

Understanding Heritage Projects

Resilient Theatres: Resilient Communities



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Demystifying the planning process for heritage buildings

Tom Clarke MRTPI

National Planning Advisor, Theatres Trust

What is the planning system?

From the Planning Portal, a useful site for general guidance on all things planning:

“Planning control is the process of managing the development of land and buildings. The purposes of this process are to save what is best of our heritage and to improve the infrastructure upon which we depend for a civilised existence.

Your local planning authority is responsible for deciding whether a development, anything from an extension on a house to a new shopping centre, should go ahead.”

Types of planning applications

- Planning permission
- Listed building consent
- Advertisement consent
- Works to trees
- Lawful Development Certificate
- Permitted development / Prior Approval

And if you already have a permission:

- Approval of conditions
- Amendments

I want to carry out some works – what now?

Where am I?

England, Northern Ireland, Scotland and Wales have different systems

What is the heritage status of my building?

Application requirements for listed buildings will be more stringent than buildings which are not listed

What is the status of the land around me?

Is your building within a Conservation Area, or impact on other important settings?

How big is my project?

Where at my building is the project?

Depending on the project, you may need to make more than one simultaneous application

What if my building is not listed?



What if my building is listed?



Planning permission

Typically planning permission will be required for:

- New or replacement buildings, or extensions to existing buildings
- External alterations to your building
- Amalgamation of separate buildings or units
- Change of use to or from a theatre

There are some basic requirements for planning permission:

- Application form
- Correct fee
- Submission of a location plan showing a 'red line' around your site's boundary
- Existing and proposed floorplans and elevation drawings

Depending on scale of your plans, other information may be beneficial or required:

- Design & Access Statement
- Planning Statement
- Section drawings and demolition plans
- Images of affected areas or drawings showing development in context
- Assessments relating to noise, the environment, ecology or transport impacts

Listed building consent

Typically listed building consent will be required for:

- Internal alterations
- Works requiring planning permission, to be submitted with that application
- New or altered signage, to be submitted with Advertisement Consent
- Works otherwise covered by Prior Approval/Permitted development regimes

The same requirements of a planning permission must be submitted, but also:

Submission of a Heritage Statement

Advertisement Consent

Typically Advertisement Consent will be required for:

- New signage or notices larger than 1.2 square metres
- Lettering or logos over 0.75m in height
- Illuminated signage above allowances, or within Conservation Areas or listed buildings
- Illuminated signage with moving or flashing lights and images
- Digital screens



Other application types

Works to trees

Permitted Development/ Prior Approval



**How do I put my application
together?**

What happens now I have submitted my application?



**There is a problem –
what now?**

**Permission has been granted –
what now?**

**Permission has been refused –
what now?**

Can I carry out works without permission?

Except where urgent for reasons of safety or condition, **you must not do this.**

It is an offence to make alteration to listed buildings without consent.

Carrying out works without permission risks you being fined and possibly having to reinstate your site or building to its previous state.

There are some scenarios where officers may give permission to proceed due to safety or necessity



Thank you for listening

For advice and assistance on the planning system and any projects you may be considering, please contact Tom Clarke on **planning@theatretrust.org.uk**

