructed around the main hospital building as accommodation blocks between 1910 and 1935. The hospital closed as a psychiatric hospital in the early 1990s. Some buildings have continued in use, but most have been unused and subject to arson and vandalism.</p>	<p>Crest Nicholson (new build section)</p> <p>Colchester Borough Council's Planning Committee gave their approval for the erection of 248 new homes on part of the site that is away from the hospital buildings in March 2011 by Crest Nicholson. Construction started in 2012. About 1,200 additional units are expected on the site, including in the main administration building and a small section of the wards. Some outlying villas are also to be retained and reused.</p> <p>SAVE Britain's Heritage have been campaigning for preservation of the buildings.</p>	
	<p>Snape Maltings, Suffolk</p> <p>The Maltings were built in the 1800's by Newson Garrett, a Victorian entrepreneur. He used the existing port at Snape to transport barley across Britain and into Europe on Thames barges. George Gooderham bought the site in 1965 and rented the largest building to Benjamin Britten to be a concert hall that was the focal point of the Aldeburgh Festival. The Gooderhams have developed the rest of the site into a retail and leisure village.</p>	<p>The Gooderham Family</p> <p>The family has converted buildings that are not needed for the commercial elements into 35 houses and apartments. They are currently offering a three bedroom house of 1,337 sq ft for sales at £500,000.</p> <p>It was announced in March 2015 that the Aldeburgh Music is purchasing the freehold of the site from the Gooderhams.</p>	
	<p>Thorndon Hall, Essex</p> <p>Palladian mansion designed by James Paine. Originally built for the 9th Lord Petre in 1764-7. Gutted by fire in 1876, leaving only the eastern end of the main block and eastern pavilion intact. The Petre family lived in the reduced house until 1919 when they the estate to a golf club. The house remained a largely ruined shell until it was sold for development. Grade I listed.</p>	<p>Thomas Bates & Son, Romford</p> <p>Bought the house in 1978 and created 84 luxury apartments in the house, pavilions and estate buildings. Essex County Council manages extensive areas of the grounds as a country park.</p>	





Before	Name, Location, History	Developer/Development	After
	<p>Warley Hospital, Brentwood</p> <p>Stands on the former Brentwood Hall Estate, once home of the Kavanagh family. It was purchased in 1849. A competition for design of the hospital was won by Kendall and Pope Architects, who supplied an entry in Tudor Style. The magnificent psychiatric hospital building opened on 23rd September 1853. The long corridors of this grand building were called 'galleries' - uniform in design with single rooms, dormitories and day dining rooms opening off the main corridor. The Galleries are amongst the longest in the United Kingdom and were used as corridors of communication rather than their original intended use as recreational space in bad weather. The hospital was built during a period when the best therapy was considered to be seclusion, fresh air and access to countryside. With this in mind, a succession of six airing courtyards and formal gardens were designed to enhance the surrounding landscape. These designs never came to fruition, but form an integral part of the redevelopment. Grade II listed.</p>	<p>City and Country</p> <p>The hospital was closed in 2001. 258 homes have been created in the grounds since 2011 in a development called Clements Park. They are a combination of new build and created in the heritage asset. The large Chapel and original asylum building have been converted into contemporary apartments and houses in a development called The Galleries. Most of the ancillary buildings of Warley have been demolished and replaced by housing. C&C say that it has been very popular with all units sold.</p>	

LONDON









	<p>55 Broadway, Westminster</p> <p>Grade I listed office building, designed by Charles Holden, completed in 1929. Overlooks St. James's Park. Faced with Portland Stone. Constructed as the HQ for the Underground Electric Railways Company of London. The tallest office block in London when built. Transport for London has occupied the building since but are due to vacate in 2015.</p>	<p>Transport for London</p> <p>TfL plans to develop 89 luxury apartments (22% affordable and social housing) and new retail units. Architect TateHindle.</p>	
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Before	Name, Location, History	Developer/Development	After
	<p>Battersea Power Station, Wandsworth</p> <p>The original proposal for the power station on a 15 acre site south of the Thames was made in 1927. The project was completed in two stages with Station A completing and generating electricity in 1933. Construction of Station B began after WW2 and gradually came into action 1953-1955. The continual fall in the station's output with increased operational costs led to Battersea's demise and the eventual closure of each station. The station has remained empty since 1983. Grade II* listed.</p>	<p>Battersea Power Station Development Company</p> <p>A consortium of Malaysian companies bought the site in July 2012 for £400m. The first phase of the £8bn project is expected to be complete by 2016. The Power Station itself is to be mixed use with retail, leisure, offices and residential. It will have 254 apartments, mainly in new build within the shell of the heritage asset. Most of the rest of the development will be apartments, although there will be a large retail element. There will be 18 acres of open space. The project includes a 3km extension to the Northern Line.</p>	
	<p>Bentley Priory, Stanmore</p> <p>Originally a medieval priory or cell of Augustinian Canons. In 1775 Sir John Soane designed a large mansion house for James Duberley, a businessman. It was significantly extended in 1788, by Sir John Soane, for John Hamilton, 1st Marquess of Abercorn. The priory was the final home of the Dowager Queen Adelaide, queen consort of William IV, before her death there in 1849. It served as a hotel and girls' school before being acquired by the Royal Air Force in 1926. It was the headquarters of RAF Fighter Command in World War II and remained in RAF hands in various roles until 2008. Grade II* listed.</p>	<p>City and Country / Barratt Homes</p> <p>The heritage asset has been converted to 25 apartments by City and Country. Barratt have built 137 new houses and apartments. C&C delivered a museum on the ground and lower ground floors for the Battle of Britain Trust</p>	

Before	Name, Location, History	Developer/Development	After
	<p>College Place, Highgate 19th century Baptist Church.</p>	<p>Apteral Developments Converted the church building into 14 luxury apartments in a £3.5m project.</p>	
	<p>Friern Hospital, North London Opened in 1851 on a 119 acre site to ease pressure on the first Middlesex County Asylum. The hospital had 1,250 beds and was the largest and most modern asylum in Europe. The Italianate-style building cost £300,000 to construct. Later extensions increase the capacity of the asylum further. The hospital eventually closed in 1989 as part of the Care in the Community policy.</p>	<p>Comer Homes. The building and land in the immediate surroundings were sold to Comer Homes in 1993 with the rest of the grounds being sold off for a retail park and townhouse development. The hospital is now 'Princess Park Manor', a luxury gated community with 256 apartments and gym/pool set in 30 acres of parkland.</p>	
	<p>Isobel Place & Tottenham Town Hal Isobel Place is a former depot site to the rear of the Grade II listed, baroque style Edwardian town hall, which was completed in 1905.</p>	<p>Newton Housing Trust in conjunction with Haringey BC 109 new affordable homes have been created on the depot site. The Town Hall has been restored as a functions venue. A 1930s extension was demolished. There was considerable local objection, but the redevelopment of Tottenham Town Hall won the 'Best Heritage Led Project' category at the London Town Planning Awards 2014/15 and was cited in the Conservation Bulletin on Housing, Summer 2014.</p>	




