

## REGENERATION AND REFORM

Buildings Archaeology Group

The IFA's been here for 25 years and buildings archaeology for even longer, but it was more recently that the profession really woke up to the academic and commercial potential of buildings analysis. This session looked at how buildings archaeologists can contribute to planning and regeneration over the *next* quarter century.



Wallsuches Bleach Works complex in the 1990s. These buildings span the 1790s to the mid-20th century  
© UMAU

### VALUE ADDED

Conservation delivers social, economic and environmental benefits, as **Dave Chetwyn** (Planning Aid England, RTPI and IHBC) demonstrated. Policies such as supporting creative industries with grants schemes are vital to avoid 'city cloning' and loss of local distinctiveness, variety and choice. **Heather Lindsay** of Purcell Miller Tritton emphasised the wide range of skills required to understand the context, history and

significance of buildings, to identify vulnerability to change and inform future management decisions. In practice, buildings analysis at Wallsuches Bleachworks, Bolton by **Mike Nevell** (University of Manchester) effectively shaped the new scheme, from retention of historic fabric to informing the design. The result is a new community based within an industrial textile complex of the late 18th to early 20th century, a model of reuse. We saw more examples of regeneration initiatives on a tour of Reading, arranged by **Paulina Drzewinska** of Reading University.

So buildings archaeology can contribute to regeneration, but how do we make the process more effective?

### MULTI-DISCIPLINARY WORK

The traditional approach to conservation was challenged by **Stephen Bond**, TFT Cultural Heritage and RICS. Conservation of building has expanded into significant new areas of interest and now needs an increasingly multi-disciplinary approach. Project teams must work flexibly and cover a wider range of expertise (he even made the bold suggestion that IFA and IHBC should work together, as long as specialties don't lose their separate identities). **Marilyn Palmer** (University of Leicester) described a very different approach in the USA, where the study of buildings has been the concern of architectural historians rather than archaeologists, reconstruction is favoured over conservation, and costumed interpreters to guide books. 19th and 20th-century buildings were demolished in 1933 to rebuild the 18th-century Governor's Palace at Colonial Williamsburg, Virginia. This raises questions of authenticity and the dangers of concentrating on a single period of a building's history, overriding the multifaceted understanding gained by archaeologists.

### A WIDER HERITAGE

Multi-disciplinary working needs to take place alongside community involvement, responding to the increased democracy that Dave Chetwyn highlighted in his paper. **Sylvia Wilson** of Homes Under Threat ([www.fightforourhomes.com](http://www.fightforourhomes.com)) spearheaded a successful community campaign to save terraced houses at Whitefield, Nelson, and won the support of CBA, English Heritage and others. Grass-roots opinion was key in articulating the significance of a much-maligned building type in the face of demolition proposals. Sylvia reminded archaeologists that physical remains are only a part of heritage; people and communities must be remembered too.



A tour of Reading led by Adam Sowan, local historian and author, included its medieval abbey.  
© Catherine Cavanagh

Stephen Bond elaborated on the importance of intangible considerations such as cultural values, flagging up the ways we should apply conservation principles to everything around us. He and Dave Chetwyn drew attention to the world view, and not only the impacts of global warming and technological advances. Sustainable conservation was defined as 'the proper management of *use* and *change* in and around historic places and spaces, so as to respect and enhance their value to society'. Work relating to UNESCO and World Heritage Sites on understanding cultural landscapes is already identifying buffer zones for historic sites and urban areas.

### FUTURE CHALLENGES

**Jason Wood**, Heritage Consultancy Services, led a considered debate about the role of buildings archaeology in the world of regeneration, development, and social policy. We identified the challenges:

- value-based management, understanding the contribution of intangible and cultural landscapes
- increased democracy, accommodating community and management needs, accompanied by more interconnected government, especially DCMS and DCLG
- a shift in the focus of heritage sites from visitors to users and occupiers
- new approaches to heritage protection, including identification of buffer zones

To be relevant to wider historic environment work, the profession will need to

- raise its profile, through increased promotion and communication at all levels
- undertake more research on the social, economic and environmental impact of heritage, so that it is not seen as a barrier to investment and development
- support increased use of Historic Environment Records
- use multi-disciplinary teams to increase awareness of wider contexts
- ensure co-operation between professional bodies with related interests
- increase training. Professionals benefit from working closely together but should not attempt to do a job for which they're not qualified or experienced.

Catherine Cavanagh, Victoria County History  
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The Mills Archive at Watlington House holds information on wind and water mills of the UK and abroad ([www.millsarchive.com](http://www.millsarchive.com))  
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## Building Conservation as a Profession

Finding Solutions to 21st Century Issues

**Dave Chetwyn**  
 Head of Planning Aid England, RTPI  
 Vice Chair, IHBC



## Heritage Delivering: Social, Economic, & Environmental Benefits



### Attracting Investment



### ... or Not



### Regenerating Town & City Centres



### Regenerating Inner City Areas



### Profile and Image



### Regenerating Areas of Market Failure





### Rejuvenating Industrial Areas



### Enterprise and Innovation



### Creative Industries



### Employment



### Community and Voluntary Sector



### City Living



### Housing - Variety and Choice



### Tourist Economy



### Accommodating Visitors



### Cultural Facilities & Recreation



### Education



### Skills in Construction



Local Distinctiveness



Recreation



Specialist Retail



Diversity & Choice



### Energy



### Mixed Use

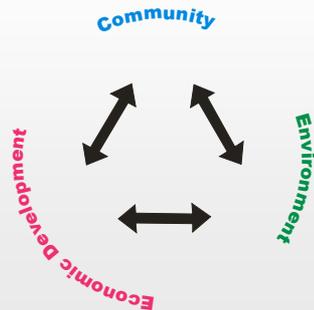


### Treasury Drivers for Productivity

- Improving Competition ✓
- Promoting Enterprise ✓
- Supporting Science & Innovation ✓
- Raising UK Skills ✓
- Encouraging Investment ✓

