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DESIGN IN THE HISTORIC ENVIRONMENT:  
PROMOTING A CONTEXTUAL APPROACH TO NEW  
HOUSING IN HISTORIC PLACES



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REPORT TO HISTORIC ENGLAND BY PURCELL ARCHITECTURE LIMITED

Will Holborow

On behalf of Purcell®

104 Gloucester Green, Oxford, OX1 2BU

will.holborow@purcelluk.com

www.purcelluk.com

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# DESIGN IN THE HISTORIC ENVIRONMENT: PROMOTING A CONTEXTUAL APPROACH TO NEW HOUSING IN HISTORIC PLACES

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# I.0 INTRODUCTION

## I.1 BACKGROUND

This report coincides with a turning point in thinking about the importance of design quality and the future of the planning system. During the past decade there has been an acknowledged lapse in national design leadership, beginning in 2011 when the Commission for the Built Environment (CABE) was subsumed into the Design Council. However, the government has now recognised the need for a new body to help drive up housing design standards. The reforms proposed in the Planning White Paper (Planning for the Future, August 2020) include a focus on incentivising design quality, in part through a greater role for design coding and design standards.

The report charts the multitude of existing sources of guidance, both those produced in-house by Historic England and more widely available for the built environment sector, and identifies the links between them. Within the last two years alone the following have all been published: the National Design Guide, the report of the Building Better, Building Beautiful Commission, and the Place Alliance report, A Housing Design Audit for England.

## I.2 AIM AND OBJECTIVES OF THE REPORT

Historic England's overarching aims related to this project are to:

- Ensure that the character and significance of the historic environment is properly referenced in all, relevant, planning decision-making.
- Minimise the risk to historic assets and places in the planning and development process.
- Underscore and unlock the economic, social and environmental values of the historic environment in planning and development considerations.

This project contributes to these strategic objectives by:

- Identifying where the design-related guidance content in Historic England website needs to be updated.
- Mapping the strategic context and connections between Historic England's guidance and other new and emerging planning and development guidance, advice and research.
- Producing a range of case studies that demonstrate the valuable role that historic places and assets can play in enhancing development schemes.
- Developing a set of recommendations designed to support the dissemination of the project's key outcomes and to reflect changes in the planning environment in England.
- Producing content that could be used for relevant training materials and events. This includes content for a webinar to be delivered by Historic England.

It is important to stress that this report does not seek to replace or update existing guidance, nor is it an advocacy document. Rather, it provides Historic England with an analysis of existing design guidance and of the other organisations which are promoting improved design

standards. This analysis leads to a number of recommendations as to how Historic England can improve its 'offer', both online and through an active engagement strategy. The main report is linked to a separate annex of ten case studies of recent housing developments which demonstrate how the principles of good design can be applied in practice.

## I.3 PROJECT COMMISSIONING

Purcell was commissioned by Historic England in August 2020 to undertake an assessment of how the effectiveness of Historic England's guidance on design in the historic environment can be improved (Project no.8351). This report contains the results of research undertaken during September and October 2020. It presents materials which can be used on Historic England's website and in related training events including ten detailed case studies of exemplary residential developments in historic places. The audience for these materials will include landowners, developers and planners as well as individuals and communities.

## I.4 PROJECT METHODOLOGY

The project began with a literature search related to residential design quality in historic places. The scope of this search covered government policy, guidance published by professional bodies and research publications as well as Historic England's existing suite of guidance. The results of this search are summarised in Appendix A.

A 'long list' of over 50 developments that had potential as case studies was compiled (see Appendix C), based primarily on a search of recent awards (including RIBA Awards, Civic Trust Awards, Housing Design Awards and various local award schemes).

These developments were chosen on the basis of the following criteria:

- Completed since 2010
- Are all or mostly residential use
- Their design quality has been recognised in most cases through at least one award
- The development's planning and design responds positively to the historic context, including any heritage assets.

They have also been chosen to represent a broad spread of projects, both geographically, economically and in terms of their scale and settings. Their location is shown over the page.

From this long list, 24 developments were shortlisted and examined in more detail. Finally, ten were selected for fully-researched case studies. Details of all the short-listed case studies are provided in Appendix B. They were chosen to represent a broad spread of projects, both geographically and in terms of their scale and settings. The ten selected case studies are contained in a separate annex to this report.

# 1.0 INTRODUCTION

## (CONTINUED)

The project has been led for Purcell by Will Holborow, Senior Heritage Consultant, supported by Emma Bryant and Hettie Dix, with additional research by Suzanne Olsen-Allen.

Weekly contact has been maintained throughout with Historic England's Project Manager, David McOmish, and with Bryan Davies (Architect, Historic England).

### 1.5 HISTORIC ENGLAND'S ROLE IN PLACESHAPING

Place making is defined by Historic England as 'the process by which we work in partnership to shape existing cities, towns and villages, and the landscapes in which they sit and which form their setting. Rooted in community-based participation (including, critically, through local authorities), place making is multi-disciplinary in nature.'

Historic England's regional presence and statutory role in commenting on planning applications for development give it a powerful influence in encouraging and facilitating new development which is based on an understanding of each site's unique history, character and context, and thus creating distinctive new neighbourhoods. Building on past experience with the Building in Context initiative and more recent success of Streets for All, Historic England is well-placed to play a leading role in promoting high-quality design in historic places.

#### 1.5.1 Regionally Delivered Planning Advice

This advice is delivered by Historic England's six regional offices. The Development Advice and Partnerships teams do the main body of work on the ground raising design standards through their advice and relationship building with local authorities, architects and developers.

Local authorities are required to consult Historic England regarding planning applications for certain types of development, including:

- Applications which affect a Grade I or II\* listed building or its setting, a Grade I or II\* registered park or garden, a scheduled monument or a registered battlefield.
- Development which affects the character or appearance of a Conservation Area and which involves: the erection of a new building or the extension of an existing building where the area of land in respect of which the application is made is more than 1,000 square metres.

