

‘People place a high value on the historic environment ... it is seen as a major contributor to the quality of life’
(Power of Place)



HOMES WITH HISTORY

Heritage is all around us – from buildings, street patterns, parks and gardens to buried remains, our towns are rich in the historical character and the myriad details that contribute to a special sense of place. This booklet contains advice that will enable you, as a social landlord, to rise to the challenge of integrating that heritage into housing schemes, to the benefit of your tenants and the community at large.



WHAT HAVE ARCHAEOLOGY AND HERITAGE GOT TO DO WITH IT?



The fifteenth-century priory of **St Margaret in King's Lynn** won awards when converted to five dwellings.

Excavation of Low Hall, **Waltham Forest**, in advance of development by a consortium of housing associations uncovered a history of exactly 600 years: tree-ring dating showed that the bridge across the moat was built in the summer of 1344, and the V1 flying bomb that destroyed the house on 18 July 1944 was unearthed. The aerial view shows the unearthed foundations for the medieval manor house (bottom centre), with private rooms to the right and servants' quarters to the left. (Museum of London Archaeology Service)



As a busy social landlord, archaeology might not be top of your priority list – you might even regard it as just another hurdle to overcome as you focus on your main task: balancing costs and practicality in providing much-needed housing.

But many Housing Association projects do involve archaeology in some form or another – whether you are regenerating a group of terraced houses or developing a brownfield site. By archaeology, we don't just mean buried remains – we include all the physical evidence of our history, visible in the form of standing buildings, street patterns, and associations with people and events. That heritage is all around us, and it plays an important role in our sense of place.

What is more, the historic environment cannot simply be wished away. Because it belongs to us all, and is a precious and non-renewable resource, successive governments have put in place safeguards to ensure that our built and buried heritage is protected from loss wherever possible, and that a record is made for posterity where loss is unavoidable.

This booklet will help you understand the duties of developers with regard to that archaeological heritage. It does not attempt to be comprehensive – the proper care, repair and maintenance of building fabric is another important issue for social landlords that is dealt with elsewhere, in such publications as *Informed Conservation*.



Victorian workhouses have an important place in social history as well as the historic environment. Their physical fabric was often well designed and can be converted effectively. **Ditchburn Place in Cambridge**, built in 1838, has seen many uses and is now a residential home.



Fishermen's cottages at **Cley, North Norfolk**, a pretty seaside village where holiday lets and second homes make it difficult for local people to find a house. The Blakeney Neighbourhood Housing Society was set up to improve this situation and now has about fifty properties. Local character is as important as local residents, so plain but distinctive North Norfolk cottage styles, especially use of knapped flint, are faithfully kept. (Broadland Housing Association Ltd)

‘The historic environment makes a vital contribution to the quality of everyone’s life and is central to our sense of local, regional and national identity.’
(Keith Hill, Minister for Housing and Planning)

The booklet is concerned too with the added value that heritage can bring, in terms of sustainability, social inclusion and community cohesion. We aim to help you see heritage as opportunity and not as a problem – and to inspire you with examples of projects that integrate housing and heritage to everyone’s benefit.

The booklet brings together the Housing Corporation, the Institute of Field Archaeologists and English Heritage. We are united in the belief that good housing schemes that build on the past and give it new relevance in the present can play a major role in fostering flourishing communities. Tenants enjoy living in buildings with historical character and distinction, and the community at large benefits from the regeneration of sites and buildings that form an important part of the town’s fabric and history.



Norwich has an immense stock of historic buildings. In recent years economic decline has brought problems, but now regeneration through heritage is seen as the way forward. At **Carrow Hill**, Victorian artisan cottages were built for workers in the mustard industry. The area was heavily bombed in the second world war and became run-down and disreputable, but rehabilitation of the nineteenth-century housing stock and opening up of historic features is now making it a desirable part of Norwich. Sited on a defensible hill top with wide views across the river, the medieval town walls still run through the site and are topped by the **Black Tower**, one of Norwich's surviving defensive look-outs, now incorporated in landscaping for a housing scheme.

WHERE DO WE START?

‘Before we do anything, we need knowledge’
(Power of Place)



Putting their money where their mouth is: **Liverpool Housing Trust** has converted these Victorian commercial premises to serve as their offices, including an inviting entrance.