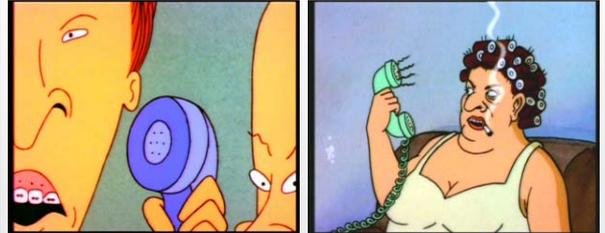


### Reconciling Economy, Community, Environment



## Conservation – Reality & Perception

### But Are We Getting the Message Across?



### Misconceptions & Stereotypes



- Barrier to Investment and Development
- Limit on productivity and competitiveness
- Prevent properties being upgraded
- Anti-change
- Anti-modern or bold design
- Heritage police
- Inflexible
- Reactionaries
- Pickled heritage
- Heritage is for the well-off
- Out of touch
- Tank-top wearers
- Cornish pasty shoe wearers
- Not 24 hour party people



### Government View of Heritage



# Conservation – The Future

## Main Elements of Design & Conservation Services



## Place-shaping



## Challenges

- Redefinition of Heritage
- Globalisation
- Global Warming
- Technology
- Democratic Change



## Moving Forward

- Research – external impact (social, economic, environmental)
- Develop case to influence development finance
- Equalise VAT
- Shift focus from visitors to users and occupiers
- Change DCMS targets for heritage
- Closer links between DCMS and CLG
- Closer working with RDAs & regeneration agencies
- Higher priority for area grant schemes
- Focus grants on areas of high deprivation indices
- Mandatory buildings at risk surveys
- Skills – technical, project management, practical, generic
- Continuing integration with urban design
- Integration of place-shaping activities
- Promoting the profession to young people
- Better promotion & communication skills
- Better community engagement skills
- Public capacity building
- Shifting the lobbying focus



## A Statutory Purpose

*"a means to protect historic buildings and areas for current and future generations, to provide a framework for managing change, and to promote schemes to enhance and regenerate the built heritage for the wider social and economic good and as a means to creating more sustainable environments"*



[www.ihbc.org.uk](http://www.ihbc.org.uk)

[www.planningaid.rtpi.org.uk](http://www.planningaid.rtpi.org.uk)

[www.rtpi.org.uk](http://www.rtpi.org.uk)

## **Heather Lindsay**

### The Future of Buildings Archaeology in the Conservation Profession

#### *Abstract*

In recent years the production of Conservation Plans and Management Plans, Conservation Statements, and other related documents has grown rapidly. This is due in large part to funding bodies such as English Heritage and Heritage Lottery Fund either recommending or even requiring that a report of this type be provided before funding is considered. It is an appropriate requirement to have, as the production of Conservation Plans provide a general understanding and history of the buildings, as well as levels of significance and policies which should help the owner or manager of a site make suitable decisions to preserve the built environment.

These documents are usually produced by Heritage Consultancies, Conservation Architects, or other related professionals, and therefore the individuals who contribute to the reports have a varied background. This can lead to variations in the information available in a Conservation document, and while this can be interesting and often beneficial to an understanding of a building, it also means that important information may be left out. In order to produce a complete and accurate description of the building, its significance and so on, it is essential that the individuals and/or groups writing these documents have a wide range of training and skills.

To this end, it is my intention to approach the issue from a buildings archaeology perspective, noting the importance of these professionals in the conservation world. As a matter of general practice, architectural historians, researchers and heritage management professionals are the main contributors to conservation documents. However, in the past year I have discovered first hand the importance and arguably the necessity for some type of archaeological training to produce these important documents. In working as an architectural historian for a private company, I have found that a great deal of the understanding and interpretation of historic buildings stems from a degree in Buildings Archaeology in conjunction with an architectural background. I intend to provide examples of how buildings archaeology can be of great value to the conservation world, specifically in the production of Conservation Plans.



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## Adding Value to the Conservation World:

Buildings Archaeology and Conservation Plans

Heather Lindsay



## Conservation Plans

Leighton House Museum, London: Conservation Management Plan completed 2006

### Conservation Plans: Introduction

'a standard approach to assessing different types of heritage, which would help to ensure that the funds they dispersed were beneficial.'

(Clark, 2000, 'Conservation Plans...a benefit or a burden?')

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### Conservation Plans: Content

Understanding

Significance

Issues and Vulnerability

Policies

(Maintenance Plan)

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### Conservation Plans: Consultants

- Landscape Architects
- Collections Specialists
- Access Consultants
- Paint Analysts
- Engineers
- Social and other Historians
- Archivists

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### Buildings Archaeology

New Bodleian Library, Oxford: Conservation Management Plan completed 2006



### Buildings Archaeology

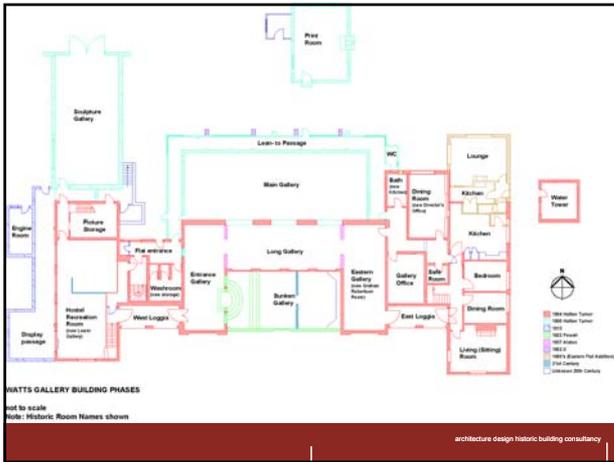
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### Watts Gallery