A further important activity is Historic England's advice to local authorities on their local plans and other locally produced documents which have a bearing on the design of new development. These include neighbourhood plans, supplementary planning documents and conservation area management plans.

#### 1.5.2 The Places Strategy

The Places Strategy, published in 2019, describes Historic England's role in place making and sets out recommendations for developing this role and linked actions. A key plank of the strategy is that Historic England is focussing its resources and capacity on influencing

outcomes in 'Priority Places' – which include Heritage Action Zones. The following topics in the Strategy are relevant to Historic England's role in promoting good design:

#### Historic England's *Historic Places Strategy* and its relationship to design quality

Topic and commentary	Related recommendation
<b>Digital</b>	
The Strategy states that 'Our place making web pages will showcase place making successes from around the country, and distil the lessons learned into helpful guidance and ideas.' (Para 4.4)	Recommendation #5: We will invest in digital technology to develop more innovative ways of engaging the public and we will continue to regularly update and evolve the place making pages on the Historic England website with case studies, research, advice, tools and educational resources.
<b>Statutory advice</b>	
Historic England's statutory role in commenting on certain planning applications – 'Development Management Advice' - is described in para 8.1 of the Strategy.	Recommendation #17: We will monitor and evaluate the outcomes of our statutory case work to assess its impact and inform and improve engagement, and in doing so capture examples of HE engagement with design for the betterment of schemes that have broader place impacts.
<b>Pre-application advice and design review panels</b>	
Historic England needs to be involved at an early stage in order to influence outcomes positively eg through pre-application discussions. At para 8.1 the Strategy notes that many councils use design review panels to improve the quality of proposals prior to submission and that Historic England's involvement can be an effective way of influencing the shape of development in historic places.	Recommendation #18: We will attend and inform Design Review Panels in those priority places that have them for those cases where the historic environment is a factor.
At para 8.5 the Strategy identifies a potential extension of the existing Enhanced Advisory Services to provide a design workshop service.	Recommendation #23: We will work towards the establishment of a Design Workshop service as part of EAS, using the experience of working in priority places to inform this process.

# I.0 INTRODUCTION

(CONTINUED)

Masterplanning	
Historic England's role in Masterplanning is covered in para 9.2. Masterplans are a key tool in place making and a regular recommendation of the Urban Panel (now the Historic Places Panel), allowing various interests to be reconciled at an early stage in the planning process.	Recommendation #25: Historic England will pro-actively engage in masterplanning in priority places, using tools such as Placecheck and Building in Context and guidance such as Streets for All to secure high quality place making with community and/or stakeholder engagement, with local authorities as key partners. For larger, more complex areas the assembly of a multi-disciplinary team may be necessary. This could also build on our place based research to become holistic place making exercises that encompass the full heritage cycle.
Skills and capacity	
Paragraph 10 of the Strategy ('Skills and Capacity') considers the needs for greater flexibility in the roles of Historic England expert staff, to take advantage of untapped skills, and the potential to create in-house multi-disciplinary teams to help develop solutions for sites in priority places. Each local office has colleagues with urban design qualifications and knowledge, and the Historic Places Advisor has a leading role in providing urban design advice locally.  The Strategy identifies a need for more structured approach to training staff, learning from successful projects and ones that have failed.	Recommendation #29: We will employ more dedicated urban designers to engage in pro-active project work, and will consider where these skills already exist in our teams to fully develop staff potential for engagement.  Recommendation #31: We will develop a programme of training and opportunities for idea sharing for staff on place making topics, delivered by internal and external partners as appropriate, using priority places as a focus for learning and debate, informed by the work of the Urban Panel. This will take the form of regionally based events and online activity through the Fuse learning management system. Critically, the programme will include training on communication, to enable all staff to contribute to training and also to wider advocacy and engagement as necessary.

The Places Strategy also included a number of actions, some of which are related to improving its capacity and capability to promote good-quality design in the historic environment. One change that has already be implemented is that Historic England's Urban Panel has become the Historic Places Panel. This provides a broad spectrum of independent expertise to help local authorities and others engage in the regeneration and revitalisation of historic places.



## 2.0 STRATEGIC CONTENT

### 2.1 GOVERNMENT PLANNING POLICY

The National Planning Policy Framework (NPPF) was first published in 2012 and last revised in 2019. Chapter 12 of the NPPF (Paras 124 -130) concerns 'Well Designed Places'. This emphasises the importance of setting clear expectations regarding design quality and refers to the role of design policies, design guidance, design review panels, pre-application discussions and workshops, neighbourhood plans and frameworks such as Building for Life. Para 127 (c) states that planning policies and decisions should ensure (inter alia) that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

Para 130 states that:

*Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.*

Chapter 16 'Conserving and Enhancing the Historic Environment' advises that historic environment strategies should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

National Planning Policy Guidance (NPPG)<sup>01</sup> is online guidance which sets out how the government expects the NPPF policies to be applied. It covers design matters in the section on 'Design: Process and tools'.

The NPPG endorses the National Design Framework and covers various other matters such as strategic design policies, neighbourhood plans, local design guides, masterplans and design codes.

The government has stated its intention to revise the NPPF 'to embed the principles of good design and placemaking – this will make clear that high-quality buildings and places must be considered throughout the planning process. The framework will expand on the fundamental principles of good design to define what is expected of local authorities and developers to support the creation of beautiful places.'

This process has already begun with the publication of the *National Design Guide* (MHCLG, October 2019) and the National Model Design Code (MHCLG, January 2021).