Before	Name, Location, History	Developer/Development	After
	<p>Isokon, Lawn Road Flats¹⁵ Grade I listed Modernist landmark (by Wells Coates, completed 1934) that had in recent years fallen into an acute state of disrepair.</p>	<p>Notting Hill Home Ownership The scope of works comprised comprehensive rehabilitation of the reinforced-concrete envelope and restoration of the original facade colour (a pale pink); replacement of asphalt membranes; major upgrade of insulation values; renewal of wall, ceiling and floor finishes and windows and doors; and refurbishment of light metalwork elements and fitted joinery wherever possible, and replacement to match original where not. While the original plan layout of the units has been retained throughout, minute dimensional adjustments have been made to accommodate new requirements, such as fridges and washing machines. Mechanical and electrical services have been completely reengineered to comply with current standards, but in such a way as to be consistently disciplined by architectural conservation constraints – likewise the integration of new communication, signage and security installations. The scheme now provides 25 flats under shared ownership exclusively for key workers, with 11 further flats being sold on the open market. Begun: May 2003, Completed: Dec 2004. Floor area: 1,365m². Total cost: £2.5M.</p>	
	<p>Poplar Baths, Tower Hamlets Grade II listed former public baths, originally opened in 1852. Built to provide public wash facilities for the East End's poor as a result of the Baths and Washhouses Act 1846. The baths were rebuilt in 1933 with the larger pool being converted to a 1,400 capacity theatre. The bathing facility closed and was converted to an industrial training centre in 1988 before eventually becoming derelict. On Heritage at Risk register.</p>	<p>Guildmore, in conjunction with Tower Hamlets BC There is a plan in place to restore the leisure facilities of the baths, and provide 60 new affordable homes: http://www.poplarbathsanddamecolet.co.uk/poplar-baths/</p>	







¹⁵ Information source: Architects Journal







Before	Name, Location, History	Developer/Development	After
	<p>Royal Star and Garter Care Home, Richmond Hill. Grade II listed building completed 1924 to a design by Sir Edwin Cooper to provide nursing facilities for up to 180 seriously injured servicemen</p>	<p>London Square Sold in April 2013 for £50m to the housing developer London Square. Consents have been obtained for conversion to 86 apartments. Architects Paul Davis & Partners.</p>	
	<p>St Clements, Tower Hamlets Grade II building originally built in 1848-49 for £55,000 as a workhouse for the Board of Guardians of the City of London Union. It later became an infirmary for the CLU in 1874 and, in 1912, the Bow Institution for the long-term sick. St Clements became a psychiatric unit in 1936 before becoming part of the London Hospital in 1968. It was closed in 2005. On HAR Register.</p>	<p>Linden Homes Planning permission and Listed Building Consent granted for conversion of hospital (and new build on site) for over 250 residential units, 73 of which are in historic buildings, including some affordable housing. Work is underway, but not yet completed.</p>	
	<p>St. Mary's of Eton, Hackney Grade II* listed church built in the late 19th century. The church, along with clustering buildings, have fallen into disrepair. Grade II*</p>	<p>The Thornsett Group The project involves: demolition of the Old Club House, St. Mary's House and Vergers Buildings; restoration and repair to the church; refurbishment and conversion of the mission hall into 10 new residential units; conversion of an existing garage into a café; refurbishment and conversion of the church tower into residential units; construction of 3 new buildings with 16 new residential units, a new church centre, community facilities and a CFSH Code 5 vicarage; landscaping. 26 residential units in total. Construction commenced 2013 and is now complete. Proceeds funded the church refurbishment.</p>	
	<p>The Academy, Woolwich Former Royal Military Academy. Mix of Grade II* and Grade II buildings (including a chapel and lodges). On Heritage at Risk register.</p>	<p>Durkan Estates. The developer plans a mix of conversion of the historic buildings into residential and some new build, with about 30 units. They are still in negotiation with Royal Borough of Greenwich and Historic England over some listed building consents. Considered a mix of good and bad by Historic England. There will be some loss of historic fabric, and the plan is for a gated development.</p>	





Before	Name, Location, History	Developer/Development	After
 <p>LONDON WORKS HARTLEY'S JAM PRESERVES AND TABLE JELLIES Aerial View of London Works.</p>	<p>The Jam Factory, Bermondsey Edwardian building constructed in 1900 for Harley's Jam employing over 2,000 people before later being utilised for light industrial workshops and offices. Eventually forced to close down and remained derelict for years. The building had 216,000 sq ft of space over 12 floors</p>	<p>Charles and Spencer Style Gated residential complex with 200 apartments (including 400 sqm of live/work units) and communal gardens.</p>	







NORTH EAST








	<p>Axwell Park, County Durham Built in 1758 for Sir Thomas Clavering to designs of James Paine. Later used as Borstal. Grade II* listed.</p>	<p>Dare Group SAVE project, The development to deliver 27 apartments and townhouses within a traditional courtyard setting. The project commenced early 2014 and is expected for completion by 2016.</p>	
	<p>Callaly Castle, near Alnwick, Northumberland A pele tower was built in the 14th or 15th century and this was subsequently incorporated, as the west wing, of a new house built by John Clavering in 1619. The first major additions were made in 1676 by architect Robert Trollope. In 1707 further alterations were made which more or less concealed all the earlier features. The castle was for many years the home of the Clavering family and incorporated a Roman Catholic chapel which was deconsecrated when the Claverings sold the property in 1877.</p>	<p>Kit Martin Grade I Lister building. Restored 1986-7 with 20 apartments in four wings.</p>	






Before	Name, Location, History	Developer/Development	After
NORTH WEST			
	<p>3 Towers, Manchester Former 1960s Council tower blocks built speedily to rehouse families made homeless during slum clearances.</p>	<p>Urban Splash The buildings were re-clad with wood veneer. Balconies in-filled to add extra floor space and replace with full-height glazing, which added light and gave great views. 186 units on completion. Restoration Architect: Union North. Partners: Manchester City Council.</p>	
	<p>Albert Mill, Castlefield, Manchester Part of a collection of 6 Victorian mill buildings.</p>	<p>Urban Splash Converted to 20 units.</p>	
	<p>Bewsey Old Hall, Warrington. The home to the Lords of Warrington from the thirteenth to the seventeenth century. The current structure dates from 1597. A brick built, three storey Jacobean building. Enhancements over the seventeenth century by the creation of a formal terraced garden, however this, along with other Medieval structures were destroyed within the century. The Hall has been since fallen into disrepair and was subject to an arson attack in 2011. Grade II listed.</p>	<p>Bewsey Old Hall Ltd (related to Urban Splash) A planning consent in 2011 granted permission for seven flats to be built in the hall with enabling development of 48 new build apartments. There was substantial local opposition.</p>	







Before	Name, Location, History	Developer/Development	After
	<p>Britannia Mills, Castlefield, Manchester. Part of a collection of 6 Victorian mill buildings.</p>	<p>Urban Splash Transformation of a derelict industrial site and surroundings into a new residential quarter, with 125 units. Project carried out 1998-2000 and led to many other similar conversions in Castlefield (see Albert Mill).</p>	
	<p>Chimney Pot Park, Salford Working-class terraced homes built in 1910. Became unfashionable and were threatened with demolition.</p>	<p>Urban Splash Living space and sleeping space were swapped around so that bedrooms were on ground floor and lounge & kitchen on upper floors, with extra mezzanine floors in the former loft. External alleys behind the house became a secure car park topped off with a deck, creating first floor gardens. Architect: shedkm. Funding from English Partnerships, Homes and Communities Agency, Salford City Council, Seedley and Langworthy Partnership, Northwest Regional Development Agency. 318 units were restored. Urban Splash handed over construction of final phase of the scheme to Great Places Housing Association (involves the delivery of a further 17 houses on top of the 318 completed).</p>	
	<p>Church Inn, Northenden Built 1897 as a Public House with billiards and a bowling green. Since then the building has deteriorated and the structure was ravaged by a fire in 2006. Unlisted.</p>	<p>Hale Estates They purchased the building in 2013 with an ambition to redevelop the site into a series of townhouses and 1-4 bedroom apartments. Four townhouses are within the converted Church Inn. New build apartments are around a courtyard, drawing on the historic setting with red brick walls, stone sills and traditional timber windows and doors. 12 units in total.</p>	