Lying at the heart of the North Derbyshire/Nottinghamshire coalfield, where the collapse of the industry has had catastrophic effects, **Creswell** is a unique survival of a model coal-mining complex, including a church, schools, baths, chapels, shops and a drill hall. Far removed from the high density utility design of workers’ houses prevalent in the nineteenth century, this architect-designed model village was built on garden city principles. Using grants from various sources, the Creswell Heritage Trust, made up of local people, aims to reinstate the village green and its Victorian planting scheme, to reintroduce casement and sash windows, canopies over panel doors, and picket fences and to restore the terracotta details. (Creswell Heritage Trust)

The key to all sound housing schemes is to start from a thorough understanding of the site – this makes sense in conservation terms as much as for engineering and design.

The obligations of developers are clear – housing associations are granted no special exemptions and have the same responsibilities as any other developer. This includes assessing the archaeological effects of development, devising and implementing mitigation strategies, preserving sites and structures of national importance, recording historic buildings and excavating significant archaeological sites. English Heritage and local councils will not pay for archaeological work, though they will have a role in ensuring it is carried out to a high standard.

Discuss plans for development with the planning authority at an early stage. Archaeological officers can provide information, and archaeological consultants may be able to simplify the whole process. Conservation officers are important at every stage when listed buildings or historic areas are affected. There should be someone on the development team who has a full grasp of *all* the heritage issues. Unexpected discoveries can cause delays, increase costs through redesign and lead to rental/sale losses.

Proper understanding of the site and the full implications of proposed changes on the historic environment will put the developer at an advantage in negotiations, simplify application procedures and ensure a more satisfactory and cost-effective scheme. Good relationships between sectors in project teams, from initial planning to topping out, will make projects run more smoothly.

‘Conservation advisers are there not to stand in the way of change, but to negotiate the transition from the past to the present in ways that minimise the damage ... and maximise the benefits.’ *(Informed Conservation)*



The **Anchor Brewery** in **Salisbury** lay within the historic core of the city, so archaeological investigations were an integral part of each stage of redevelopment for a mix of social and private housing. Intact remains of medieval buildings along the street frontage were excavated, but an early evaluation of other areas showed that archaeological remains had been destroyed. Efforts were therefore targeted cost-effectively at one area of importance. (Wessex Archaeology)

At **Magdalen Street, Norwich** a scheme was put in place to renovate this ancient building, then functioning as a nightclub, as part of a regeneration programme of the city centre. No building analysis was done until work was well underway, and belated discoveries that the house was fifteenth century, of outstanding importance but lacking any sort of foundations, added hugely to the costs and complications of the project. Restoration work was eventually a success, but the housing association was left with a deficit that might have been avoided if the problems (and potential) of the building were known in advance.

All these factors are going to have an impact on the cost of acquiring and developing the site – and on the likelihood of attracting grants and investment funds for urban regeneration or the restoration of an important listed building.

Estimating archaeological costs before site purchase may enable you to deduct these from the purchase price.

Who can help: sources of funding and advice

Grants for the repair and regeneration of historic buildings and areas can come from a variety of sources. English Heritage may be able to assist and you should contact the relevant English Heritage regional office for further advice. Other bodies such as Architectural Heritage Fund and Regeneration through Heritage (run by the Prince’s Foundation) provide advice on how to apply for funds to return neglected historic buildings to sustainable community use.

Local authorities also have discretionary powers to grant aid repairs. Major funds may be accessed through Single Regeneration Budgets, and the Heritage Lottery Fund may be a source of capital and revenue grants.

‘The more clearly the archaeological, architectural, landscape or historical interest of an asset in its setting is understood at the outset, the easier it is systematically to develop a scheme which minimises detrimental impact by recognising both constraints and opportunities.’ *(Enabling development and the conservation of heritage assets)*



HERITAGE AND SUSTAINABILITY



‘The best view in town’: four flats created by Suffolk Housing Association in the heart of **Bury St Edmunds** have superb views over the medieval abbey, helping bring life back to the town centre. Once-empty space now provides homes in a prestigious setting. One present tenant is thrilled with this ringside location: ‘We get great views at all the big events, such as visits by the Queen and firework displays. And my daughter’s friends love having this base for enjoying Bury’s nightlife’.

‘Rehab is labour intensive ... historic preservation is in and of itself an environmental strategy’

(The Economic Power of Restoration)

Housing associations often have to deal with land and buildings that are dilapidated or problematic – but this does not mean that they have no archaeological or historical value or that the best solution is to clear the site and build afresh. There are many benefits to integrating archaeology and historic architecture into housing schemes: not least the provision of high-quality affordable homes that are wonderful to live in because they have real history, prestige and character.

‘At the moment we have an ambitious challenge to build dynamic, sustainable communities across the country – but that’s not just new-build alone. We need to make sure that we conserve those historic places that give our towns and cities their uniqueness and character’.