<sup>01</sup> <https://www.gov.uk/guidance/design>

### 2.2 WHITE PAPER: PLANNING FOR THE FUTURE

The *Planning for the Future* White Paper, published by MHCLG in August 2020<sup>02</sup>, sets out the government's aims in reforming the planning system. It states that: 'We want a society that has re-established powerful links between identity and place, between our unmatched architectural heritage and the future, between community and purpose. Our reformed system places a higher regard on quality, design and local vernacular than ever before, and draws inspiration from the idea of design codes and pattern books that built Bath, Belgravia and Bournville.'

The Planning White Paper is proposing a shift in emphasis in the planning system towards more predictable outcomes through the adoption of design codes, standard design policies and masterplans.

This will generate a shift in the skills and resources needed by local planning authorities towards urban design capability, both amongst their own planning officers and the consultants that they employ.



Example page from the National Design Guide

<sup>02</sup> <https://www.gov.uk/government/consultations/planning-for-the-future>

## 2.0 STRATEGIC CONTENT

### (CONTINUED)

#### 2.3 DESIGN PANELS

Design panels are playing a greater role at national, regional and local levels in improving the design of major development proposals. At national level Design Council/CABE<sup>03</sup> offers an independent and impartial process for evaluating the quality of significant developments, urban extensions and major infrastructure projects across England. Regionally, there are eight not-for-profit design centres providing similar support, including Design South East, Design West, Design Midlands<sup>04</sup>, Places Matter (in the north-west of England), Integreat Plus<sup>05</sup> (Yorkshire). In London, Frame Projects manage multi-disciplinary design review panels on behalf of eight London planning authorities: Barking and Dagenham; Camden; Haringey; Havering; Kensington and Chelsea; Redbridge; London Legacy Development Corporation; and Old Oak and Park Royal Development Corporation. At local levels an increasing number of local authority panels, for example BOB-MK<sup>06</sup> (Berkshire, Oxfordshire, Buckinghamshire and Milton Keynes). There are some project-specific design panels, for example for HS2. The Academy of Urbanism also offers a design review service.

#### 2.4 DESIGN CODES

Design Codes are now increasingly being used in guiding large- and small-scale development schemes. They are defined in the NPPF as 'A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.' Earlier in 2020, Historic England awarded a commission on Design Codes (Project no.8003) to the consultancy Node. This is currently in progress. The *National Model Design Code* was issued by MHCLG in January 2021.

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<sup>03</sup> <https://www.designcouncil.org.uk/what-we-do/built-environment/design-review>

<sup>04</sup> <https://www.designmidlands.org/>

<sup>05</sup> <https://www.integreatplus.com/>

<sup>06</sup> <http://bobmk.org.uk/design-review/>

#### 2.5 NATIONAL DESIGN LEADERSHIP

Since the merger of CABE (Commission on Architecture and the Built Environment) with the Design Council in 2011, there has been a widely acknowledged lack of national leadership to promote architectural quality. The Place Alliance wrote to Housing Secretary Robert Jenrick in February 2020<sup>07</sup>, highlighting the lack of national design leadership and advocating the establishment of an independent design unit for England which would monitor, challenge and inspire improved design quality. In response, the government has appointed Create Streets founder Nicholas Boys Smith to establish its new body responsible for driving up housing design standards<sup>08</sup>.

#### 2.6 POTENTIAL ROLE FOR HISTORIC ENGLAND

The planning system is on the verge of fundamental changes, heralded by the White Paper, which will increase importance of design. Following a decade when there has been an acknowledged lack of government design leadership on design matters, there is now a real opportunity for Historic England to play a renewed role in promoting improved design standards in the historic environment. The Places Strategy charts a course to achieving this. Historic England's ability to fulfil this role will of course depend on resources and its capacity to sustain a sufficient cadre of suitably experienced professionals with design expertise.

The remainder of this report begins with an assessment of Historic England's current fragmented design guidance, both in published format and through its web pages, including its branded 'Building in Context' guidance. In the decade since Building in Context (BiC) was launched, other toolkits and methods for assessment have been published; it is therefore instructive to compare BiC's eight principles with equivalent guidance contained elsewhere, including the National Planning Policy Framework, Building for a Healthy Life and the National Design Guide. The recommendations set out in Section 6 of this report suggest what next steps are necessary to make Historic England's advice more relevant, effective and accessible. Key to achieving this will be to work with other organisations which have overlapping aims – these are identified in Section 4 below.

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<sup>07</sup> <http://placealliance.org.uk/wp-content/uploads/2020/03/Letter-Robert-Jenrick-MP-Feb-2020.pdf>

<sup>08</sup> <https://www.gov.uk/government/news/jenrick-announces-next-steps-to-put-beauty-and-design-at-heart-of-planning-system>

## 3.0 ANALYSIS OF EXISTING DESIGN GUIDANCE

### 3.1 OVERVIEW OF CURRENT GUIDANCE

The literature review undertaken for this report has identified a flurry of recent advocacy publications, design guides, research reports and toolkits on the subject of design quality. Further details of each of these are contained in Appendix A. This section compares three of these - the National Design Guide, Building for a Healthy Life and Building in Context - and examines how they relate to the National Planning Policy Framework. The table below summarises the key design topics and where these are covered in each of these publications. These topics are then examined in more detail in the following section.