Heritage Statements and Conservation Management Plans

Jenny Wetton

Independent Heritage Consultant

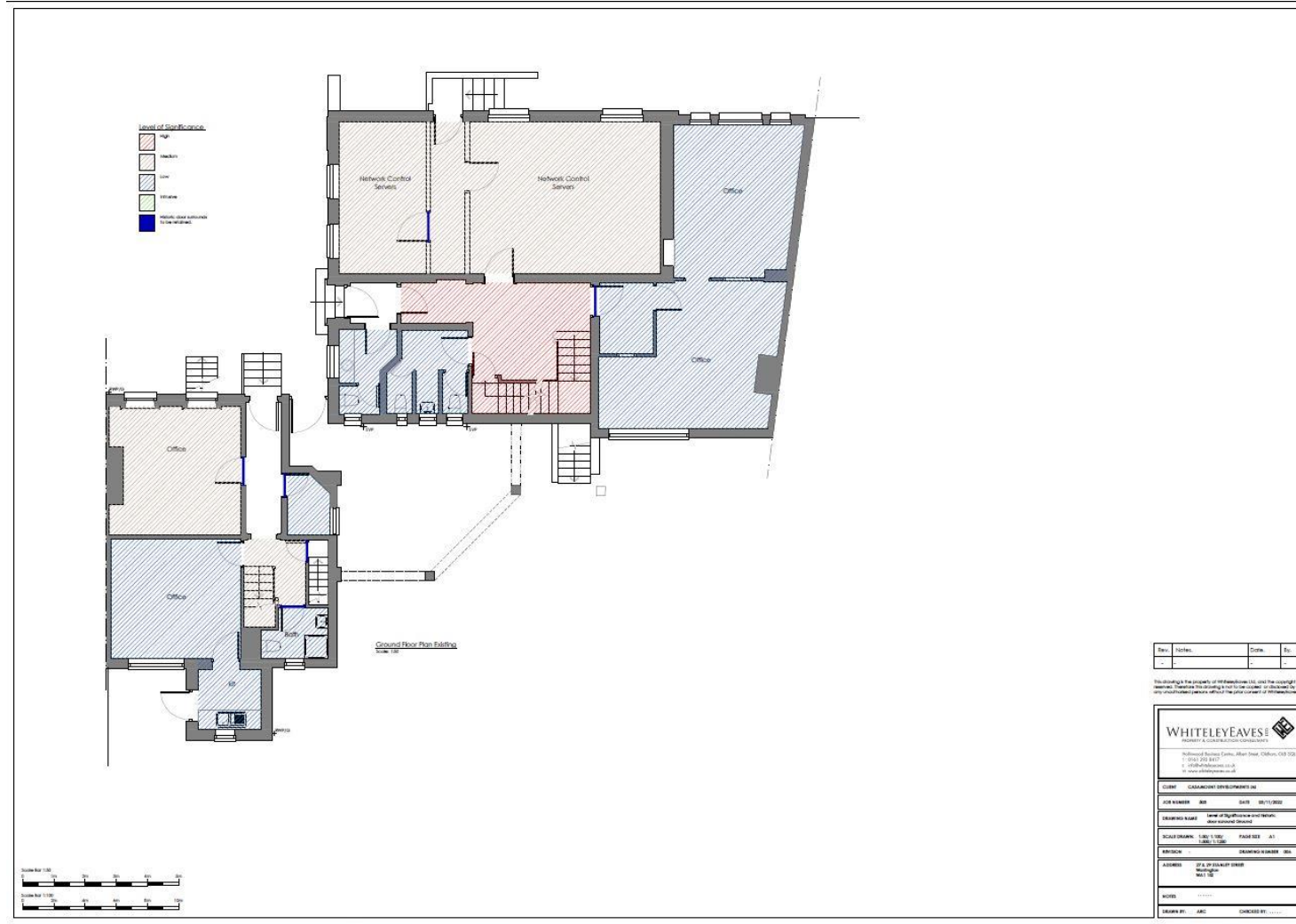
JW | Conservation

Heritage Statements

- Why do you need a Heritage Statement?
- Proportionate
- Contents:
- History of Site
- Description
- Significance, including contribution made by setting
- Heritage Planning Context
- Heritage Impact Assessment
- Conclusion
- Sources
- HE guidance: Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12



Significance



Date:	1/1/2024	Drawn:	JAC
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CLIENT:	CADAC/COMPTON DEVELOPMENTS LTD
JOB NUMBER:	001
DATE:	01/11/2023
DRAWING NAME:	General Floor Plan Building
SCALE DRAWING:	1/8" = 1'-0"
PAPER SIZE:	A1
REVISION:	01
DATE OF REVISION:	01/11/2023
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Heritage Impact Assessment