Compton, Surrey  
Museum and Gallery for G.F. Watts  
1905

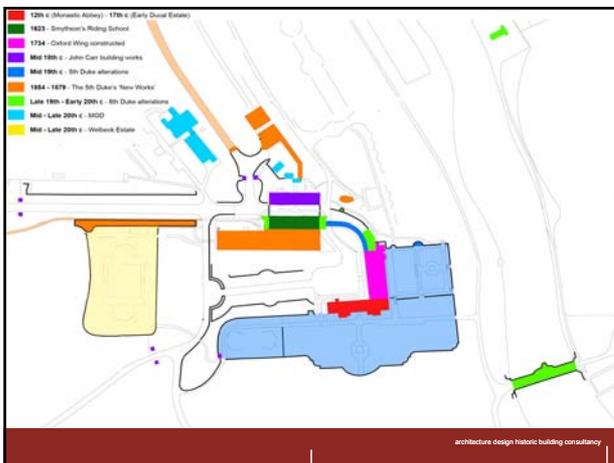
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**Welbeck Abbey Estate**

Welbeck, Worksop, Nottinghamshire  
Country House & Mixed use estate  
13<sup>th</sup> – 20<sup>th</sup> Century

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**Wollaton Hall**

Wollaton, Nottingham  
Wollaton Hall & Park  
1580

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**Wollaton Hall**

Archaeological Survey of Wollaton Hall

Pamela Marshall

architecture design historic building consultancy

**PURCELL MILLER TRITTON**

**MUSEUM OF EAST ANGLIAN LIFE**

Stowmarket, Suffolk

Abbot's Hall House 1709

**CONSERVATION PLAN**

Heritage LOTTERY FUNDED

January 2007

3 Collegate, Norwich, NR3 1BN. Tel: 01603 744444 www.pmt.co.uk

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**Museum of East Anglian Life**

Archaeology Services, Suffolk County CC

Historic Building Evaluation

Leigh Alston

architecture design historic building consultancy

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<b>LONDON</b> Grove Building Maguire Street London SE1 2NQ T: 020 7397 7171	<b>NORWICH</b> 3 Collegate Norwich NR3 1BN T: 01603 674444	<b>OXFORD</b> Belsize Court 57 Woodstock Road Oxford OX2 6PJ T: 01865 292023	<b>SHEFFIELD</b> The Workstation 15 Paternoster Row Sheffield S1 2BX T: 0114 250 2790
			<b>YORK</b> 29 Marygate York YO30 7WH T: 01904 644001

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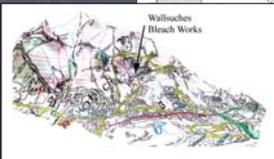
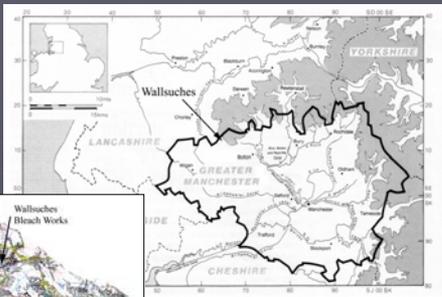
Contacts

# Reinventing a Community through its Industrial Buildings: The Example of Wallsuches Bleachworks, Bolton

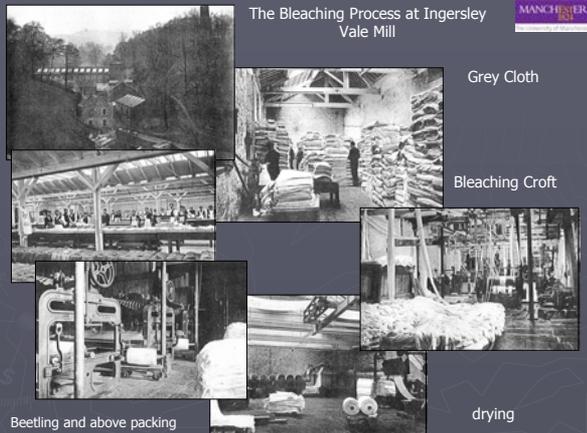


The Wallsuches Bleach Works complex in the 1990s. These buildings were Grade II Listed in 1996, and span the 1790s to themid-20<sup>th</sup> century.

## Textile Finishing in the 19<sup>th</sup> Century Wallsuches Bleach Works



### The Bleaching Process at Ingersley Vale Mill

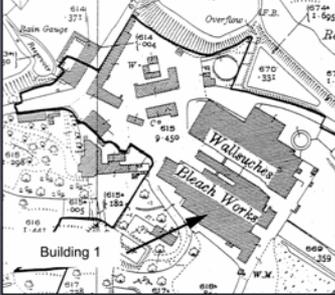


Grey Cloth

Bleaching Croft

Beetling and above packing

drying

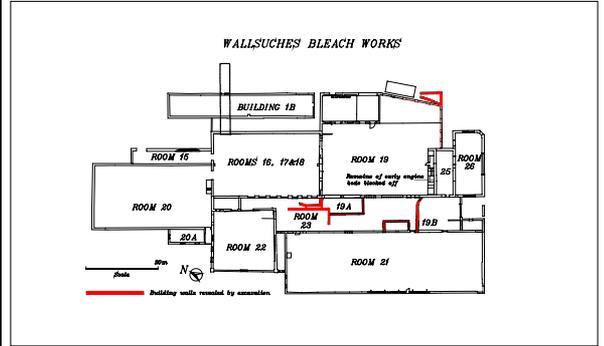


The Location of Building 1 at Wallsuches

The problem:  
Retain the existing process buildings

The solution:  
Convert the site into a new village

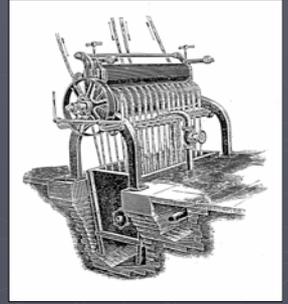
Site plan of Building 1



The kier house (left) at the western end of the southern range of Building 1 housed high pressure kiers (below) for bleaching.