Design topic	National Planning Policy Framework	National Design Guide	Building for a Healthy Life	Building in Context
Baseline Understanding	122d, 127c, 127d, 153b, 184, 187a, 187b, 189, 200	C1, C2, I1, B2, R3	Making the most of what's there	Principle 1
Context	[not mentioned]	C2	Making the most of what's there	Principle 2
Character	122d, 127c, 127d, 185c, 185d, 192c	C2, I1, I2, I3, B3	A memorable character	Principle 3
Streets and Spaces	91a, 127d, 127e	B2, M2, N2, N3, P1, P2, H2, L3	Well-defined streets and spaces	Principle 4
Legibility	91b	I1, M1, M2, U1	Easy to find your way around	[not mentioned]
Views	[not mentioned]	C1, I1	Easy to find your way around	Principle 5
Scale	[not mentioned]	B1, B2	[not mentioned]	Principle 6
Materials	[not mentioned]	R2	A memorable character	Principle 7
Visual Composition				
	127b	I2	[not mentioned]	Principle 8
Sustainability	153b, 157c, 163	N1, N2, N3, R1, R2, R3, L1, L2	Green and Blue Infrastructure	[not mentioned]

## 3.0 ANALYSIS OF EXISTING DESIGN GUIDANCE

(CONTINUED)

### 3.2 BUILDING IN CONTEXT PRINCIPLES

Established in 2001, Building in Context (BiC)<sup>01</sup> was developed jointly by English Heritage, CABI and Kent Architecture Centre. It has a standalone website (still 'live') which provides an online library of case studies, guidance and records of the training events which were held in various locations in England.

The following eight topics begin with the principles quoted in Building in Context. The commentary below each principle interprets them, makes connections to relevant case studies and identifies comparable statements from other design guides.

#### Principle 1: Baseline Understanding

Building in Context: *'Start with an assessment of the value of retaining what is there.'*

Understanding the historical development of a place and the significance of any heritage assets should inform the design process from the outset and will need to be articulated in planning submissions and design guidance. The case study of the Welsh Streets in Liverpool exemplifies the value of retaining and adapting existing buildings, even though they are not designated as heritage assets.

This principle is reflected in the following guidance:

National Design Guide: *'All local design guides and codes will need to set out a baseline understanding of the local context and an analysis of local character and identity'*

Optimising Site Capacity: *'What research or collaborative work is required to fully appreciate the significance of heritage assets (e.g. reviewing relevant policy and guidance and consultation with Historic England, heritage and community groups, councillors and local people)?'*

#### Principle 2: Context

Building in Context: *'Relate to the geography and history of the place and lie of the land.'*

All the selected case studies illustrate how an understanding of place has influenced the design of new housing, in many cases demonstrating this through detailed contextual analysis contained in the Design and Access Statement (DAS). For example, the development of the estate at Wildernesse House has been informed by a very detailed analysis of its historical development and landscape character.

This principle is echoed in the following guidance:

<sup>01</sup> <http://www.building-in-context.org/>

National Design Guide: *'Identifying the existing features of the site and the wider area highlights opportunities for the design of new developments to link well into their context and enhance these features for the benefit of new and existing residents.'*

Building for a Healthy Life: *'Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?'*

#### Principle 3: Character

Building in Context: *'Be informed by its own significance so that its character and identity will be appropriate to its use and context.'*

Understanding the distinctive character of a place is an essential starting point. For example, the design of the development at Temple Gardens was influenced by the character of the adjacent retained buildings in the village centre. Local authorities can assist this process through the publication of conservation area assessments, characterisation studies, design codes and local design guidance.

This principle is echoed in the following guidance:

National Design Guide: *'Well-designed new development is influenced by an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents'*

Building for a Healthy Life: *'Does the scheme create a place with a locally inspired or otherwise distinctive character?'*

#### Principle 4: Streets and Spaces

Building in Context: *'Sit happily in the pattern of existing development and the routes through and around it.'*

Contextual development requires an appreciation of local street patterns, size and distribution of plots, scale and distribution of open spaces, and other divisions. Historical building typologies should also be respected, such as the prevailing pattern of terraces, town houses, mews, villas or mansion blocks. The case study of development at the Garden Quarter in Caversfield shows how the location and form of the new infill development has been carefully related to the existing site layout in a low-density campus environment.

This principle is echoed in the following guidance:

National Design Guide: *'Street types will depend on establishing an appropriate relationship with the pattern, sizes and proportions of existing streets in the local area.'*

Building for a Healthy Life: *'Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?'*

Manual for Streets: *'Encouraging innovation with a flexible approach to street layouts and the use of locally distinctive, durable and maintainable'*

## 3.0 ANALYSIS OF EXISTING DESIGN GUIDANCE

### (CONTINUED)

materials and street furniture’.

#### **Principle 5: Views**

Building in Context: *‘Respect important views’.*

An understanding of place will need to include an appreciation of the contribution of views to the setting of heritage assets on or adjacent to the site, as illustrated in the case study of Timekeepers Square in Salford where development has been framed around views of a listed church. Views can be valued for reasons other than their contribution to heritage significance. They may, for example, be related to the appreciation of the wider landscape.

This principle is echoed in the following guidance:

National Design Guide: *‘Well-designed new development is influenced by views, vistas and landmarks’*

Building for a Healthy Life: *‘Frame views of features on or beyond a site’*

Optimising Site Capacity (Mayor of London, 2020)<sup>02</sup>: *‘Heritage assets and protected views can make significant contributions to local character, adding to the distinctiveness of place.’*

#### **Principle 6: Scale**

Building in Context: *‘Respect the scale of neighbouring buildings’.*

The height, massing and ‘grain’ of surrounding development should be respected to avoid development which is intrusive or overbearing. The case study of development at the former Fairmile Hospital shows how new development can fit into a highly sensitive landscape without being over dominant towards the retained buildings and their setting.

This principle is echoed in the following guidance:

National Design Guide: *‘Built form is determined by good urban design principles that combine layout, form and scale in a way that responds positively to the context.’*

#### **Principle 7: Materials**

Building in Context: *‘Use materials and building methods which are as high quality as those used in existing buildings’.*

Using traditional materials can help to anchor new development in a place. These need to be applied with an understanding of historical architectural detailing and built with an appropriate level of craft skill. This is illustrated in the case study of Roussillon Park where the use of traditional local facing materials is combined with the reinterpretation of local building forms and architectural details.

