

Visioning & Viability: Establishing Heritage Projects
LHBT Training Spring 2021

Workshop 1: Introduction to Heritage Projects
Session 1: What is a heritage project?

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Chair, LHBT

About Me

- Chair of London Historic Buildings Trust – since April 2021
- Previously Director of The Pilgrim Trust  | The Pilgrim Trust
- nearly 40 years of experience working with charities
- Deputy Chair of Pitzhanger Manor and Gallery Trust; Chair of Charlotte Bonham Carter Charitable Trust

What is a heritage project?

Session Outline and objectives

- What do we mean by a 'heritage project'
 - Examples and types of heritage projects
- Ambitions and Outcomes
 - What makes a successful project?
- How to initiate a heritage project
 - What is required?

What do we mean by a 'heritage project'?

- National Lottery Heritage Fund:
 - *Heritage can be anything from the past that you value and want to pass on to future generations. Heritage can mean different things to different people.*
- Broad spectrum, e.g.:
 - Cultural traditions
 - Buildings, industrial heritage, monuments
 - Oral histories, memories
 - Collections
 - Landscapes and nature
 - Archaeology



What are the ambitions and outcomes of a heritage project?

- Heritage is conserved / stabilised / safe & secure
- Heritage is identified / engaged with / learnt from
- Positive change and / or impacts on people, places and communities
- Sustainability

Different visions, different impacts

Acton Arts Project

'Our idea is to lease the disused old library building on the High Street, from the council, and create a destination, a lively community hub with a cinema and a cafe on the ground floor'

The Folkestone Leas Lift CIC

'the Leas Lift be brought back into use, with a sustainable and long term future. We aim to return the building into a functional and safe condition and to restore the Lifts to its Victorian glory'

Old fire Station, Stoke Newington

"Our vision is to be a sustainable community building, building a sustainable community."

Historic Coventry Trust

'Our vision is to find innovative ways to sustain historic places and to inspire, involve and connect people with the city's history'

Chance Heritage Trust

'Regenerate Chance Glass Works to protect and celebrate its highly significant industrial heritage to act as a beacon of hope and create a new vibrant, urban community generating employment, training, learning and leisure opportunities for all.'

St George's Garrison Church, Woolwich

- LHBT project, 2011- 2019, 2 phases
- Garrison church, mid 19th C, built for Royal Regiment of Artillery
- Bomb damage in 1944, roofless for decades, exposed decorative features deteriorating
- Grade II, went onto At Risk register in 2000
- LHBT introduced to MoD and took over freehold – 2011
- Canopy roof, toilet and kitchen installed
- Conservation of mosaics
- Function venue for local community
- Trust established
- Costs: £1.35m



549 Lordship Lane, Southwark

- LHBT project
- Built 1873 as Parsonage to St Peter's church; innovative concrete construction
- Grade II, but allowed to deteriorate by owner,
- Entered HaRR, highest possible category
- Compulsory Purchase Order
- Passed to LHBT; refurbished in 2014 – five flats
- Sold on long lease to Housing Association; shared ownership
- Cost: £1.1m
- RICS Award 2014 – Building Conservation



Blackfell Hauler House, Gateshead

- Tyne & Wear Building Preservation Trust
- 1913, surviving element of the Bowes railway
- 1970, closed, became derelict and vandalised
- 2013, Trust came on board and fundraised for repair
- 2 year restoration into an artisan workshop
- Cost: £200k



The Florrie, Liverpool

- 1889 - first building to be specifically built as boys youth club
- 1980s – under threat, became increasingly derelict for next 20 years
- 2004 – ‘Stop the Rot’ campaign in local news; The Florence Institute Trust Ltd formed by community members
- Raised £6m for restoration; creating multi-purpose events space and inclusive workspace for local businesses



King Street (Various), Great Yarmouth Preservation Trust

- GYPT est. 1979, by GY Borough Council as a response to threat on town's historic buildings
- From 2007-17 delivered: 17 projects; 8 buildings removed from HaRR; 25 residential units created; 644 volunteers; £8.4m of work generated for local economy
- **No. 135** – Grade II merchant's house -> community center & GYPT's offices
- **No. 160** – Grade II timber framed -> commercial & residential space
- **No. 133** – Grade II shop (with flat & warehouse) -> gallery, artists studios (for hire) and residential



Thinking of starting a heritage project?

- It works in stages
 - feasibility/pre-development
 - Development
 - Delivery
 - Sustainability
- Get together some likeminded people to begin the visioning and scoping
 - Need to think about structure – Trust; CIC
- Have heritage in OR a need in mind
 - Willing owner; Compulsory Purchase Order is very difficult

Thinking of starting a heritage project?

- It takes time, a variety of skills, investment BUT
- A lot can be done on your own to get the ball rolling
 - Identify that angle, need that makes your project stand out
 - Building/history research – understand your heritage, what's significant
 - Constraints – understand what can or can't do; planning; listing
 - Consultation – important – people need to be on board
 - initial funding search/applications - to help pay professionals and take project to next stage
- Peer to Peer support – ask other groups for advice, help, pointers
- Council support

Thinking of starting a heritage project?

- Initial finance
 - to help with feasibility work – i.e. what can practically be done with the building
 - Lottery
 - AHF
 - National Churches Trust
 - Pilgrim
 - Council
 - Crowdfunding
- Get support
 - LHBT training and advice
 - Heritage Toolkit (HTN)
 - AHF viability guidance



The Pilgrim Trust

Spacehive

AHF Transforming Heritage



Thank you

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