Before	Name, Location, History	Developer/Development	After
	<p>Collegiate School, Liverpool Designed in a Tudor Gothic style by Harvey Lonsdale and opened 1843 as a fee-paying school for boys. The school became a comprehensive in 1973, providing education for 900 boys. From the 1980s the school began its demise as the building was in a bad state of repair. The building was badly damaged by fire in 1985 and the school closed in 1987. Grade II listed*.</p>	<p>Urban Splash In 1998 Urban Splash and ShedKM submitted a successful £9m regeneration plan to convert the building into 95 apartments.</p>	
	<p>Former MMU Didsbury Campus, Manchester The building was originally a house, built circa 1785. It was expanded for use as a Wesleyan training college in the 19th century. It was bought by the Board of Education in 1946 and became part of Manchester Metropolitan University in 1977. The University vacated it in Autumn 2014 when it relocated to Birley Fields. The main campus includes several Listed Buildings with the Administrative Building Grade II* and the Chapel Building Grade II.</p>	<p>PJ Livesey Group Plans were submitted in April 2015. They envisage the 6.8ha site becoming a high quality residential development within a parkland setting. The Administration Building would be converted into 19 apartments and 12 houses; The Chapel converted to 10 luxury apartments; three smaller listed buildings converted into homes. There are plans for a new build block of seven apartments.</p>	
	<p>Murray's Mills, Manchester Originally cotton mills built for brothers Adam and George Murray. Old Mill construction began in 1797 as a steam-powered cotton spinning factory followed by Decker Mill opening in 1802, New Mill in 1804, Little Mill in 1822 and Doubling and Fireproof Mill in 1842. The Mills were in decline from the early 20th century and eventually stopped producing cotton in the 1950s. They were leased to other companies and gradually fell into disrepair. Grade II* listed.</p>	<p>Manchester Life Development Company The Fireproof and Doubling Mill was developed into offices by Urban Splash in 2003. A £10m project, funded by the Heritage Lottery Fund and the Northwest Regional Development Agency, repaired the structure of other buildings with the aim of removing the conservation deficit. The work was managed by a building preservation trust, Ancoats Buildings Preservation Trust Ltd. They were completed in 2007. The consortium comprising Inpartnership and the Burrell Company were selected to develop the buildings to 130 apartments, but were unable to deliver the scheme because of the recession. They have now been transferred to Manchester Life, which is a joint venture between the City of Manchester and Abu Dhabi United Group.</p>	








Before	Name, Location, History	Developer/Development	After
	<p>Old Haymarket, Liverpool This is a triangular area of Edwardian commercial buildings in Liverpool city centre.</p>	<p>Urban Splash The buildings were regenerated to provide a mix of 27 homes, entered through a courtyard, above 12 retail units, plus workspaces and a Travelodge Hotel. The scheme has three refurbished buildings, and one new build office on the site of buildings that were demolished due to irreparable decay. The aim was to create a mixed-use building that would attract a variety of people to the area at all times of day, Revitalised a run-down area with a previous reputation for being dangerous after dark. The project was in partnership with Liverpool City Council. It commenced in 1998 and was completed in 2002.</p>	
	<p>Smithfield Building, Manchester Former Affleck and Brown Department Store "Harrods of the North".</p>	<p>Urban Splash Redeveloped in 1996 into 81 loft apartments and 21 ground floor retail units.</p>	
	<p>Stanley Dock, Liverpool. Warehouse designed by Jesse Hartley and built 1850-1857. 200 x 50m Tobacco Warehouse added in 1901. Grade II listed and on Heritage at Risk register 2011</p>	<p>Harcourt Development Plans were unveiled in March 2007 plans for the conversion of the warehouse to hotels, offices and 930 apartments. Phase 1: convert North Warehouse to £30m 153 room 4*hotel with ground floor retail/leisure and conference centre. Commenced Feb 2013. Hotel opened in 2014. Phase 2: £130m investment to convert Tobacco Warehouse into 335 apartments/business units, exhibition and retail space, café/restaurant/bar, offices, 104 room short stay hotel and 132 room long stay hotel.</p>	







Before	Name, Location, History	Developer/Development	After
	<p>St Andrew's Church, Rodney Street, Liverpool.</p> <p>Opened December 1824. Designed by Daniel Stewart and John Foster. The church closed in 1975 and was severely damaged by fire in 1983, leading to the demolition of one of the towers for safety reasons. Grade II listed and was on the Heritage Risk Register before redevelopment.</p>	<p>Middle England Developments</p> <p>The church and grounds were purchased privately in 1988 with restoration and conversion plans to offices and medical consulting rooms.</p> <p>Liverpool City council acquired the site in 2008.</p> <p>Restoration and redevelopment plans were announced in December 2011 to turn the building into accommodation for 100 students. Works also included the reconstruction of a church turret and remodelling of the exterior. Completed.</p>	
	<p>Tea Factory, Liverpool.</p>	<p>Urban Splash</p> <p>Acquired by Urban Splash in 1999</p> <p>Mixed use apartments, office, retail and leisure.</p> <p>64,000sqft office, retail and leisure space. Part of the regeneration of the Rope Walks area. Completed in 2002.</p>	
	<p>The Mill, Longlands, Stalybridge</p> <p>Once thriving Cotton Mill built 1776.</p>	<p>Urban Splash</p> <p>Grade II listed building refurbished into 44 loft apartments by Urban Splash.</p>	
	<p>Victoria Mill, Droylsden</p> <p>Former Textile Mill located beside Rochdale Canal. Six storey structure composed of two symmetrical mill blocks separated by an engine house. Building built in two phases in 1869 and 1873 by Architect George Woodhouse</p>	<p>Detrafford Estates</p> <p>Proposed development to craft a mixed use residential scheme including apartments, townhouses and mews houses integrated within community and commercial space. 131 units.</p> <p>Development due to commence in October 2015.</p>	



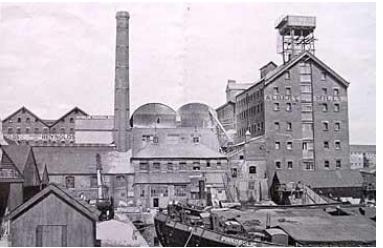



Before	Name, Location, History	Developer/Development	After
SOUTH EAST			
	<p>Graylingwell Park, Chichester. Originally a psychiatric hospital built in 1897 with lodges and other outbuildings. The hospital was self-sufficient until the end of the 1950s with 60-acre market grounds and two farms worked by able bodied patients. The last psychiatric patients left in May 2001. The hospital was sold in June 2001. Some buildings were used as admin offices by the Weald and Downs NHS Trust 2001-2009. The unoccupied areas became derelict. Grade II listed.</p>	<p>Linden Homes Linden Homes bought the site and planning consultation, demolition and conservation work began in 2010 to turn the 85 acres site into Graylingwell Park offering a wide range of accommodation options. Plans are for 750 homes made up of both new builds and conversions.</p>	
	<p>Guards Barracks at Caterham, Surrey Large barracks built in 1870's following new principles for design of barracks so as to enhance the welfare of the military. Closed in 1990.</p>	<p>Linden Homes The site was due to be sold and demolished for housing. Local campaigners, with assistance of SAVE Britain's Heritage, argued for conversion of the heritage assets instead. Their campaign resulted in the site being bought by Linden Homes in 1998. They developed it into a 366 home residential village in six stages, completed in 2006. A Community Trust was established to manage and improve facilities at the site for the benefit of the local community. These include a 96 place nursery (the old Naafi), an enterprise centre (the Officers' Mess) and the first phase of an Arts Centre in the refurbished gymnasiums. They also manage the "village green" which was created from the former parade ground. The developers contributed assets of £2 million.</p>	
	<p>King Edward VII Estate, West Sussex "The King's Sanatorium" was founded in 1901 to care for those suffering from tuberculosis. It was designed by Charles Holden and Percy Adams. It was heralded as a significant advancement in treatment of the illness, with focus on rest, relaxation, fresh air and light. The sanatorium was transformed into a modern hospital after eradication of tuberculosis. Grade II* listed.</p>	<p>City and Country C&C restored and converted the building into 162 apartments, duplexes and houses combining original character features with modern specifications. Restoration also includes the gardens. The development also includes lavish communal rooms including a Resident's Lounge, a Reading Room and individual guest suites. New builds will add 248 more apartments, family houses and an assisted-living community.</p>	