This principle is echoed in the following guidance:

National Design Guide: *‘Materials should be practical, durable, affordable and attractive. Choosing the right materials can greatly help new development to fit harmoniously with its surroundings.’*

Building for a Healthy Life: *‘Using a local materials palette (where appropriate) can be a particularly effective way to connect a development to a place. This is often more achievable and credible than mimicking traditional architectural detailing which can be dependent on lost crafts.’*

#### **Principle 8: Visual Composition**

Building in Context: *‘Create new views and juxtapositions which add to the variety and texture of the setting’.*

This principle is concerned with visual appeal of new development, and aspects of design which could be described as beautiful or picturesque. It is an aspect given greater attention by government in response to the report of the Building Better, Building Beautiful Commission (2020) and is clearly articulated in the National Design Guide (2019):

*‘Well-designed new development is influenced by:*

- *the composition of street scenes, individual buildings and their elements;*
- *the height, scale, massing and relationships between buildings;*
- *views, vistas and landmarks;*
- *roofscapes;*
- *soft landscape, landscape setting and backdrop;*
- *light, shade, sunshine and shadows; and*
- *colours, textures, shapes and patterns.’*

This final point is well illustrated by the development at Church Fields, Boston Spa, where great thought has been given to composing the new housing to give a pleasing variety, whilst maintaining a consistent palette of materials.

<sup>02</sup> [https://www.london.gov.uk/sites/default/files/hdspg\\_2020\\_module\\_a.pdf](https://www.london.gov.uk/sites/default/files/hdspg_2020_module_a.pdf)

## 3.0 ANALYSIS OF EXISTING DESIGN GUIDANCE

(CONTINUED)

### 3.3 HISTORIC ENGLAND'S ONLINE OFFER: DESCRIPTION AND ANALYSIS

Currently, there is no single place on Historic England's website to find information and guidance on new design in the historic environment. The three most relevant pages on Historic England's website are listed below. In addition, the website has a page of guidance on urban characterisation.<sup>03</sup>

Title	Description	Analysis (Currency, accessibility and relevance)
'Support for Placemaking and Design' <sup>04</sup>	This explains Historic England's role in placemaking, the role of the Urban Panel (now renamed the Historic Places Panel) and provides an introduction to Historic England's Placemaking Strategy. The page includes links to related pages on the website (Planning, Research, Listing, Grants, Heritage Action Zones).	<p>The page has been recently updated to refer to the new design body announced by MHCLG in 2020.</p> <p>The content does not refer to HE's role in promoting good design or how it promotes good design through its planning advisory services.</p> <p>Recommendations:</p> <ul style="list-style-type: none"> <li>• Omit 'design' from the title of the page once a separate page has been established on this topic.</li> <li>• Add links to web pages on housing and to a new web page on design.</li> <li>• Make a more prominent link to the related page on 'Resources to Support Placemaking and Regeneration' – see below.</li> <li>• Revise the text to refer to the variety of methods used to understand place, such as Placecheck, including those developed by organisations other than Historic England.</li> </ul>
'Resources to Support Placemaking and Regeneration' <sup>05</sup>	<p>This page includes numerous links to other webpages:</p> <ul style="list-style-type: none"> <li>• Connected growth</li> <li>• Place-making strategy</li> <li>• Heritage: the foundation for success</li> <li>• The setting of historic assets</li> <li>• Tall buildings</li> <li>• Good growth</li> <li>• Conservation areas</li> <li>• Understanding place</li> <li>• Building in context</li> <li>• Inspiring creativity, heritage and the creative industries</li> </ul>	<p>This page signposts a wide range of HE guidance related to placemaking and is generally up-to-date. It is the obvious place to host any new guidance on design in the historic environment.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> <li>• Delete the section on Building in Context.</li> <li>• Incorporate new material on design and/or a link to a new page on design.</li> <li>• Update reference to 'Urban Panel'.</li> <li>• The section on 'Heritage: The Foundation for Success' has now become dated. The case studies it contains could be transferred to a new searchable database of case studies (see Rec.4 below).</li> <li>• The link to Heritage Counts 2009 (Historic Environment and Sense of Place) is now out of date and could be archived.</li> <li>• The section on tall buildings could be updated once the current commission has been completed.</li> <li>• A new section on design codes could be added once the current commission has been completed.</li> </ul>

<sup>03</sup> <https://historicengland.org.uk/research/methods/characterisation/urban-characterisation/>

<sup>04</sup> <https://historicengland.org.uk/services-skills/our-planning-services/support-for-place-making-and-design/>

<sup>05</sup> <https://historicengland.org.uk/advice/planning/place-making-and-regeneration/>

### 3.0 ANALYSIS OF EXISTING DESIGN GUIDANCE

(CONTINUED)

Title	Description	Analysis (Currency, accessibility and relevance)
'Housing' <sup>06</sup>	Mainly text, with one image of a guidance note. Links to related web pages - NPPF, Planning Practice Guidance, Local Plans – and to publications in pdf format: LUC Research Report (2014), Sustainable Development in Cathedral Cities (2014) and Conservation Bulletin (2014).	Some of the links are becoming dated – Conservation Bulletin (2014) Sustainable Development in Cathedral Cities (2014) and LUC Research Report (2014). These links are not named clearly.  Other more recent research reports by Arup are not referenced.  Recommendation: Replace older linked publications with a clearer and more up-to-date set of linked publications and improve imagery.