(Keith Hill, Minister for Housing and Planning)



Medieval Risbygate Street, in **Bury St Edmunds**, became so derelict even the scrapyard was closed. A partnership of the Borough, English Heritage, Suffolk County Council, Heritage Lottery Fund and owners meant that the new scheme includes a pedestrianised street to a new bus station, shop fronts were restored, crafts units created and a renovated building became a Volunteer Centre. Housing associations provide a mix of flats, sheltered units and housing. Historical benefits include increased knowledge of this historic town and of building techniques. Analysis and research demonstrated for example that

one house which was thought to be nineteenth century had a seventeenth-century core and wall-paintings, and a form of timber lining that is unique outside New England. Elsewhere, early sixteenth-century interiors, wall-texts and other historic features delight the new residents. ‘All the people involved in the scheme have been fascinated with the historical background to their buildings and the interesting features which emerged. The partnership has given housing associations the confidence to take on other buildings of this type.’ (Partnerships in Property)



When the nunnery of **St Mary Clerkenwell** was excavated in 1987 archaeologists found the timber buildings of the original nunnery, founded 1144, as well as the later twelfth-century masonry buildings and garden that replaced it. When the site was later developed for the Mercers Company Housing Association all the structures were left in place, the masonry consolidated and repointed and covered in terram geotextile and sand to ensure the remains were protected and stabilised. (Museum of London Archaeology Service)

‘Existing buildings embody historic environment capital – the bricks have been fired, the timber felled, and energy and effort have gone into the design and construction’

(Power of Place)

Creative reuse of buildings and land

The recycling of existing land and buildings is an important part of the national strategy for achieving sustainable development. The government requires 60% of development to be built on brownfield sites, many of which have historic value. Local planning authorities are being encouraged not to release new land until potential brownfield sites are used.

Using space over commercial premises plays an important role here. It maximises reuse of existing sites, is an immediate answer to homelessness, and removes blight.

Town centres benefit by gaining quality homes, reducing crime and vandalism, keeping small shops open, revitalising town centres and making them safer at night. Rural areas benefit too, because vibrant town centres are a powerful alternative to out-of-town shopping developments and, by making village shops more viable, can help sustain communities as a whole.

However, it needs a creative approach to managing interaction between uses, so the conservation officer and regulator should be involved at the earliest stage, to make best use of the special provisions in Parts E, L and M of the Building Regulations.



Living above the cafe: rehabilitation of what is now a smart area of **Liverpool** includes social housing on upper floors, bringing people back to live in the lively centre.

Just in time: local initiatives, often with English Heritage backing, are at last pulling handsome buildings in **Liverpool’s** historic centre back from the brink of collapse. Recognising the sustainability of such derelict structures plays a major part in the city’s economic renaissance and its present cultural status.

REAPING THE BENEFITS OF ARCHAEOLOGY



Remains of the Roman fort at **South Shields**, in the midst of housing estates in Tyne and Wear, are used as a training excavation and educational resource. Excavations of the fort in a densely settled area have been succeeded by creation of a high-quality visitor attraction. Its reconstructed gateway, display of artefacts and the presence of volunteer Roman soldiers attract tourists, school-parties and academics and are a subject of huge interest for the community around. The local community benefits from its educational values, the vitality that visitors bring, and pride in ownership of an historic site of international renown.

At **Spitalfields**, on the eastern edge of the City of London, complete archaeological integration allowed the client to exploit the archaeology both above and below ground and show that archaeologists had a critical role to play. The history of the area was shared with the local community, not all of whom were in favour of the redevelopment, and a visitor centre attracted 2000 people. Questions by visitors included ‘Why are developers destroying all this precious archaeology?’ The Museum of London Archaeological Services explained it was trying to create a record and share the history/archaeology with residents, ie ‘returning’ the heritage, and also sharing discoveries as the project proceeded. One example of this was a decorated lead coffin that went on immediate display in the Museum of London, as well as being excavated live on TV and being the subject of a Meet the Ancestors documentary. (Museum of London Archaeology Service)

Archaeology should not just be treated like a contaminant – something to be got rid of from the site before the ‘real work’ begins. Real community benefits can be gained from embracing the archaeological process wholeheartedly.

People love to be involved in the excitement of discovery, and both newcomers and established residents appreciate the personal ‘sense of place’ that develops when a site is excavated or a historic building restored.

Simply by preserving archaeological and historic features and elements in the landscape we are also maintaining vital educational assets, material for present and future communities to study as they seek to understand our history, origins and identity. However, simple preservation without understanding and community involvement has little value – and can even alienate communities by creating a sense of exclusion.