The southern range of Building 1 also had archaeological evidence (left) for the location of washing machines (right)

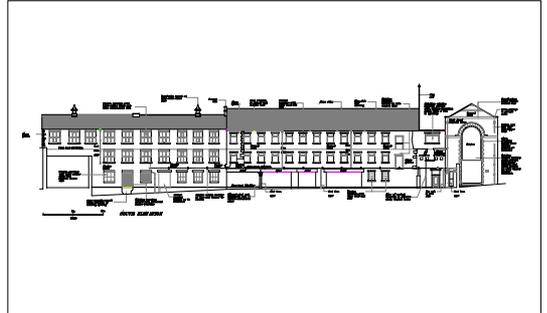




A concrete raft rather than piles was used over much of the floor of Building 1 so as to minimise the disturbance of below ground remains such as this bleaching tank.

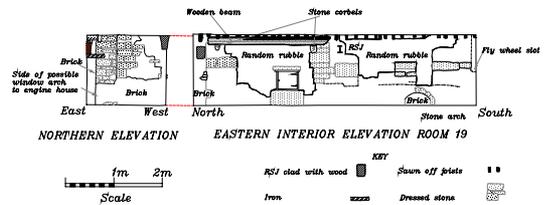
This was also more cost effective for the client.

The southern range of Building 1 and the archaeological remains of the power system



The late 19<sup>th</sup> century middle section of Building 1. Originally this area was to be piled by a concrete raft supported on just a few pillars was used. The ceiling was also retained.

BLOCKED OFF END OF EARLY ENGINE HOUSE, ROOM 19



The western wall of the early 19<sup>th</sup> century beam engine house





Conversion of the Building !  
Engine house involved the  
insertion of a new floor to  
create a large duplex loft  
apartment.

The southern range of Building 1 with new build on the right  
and the converted engine house on the left.



Left: Building 2 in 2001 was  
already partially demolished  
(below in 2005).



Building 2 fabric, in this case a pair of King-post  
trusses, retained for later re-use





Area excavation of Building 2 with Building 1 in the background. This excavation changed the footprint of the new build so as to avoid the engine house and large bleaching tank



## The Wallsuches Experience



- 1) Archaeology led the design process in that it determined what was to be retained from the very beginning such as fixtures and fittings
- 2) On-site below ground archaeological evaluation allowed the project to be altered, and archaeology and money to be saved as a result

The result is a new community of, at the moment, 300 people based within the industrial buildings

However, the key to the whole process was having a group of listed buildings in the first place

## Surveying the future

Stephen Bond

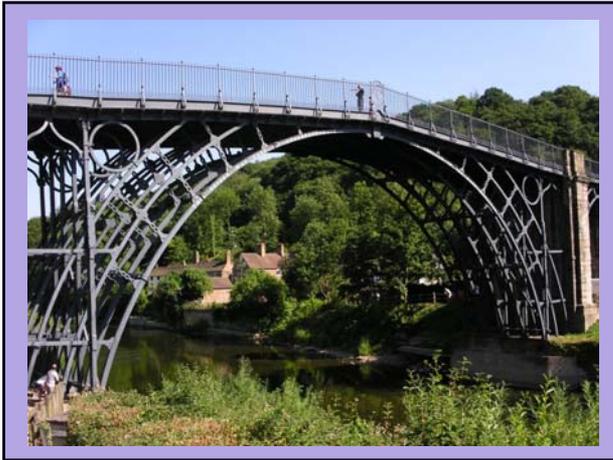
Partner, TFT Cultural Heritage



### Conservation Principles:

- primacy of historic fabric
- minimum intervention
- repairs to be 'little and often' and honest
- repair in preference to restoration or renewal
- no conjectural restoration
- new work to be reversible, where practicable







## Values of Places and Spaces

- Architectural/Technological
- Historical
- Archaeological
- Economic
- Commercial/Investment
- Employment
- Educational
- Recreational
- Artistic
- Social
- Cultural
- Religious
- Commemorative
- Spiritual
- Ecological
- Environmental
- Inspirational
- Symbolic
- Associational
- Panoramic
- Scenic
- Aesthetic
- Artless Beauty

**Sustainable conservation** is the proper management of *use* and *change* in and around historic places and spaces, so as to respect and enhance their value to society

**Make comprehensive evaluation of significance**



**Establish vulnerability to use or change**



**Plan ongoing use and change, wherever possible managing out (mitigating) their damaging effects, so as to protect and enhance special interest**

## **The Real Objectives of Conservation Planning**

Not the preparation of good conservation plans, but...

- Management plans
- Local management guidelines
- Guidelines for use in tenancy agreements and the outsourcing of management
- Guidance to inform the shaping of change and reuse of buildings
- Guidance to inform area regeneration
- Care and design guidance

## **What Next?**

- Understanding cultural landscapes
- Urban environments as cultural landscapes
- Buffer zones for historic sites and urban areas
- Conservation planning to shift towards management uses and outputs





## Conservation in 2015

- Value-based management
- Understanding the contribution of the intangible
- Understanding cultural landscapes
- Urban environments as cultural landscapes
- Buffer zones for historic sites and urban areas
- Conservation planning will concentrate on community and management needs not on plan production



## **Buildings archaeology, authenticity and restoration – a view from across the pond**

### **Marilyn Palmer**

As you may know from the last issue of the BAG Newsletter, I have been on study leave from the University of Leicester and was fortunate enough to be awarded a Gilder Lehrman Fellowship in the Colonial Williamsburg Foundation in Virginia. **Slide 1** I have been writing a book on historical archaeology, but rapidly became very interested in the way in which total building reconstruction is used in the USA as a means of site interpretation. Influenced in this not just by three months residence in Williamsburg but also by a research student working on reconstructions of buildings associated with George Washington and based in his home of Mount Vernon. I think comparisons between the approaches taken in the UK and in the USA are very instructive to buildings archaeologists and wanted to share some of my thoughts with you.