<sup>06</sup> <https://historicengland.org.uk/advice/planning/housing/>

## 3.0 ANALYSIS OF EXISTING DESIGN GUIDANCE

### (CONTINUED)

#### 3.4 HISTORIC ENGLAND'S PUBLISHED GUIDANCE

Historic England has published numerous guidance notes in pdf format which have some relevance to the design of new development in the historic environment. A summary description and analysis of these publications is offered in the table below: (listed in reverse order of date of publication)

Title	Description	Analysis (Currency, accessibility and relevance)
<i>Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1</i> , 2nd edition, 2019 <sup>01</sup>	This advice note includes a short section of general advice regarding site-specific design guidance (paras 89-91) but does not include illustrations or case studies	This is up-to-date and relatively easy to find on the HE website. It is not directly concerned with the design of new housing in conservation areas.
<i>Streets for All: Advice for Highway and Public Realm Works in Historic Places</i> , Historic England, 2018 <sup>02</sup>	First published by English Heritage 2000 to 2008, this most recent edition of <i>Streets for All</i> was published in 2018, accompanied by regional documents. Its focus is on the public realm in urban areas.	This is up-to-date and relatively easy to find on the HE website. It is not directly concerned with the design of new housing in conservation areas, being primarily concerned with the public realm in town centres.
<i>Increasing Residential Density in Historic Environments</i> , Historic England 2018 <sup>03</sup>	Written by ARUP for Historic England, this is a combination of literature review and ten case studies to provide a series of recommendations to support decision making.	This is up-to-date and relevant, being concerned with the design of new housing in historic places. It is not well-signposted from other pages on the HE website.
<i>Translating Good Growth for London's Historic Environment</i> , Historic England, 2017 <sup>04</sup>	Written by ARUP for Historic England, this contains 15 case studies of development from across the capital. Two of these involve new residential development in the setting of retained historic buildings.	This is up-to-date and relevant, being concerned with the design of new housing in historic places in London. It is not well-signposted from other pages on the HE website.
<i>The Setting of Heritage Assets</i> , Historic England, 2017 <sup>05</sup>	This is one of four Good Practice Advice (GPA) Notes, along with GPA1 The Historic Environment in Local Plans, GPA2 Managing Significance in Decision Taking in the Historic Environment and GPA4: Enabling Development and Heritage Assets.	This is one of four Good Practice Advice (GPA) Notes, along with GPA1 The Historic Environment in Local Plans, GPA2 Managing Significance in Decision Taking in the Historic Environment and GPA4: Enabling Development and Heritage Assets. This is up-to-date and well-signposted from other pages on the HE website.
<i>Understanding Place: Historic Area Assessments</i> , Historic England 2017 <sup>06</sup>	This guidance explains how to undertake Historic Area Assessments (HAAs) in order to understand and explain the heritage interest of an area.	This is up-to-date and well-signposted from other pages on the HE website.

<sup>01</sup> <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/>

<sup>02</sup> <https://historicengland.org.uk/images-books/publications/streets-for-all/>

<sup>03</sup> <https://historicengland.org.uk/images-books/publications/increasing-residential-density-in-historic-environments/>

<sup>04</sup> <https://historicengland.org.uk/content/docs/get-involved/translating-good-growth-london-historic-environment-120717-pdf/>

<sup>05</sup> <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

<sup>06</sup> <https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/>

### 3.0 ANALYSIS OF EXISTING DESIGN GUIDANCE

(CONTINUED)

Title	Description	Analysis (Currency, accessibility and relevance)
<i>Tall Buildings</i> , Historic England 2015 <sup>07</sup>	This Advice Note advocates a contextual approach to the design of tall buildings.	This guidance is currently being reviewed and updated by consultants Node under a separate commission.
<i>Constructive Conservation: Sustainable Growth for Historic Places</i> , English Heritage, 2013 <sup>08</sup>	Prior to becoming Historic England, English Heritage published a series of Constructive Conservation reports illustrating successful interventions in historic places.	Only one of these reports is still available on the Historic England website, published in 2013. The majority of the case studies it contains do not involve residential development. This report should be archived.
<i>Building in Context</i> , English Heritage 2011 <sup>09</sup>	<i>Building in Context</i> originated in 2001 as a series of case studies and a toolkit designed to stimulate high standards of design for developments in historically sensitive contexts. It contains eight principles. BiC was devised in collaboration between English Heritage, CABE (now Design Council CABE) and consultants Design: South East. The material is now hosted independently on the Building in Context website.	The BiC website is dated in its layout and design with much of the information in pdf format. Most of the 'case studies' are actually papers related to regional workshops.  A lot of the material on the website is repeated, and it therefore delivers much less tailored guidance than it suggests on the Home page.  All the BiC content, including case studies, is overdue for updating or replacement.

**BUILDING IN CONTEXT**

Home Introduction The BiC Toolkit Case studies Guidance & Policies Contact

Building in Context is a toolkit that helps local authorities, developers and communities to enhance new development proposals so that they respond well to the historic area, local context and wider surroundings.

Find out more

St James' Gateway © Eric Parry Architects

**Building in Context supports and promotes**

- Quality & Heritage**  
Building in Context helps local authorities and others to plan development in already built-up areas in the most efficient way - transforming them into more attractive places in which to live and work whilst actively conserving our cultural heritage and reinforcing identity of place.
- Sustainability**  
Building in Context promotes sustainable development that re-uses and does not sacrifice the assets which future generations will value for the sake of short-term and often illusory gains. It encourages sustainable growth.
- Innovation & History**  
Building in Context communicates to elected members, professionals and community groups a wider understanding of how new interventions (buildings, structures and spaces) can successfully be undertaken in historic areas to create successful mixed-use environments.
- Balanced Decisions**  
Building in Context helps those making decisions that affect sensitive areas to reach effective and balanced outcomes to create sustainable development that brings vitality and growth.
- Local Communities**  
Building in Context helps communities with the process of taking long term decisions about their local built environment in a confident and sustainable way. It is a useful tool for those working on Neighbourhood Planning and other community planning exercises.