‘Best value is created when archaeologists share objectives with the clients – that is, the procurement routes chosen affect the design solutions, allow application of risk management processes and return heritage value to the community.’

(Taryn Nixon, Homes with History Conference speech)



Some housing estates are fortunate enough to incorporate an archaeological monument that serves as an area for informal recreation as well as giving character and focus to the development. At **March** in Cambridgeshire, a fort built in the Civil War as part of the defences of Eastern England against Royalist forces is fully accessible to the public. Monuments (whether of earth or stone) in this sort of location need to be specially managed to protect them from erosion and explain their value to visitors. (Ben Robinson)



School children had a chance to work on an archaeological excavation in the backyards of **Bermondsey**, digging up nineteenth-century rubbish pits and examining their contents alongside staff from the Museum of London’s Archaeological Services. Their work on site was part of a wider educational programme concerning regeneration and heritage. Other site visitors included a group of pensioners, one of whom had lived nearby until her home was destroyed during the Blitz. (Museum of London Archaeology Service)

So to maximise the benefits of archaeology within a housing scheme there needs to be the opportunity for public participation, including on-site interpretation of visible and invisible remains, tours while excavations are in progress, informative physical sign-posting and accessible publications.

And archaeologists need to be used for more than just excavation – they will encourage visitors and voluntary helpers (safety permitting), explain their work effectively to the press, liaise with schools and community groups, provide high quality popular publications and display boards while the excavations are in progress, and work with you to integrate the findings permanently into your housing scheme.



‘A stupid old ruin’ was the description local children gave to **St Margaret’s Almshouses** in Taunton. These were built in the early sixteenth century by Abbot Bere of Glastonbury and served as an almshouse until the 1930s. Before that the site was a leper hospital. The building was vandalised and suffered an arson attack. Situated on a housing estate in an area of social deprivation it was used principally for stone-throwing practice. The West Somerset Housing Association redeveloped it for housing, using sympathetic design to ensure the historic building retains its

character. Excavations were run as a training scheme for archaeology students, but pupils, teachers, parents and helpers from six local schools also participated. Regular open days were organised, and children visited during redevelopment to see craftsmen at work. As a result of the excavations remains of the chapel of St Margaret were located as well as traces of the original hospital. These research excavations produced important archaeological information and a real sense of local heritage for several thousand local people.

‘The fabric of the past constitutes a vast reservoir of knowledge and learning opportunities ... buildings and places can also play a role in developing a sense of active citizenship.’ *(Force for Our Future)*

SOCIAL INCLUSION, COMMUNITY COHESION



The Elms, Unthank Road, **Norwich** was a nineteenth-century model housing scheme built by Mackintosh Housing Society for workers in their chocolate factory and transferred to Broadland Housing Association in 1996. In addition to attractively designed houses the scheme included a social centre, huge communal gardens and green areas, and a bowling green, amenities still actively used by the residents. When adopted there was a complete internal refit of all houses but outside appearances were carefully maintained. Faithful maintenance of the best values of Victorian philanthropists therefore provides affordable rented accommodation in a leafy traffic-free area within walking distance of central Norwich.

‘No one should feel excluded from the historic environment. It has the potential to be both unifying and inclusive.’

(Power of Place)

The historic environment provides roots that improved understanding can interpret and expand. These common roots, and a common understanding of ways society has developed over millennia through the interaction of immigrants, long-term residents, traders and craftspeople of every kind, all facing environmental, social and political challenges and technological change, are a healthy force for social cohesion.

At the same time, a good social mix is achieved where historic buildings renovated to a high quality are available to all. An English Heritage survey identified that 76% of people think their own lives are richer because of the historic environment, but that many people still feel excluded from a full appreciation of England’s cultural richness and diversity. More needs to be done to tackle this form of social exclusion. To begin with, we can appreciate that love for historic surroundings extends way beyond those who have traditionally lived at the manor or the country house.

‘I do not know of a single sustained success story in downtown revitalization anywhere in the US where historic preservation was not a key component ... in nearly every instance the housing they are moving back into is rehabbed housing in historic buildings.’

(The Economic Power of Restoration)



Conversion of a late-Victorian granary to high-density residential use helped turn around the fortunes of **King’s Lynn** as a residential area in the late 1980s. Refurbishment of historic buildings has played a major part in bringing people back into the town.