Dealing here not just with the restoration of standing buildings or even with their partial reconstruction which is a fairly common practice in the UK (**Slide 2 Folk Museums**) but with total reconstruction as a means of site interpretation. Generally frowned upon in the UK – English Heritage guidelines, controversy over the reconstructions of Arbeia Roman Fort and Segedunum, and some time ago now by The Lunt near Coventry (**Slide 3**). The Globe Theatre is a reconstruction but not on an archaeological footprint but the Rose Theatre has not even been reconstructed at all. (**SLIDE 4**)

The problem in the USA, and particularly in Virginia, is the lack of survival of 17<sup>th</sup> and 18<sup>th</sup> century buildings because of the general practice of building in wood as well as of rapid destruction of the historic environment in many places (**Slide 5**). Few brick buildings from C17 – Bacon's Castle and Rosewell - more in Massachusetts. (**Slide 6**) Much of the archaeology is purely post-holes (**Slide 7**) Perhaps difficult for the public to make sense of?

Until 1930s, archaeology in the USA entirely concerned with Native American sites. It was not until the 1930s that much attention was paid to European-American sites, stimulated by combination of the policy laid down in the Historic Sites Act of 1935 to ensure the preservation of historic sites, buildings and artefacts of national significance, together with the effects of the Depression and the consequent creation of such public works agencies as the Civilian Conservation Corps. These led to a series of excavations which in fact laid the foundations of historical archaeology in America. Perhaps best known are those at Jamestown in Virginia, the site of the first permanent English settlement in America in 1607 (**Slide 8**). These began under the auspices of the National Park Service in 1934, following its designation by President Herbert Hoover as a Colonial National Monument in 1930. Jamestown has suffered every 25 or 50 years from more interventions in time for the next celebration, and none more so

than those leading up to this year, the 400<sup>th</sup> anniversary, in 2007 (Slide 9). Final excavation of first fort and its rapid reconstruction, despite the existence of a replica one mile away dating from that last anniversary in 1957 (Slide 10).

Twelve miles away from Jamestown, Colonial Williamsburg (Slide 11) was taking shape as a memorial to, and stimulus to, American democracy and freedom at the expense of John D Rockefeller Jr, director of Standard Oil. He was persuaded by the Rector of Bruton Parish Church in Williamsburg to purchase first a house about to be demolished but then slowly to buy up most of the town. (Slide 12) To cut a very long story short, it was decided that the town should resume its appearance of the period when it was at its height during the American War of Independence, when it held the Capitol and Governor's Palace and saw the first Declaration of Rights which preceded the more national Declaration of Independence a short while later. So houses built after 1790 or so (with some exceptions) were demolished. 88 authentic houses were found to be standing, and those which were not within the historic area were reconstructed. (Slide 13) First among these was the need to reconstruct the Governor's Palace, which has burned down during that War as well as the Capitol. Archaeology was the process of locating buried walls at this stage – diagonal trenching. (Slide 14) Project was managed by architectural historians and architects. Fortunately, an archaeologist – an Egyptologist and draughtsman – was employed in the dig on the Governor's Palace and did manage to plan artifacts where they were found in the buried cellars – but no idea which layer they came from. (Slide 15) Reconstruction based on Bodleian Plate and comparison with other late 18<sup>th</sup> century houses. (Slide 16) School in front demolished once the reconstruction complete (Slide 17). Capitol – had been demolished, even less archaeology carried out (Slide 18).

So, building reconstruction here is a cultural construct created within the present and carrying with it the political, ideological and social meanings from the present – or, in this case, from the 1930s with the need to give the USA, going through depression, some pride in its historical past (Slide 19). And reconstructions lose their association with the present and become the real thing – how many people realize that these, as well as many of the houses in W, are complete reconstructions? (Slide 20)

And, with the houses, reconstruction ignores the multi-generational past, the essential change over time which shows how the building changed use and changed meaning, and is fossilized in one chosen period – usually chosen for reasons other than the meaning of the building itself i.e. celebration of famous figure in history, memorialisation, part of important anniversary celebration.

On the other hand, in the USA, reconstructions are the most popular means of site interpretation, bringing realism if not authenticity to a site. George Washington's grist mill and distillery – need to present George the farmer, not just George the politician and soldier (Slide 21).

What is an effective reconstruction? One that avoids the archaeological footprint, has taken on board a great deal of research, admit to being a reconstruction?

End with Carter's Grove, plantation just two miles outside Williamsburg. Chosen partly as a means of bringing to light what constituted 70% Virginia's population in late 18<sup>th</sup> century (Slide 22). Site of fort of 1620, carefully excavated by Ivor Noel Hume, outline of fort reconstructed (Slide 23). Interpretative buildings such as slave quarters, based on careful research from other sites in Virginia (Slide 24). Excellent museum. But two miles down the road from Williamsburg, tourist numbers dropped. So decided to build small plantation en route from the visitor centre to the town – Great Hopes (Slide 25). Recently re-erected a barn there, using complete 18<sup>th</sup> century techniques, done by apprentice for journeyman test piece. So authentic in one sense as regards materials, methods – but did not exist on that site at all! Did not destroy any archaeology at all. Shows what a small plantation was like etc. (Slide 26)? This, then, is the dilemma. In a state where little above ground archaeology left at all, is building reconstruction the best way to present the past?

Tendency in USA to rely on reconstructed buildings with costumed interpreters, not always first person interpreters. Very little use of guidebooks! A method of archaeological interpretation which is fairly standard in the USA – how far is it acceptable in the UK?