<sup>07</sup> <https://historicengland.org.uk/images-books/publications/tall-buildings-advice-note-4/>

<sup>08</sup> <https://historicengland.org.uk/advice/constructive-conservation/sustainable-growth-for-historic-places/>

<sup>09</sup> <http://www.building-in-context.org/>

## 3.0 ANALYSIS OF EXISTING DESIGN GUIDANCE

### (CONTINUED)

#### 3.5 RECENT ADVOCACY DOCUMENTS

The reports and publications listed below, all published within the past two years, include recommendations for how urban and rural design quality can be improved. Further details of each publication are provided in Appendix A.

- *Rethinking the Planning System for the 21st Century, the Policy Exchange 2020.*
- *Transforming Towns: Designing for Smaller Communities*, Matthew Jones, September 2020
- *Living with Beauty: Report of the Building Better, Building Beautiful Commission*, January 2020
- *Placemaking: A Patient Approach to Creating Communities*, Farrer & Co, Adam, Future Places Studio 2020
- *Planning and Design Quality*, RTPI, June 2019
- *Distinctly Local, How to boost supply by creating beautiful and popular homes and places*, HTA Design, Pollard Thomas Edwards, PRP, and Proctor & Matthews, 2019
- *Of Streets and Squares*, Cadogan and Create Street, 2019
- *Building in Arcadia: The case for well-designed rural development*, Ruth Reed, RIBA Publishing, 2019

#### 3.6 DESIGN TOOLKITS

The documents and toolkits listed below offer detailed guidance to promote high-quality design. Further details are provided in Appendix A.

- *Achieving Well-Designed Places Through Neighbourhood Planning, Locality, 2019*<sup>01</sup>
- *National Design Guide*<sup>02</sup>, MHCLG, October 2019
- *Building for a Healthy Life*<sup>03</sup>, 2019
- *A Design Quality Audit for England*<sup>04</sup>, Place Alliance, January 2020
- *Site & Context Analysis Guide: Capturing the value of a site*, Design Commission for Wales, 2016<sup>05</sup>
- *Building in Context*, English Heritage & CABE, 2011<sup>06</sup>

Other design-related toolkits include:

<sup>01</sup> <https://neighbourhoodplanning.org/toolkits-and-guidance/good-design-neighbourhood-planning/>

<sup>02</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/843468/National\\_Design\\_Guide.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843468/National_Design_Guide.pdf)

<sup>03</sup> <https://www.designforhomes.org/project/building-for-life/>

<sup>04</sup> <http://placealliance.org.uk/research/national-housing-audit/>

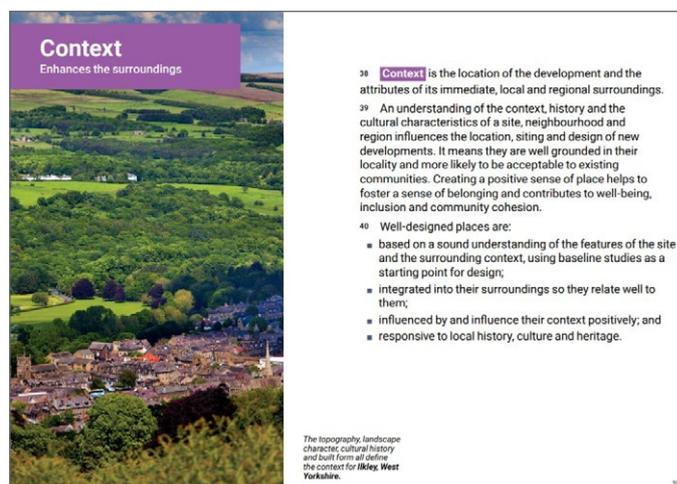
<sup>05</sup> <https://gov.wales/sites/default/files/publications/2018-09/site-context-analysis-guide.pdf>

<sup>06</sup> <http://www.building-in-context.org/>

*Secured By Design*<sup>07</sup>. A 3D virtual toolkit for planners, architects, surveyors, and anyone involved with designing, building and commissioning developments. It helps to build an understanding of security in developments and highlight best practice solutions. Secured by Design (SBD) is the official police security initiative that is owned by the UK Police Service with the specific aim to reduce crime and help people live more safely.

#### 3.7 LOCAL DESIGN GUIDANCE

Although outside the scope of this commission, it is worth noting examples of local design guidance. Examples include the Cherwell Design Guide, Cheshire East Design Guide, Essex Design Guide, South Cambridgeshire Village Design Guides and the Mayor of London's guidance on Optimising Site Capacity. See further details in Appendix A.



<sup>07</sup> <https://www.securedbydesign.com/guidance/interactive-design-guide>

## 3.0 ANALYSIS OF EXISTING DESIGN GUIDANCE

### (CONTINUED)

#### 3.8 CONCLUSIONS

The literature review in this section has identified a bewildering array of design-related guidance, toolkits, research and proposals for reform. It is a confusing picture for anyone to know where to start looking for authoritative guidance on design in the historic environment. Although the fundamental tenets of good design are relatively uncontested, the mechanisms for promoting good design have evolved considerably over the past decade, with increasing use of design panels, neighbourhood plans and community engagement. Looking ahead, design codes and local design guides are likely to be a growing influence on the design of new development.

National policy on design is clearly set out in the National Planning Policy Framework - Chapter 12 'Achieving well-designed places' (para 124 – 132). Further high-level guidance is contained in the National Planning Practice guide. The publication of the National Design Guide in 2019 has usefully set out how the high-level policy in the NPPF can be applied in practice. A close comparison of the NPPF, National Design Guide, and two other toolkits (Building for a Healthy Life and Building in Context) demonstrates a high level of consistent messages between them.