The **Grainger Town** Project was established in 1997 to regenerate the historic core of **Newcastle**. It includes some 75 acres of high-quality early-Victorian town buildings, medieval churches and remnants of the city walls, which until recently displayed all the symptoms of decline. Focus groups were used to influence urban design, business development, arts and craft inputs and residents’ concerns. They also covered ethnic minority contributions, housing and public art projects. Conversion of historic buildings to affordable residential use (particularly bringing upper floors back into use) is a key element in the reversal of a long history of decline. Housing tenure is being extended and choice widened as much as possible to create a mixed community. (The Grainger Town Partnership Ltd)

‘The historic environment sector, by exploring the multicultural nature of all history, can make a significant contribution to social cohesion. This should embrace all aspects of ethnicity as well as class and other social groupings such as mining communities.’

(Black Environment Network)



Salisbury College, King’s Lynn, founded in 1500 to train chantry priests for St Margaret’s priory, benefits from multiple modern uses. It was one of the Preservation Trust’s first restoration projects in the early 1960s and is still home to their

offices on one side of the quiet cloister. The Great Hall is used for public and private events, one wing makes an atmosphere-charged Youth Hostel and flats occupy the fourth side. Green plaques give a brief history.

‘In Philadelphia it was shown how, though practically all blocks of housing were effectively racially segregated, within historic areas nearly half met the diversity test – people of all races living together because of the appeal of the historic neighborhood – and there is also a wide range of income levels.’

(The Economic Power of Restoration)

GOOD DESIGN: STIMULATING ARTS PROJECTS



A very different approach is displayed in the **Superlambanana**, an irreverent sculpture that includes references to **Liverpool's** role in exotic imports and the trans Pennine livestock market.

Archaeological remains can provide cues for the layout and design of developments. Sense of place can be created or reinforced by using historical references as well as materials and detailing that respond to the local vernacular. Street names, signs, landscaping, on-site interpretation, maintenance of ancient boundaries – all of these can be used to keep memories alive, stress the individuality of the development and foster a sense of place.

To realise these possibilities clients, their design team, archaeologists and conservation officers need to work together from the start of the design process, and other regulators should be drawn in to provide a ‘development team’ approach. When this is done well, tenants gain a sense of contact with their environment, and by understanding, valuing and engaging with it, to help shape a strong, inclusive and vibrant community.



Some below-ground features may be by marked on the ground, with different paving materials or altered relief. Patterned paving at **Salisbury College, King's Lynn** makes an important point about changes to the medieval environment.



A cast bronze pillar in **Cambridge** has been designed to record stratified layers revealed in an excavation that uncovered a Roman road, Saxon cemetery and medieval coin hoard.

‘England’s historic environment is one of our greatest national assets ... it embodies the history of all the communities who have made their homes in this country.’

(*Force for Our Future*)

WHAT DO I NEED TO KNOW?



Brown Street, Salisbury, is within the medieval city. Archaeological excavations, a condition of planning permission for development of housing for disabled people, revealed numerous early building phases beneath the tarmac of a car park. (Wessex Archaeology)

The major heritage legislation that might apply to a housing association’s land or buildings is summarised here.

Planning Policy Guidance

Policy guidance can be found in Policy and Planning Guidance No 15: Planning and the Historic Environment and No 16: Archaeology and Planning. Both policy statements are under review at the moment, and the Office of the Deputy Prime Minister (ODPM) will issue a new combined Planning Policy Statement covering both archaeology and conservation. ODPM has made it clear that the core principles enshrined in both will be retained.

Scheduled monuments

In the rare event that your housing scheme affects a scheduled monument then permission to make any alteration to the site must be sought from the Secretary of State for Culture, Media and Sport, who is advised by English Heritage. They will be concerned to protect the setting of upstanding remains as well as below ground features. Scheduled monument consent needs to be obtained before application is made for full planning permission.

Other archaeological sites

Even if the site is not scheduled, most city and town sites sit over archaeological remains, and planners usually require an assessment of their extent and importance before any development work can go ahead. This can involve archive research to see what is already known about a site, perhaps supplemented by small-scale survey and excavation to assess the nature and extent of archaeological remains.

The results of this assessment will be fed back to the design process, because you will need to show how you propose to mitigate any archaeological damage before planning permission can be determined.

Where it is agreed that development resulting in the loss of archaeological remains should proceed, you will be required to arrange and pay for excavation and recording of the remains, analysis and publication of the findings, and deposition of artefacts and excavation records in a suitable store.

There are now a large number of archaeological units who may tender for this work. The *IFA Yearbook and directory* gives details of these. Use of bodies on the IFA’s list of Registered Archaeological Organisations gives assurance of a high standard of work, carried out to a nationally agreed code of conduct.