Before	Name, Location, History	Developer/Development	After
	<p>St Barracks Winchester. Barracks built early 20th century on the site of the King's House, an unfinished palace designed by Sit Christopher Wren for Charles II, and later destroyed by fire. The barracks became the regional centre for infantry training as the Green Jackets Brigade Depot in 1960. The barracks closed in 1985 as military training moved to Sir John Moore Barracks nearby. Grade II listed.</p>	<p>Try Homes Permission had been given for a development scheme involving demolition of half the historic buildings. SAVE obtained permission in 1994 for a new scheme that would open the barracks to the town and convert all the historic buildings to residential use. They found a developer, Try Homes. A formal garden was laid out over the bare tarmac, slightly raised to avoid damage to archaeology underneath.</p>	
	<p>St Francis Haywards Heath Mental hospital built in 1859 on the site of the 120 acre Hurst House Farm, with views over the South Downs, to provide accommodation for 400 "pauper lunatics". This was required under the 1845 County Asylums Act. The building closed in 1995 after which it remained derelict for four years until redevelopment. Grade II listed.</p>	<p>Developer Unknown Refurbished and converted for residential use under the name Southdowns Park in 1998. The development has 300 luxury houses and apartments. It involved demolition of many sub-standard extensions and alterations to the original building.</p>	
	<p>Stone House Hospital, Dartford The former City of London Lunatic Asylum. Built between 1862 and 1866 at the behest of the London Commissioners in Lunacy to provide for pauper lunatics from the London area. The buildings were designed in a Tudor Revival architecture style by James Bunstone Bunning and accommodated 220 patients. The grounds were later expanded to 140 acres and included a working farm. Additions to the original buildings were made in 1874, 1878, and 1885. Taken over by the new National Health Service in 1948 and converted to Stone House Hospital. Closed 2003.</p>	<p>PJ Livesey Group The hospital had been closed for 10 years before P J Livesey, working with Ward Homes (a division of Barratt Homes), exchanged contracts with the HCA in Summer 2011. Planning was granted in early 2012 for 260 units, including 93 properties in the Grade II listed hospital buildings, and 51 new build homes to be constructed by P J Livesey. The scheme was revised part way to save more of the listed buildings and deliver a higher quality, lower density new build scheme. The scheme was completed in Autumn 2013.</p>	






Before	Name, Location, History	Developer/Development	After
	<p>Summers Place, West Sussex Country house, later converted to a convent school and then offices for Sotheby's, built in the 1880s in a mixed Neo-Gothic/French Renaissance style.</p>	<p>Berkeley Homes Grade II* listed. The building was converted to 34 residential units, with office building and auction sales area retained. The surrounding landscape was restored. Berkeley's regional HQ was moved to Summers Place in a purpose designed office building to replace Sotheby's warehouse.</p>	
	<p>Wyfold Court, Oxfordshire. Built by architect George Somers Clarke 1872-1878 for Edward Hermon, a Lancastrian cotton master, MP for Preston and patron of contemporary arts. The building became Borocourt psychiatric hospital in 1993 and stayed as such until closed in 1993. Grade II* listed.</p>	<p>PJ Livesey Group Restored and converted the building in the late 1990s into 11 units ranging in size from 2,800-5,500 sq ft.</p>	
	<p>Lakeshore, Bristol Former HQ of Imperial Tobacco completed in 1970. Originally had 1,000 office workers and 2,500 factory workers and included a restaurant, bank, post office, supermarket and cinema. The factory and office closed 16 years after opening following takeover by Hanson Trust. It was abandoned and almost demolished before English Heritage listed the building Grade II.</p>	<p>Urban Splash. Restoration Architect: Ferguson Mann. Partners: Homes and Communities Agency. The heritage asset was converted to 270 eco homes including studio, one and two bedroom apartments, commenced in 2007. Phase 1 completed summer 2012. There will be 152 new build units. Sustainable modifications include ETFE roof, biomass boiler with geothermic bore hole, allotments and 10 acres of landscaped gardens.</p>	
SOUTH WEST			
	<p>Belmont Hospital, Devon Ex NHS hospital rebuilt in 1837-8 as a workhouse to the designs of Scott and Moffat in the Tiverton conservation area. Grade II listed. Scheme had detailed EH involvement and support. Not on HAR Register but locally At Risk. High profile site in the CA and a local political priority.</p>	<p>Devonshire Homes Passed from NHS to English Partnerships on redundancy in 2000s then sold to local house builder, Devonshire Homes. Scheme to convert to residential with additional new build approved 2007 but delayed start due to recession. HCA deficit funding of £4m under Get Britain Building scheme results in new proposals for 71 units, including 30 in the heritage asset. The new build element is now complete.</p>	




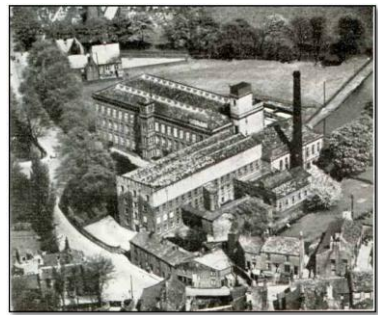



Before	Name, Location, History	Developer/Development	After
	<p>Bristol General Hospital A rehabilitation hospital overlooking Bristol Floating Harbour. It opened in 1832, and closed in 2012. Grade II listed</p>	<p>City and Country The General will have 205 one to four bedroom new and converted apartments and houses. The homes will include a converted chapel, triplex apartments with glazed upper floors and a penthouse apartment located in the unique octagonal tower. Reinstatement of the original roofscapes and balconies will give many apartments terraces. They will be set around a restored central courtyard. It will be partially gated, with cars and bikes kept in secure underground parks. Completion 2015.</p>	
	<p>Clarence, Royal William Yard, Plymouth Constructed 1826-35, Royal William Yard is one of the most important groups of historic buildings in England. It was a victualing yard. Buildings conceived by Samuel Pepys, designed by Sir John Rennie. Clarence, a liquids store, was the first building constructed and has a prominent waterfront location. Grade 1 Listed.</p>	<p>Urban Splash Urban Splash involved from 1999. Development partnership with SW Regional Development Agency. Clarence was the first building developed. It was converted into 52 apartments. Completed 2006. Architects Acanthus Ferguson Mann. Has won numerous awards.</p>	
	<p>Brewhouse, Royal William Yard, Plymouth Built for brewing beer but never used for that purpose. Grade 1 listed.</p>	<p>Urban Splash Converted into 77 apartments with 1, 2 and 3 rooms and work-live spaces, plus café and work spaces to let. Architects Acanthus Ferguson Mann. Completed 2006.</p>	
	<p>Mills Bakery, Royal William Yard, Plymouth Produced the Royal Navy's bread. Grade 1 listed.</p>	<p>Urban Splash Mixed use development incorporating 88 apartments, 33,600sqft office space and 40,000sqft waterside retail and leisure space. Architects: Gillespie Yunnie. Work started in 2007. Still in construction. Supported by South West Regional Development Agency.</p>	