# Building Reconstruction

A view from across the Pond

## Folk Museums in England, Wales and Ulster



## Reconstructed Roman forts



## London theatres



Globe Theatre, London



Rose Theatre,  
London



## Building in wood



## 17<sup>th</sup> century buildings in Virginia



Bacon's Castle



Rosewell

## The archaeology of wooden buildings



## Jamestown 'New Towne'





## Colonial Williamsburg



Numbered buildings retained

19<sup>th</sup> century buildings demolished, such as this Greek Revival Baptist Chapel



## Colonial Williamsburg

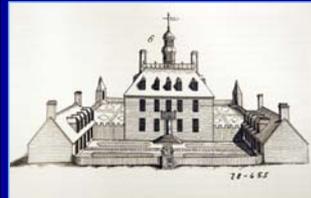


Trenching for Brick Foundations

## Williamsburg Palace Excavations in 1930s



## Governor's Palace. Williamsburg



Bodleian Plate of 1740s

Rebuilt Palace, completed 1933



## Governor's Palace, Williamsburg



High School demolished to reveal the newly built Palace, 1933

## The Capitol, Williamsburg



## Public history in Williamsburg



## Authenticity?



Williamsburg Palace and Capitol interiors



## Memorialisation: George Washington, Statesman and Farmer



## The slave population



## Wolstenholme Fort



## Carter's Grove Slave Quarter



# Great Hopes Plantation



Tobacco barn originally erected at Carter's Grove, re-erected Great Hopes Plantation 2006

# Great Hopes Plantation



IFA Conference.  
Reading.  
3<sup>rd</sup> April.2007.



My grateful thanks go to Stephen Bond for the loan of the photographs for this conference.

### **Introduction:**

My name is Sylvia Wilson, I am owner of a website called [www.fightforourhomes.com](http://www.fightforourhomes.com) I also co-ordinate an umbrella Group called Homes Under Threat (HUT) a network whereby 80+ groups on our books under threat of demolition can be helped with advice, contacts, moral support and a possible way forward! I cannot fit 11 years of hurt, aggravation, anger and the fight to save our homes within Whitefield in Nelson Lancs. in the 15 minutes that have been allowed me, so I warn you now that some of you may be confused by my "choppiness" in this speech, therefore if you wish to discuss at a later time, please do not hesitate to talk to me further! My phone number and email will be available from Alex and Catherine.

"They say the road to hell is paved with good intentions." That seems to be the case with the Government's Housing Market Renewal Initiative (HMRI), which we seem to have been dragged kicking and screaming into! Rarely can a Government be pouring so many millions of taxpayer's pounds into a housing regeneration scheme and meeting with such fierce resistance from so many of the people they are meant to benefit. **So what is going wrong?**

### **Pathfinder**

As a member of HUT and a resident of Whitefield, which is one of the Communities targeted to be beneficiaries of the Housing Market Renewal Initiative, there is somewhere within the complexities of the HMRI, a genuine wish from Government to help, but there is the problem that the Pathfinders have not got their ducks in a row!

Pathfinders, holding Councils and they in turn holding us the Communities over a barrel for the demolition and rearrangement of the Country's housing stock before they hand out funding, is not the best idea they have come up with yet. According to Government, the HMRI is supposed to be for keeping sustainable communities together, not for mass demolition of our homes and heritage or scattering us in all directions to suit the builders!

Pathfinder is based on nothing more than an Academic Paper Exercise by Professors, sifting through old out of date 1991 and 2001 census reports and rent books, never leaving their offices to check out the areas they had targeted as "...at **possible** risk of deprivation..." that is like saying "you **might** be a little bit pregnant?" In both cases, you either are... or you are not!

Pathfinder is a sham to promote the wealth of the builders and the local authorities and Government certainly not the people who are being robbed of their assets and heritage. **It is nothing more than a land grab!** Pathfinder is promoted as a Housing Market Renewal... What it is, is a Housing Market Restructuring... the demolition of the dwellings and the rearranging of the human furniture because the areas in which they live is not affluent enough for the Councils or Pathfinders... The people have to live somewhere, often their homes are hard won, they have spent a lifetime for the security it gives them, then to be forced from them against their will where many have gone into debt because of it! It certainly leaves us with no trust in our alleged Leaders!

These are the aspirations of the Government and Local Authorities they are not ours!

## **Whitefield**

Whitefield is one of seven wards that make up the town of Nelson. It is a typical Lancashire Victorian Mill Town, Whitefield is the smallest of all the wards consisting of just over 1500 registered dwellings and under 4,000 residents. We enjoy a multi-mix of cultures from all over the world with a majority being Asian.

The Local Authority (who **think** they are ruling the Area?) is Pendle Borough Council.

Our nightmare began in 1995-96, when Pendle Borough Council decided it wanted to propose a Neighbourhood Renewal Area, which included the whole of Whitefield! The NRA was nothing more than an excuse to demolish (in 3 phases) 400 homes right next to the Town Centre and move the existing residents out and move the YUPPIES in!

It has taken well over six years, including two Public Inquiries and a recorded several hundreds of thousands of pounds to be forced into a decision that the vast majority of residents wanted in the first place... To retain and refurbish these historic properties and allow us to remain in the homes **we** have chosen!

Many families have been broken up in an area once thriving and bustling with life and has been left in near ruins due to decisions that could very easily have been avoided if only the needs of its community were understood and the residents listened too. Many residents have been forced to live (and still do even now) in conditions that resemble some third world country!

Whitefield's majority is about 64% Asian Origin, they have been conditioned by other CPO's before, so when Council says jump... they ask how high, their "respect" for authority is more tolerant than ours, we question Councils motives, they don't... **but they soon learned!**

The residents objected because one of the main issues being that demolition would inevitably follow in what they solidly believed to be an historic/heritage area, they also believed that they and their families would have to leave their "family orientated streets" for yet a second or third time under the guise of their homes not being fit for human habitation, actually now they (Government) call it "not decent" This action was taken by the residents as a Gross

Insult, Ethnic Cleansing and it felt to them as though the bulldozer was following them around the Borough!

When they realised that they could challenge the local authority without fear of retribution a resident group was formed to defend our homes and a way of life we are entitled to, to that end we formed the Whitefield Conservation Action Group (WCAG) and fought back with a vengeance!