- Detail proposed areas of changes: architects' plans
- Listing covers **whole** building and curtilage, e.g., outbuildings
- Impact neutral, beneficial or harmful under NPPF: potential harm doesn't mean changes can't be made
- Changes clearly shown on architects' drawings as existing and proposed



Making Changes to Heritage Assets

Historic England Advice Note 2



Reducing Impact and Heritage Benefits

- Concentrate changes in areas of lower significance
- Retain and reuse historic features
- Less than substantial harm under NPPF needs to be offset by public benefits
- Heritage benefits, e.g. repair and conservation work and reversing previous poor quality work



Conservation Management Plans

- Requirements of funding bodies: e.g., National Lottery Heritage Fund
- More detailed than Heritage Statement
- Helps to develop management strategy for building
- Explains significance of building and examines how any future use, management, alteration or repair will be carried out to retain that significance
- Impact assessment separate



Conservation planning is a process that will help you look after your heritage the best way you can.

About conservation planning

If you are anticipating making changes to your heritage you should start the conservation planning process as early as possible, as it will help you make important decisions about the aims and scope of your project. It is also important that the conservation planning process covers the whole heritage site and not just the part that forms the focus of your potential project. All types of heritage – from buildings and estates, to projects involving collections, biological species and intangible heritage (such as people's memories and experiences or cultural traditions) can benefit from taking a conservation planning approach.

Often the trigger to start the conservation planning process is the realisation that there might be a need for change. In this case, following the process can help to ensure that the right information is gathered at the right time and that appropriate decisions are made as the project progresses. Well planned and thorough investigation carried out at an early stage can help to ensure that the extent of archaeological deposits or the presence of protected species on a site

What Should go into a CMP?

National Lottery Heritage Fund Content Requirements:

- Summary
- Introduction
- Understanding the Heritage: Description, Local Context and Setting, History and Archaeology of Site, Architectural Context, How the Heritage is Looked After
- Significance: HE *Conservation Principles*: evidential, historical, architectural and communal values
- Risks and Opportunities: Issues Affecting the Building and Opportunities for Protecting or Better Revealing the Value of the Heritage
- Management Policies
- Sources
- Should be updated every five years – things change!



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Get specialist advice
as early as possible

Thank you for listening

JW | Conservation

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Sharing broader heritage stories

Chloë Bird

Heritage Participation and Public Engagement
Consultant

A broad definition of heritage

The people, things, experiences, memories and places that are important today and are worth saving for tomorrow

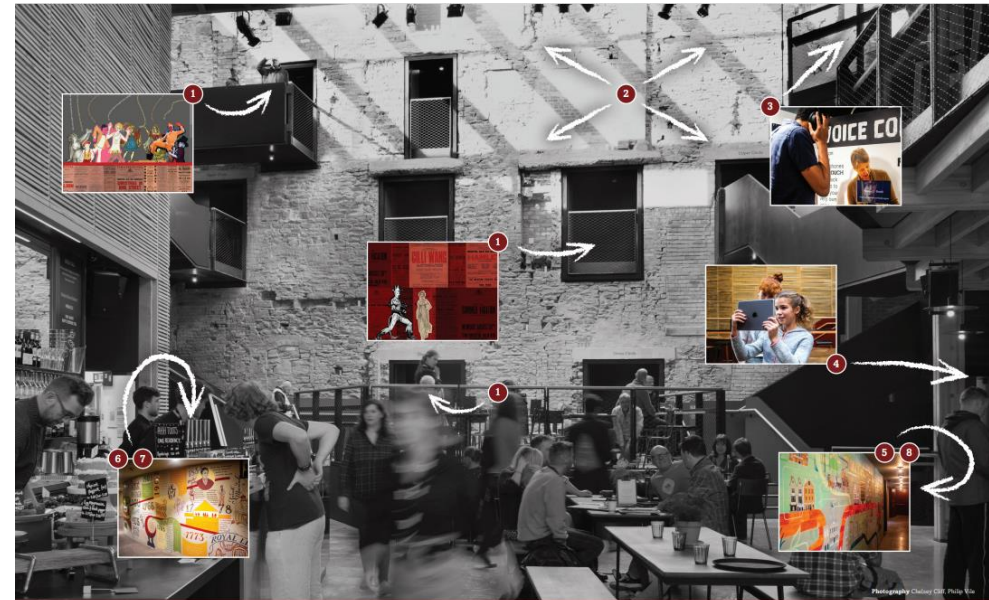
- This can include:
 - **Historic Buildings** - Restoring buildings of the past that will welcome and engage people in the present
 - **Museums, Libraries and Archives** - Making the collections that they hold more accessible
 - **Community Heritage** - People's memories, cultural traditions, dance, food, dialects
 - **Commemorations and celebrations** – Telling the stories and histories of people, communities, places or events related to specific times and dates.
 - **Nature and Landscapes** - Improving habitats, conserving species, supporting nature's recovery, using nature to improve people's lives
 - **Industrial, Maritime and Transport Heritage** - Industry history, transport history, maritime history