Before	Name, Location, History	Developer/Development	After
	<p>Maristow House, near Plymouth, Devon Built circa 1560 and rebuilt in the mid-18th century and further remodelled in the early 20th century. It was the residence of the Lopes family: they had links with the Great Western Railway. The house was ruined by fire after the Second World War. Grade II* listed.</p>	<p>Kit Martin Restored 1996-2000 with 12 apartments having been saved from demolition after a public campaign.</p>	
	<p>Perran Foundry, Cornwall Founded in 1791 by the Fox family of Falmouth as a complex of casting, forging and pattern making shops, water mills, store buildings and offices. Employed 400. The foundry closed in 1879. Some buildings later adapted for grain milling. Closed for food in the 1980s. Grade II* listed and on English Heritage 'Buildings at Risk' register.</p>	<p>The William Pears Group Development is in 3 phases comprising 35 houses and apartments within existing buildings and new builds. Slight objection from locals initially however most have since come round.</p>	
	<p>Sherborne House, Dorset Grade I Country House, latterly a school, dating from 1720 in the Sherborne conservation area. Grade I listed. On the HAR Register.</p>	<p>Redcliffe Homes Sherborne House was acquired by Redcliffe Homes in c.2008. Scheme to build 44 residential units in the surrounding grounds approved with support from EH in 2010 is now complete, The house is being converted to offices and part will be leased to an arts centre.</p>	







Before	Name, Location, History	Developer/Development	After
	<p>WCA Warehouse, Bristol¹⁶ Originally constructed in 1910, the warehouse is one of the first concrete-framed structures in Bristol. Deterioration and corrosion meant a great deal of the interior had to be demolished and replaced. Grade II listed.</p>	<p>Bristol Churches Housing Association The scheme features 29 one-bedroom flats and ten two-bedroom flats. The plan developed along a central axis with a new staircase riding through a central courtyard between the third and fifth floors. Roof flats have been designed to be independent corner structures, expressed in steel and glass to purposefully counter the brick and concrete structure which they sit on. Repair of the building centered on the concrete elements. The internal structure was repaired or replaced where needed. New beams and slabs are tied to the existing structure by a proprietary anchor system. Begun: Mar 1995. Completed: Jan 1997. Floor area: 2,990 m². Total cost: £2.2 million. Funding from a Housing Association Grant.</p>	
WEST MIDLANDS			
	<p>Albert Warehouse, Gloucester Victorian warehouse built 1851 for grain storage and rented to corn merchants Wait James & Co. Converted in 1869 to a flour mill with a boiler and engine room built to the south. This closed in 1977. During the later years before conversion the lower floors were used as a museum. Grade II listed.</p>	<p>Crest Nicholson Six floor and roof space of warehouse converted early 2003 into 28 one and two bed apartments.</p>	
	<p>Brogyntyn Hall, Oswestry, Shropshire Former country house that was the ancestral home of the Harlech family. The house is of brick and dates from circa 1730. It was refaced and much added to 813-20 by architect Benjamin Gummow. Grade II* listed.</p>	<p>J Ross Developments 50 new build houses will be constructed over 93 acres of the grounds in order to pay for the restoration of the hall, justified using the principle of enabling development. One wing of the hall will be demolished. 11 apartments will be created in the heritage asset. Some local objection from fear over the creation of a “new village” in the parkland and possible traffic problems.</p>	









¹⁶ Information source: Architects Journal

Before	Name, Location, History	Developer/Development	After
	<p>Hadnall Moated Site, Shropshire edieval moated site 33x23m adjacent to a grade II* listed church building. Previously a medieval manor house. The site was of national archaeological importance with well-preserved upstanding earthworks.</p>	<p>Up to 40 dwellings with 6 affordable homes, public open space, car park and restoration of the moat. English Heritage and SC Archaeology were in support of the moat restoration.</p>	
	<p>Rotunda, Birmingham Iconic former office building 81m tall opened in 1965. Part of the James A Roberts design for the original Bull Ring Shopping Centre originally 12 storeys before being revised to 25.</p>	<p>Urban Splash Converted to 234 apartments in 2004-2008. Half height windows were changed for floor to ceiling, as the original architect had envisaged (not done at the time as a cost saving). Restoration Architect: Glenn Howells. Partners: Birmingham Alliance.</p>	
	<p>Shelton Hospital, Shropshire An asylum built 1845 on a 15 acre plot. Designed by George Gilbert Scott with a capacity of over 1,000 patients at its peak. Hospital closed in 2013.</p>	<p>Shropshire Homes Plans to convert grade II listed hospital buildings and outbuildings into 158 luxury flats and homes, 76 in the heritage asset. Opposition from locals against the loss of football pitches. Project involves the demolition of some redundant buildings to make new parking, courtyard gardens along with 82 new build homes.</p>	
	<p>Twyford Factory, Stoke on Trent. Former pottery factory. Factory now used by Twyford Bathrooms.</p>	<p>Lagan Developer released plans in 2010 to create a mixed use development on the Twyford Bathrooms site after purchasing the site in 2006.</p>	

Before	Name, Location, History	Developer/Development	After
	<p>Clare Hall Apartments, Halifax. Designed and built by Richard Horsfall and opened in 1882 as Halifax Higher Board School. Originally only for boys, it was soon extended to include girls and extended again in 1895 due to its popularity. The school eventually closed in 2004. Grade II listed.</p>	<p>J Clark Properties. A conversion offering a range of split-levels apartments, penthouses and garden apartments, 50 in total.</p>	
	<p>Fearn's Island Mill, Leeds 19th Century Engine House and dye works. The buildings were vacant from the 1960s until developed. Grade II listed.</p>	<p>Urban Edge Group Developed the heritage assets into 17 apartments. A 7 storey new build apartment block was built on the northern side of the site containing 24 units.</p>	
	<p>Greenroyd Mill, Sutton Craven. 150 year old former textile mill. On closing down, the building was left derelict for four years.</p>	<p>Barnfield Construction The derelict site was redeveloped as part of a £8m partnership scheme providing 65 high quality affordable homes for local people. 19 x two and one bed sheltered flats for the over 55s; 20 x two bed general need homes for sub market rent and shared ownership; 26 x general needs homes. Completed July 2011. Consortium did face some local opposition but managed to secure planning approval and HCA grant funding.</p>	
	<p>High Royds Hospital, Leeds Built in 1885 on a 300 acre estate as the West Riding Pauper Lunatic Asylum, Built to be self-sufficient with its own library, surgery, dispensary, butchery, dairies, bakery, shop, upholster and cobbler workshops with an estate dedicated to agriculture and market gardening. The hospital was closed in stages to 2003.</p>	<p>Ben Bailey Homes. Planning permission was granted in 2005 for conversion of the site to 541 residential units, about half in restored hospital buildings and about half in new build houses and apartments. The scheme includes various communal facilities. Phases 1 and 2, representing about half of the permitted scheme, have been complete. The development was awarded 'World's Best Residential Renovation/Redevelopment' at the International Property Awards 2013.</p>	

Before	Name, Location, History	Developer/Development	After
	<p>Middlewood Hospital, Sheffield Former psychiatric hospital known previously as the South Yorkshire Asylum, the West Riding Asylum and the Wadsley Mental Hospital. It had 2,000 patients at its peak. Closure was planned from 1984 and took place in 1996. Grade II listed.</p>	<p>Urbani/ PJ Livesey Development consisted of a mixture of houses and apartments. Urbani converted the administration building and clock tower to 38 luxury apartments comprised of 14 within the original building and 24 newly built to the rear. PJ Livesey converted Kingswood Ward to 85 apartments, completed 2008 Future plans to convert church into townhouses/apartments.</p>	
	<p>Park Hill, Sheffield. Former council housing estate. Huge development, designed by Jack Lynn and Ivor Smith, opened in 1961 to replace slum terraces. Famous for its "streets in the sky". Very popular on opening, but dilapidated by 1980s. Original building was well designed with all flats duplex with sun-facing balcony and double aspect views. Grade II* listed.</p>	<p>Urban Splash Strategy is to use world class landscape, inside and outside the walls, to soften the brutalist design. Colourful anodised aluminium panels replicate brick tones of the original façade and emphasise the modular structure. Partners: Sheffield City Council, English Heritage, Homes and Communities Agency, Great Places, The Housing Corporation and Transform South Yorkshire. The completed scheme will be 874 units.</p>	
	<p>Priory of St Wilfrid, Leeds Built 1908-1928 by the Anglican Monastic Movement as a hostel for students attending Leeds University.</p>	<p>Springfield Mount Estates Grade II listed. Developer bought the building from the University of Leeds for £2.05m. Converted it in 2008 to provide accommodation for 70 postgraduate students. The development comprised of a three store extension and provided 38 studio flats, 32 one bed flats and 3 two bed flats.</p>	