Our Campaign worked well, we all joined forces to save our homes, as well as the history and heritage, local people alongside the Council for British Archaeology, Heritage Trust for the North West, Victorian Society, Ancient Monuments Society, English Heritage, Princes Foundation and others, it took two Public Inquiries but we won them both, it took all of us combined to complete the jigsaw but it just goes to show that if we all row the boat in the same direction, it does make a difference!

In the last 11 years we have had to endure so much but still it is not over for Whitefield. Since the First Secretary of State's (FSS) Decision Letter back from the then ODPM, (now Department of Communities and Local Government DCLG) in 2003 the Council has dallied with us and our area and are very reluctant to let go the reins of power and what **they** want for Whitefield! They have dismissed every "Alternative Plan" put forward by the residents and Heritage Bodies, thrown out the recommendations by the FSS and ODPM for renovation rather than demolition and are listening to Elevate (our Pathfinder) when they tell PBC that they must, demolish and New Build... in order to obtain the funding from Government, if they (PBC) do not comply, the funding will go elsewhere and they will be left with nothing and so will we!

Now a Dutch based Company and a Manchester builder that won a competition to regenerate Whitefield are cornering us by insinuating some demolition with Dutch/German influence new build designs into an English Victorian Mill Town that is virtually Intact, all the Heritage Bodies agree that Whitefield was of "National Historic Importance" because of this fact, even the FSS decreed the same thing in his Decision Letter to us after the Inquiries!

Whitefield is now a Conservation Area and the need, as you will be aware, is to make sure that whatever work is done for the Ward must be within those parameters.

There was no Heritage Assessment or even an Environmental Impact Assessment done by PBC by the time of the Inquiries, (in fact the Secretary of State now insists that all Pathfinder areas are to do so before any proposals are started,) our Council pre-empted extensive research English Heritage was in the Middle of for Whitefield by Declaring a Clearance Area and applying for a Compulsory Purchase Order! (CPO) The author of the report, Nicola Wray, published in March 2001 the book entitled "By Industry and Integrity" this is our Town Motto, it is also a record of our history and heritage and is being totally ignored!

Another group was formed just over 18 months ago called the Whitefield Regeneration Partnership (WRP) This is made up with a mix of "partners and stakeholders," representatives

from Pendle Council, Heritage Trust for the North West, Elevate, Councillors, English Partnerships, Lancashire County Council and Residents, (of which I am one) with advisors from CABE, EH and Princes Foundation – this partnership was formed to steer Whitefield in the right direction, rather than allow any one Body to try and dominate decisions their way! Representatives from the Council for British Archaeology and Ancient Monument Society have also attended without fail the monthly meetings as observers to help the residents with much needed professional advice and observations; their help has been invaluable!

CBA has been with Whitefield from the very beginning and is still with us now as there is still the threat of demolition and new build planned that will destroy the heritage value of the Ward! Lynne Walker “stood” at the two Inquiries fighting the injustice of demolition of the Industrial and historic (housing) fabric of the Town. Our thanks go to CBA for all that they have done and are doing now!

The houses are Victorian terraces built of local sandstone, the dwellings variable between “narrow and broad banded” York stone and Punch-faced block and structured in a “watershot” design for most of the buildings through-out the Ward, this stone is of unique style and colouring ranging from “pale sand, to gold, to orange marbling”, the majority of the houses have original cast iron water goods and original Welsh slates, many retain their horned and plain sash windows and a few original doors, front and rear streets retain their original setts and iron goods such as man holes and drainage covers! Footpaths for the most part (when PBC are not ripping them up to transport them to other Towns in the Borough for gentrification) are of Yorkshire Stone Slabs with many of the footpaths corners laid in quarter quoins and are intact!

The terraces throughout the Country are classified as the lowest affordable housing on the housing market ladder and are found to be warm, affordable, sustainable, adaptable, easy to renovate and convert two or three into one property by insertion of interior doorways between each level, or the alternative, a conversion of loft space or cellar adds the extra rooms required if necessary!

It would be advisable to look up the [www.fightforourhomes.com](http://www.fightforourhomes.com) it is quite comprehensive and it may help you to understand better those areas you may be working in?

What you the Archaeologists need to remember is that dealing with bricks and mortar is one part of your jobs, that artefacts and objects are not the only source of history and heritage, but the people and communities who created that history and heritage must be remembered too, **we are living history now, we are creating the past** that future archaeologists will wonder at!

Ends – 03:04:07 - SW

## **BAG session at IFA conference 2007 – closing remarks**

### **Jason Wood, Heritage Consultancy Services**

Since the inception of the IFA 25 years ago, the archaeological profession has passed a number of important milestones with regard to historic buildings. However, it was not until about 15 years ago that the term 'buildings archaeologist' came into common parlance and the profession really woke up to both the academic and commercial potential of work in this field.

In 1990 it was a difficult job trying to persuade the organising committee of the IFA conference that the subject merited more than a half-day workshop; and this despite the earlier creation of a separate IFA Area of Competence in Recording and Analysis of Buildings. This first session, organised by Ross Dallas, highlighted many of the issues which needed to be addressed: how will buildings be recorded and in what detail?; who will carry out the work, and who will use the records? The workshop demonstrated a high level of interest among the membership and led to the creation of the Buildings Special Interest Group a year later and the start of a string of successful conferences, day schools and other events to reinforce the message. Publications by the IFA and the ALGAO followed, anticipating and responding to PPG 15. English Heritage's guidance to grant applicants was revised; the IHBC was launched with a new emphasis on recording and understanding sites as one of its key areas of competence for Conservation Officers; and despite the initial slow take-up, the number of jobs for buildings archaeologists began to steadily increase.

It is now generally accepted that archaeological investigation can broaden understanding and assessment of significance of historic buildings. Consequently, the role of the buildings archaeologist now extends to informing decision making in planning, design and conservation. Today, as we have seen, an integrated, multi-disciplinary approach ensures the success of building conservation and development projects.