Thinking about your unique heritage focus

- Are there **significant people** you want to celebrate and place in the spotlight?
- Are there **important places** for your organisation you want to highlight?
- Are there **key moments** in time you want to pinpoint?
- Have there been times where the work of your organisation has linked to **significant events** locally or nationally?
- What are the **heritage stories** from your organisational history that you'd like to foreground?

CASE STUDY: Bristol Old Vic 250th birthday

- 250th Anniversary a catalyst for heritage project
- Focus on three heritage themes: *unlocking the building's architecture, innovation in theatre making, the theatre's place at the heart of the city*
- Multiple modes of interpretation
- Working alongside community to develop shared storytelling



1. **An Audience with the Past**
Dress Circle, Upper Circle, and Gallery horseshoes

2. **The House is Open!**
Foyer – selected times only*

3. **Noises Off: 250 Years of Sound Technology in the Theatre**
Gallery level

4. **A Window to the Past**
Foyer

5. **Temporary Exhibitions**
Stage Left Pit passage

6. **Trials and Triumphs: 250 Years of Bristol Old Vic**
Pit horseshoe

7. **A Touch of History**
Stage Right Pit passage

8. **King Street: From Marsh to Metropolis**
Level -1

*Created by Asrdman and Limbic Cinema. *The House is Open!* will play 20 mins before each evening performance against the original Theatre wall.

Heritage sources and assets to draw on to share your story

- Buildings or architectural features
- Archive records
- Objects and personal collections
- Photographs, films, historic newspapers
- People's memories and oral histories
- Artworks
- Collections in other places that relate to you

CASE STUDY: Wilton's Music Hall, London

- Meticulous restoration enabled building itself reveal its story
- Interpretation that contributes to atmosphere of place
- Unexpected encounters with heritage
- Archive and digitisation development
- Role as witness to the community through time e.g. Battle of Cable Street



Thinking about interpretation

- **Historic England** uses the **International Council on Monuments and Sites** definition of interpretation which is:

The full range of potential activities intended to heighten public awareness and enhance understanding of cultural heritage sites

- It can take many forms including:

Infrastructure – displays, exhibitions, interactive exhibits, art installations, creative signage

People led – tours, workshops, performances, events, co-creative partnership projects

Digital and resources - online resources, apps, digital collections, blogs, films, trails, leaflets

Top tips for successful interpretation

- Communicate in a way that is accessible, relevant and engaging
- Provoke questions, new discoveries and active engagement for audiences
- Think about your audiences and their needs first to guide your planning
- Test your ideas with visitors or potential audiences
- Work with partners to draw in expertise you don't already have
- Utilise the creativity and imagination of theatre craft – in the spirit of your place – heritage is just another source of inspiration

Thank you for listening

Chloë Bird

Heritage Participation and Public Engagement Consultant

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Audience Questions

Host and Chair

Claire Appleby, Architecture Advisor, Theatres Trust

Speakers:

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Tom Clarke, National Planning Advisor, Theatres Trust

Heritage statements and conservation management plans

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