Before	Name, Location, History	Developer/Development	After
	<p>Saxton, Leeds 1950s Council housing block. Was Leeds' most sought after local authority housing scheme. Was seven medium rise housing blocks. They were built in the modernist style with frames for the buildings so that internal walls are not load bearing. That makes them relatively easy to adapt and reuse.</p>	<p>Urban Splash The buildings have been restored to provide 410 apartments. The concrete frames of the buildings made them robust and allowed the architects to extend the floor plates. The new apartments are large by modern standards. The buildings have been re-clad and given floor to ceiling glazing. Restoration Architect: Union North. Development Partners: Homes and Communities Agency, Re'new.</p>	
	<p>Sellers Wheel, Sheffield. Grade II listed 19th-century courtyard complex that was originally occupied by the offices, warehouse, workshops and grinding rooms of John Sellers and Sons, manufacturers of pen and pocket knives, razors, table cutlery, and electro-plated goods.</p>	<p>Devonshire Green Holdings Ltd The development has been designed around an inner courtyard space, with units for food and beverage at ground, office space on the floors above, and new build student accommodation providing 14 x3, 5 & 6 bed apartments Partnership with Sheffield Hallam University, Sheffield City Council, and the Heritage Lottery Fund. Architect Cartwright Pickard Architects. Complete 2014.</p>	
	<p>Marshfield Mill, Elland Joseph Kagan manufactured Gannex here. The mill was disused for a time after his death in 1994, and then was part used by Ardeth Engineering Limited.</p>	<p>Pennine Housing Asda bought the mill, proposing to demolish it and build a supermarket. They were refused on permission on appeal after a local campaign of opposition, Planning was granted to Clayton Homes in 2006 to convert it to 91 apartments. Clayton went into administration in 2009 with the development partially complete. The development was bought out of administration and completed as the Silk Mill. Most of the apartments have been rented on short hold tenancies. 11 have been sold.</p>	

Before	Name, Location, History	Developer/Development	After
	<p>Silk Warehouse, Lister Mills, Bradford Lister Mills was once the world's largest silk mill. The collection of Italianate style mill and warehouse buildings dominates the Bradford skyline. It was built by Samuel Cunliffe Lister to replace Manningham Mills, destroyed by fire in 1871. The mills closed in 1992 as a result of competition from foreign textile industries.</p>	<p>Urban Splash The developer bought the grade II* listed mills in 2000. Conversion works carried out 2004-2006. It had 131 new homes plus workplaces, shops and public spaces. The lower ground floor housed Mind the Gap, a disabled performing arts charity and Manningham Mills Community Centre. The sales launch attracted queues over 2,000 potential purchasers.</p>	
	<p>St Catherine's Grange, Bradford. A hospice built in 1888 for women in the last stages of cancer and other terminal illnesses. The hospice closed in 1972 and since stood derelict until its redevelopment.</p>	<p>Bradford Housing Association / Accent Group. £1.8m invested in the properties redevelopment partially funded by the Homes and Communities Agency, English Heritage and Bradford Council. 18 x two, three and four bedroom homes and apartments available from 2012.</p>	
	<p>Sylvester Works, Sheffield Built c. 1875. Occupied in the nineteenth century by Thomas Elliott & Co. steel and cutlery manufacturers and merchants. A three storey brick building with gabled and hipped slate roof. Grade II listed.</p>	<p>Developer Unknown This grade II listed building has been converted to student flats.</p>	
	<p>Velvet Mill, Lister Mills, Bradford. Former silk mill part of Grade II* listed Lister Mills complex (Manningham Mills).</p>	<p>Urban Splash Velvet Mill was developed in Phase 2 of the Lister Mills development. It had 196 apartments. Includes a community centre with theatre group, college and café. Bold architectural intervention made with 20 rooftop pods. Architect: David Morley Architects.</p>	

4 MAIN DEVELOPERS

Developers are at the core of the projects that result in conversion of historic buildings. They are organisations and individuals that take these projects on, normally in the expectation of making a profit. They secure funding, purchase the building, employ a team of professionals, prepare a planning application, appoint contractors, oversee the work and then either sell or let the property when the work is complete.

The case studies show that many developers get involved in converting historic buildings for residential purposes. There are a few for whom conversion of historic buildings is the main focus of their operation.

There are also non-commercial developers called Building Preservation Trusts. They are charities that typically take on development of heritage assets when there is not a commercially viable solution or a commercially viable solution would result in unacceptable compromise to the integrity of the asset. They are able to access grants that are only available to non-profit making organisations.

4.1 KIT MARTIN CBE

Kit Martin CBE is an architect and country house property developer. He has, since the 1970s, specialised in saving and restoring country houses by dividing them into smaller dwellings and apartments. He is an advisor to the Prince of Wales on the safeguarding of major historic buildings and an advisor to The Prince's Regeneration Trust. He has converted twelve houses, eight in England and four in Scotland, as well as other types of historic buildings. He is no longer actively developing. He has used the company name Kit Martin (Historic Houses Rescue) Limited since 1974, and Historic Houses Rescue Limited from 1996.

He lives at Gunton Park, where he has restored the historic designed landscape, winning the Country Life Genius of the Place Award for 2007.

Kit Martin's country house developments in England are:

- 1 Ecton Hall, Essex.
- 2 Gunton Hall (Gunton Park), Norfolk, 1980, estate into 20 dwellings, one becoming Martin's own home; new boathouse in 2004.
- 3 Hazells Hall (or Hasells/Hassells), Bedfordshire, 1981–82, into 8 houses and 4 apartments
- 4 Dingley Hall, Northamptonshire, early 1980s, into 7 houses and 3 apartments
- 5 Callaly Castle, Northumberland, 1986–87
- 6 Burley On The Hill, Rutland, 1993–98, into 6 apartments, estate into 22 dwellings
- 7 Stoneleigh Abbey, Warwickshire, 1996–2000, estate into 53 dwellings
- 8 Maristow House, Devon, 1996–2000

4.2 URBAN SPLASH

The information in this section is extracted from the book Urban Splash – Transformation.

The company was founded by Tom Bloxham, a young property entrepreneur in Manchester's Northern Quarter, and Jonathan Falkingham, an architect from Liverpool interested in conversion of historic buildings.

They started with conversion of former industrial buildings in Manchester and Liverpool for use by creative businesses.

Bloxham writes in the book: "Our customers were not interested in raised access floors, category A lighting, 5kn floor loadings or air conditioning – they were interested in our great buildings, chunky industrial architecture, great space with high ceilings and being part of a wider creative community. Our job was to make this raw space desirable".

Their first residential development was loft apartments at Concert Square in Liverpool Ropewalks in 1993. They were inspired by the example of lofts in New York.

There was scepticism about whether they would work in Ropewalks because of the rough city centre location, high ceilings, cast iron windows and exposed brickwork.

The sceptics were wrong, however. The apartments quickly sold out.

Urban Splash went on to create open plan loft apartments in Georgian warehouses like Sally's Yard, Victorian mills like Britannia, neo-gothic schools like Collegiate, Edwardian department stores like Smithfield Building and Art Deco factories like Box Works.

Falkingham states in the book that: "The success of these schemes was down to a deep understanding of what was important about each building and developing a unique response to each – forcing a standard approach would not have worked. The only common theme was of revealing the great architecture, details and space while adding contemporary new elements".

They had, by the late 1990s, started to apply the same design principles that characterised their loft apartments to new-build – to design new apartment blocks, in other words in the style of lofts created in historic buildings.