How many more milestones need to be passed? What are the problems still to be faced and how might these be overcome? How sustainable is the work of the buildings archaeologist within our profession and beyond? How can the archaeological investigation of historic buildings best influence the wider planning and development worlds? How far 'upstream' can we go (with or without a paddle)? Is our work accessible enough to the communities to which the buildings belong? What is our contribution to regeneration?

By addressing these and other questions, perhaps we can begin to map a future of our subject and what we, as buildings archaeologists (if the distinction is still valid in an ever more inclusive environment) should be doing over the *next* 25 years.

First, there are opportunities for improved links between conservation professionals and for working in close partnerships within multi-disciplinary teams. We heard today, from Dave Chetwyn, Heather Lindsay and Stephen Bond, examples of holistic 'three-dimensional' working within complex integrated services like LPAs and URCs or within teams of consultants working on conservation plans or historic area appraisals. Teamwork leads to the establishment of a common language so that professionals coming from different areas can pool their knowledge and help to minimise risk and perhaps combat Dave's list of misconceptions and stereotypes. Archaeologists are extremely good at adapting to teamwork, having enquiring minds and 'coming to the

party'. (In my experience it's getting them to leave parties which is the problem.) Working in this way should ensure that the value and significance of historic buildings, both tangible and intangible, are fully appreciated and where possible retained or enhanced.

Dave's presentation also raised a number of points relating to the regeneration debate. Historic buildings, even of the recent past, are slowly beginning to attract attention for the positive contribution they can make towards regeneration and quality of life. To capitalise on this, we need to give proper recognition to historic places – townscapes, cultural landscapes (not just individual buildings) – and raise the benchmark for heritage management of these environments by finding new ways to protect and enhance them. In this respect proper conservation planning, mapping and characterisation will be essential to ensure that their value and significance permeates through to generate effective policies so that spatial or master planning, development decisions and design codes are based on informed knowledge, understanding and respect for what has gone before and people's interest in and attachment to it. Heritage is not a brake on future development; nor is regeneration a slap in the face for historic places. Historic buildings ought not to be swept away but neither should they be wrapped in cotton wool – they can and should be adapted wherever possible, as Mike Nevell's heritage-inspired regeneration of Wallsuches Bleachworks so ably demonstrates.

Above all, I believe that achieving a balanced approach to the wide range of values and benefits that flow from such heritage assets (as the recent White Paper calls them) requires more than understanding and respecting special historical, architectural and landscape significance. It must also include celebration of the local customs, traditions, routines and practices that people associate with such places and actively promoting forward-looking strategies that are sensitive to the richness and authenticity of their history and personalities. In this context, Marilyn Palmer's paper on Colonial Williamsburg raises some interesting issues concerning authenticity and restoration.

Second, we look forward to the prospect of greater integration of the different professional bodies responsible for the management and interpretation of the built environment. The built environment sector, or at least the conservation part of it (including archaeology), is unfortunately too small to support the increasing number of professional institutions and related interest groups. Continued fragmentation is unsustainable. Co-operation, and in the longer term possible merger, is the only logical way forward. The IFA could play a lead role here in helping to advance such proposals, perhaps starting with the BAG sharing resources with similar groups within the IHBC and possibly the RICS. After all, the BAG has seen its role for many years as promoting buildings archaeology and developing links with the wider profession and complimentary professions.

Third, all these opportunities could be advanced through enhanced training and education. We heard yesterday how the requirements of the recent White Paper will have a big impact on training and education. Although the number of published standards, principles and guidelines continues to increase, nothing replaces the advantages of participation in courses. But at what level and to whom should such courses be aimed? Are existing courses sufficient in number and flexibility to get the message across? The only post-graduate course in the UK dedicated to the archaeology of buildings is at the University of York. The RICS Historic Environment Conservation course, here in Reading at the College of Estate Management, also brings these themes together, as Stephen Bond reminded us. Elsewhere, however, the subject's inclusion in syllabuses of archaeology, architecture, architectural

history, building conservation, heritage management, built environment, surveying, planning, engineering, and so on is at best inconsistent, at worst barely visible.

And finally ... community engagement and action, where we take our hats off to the energy and the success of Sylvia Wilson and the Whitefield Conservation Action Group and Homes Under Threat Network in the jaws of the Housing Market Renewal bulldozer.

In Britain today there is a growing recognition that efforts to enhance the attractiveness and viability of heritage places must be linked to the values, interests and capacities of the people who live and work within or around them, in ways that further the distinctiveness of such locations and recognise the power of their historical legacies while stimulating their adaptation to, and anticipation of, new times and new markets. This 'power of place' concept is not new having earlier found its outlet in the work of social geographers and anthropologists and more practically of organisations like Common Ground, applying the concepts of local distinctiveness and shared values to bring people together and strengthen communities through marking and celebrating shared pasts. The work of the New Economics Foundation, with its exposure of the emergence of 'clone towns' and the leaching out of urban individuality in contemporary Britain, has become an important strand here. These concepts are increasingly being afforded academic weight and political endorsement, although contesting the continuing drive to globalisation through commercially-driven uniformity is still an uphill struggle. The UK government's reliance on evidence-based policies has spawned a whole new area of heritage research, seeking to develop vocabulary, data and indicators with which to describe and measure the benefits that society derives from inherited cultures, practices, buildings and artefacts, and from the demand they create for unique or distinctive experiences. Prompted by this agenda, relationships between history and identity can be promoted as positive and creative, and heritage can be viewed as a multi-dimensional social, economic and environmental, as well as cultural asset. These perceptions remain far from universal, as urban 'regeneration' is still capable of replacing low-key but much-loved emblems of the 'spirit of place' – such as those terraced houses in Nelson – with the standard currency of the developer's drawing-board, showing no interest in what has gone before or the nature of the setting.