Historic buildings

If the buildings on your site are listed, or if the site is in a conservation area, you will have to provide planners with enough information to enable an assessment to be made of the likely impact of the proposals on the building, its significant features and its setting. Good analytical drawings will assist the site engineer, architect, surveyor or landscape architect, and will identify historic features that need to be conserved.

Experts in historic building conservation will be needed to assist you, and, as with archaeologists, they should be suitably qualified and experienced. The professional body for specialists in historic buildings is the Institute of Historic Building Conservation, and a full list of their members can be found in the *IHBC Yearbook*.



A Roman farmhouse lies beneath the play area of this housing development in **The Hague**, in the Netherlands. The shape of the house is marked in wood and sand, and the cattle pens in coloured rubber. (Jan Bol)

CHECKLIST

‘The historic environment is what generations of people have made of the places in which they lived. It is all about us.’ (Power of Place)

There is no one right way to manage the heritage aspects of a housing development, but this simple checklist embraces most of the steps that you will need to consider.

Have you

- taken professional advice on the archaeological and historic environment implications of your proposed development?
 - approached the local authority archaeologist and conservation officer?
 - commissioned the services of an IFA or IHBC member, or of an IFA-Registered Archaeological Organisation?
- checked any historic environment constraints, and timetabled and budgeted for them?
 - commissioned professional reports to support the planning application?
 - planning conditions?
 - scheduled monument?
 - listed building?
 - conservation area?

- considered how to incorporate the history of the site/neighbourhood into the scheme?
 - retention or incorporation of existing fabric?
 - layout – orientation/footpaths and thoroughfares/historic ‘grain’?
 - complementary building styles and materials?
 - interpretation panels, designs and displays?
 - public art?
 - historic parks and gardens or historic battlefield notification?

- taken professional advice on
 - budgeting for and programming archaeological or building conservation work (eg can archaeological evaluation and geotechnical surveys be combined?)
 - the possibility of being required to redesign to reduce damage to the historic environment?
 - contingency costs?

- considered these constraints in agreeing the purchase price of the land?

- considered encouraging existing/future residents to participate in designing or implementing proposals to incorporate the site/neighbourhood’s history into the scheme?
 - tours during archaeological excavation?
 - participation in archaeological work or building refurbishment?
 - public lectures?
 - schools visits and projects?
 - applying for a Local Heritage Initiative grant from the Heritage Lottery Fund?



Liverpool has long been known as a place of departure, immigration and for its role in world trade. Suitcase sculptures celebrate these memories, and function as conversation pieces, for play, and just for sitting on.

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<i>A sustainable development framework for the East of England</i> 2001 East of England Regional Assembly and the EoE Sustainable Development Round Table	Enabling development and the conservation of heritage assets 1999 <i>English Heritage Policy statement: practical guide to assessment</i>	<i>Power of Place: the future of the historic environment</i> 2000 DCMS and DETR
<i>Building regulations Part E</i> (Sound) 2002, <i>Part L</i> (Conservation of fuel and power) 2002, and <i>draft Part M</i> (Access) 2002	<i>Informed conservation: Understanding historic buildings and their landscapes for conservation</i> 2001 Kate Clark, English Heritage	Regeneration through Conservation 2001 Julie-Anne Renfrew, <i>IHBC Yearbook</i>
<i>Building regulations and historic buildings – Interim Guidance Note on Part L.</i> English Heritage	<i>Institute of Field Archaeologists Yearbook and directory</i> , published annually. Available from IFA	The Economic Power of Restoration <i>Restoration and Renovation Conference, Jan 2001 Washington DC</i> Donovan D Rypkema
<i>Building sustainable communities: Actions for housing market renewal</i> 2003 CABE, Environment Agency, Commission for Integrated	<i>Institute of Historic Building Conservation Handbook</i> , published annually. Available from IHBC	<i>The Historic Environment: a force for our future</i> 2001 Dept for Culture, Media and Sport
	<i>Partnerships in Property</i> 2000 ACES Association	<i>The State of the historic environment report</i> 2002 English Heritage