Bloxham states that "Having been shown the potential of converting northern mills and warehouses, many developers large and small started to emulate what we had achieved. Consequently the city centre mills and warehouses that previously had very little value started to rise in price – often tenfold- so we began to turn our attention elsewhere".

Those projects included:

- Converting 350 derelict terrace houses in Salford to Chimney Pot Park. This was at a time when government policy was wholesale demolition of such areas. The scheme was oversubscribed.
- Renovating 1950s and 1960s council housing estates like 3Towers Manchester, Saxton in Leeds, and Park Hill Sheffield.

The books states that Bloxham and Halkingham “target people who, like themselves, would like to live in somewhere “a bit different”.

They say that “selecting the right architect at the outset is key”. They like to use limited open design competitions in order to come up with fresh ideas.

Bloxham: “We’ve been changing our business model ever since we started, and we can see this change continuing. Increasingly, people are choosing to rent rather than to buy – partly because they can’t get mortgages and have to delay becoming home owners (the average age of a first-time buyer is now 37), but also because lifestyles are changing. People are increasingly mobile, change their jobs more often, the cost of moving (especially stamp duty) is increasing, and all these things mean that more people are likely to rent now than at any time previously.

Many of Urban Splash’s schemes, especially those on large and complicated sites in difficult market circumstances, have had substantial financial contribution from the public sector, typically via local authorities, regional development agencies / local economics partnerships, and the Homes and Communities Agency. The Urban Splash examples in the case studies section show the partners in their different developments.

Urban Splash has, unlike many other developers, an in house construction team.

Tom Bloxham acknowledges in the book that the company came close to failure after the 2007 crash.

4.3 CITY AND COUNTRY

<http://www.cityandcountry.co.uk/>

City and Country are a family owned company, based in Essex, that has been operating since the 1960s.

They specialise in converting buildings of country house or institutional use to residential.

Their past developments include:

- Balls Park, Hertfordshire (see case studies)
- Bentfield Barns, Stansted and Bundish Hall Barns, Fyfield – developments that involved conversion of large barn ranges into houses.

- The Grange, Old Stevenage (group of Grade II and Grade II* Listed buildings arranged around a courtyard that started life as a Coaching Inn and later became Council offices). It was converted into 8 townhouses and 6 apartments.
- Bentley Priory, Stanmore (see case studies).
- King Edward II Estate (see case studies).

Their current schemes include:

- Bristol General Hospital – being converted to of 205 one to four bedroom new and converted apartments and houses.
- Regent and Consort House, Bristol – Grade II listed office building in the Bedminster area that C&C hope to convert to apartments.
- Bramshill House, Hampshire. Grade I listed Jacobean mansion in 270 acres of landscaped park. To be converted to luxury apartments.
- Sunridge Park, Bromley. Grade 1 manor house, designed by John Nash in the 18th Century and set in 6 acres of landscaped grounds. To be converted to luxury apartments.

Colliers recently had a presentation from the Chief Executive (Helen Moore) and Sales Director (Simon Marnner) of City and Country and talked to them about their approach. The following are some key points they made:

- They, unlike other developers, employ a large staff of people, both professionals and building workers, who are specialists in working with historic buildings.
- That includes a specialist sales and marketing team for selling the units when complete.
- They employ about 130 staff.
- Their approach is to work with the available spaces in the building. The apartments in their developments are not like those in new build residential developments. They come in many different shapes and sizes, with quirks. They appeal to a section of the market that likes that.
- Several of their schemes involve substantial development of new houses in the grounds of a listed building. They normally sell that opportunity to specialist house builders.
- Their schemes typically end with a management company, owned by the new residents, taking over the management of the estate. One of the advantages of conversion of historic buildings to apartments is that it provides a funding stream to maintain the buildings and grounds over the long term.
- They have won numerous awards for the quality of their schemes.
- The company is growing fast. Annual turnover is now about £50 million.

City and County, unlike Urban Splash, does not typically work in partnership with the public sector or rely on grant funding.

They have been working with a more varied type of building in recent times. They have recently, for example, bought a portfolio of town centre prisons from the government. This is a reflection of their confidence in using their heritage skills,

greater difficulty in acquiring large properties in affluent countryside areas, and the strength of the residential market.

4.4 PJ LIVESEY GROUP

<http://www.pjlivesey-group.co.uk/>

A company based in Manchester that started in 1979 and, like City and Country, specialises in conversion of historic buildings for residential use and, often, addition of new build residential.

Past developments have included conversions of:

- High Lawn
- Bostock Hall
- Wyfold Court
- Ingress Abbey
- Hill Hall
- Stone House Hospital (Dartford, Kent)
- Lancaster Moor Hospital. Recently completed conversion to 178 apartments.

Current schemes include:

- Terry's Chocolate Works, York. They have submitted plans to convert the Grade II factory into 173 apartments. It is part of a larger mixed use development being undertaken by Henry Boot Developments.
- Waterside Malting, Suffolk.
- Wharfedale Park, Otley.

They, like City and Country, have been developing a wider range of properties over a wider geographical range than in the past, for similar reasons.

4.5 OTHERS

4.5.1 THE BERKELEY GROUP PLC

A major company that focuses on house building on brownfield sites in London and the South East. The Berkeley Group is made up of five autonomous companies: St George, St James, Berkeley, St Edward and St William. It is listed on the London Stock Exchange.

One of its largest developments that has a high heritage element is the former Royal Arsenal at Woolwich, which occupies 88 acres. The development is a mix of conversion of historic buildings and new apartments and town houses.

<http://www.berkeleygroup.co.uk/new-homes/london/woolwich/royal-arsenal-riverside>

4.5.2 IGLOO REGENERATION FUND

The igloo Regeneration Fund is a partnership of pension, life and charity funds managed by Aviva Investors, which invests in sustainable urban regeneration across the UK, either directly or via joint venture vehicles, Blueprint (with the Homes and Communities Agency), Bigg Regeneration (with Scottish Canals) and Carillion Igloo.

It specialises in regeneration projects in large regional cities, often working in partnership with the public sector.

Their most relevant project is Round Foundry, on the south side of Leeds city centre. It comprises 98 occupied, mixed-tenure residential units and around 75,000 sq ft of commercial space, including creative industries workspace, and a number of independent bars, cafes and restaurants. A collection of historic listed mill and former foundry buildings, modernised and refurbished, form the bulk of the property offer, including the Round Foundry Media Centre and the Grade II listed Marshall's Mill.

5 CONCLUSIONS

5.1 GENERAL

We have been able to identify a large number of case studies of heritage assets that have been converted, or are being converted, to residential. We have not had to search hard for them and they will only represent a small proportion of all such conversions nationwide. This suggests that there is more activity in the sector than is reflected in literature about use of historic buildings. The importance of residential in terms of finding sustainable uses for heritage assets at risk is underestimated. It is probable that residential conversions make up a substantial majority of activity in the sector and is the most likely sustainable use for most historic buildings of size that are at risk.

Little seems to have been written on the subject of converting historic buildings to residential. Case studies on conversion of historic buildings generally feature buildings that are converted to purposes other than residential. This includes our own 2011 research on uses of former industrial buildings. A notable exception is the book outlining the history of SAVE Britain's Heritage (Section 2.4.2). Most of the projects it describes are residential conversions. The reason for this under-representation of residential conversions in the literature is probably because other types of conversion are considered more interesting, especially in terms of architectural solutions. The significance of residential conversions is under played as a result, however.

The rise in residential values across most of the country means that residential is even more likely to be the solution for challenging buildings than in the past, although values are still not high enough to cover conservation deficit in many instances, especially outside London and the South East. The so-called "housing crisis" has become a dominant political issue recently. Any intervention that can assist in dealing with it could have a warmer reception than in the past.

Making it easier for developers to access funds to cover conservation deficit for converting historic buildings to residential is perhaps the most obvious way of dealing with many situations where heritage assets are at risk. City and Country told us, for example, of a specific building that they had looked at recently with a view to converting it to residential. It is on the Heritage at Risk register. They decided not to express an interest because residential values in the area were not high enough to make the conversion profitable. A residential version of Heritage Lottery Fund's Heritage Enterprise scheme seems to have particular potential for helping with situations like this. This is a matter for HLF, but providing them with some evidence of the impact that this could make might be helpful, just as evidence from our 2011 study for English Heritage assisted HLF in deciding to set up Heritage Enterprise in the first place.

A large number of developers are taking on heritage assets for conversion to residential, but only a small number are specialising in them – notably Urban Splash, City and Country and PJ Livesey. All three have been doing well in leveraging this expertise since the end of the recession. They each use a higher proportion of employees to contractors on their sites than is normally the case because their employees have developed specialist skills. The three companies are each different in their approach and type of building they take on, but each places big emphasis on quality of workmanship and respect for the integrity of the heritage assets they develop.

A downside of conversion of historic properties to residential can be that it prevents public access to them. These buildings typically did not have public access in their original use, but they have potential to offer interest and pleasure to the public as a result of their history and/or architecture. This barrier to public access is particularly true of historic country houses converted to apartments. It is increasingly true also of large historic buildings in urban areas, where there is a trend to turn them into gated communities. This tends to be because the development is up market but is in a location that is not similarly up market. The Academy in Woolwich is an example. Developers feel the need to offer purchasers a feeling of security. Residents, not unreasonably, have an expectation of privacy in their expensive apartments. This, however, makes it difficult or impossible for the public to be able to enjoy the heritage asset(s). It is perhaps less of an issue if the development is entirely commercial. Development of historic buildings often, however, involves enabling development. This is true in Woolwich for example. Enabling development involves a sacrifice of amenity by the public. It is normally argued that the conservation of the heritage asset is sufficient return for this sacrifice, and a restored historic building is normally better for a community's welfare than a building that is poorly maintained and/or derelict. It can be argued, however, that the public should have a certain level of access as additional return for their sacrifice. This is an area where, perhaps, a residential version of HLF's Heritage Enterprise Scheme could have particular value. It could be used to reduce the amount of enabling development that is needed and to leverage a greater amount of public access to interesting historic houses that are converted to, in effect, apartment buildings.

5.2 COUNTRY HOUSES

Historic country houses have frequently shown themselves to be suited to conversion to up-market apartments, and fetch high prices.

A few developers – like City and Country and PJ Livesey – have developed specific skill in converting historic buildings of this nature.

These developments offer the attraction of living in a building with character, normally surrounded by beautiful grounds.

Kit Martin appears to have been able on several occasions to deliver such developments without any or much new build.

Other developers do not appear to normally be able to do that, however. They appear to normally argue that the cost of restoring the heritage asset cannot be covered from the proceeds of development of the house itself.

They argue that that new houses and apartments in the grounds are necessary to cover this conservation deficit.

This is normally contrary to planning policy because the grounds are typically protected and are located in Green Belt or areas with other protection.

This means that application of the principle of enabling development is necessary to make conversion profitable.

The very attraction of converting these buildings is the prospect of new build 'enabling development' in many instances, although not to the extent it was in the 1970s-1990s.

The enabling development is often disproportionate to the conservation deficit / scale of the historic building. This is typically because residential values are low in the area.

Developers, in the worst cases, pass the historic building to another company having obtained permission for enabling development. The purchaser of the historic building then does nothing with the building and, because there was no legal tie between the enabling development and the asset it was supposed to benefit, nothing is done to restore the heritage asset. The cycle then starts again. This happened at Sandhill Park, Taunton Deane, Somerset.

The case studies show that the nature and scale of development in historic estates is often opposed by local people and English Heritage/Historic England.

It often means that it takes a long time to obtain planning permission and that a planning inquiry is necessary.

This is expensive and adds considerable risk to the project.

5.3 LARGE INSTIUTIONS

The case studies include several examples of large former institutions, particularly hospitals for the mentally ill and military sites, which have been successfully redeveloped as attractive "villages", either mainly using the historic buildings or mixing conversion of the historic buildings with new developments.

Many of them were closed in the 1980s and 1990s and, partly because of the sheer size and complexity of the sites, it took a long time to develop viable schemes for many of them.

The attitude of developers to these sites seems to have changed, probably partly as a result of schemes that have been successfully delivered.

There may, however, not be many more opportunities.

A key issue is thinking of the future of redundant public buildings before they are vacated and in the disposal process. The standard trajectory of the big mental hospitals was phased decanting followed by phased dereliction, followed by development of the grounds, leaving the historic building as a wreck surrounded by a fence in the middle. This happened with Severalls and Brentwood, for example, both Essex.

The English Heritage guidance on best practice in disposal of public sector buildings is still relevant.

5.4 MILLS AND FACTORIES

It appears from the research that conversion of former mill buildings to apartments has become main stream, and that such conversions are popular with the public.

5.5 ISSUES THAT COULD BE EXPLORED IN STAGE 2

- Update of the analysis reported in the book by David Kincaid in Section 2.3.1 on the amount of adaptive construction in England versus the amount of new construction. It is not specifically about residential conversions but could be interesting and useful nevertheless.
- Assess the evidence that residential conversions result in higher values than equivalent new build developments and the scale of that. This could be done by taking samples of completed developments from the case studies representing different types of building and location, and comparing the prices obtained with prices for property of the similar size in the area (using Zoopla).
- Assess also whether proximity of new houses to a converted building results in additional value, using a similar methodology.
- Assess how the increased value relates to higher costs and the extent to which they cancel each other out.
- Assess what proportion of listed buildings that are being converted to different uses are being converted to residential-orientated use rather than other uses¹⁷, and analyse whether there are a particular trend towards conversion of former office buildings to residential and any indication that this might have changed since NPPF. This could be investigated by looking at listed building consents and change of use in a selection of places. All listed buildings and planning applications are on line, albeit it is time consuming to go through them. We

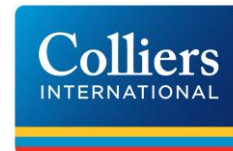
¹⁷ The different uses which historic buildings are being converted to, in other words.

suggest looking at listed building consent / planning applications for the past 12 months for a selection of cities: perhaps Birmingham, Bristol, Camden (London), Canterbury, Chester, Leeds, Manchester, Liverpool, Newcastle upon Tyne, Norwich, Nottingham, Southampton, Stoke on Trent, York, Westminster (London).

- That research could give an indication if there has been a significant change following the government's addition of office (B1a) to residential (C3) change of use to the general permitted development order in May 2013 (except in certain exempted city centre areas). Local authorities previously tended to protect employment uses against residential conversion. It seems to have led to an upsurge in conversion, regardless of the age or listed status of buildings.
- Assess how many large buildings on the Heritage at Risk register appear to be suited to residential development.
- Assess if there many large former institutions still available for development and, if so, what challenges appear to be holding back the development of them.
- Assess if there are other sites, with similar characteristics to former institutions, but with greater challenges, that could perhaps be successful developments with intervention.
- Assess what seems to be the barrier to large residential properties on HaR being restored for residential purposes. More analysis of where they are and what form they are could be useful in this respect.
- Assess if it is likely that a version of the Heritage Enterprise Scheme that covers conservation deficit for residential schemes would have a major impact in encouraging developers to take on heritage assets that are otherwise unviable, and perhaps to do so with less recourse to enabling development, with particular focus on areas of low property values. We suggest having meetings with HLF to discuss the matter. We suggest also a workshop to which we invite the chief executives of Urban Splash, PJ Livesey and City and Country.
- Assess how well the application of enabling development works in practice. It might be useful to test this with both developers and planning officers¹⁸.

¹⁸ It is possible that this has been done as part of the review of the guidance.





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