WHO CAN HELP: CONTACTS AND SUPPORT

<p>Architectural Heritage Fund (AHF): Makes short-term low interest loans and grants to organisations with charitable status for projects involving change of ownership or use of buildings that are listed or in a conservation area.</p> <p>Clareville House 26–27 Oxendon Street London SW1Y 4EL Tel: 0207 925 0199; Fax: 0207 930 0295; Email: ahf@ahfund.org.uk http://www.heritage.co.uk/apt/ahf.html</p>	<p>c/o Archaeology Section, Environment Department Hertfordshire County Council County Hall Hertford SG13 8DN Tel: 01992 555244; Fax: 01992 555251; Email: stewart.bryant@hertscc.gov.uk</p>	<p>Civic Trust: Leading UK charity for enhancing the quality of life in Britain’s cities, towns and villages. Manifesto themes include people first and sustainable regeneration. 17 Carlton House Terrace London SW1Y 5AW Tel: 0207 930 0914; Fax: 0207 321 0180 http://www.civictrust.org.uk</p>
<p>Architecture Foundation: Aims to promote high quality contemporary architecture and urban design, and to explore strategies for inner-city community regeneration. 60 Bastwick Street London EC1V 3TN Tel: 0207 253 3334; Fax: 0207 253 3335 http://www.architecturefoundation.org.uk</p>	<p>British Urban Regeneration Association (BURA): Independent organisation with the prime purpose of identifying and promoting best practice in regeneration. 63–66 Hatton Garden London EC1N 8LE Tel: 0207 539 4030; Fax: 0207 404 9614; Email: info@bura.org.uk http://www.bura.org.uk</p>	<p>Department of Culture, Media and Sport (DCMS): The department has overall government responsibility for the built heritage. 2–4 Cockspur Street London SW1Y 5DH Tel: 0207 211 6200; Fax: 0207 7211 6210; Email: enquiries@culture.gov.uk http://www.culture.gov.uk</p>
<p>Association of Preservation Trusts (APTs): Set up by the Architectural Heritage Fund to encourage and assist building preservation trusts to expand their capacity to preserve and reuse the built heritage. Clareville House 26–27 Oxendon Street London SW1Y 4EL Tel: 0207 930 1629; Fax: 0207 930 0295; Email: apt@ahfund.co.uk http://www.heritage.co.uk/apt</p>	<p>Commission for Architecture and the Built Environment (CABE): aims to improve people’s lives through better buildings, spaces and places. Offers help and advice. The Tower Building 11York Road London SE1 7NX Tel: 0207 960 2400; Fax: 0207 960 2444; Email: enquiries@cabe.org.uk http://www.cabe.org.uk</p>	<p>English Heritage: Statutory organisation responsible for safeguarding the historic environment and developing an understanding of the past. The first point of contact with English heritage is usually through one of the regional offices.</p> <p>London Region 23 Savile Row, London W1S 2ET Tel: 0207 973 3000; Fax: 0207 973 3001 http://www.english-heritage.org.uk</p> <p>North East Region, Newcastle upon Tyne Tel: 0191 261 1585</p> <p>North West Region, Manchester Tel: 0161 242 1400</p> <p>East of England Region, Cambridge Tel: 01223 582700</p> <p>Yorkshire Region, York Tel: 01904 601901</p> <p>South West Region, Bristol Tel: 0117 975 0700</p>
<p>Association of Local Government Archaeological Officers (ALGAO): represents planning archaeologists and provides archaeological advice to the Local Government Association</p>	<p>Churches Urban Fund: Makes grants to church-linked projects to support practical, locally-inspired initiatives from Urban Priority Areas, former mining communities and outer city estates. 1 Millbank London SW1P 3JZ Tel: 0207 898 1729; Fax: 0207 898 1601; Email: enquiries@cuf.org.uk http://www.cuf.org.uk</p>	

East Midlands Region, Northampton
Tel: 01604 735400
South East Region, Guildford
Tel: 01483 252000
West Midlands Region, Birmingham
Tel: 0121 625 6820

English Historic Towns Forum: Promotes prosperity and conservation in historic towns
PO Box 22
Bristol BS16 1RZ
Tel: 0117 975 0459; fax 0117 975 0460;
Email: ehtf@uwe.ac.uk
<http://www.historic-towns.org/ehrf>

English Partnerships: A regeneration and development agency for England, with statutory powers, formed by combining the Commission for the New Towns and the national functions of the Urban Regeneration Agency.
110 Buckingham Palace Road
London SW1W 9SA
Tel: 0207 881 1600; Fax: 0207 730 9162;
Email: mail@englishpartnerships.co.uk
<http://www.englishpartnerships.co.uk>

Groundwork: Environmental regeneration partnership organisation, active in 120 towns and cities throughout Britain. Groundwork develops programmes that link environmental, social and economic regeneration and contribute to sustainable development.
85–87 Cornwall Street
Birmingham B3 3BY
Tel: 0121 236 8565; Fax: 0121 236 7356;
Email: info@groundwork.org.uk
<http://www.groundwork.org.uk>

Heritage Lottery Fund (HLF): Distributor of Lottery funds targeted at improving the nation's quality of life by safeguarding and enhancing the heritage of buildings and thereby assisting people to appreciate and enjoy their heritage. HLF is an important force in regeneration, and in Townscape Heritage Initiative schemes which often include the return of redundant buildings to viable economic use, including low cost hosing provision. HLF has nine regional offices in England, plus offices in Scotland, Wales and Northern Ireland (details on their website).
7 Holbein Place
Sloane Square
London SW1W 8NR
Tel: 0207 591 6000; Fax: 0207 591 6001;
Email: enquiries@hlf.org.uk
<http://www.hlf.org.uk>

Housing Corporation: The government agency responsible for funding, regulating and facilitating the proper performance of the social housing sector in England.
Maple House
149 Tottenham Court Road
London W1T 7BN
Tel: 0207 393 2000; Fax: 0207 393 2111;
Email: enquiries@housingcorp.gsx.gov.uk
<http://www.housingcorp.gov.uk>

Institute of Field Archaeologists: The professional organisation for archaeologists. It promotes professional standards and ethics for archaeologists through personal membership and through corporate registration of archaeological organisations and their regular inspection.
The University of Reading
SHES, Whitenights
PO Box 227
Reading RG6 6AB
Tel: 0118 378 6446; Fax 0118 378 6448;
Email: admin@archaeologists.net
<http://www.archaeologists.net>

Institute of Historic Building Conservation: The professional institute for building conservation professionals. It exists to establish the highest standards of conservation practice to support the effective protection and enhancement of the historic environment.
Jubilee House
High Street
Tisbury
Wilts SP3 6HA
Tel: 0131 529 3913; Fax: 0131 529 7478
<http://www.ihbc.org.uk>

National Housing Federation (NHF): The representative organisation for over 1400 independent social landlords in England. Has a central headquarters (below) and regional offices listed on its internet site.
175 Gray's Inn Road
London WC1X 8UP
Tel: 0207 7278 6571; Fax: 0207 7833 8323;
Email: info@housing.org.uk
<http://www.housing.org.uk>

Office of the Deputy Prime Minister.
Responsible for planning and housing.
Office of the Deputy Prime Minister
26 Whitehall
London SW1A 2WH
Tel: 020 7944 4400
<http://www.odpm.gov.uk/>

Planning Exchange: Independent company committed to the spread and exchange of information, expertise and good practice in urban and rural regeneration and development. The information service is available to members only. Publishes a 'Directory of Contacts for Urban Regeneration in Britain'.
Tontine House
8 Gordon Street
Glasgow G1 3PL
Tel: 0141 574 1900; Fax: 0141 574 1901
<http://www.planex.co.uk>

Regeneration through Heritage
An initiative within the Prince's Foundation that promotes reuse of heritage industrial buildings for contemporary economic, cultural and social purposes, primarily through assisting community-based partnerships to develop proposals for the sustainable reuse of particular buildings.
The Prince's Foundation
19–22 Charlotte Road
London EC2A 3SG
Tel: 020 7613 8500; fax: 020 7613 8599
<http://www.princes-foundation.org/foundation/regen.html>

Urban Design Alliance (UDAL): Umbrella body for seven organisations, working to create quality towns and cities. Its central role is to raise awareness of urban design and the fundamental role it plays in creating sustainable, safe and desirable urban areas.
70 Cowcross Street
London EC1M 6DG
Tel: 0207 251 5529; Fax: 0207 251 5529;
Email: info@udal.org.uk
<http://www.udal.org.uk>

Urban and Economic Development Group (URBED): An organisation focused on urban regeneration that undertakes research and provides consultancy services and training programmes. The three main programmes are 'town centre revitalisation', 'area regeneration and sustainable urban neighbourhoods' and 'voluntary sector management skills'.
19 Store Street
London WC1E 7DH
Tel: 0207 436 8050; Fax: 0207 436 8083
<http://www.urbed.co.uk>

‘People place a high value on the historic environment ... it is seen as a major contributor to the quality of life’
(Power of Place)



HOMES WITH HISTORY

Heritage is all around us – from buildings, street patterns, parks and gardens to buried remains, our towns are rich in the historical character and the myriad details that contribute to a special sense of place. This booklet contains advice that will enable you, as a social landlord, to rise to the challenge of integrating that heritage into housing schemes, to the benefit of your tenants and the community at large.



*Footnote. The term 'housing associations' refers to all organisations regulated by the Housing Corporation, legally known as Registered Social Landlords

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