Building in Context (BiC) was an excellent initiative when it was launched, ten years ago. It combined a set of principles, a web-based resource and a campaign, with regional engagement events. The eight fundamental principles of BiC still hold true, however they have been overtaken by the ten characteristics of good design set out in the NDG. Furthermore, the material on the BiC website has not been updated (for example still referring to English Heritage) and is lacking a logical structure. If the BiC 'brand' is to be refreshed, it will need a comprehensive revision – in effect starting again rather than attempting to revise the existing content. Any new online guidance should make an explicit connection with the National Design Guide, rather than being presented as an entirely independent set of principles for historic places. The absence of any reference in BiC to sustainability in design is now a notable omission.

The review of Historic England's web-based guidance on design confirms a confusing picture, with no single page which provides a focus for design-related guidance. Some of the material on the website is now out-of-date, and it is difficult to find all the relevant guidance and research documents due to the lack of intuitive aids to navigation. Potential improvements are set out below in Section 6, Recommendations 1 – 4. Adding a fresh corpus of case studies which demonstrate the practical application of design principles will do much to improve the existing offer.

## 4.0 ORGANISATIONS PROMOTING DESIGN QUALITY

The following organisations are actively engaged in promoting good design:

**Academy of Urbanism**<sup>01</sup>. This is a politically independent, not-for-profit organisation that brings together both the current and next generation of urban leaders, thinkers and practitioners. Their activities include development planning and design, community leadership and urban change-making. The Academy has an award scheme for 'Great Neighbourhoods'. They have published 'Better Housing for the 21st Century' (February 2020)<sup>02</sup>. See details in Appendix A.

**Civic Voice**<sup>03</sup> is the national charity for the civic movement, a network of hundreds of local voluntary civic and amenity societies in England. Civic Voice campaigns to make places more attractive, enjoyable and distinctive.

**Design Council**<sup>04</sup> is an independent charity and the government's advisor on design with an in-house team of built environment experts and design associates. The Design Council offers a Design Review service for evaluating the quality of significant developments, urban extensions and major infrastructure projects across England.

**Place Alliance**<sup>05</sup>. Place Alliance is a movement campaigning for place quality. It is hosted by the UCL Bartlett School of Planning. The Alliance published *A Design Quality Audit for England* in January 2020. See details in Appendix A. The research was led by UCL's Professor Matthew Carmona.

**Urban Design Group**<sup>06</sup> is a campaigning membership organisation, and registered charity, that cares about the quality of life in our cities, towns and villages, and believes that raising standards of urban design is central to its improvement. Its website carried a useful and searchable library of urban design projects undertaken by UDG practice members, some of which (eg St Clement's Hospital in East London) involve re-use of heritage assets.

**Royal Institute of British Architects (RIBA)** is a professional membership body providing the standards, training, support and recognition for its 40,000 members in the UK and overseas. It seeks to improve the design quality of public buildings, new homes and new communities. It does this in part through its national and regional

design award schemes and the Stirling Prize (won in 2019 by the Goldsmith Street housing project in Norwich). In 2016 the RIBA published a short paper *Housing Matters: 20 ways to tackle the housing crisis*<sup>07</sup>. This advocated a greater role for Design Review Panels as an integral part of the planning process – particularly for larger and more complex schemes.

**Royal Town Planning Institute (RTPI)**<sup>08</sup> is a professional membership organisation which promotes the role of planning in creating 'prosperous places and vibrant communities'. The RTPI published a paper in 2019 recommending how design quality can be improved<sup>09</sup>. See details in Appendix A. The RTPI's Urban Design Network is engaged in championing the value of good urban design and promoting the whole philosophy of design review and place-making. The Network organises and sponsors events related to the current issues in urban design and offering continuing professional development for all planning practitioners. It also includes an Historic Environment Group.



<sup>01</sup> <https://www.academyofurbanism.org.uk/>

<sup>02</sup> <https://www.academyofurbanism.org.uk/housing-report/>

<sup>03</sup> <http://www.civicvoice.org.uk/>

<sup>04</sup> <https://www.designcouncil.org.uk/>

<sup>05</sup> <http://placealliance.org.uk/>

<sup>06</sup> <https://www.udg.org.uk/>

<sup>07</sup> <https://www.architecture.com/-/medial/GatherContent/Housing-Matters/Additional-Documents/RibaHousingMatterspdf.pdf>

<sup>08</sup> <https://www.rtpi.org.uk/>

<sup>09</sup> <https://www.rtpi.org.uk/research/2019/september/planning-and-design-quality/>

## 5.0 SELECTION OF CASE STUDIES

A 'long list' of over 50 potential case studies has been compiled for this report (see Appendix C), derived from a search of recent award-winning schemes including:

- Civic Trust Awards
- RIBA National and Regional Awards
- Housing Design Awards
- regional award schemes.

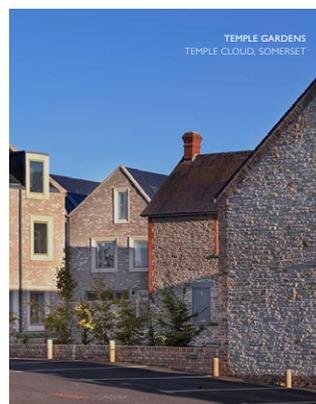
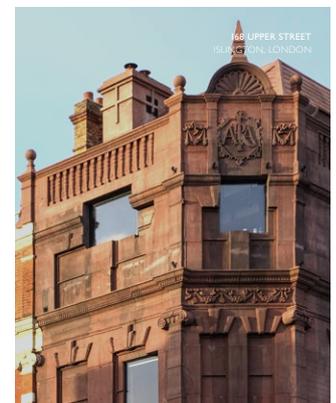
These have been chosen on the basis of the following criteria:

- Completed since 2010
- Are all or mostly residential use
- Have been recognised for excellence in design, in most cases through at least one award
- Have a beneficial impact on any heritage assets

From this long list, 24 projects were selected for further investigation – see Appendix B. The selection of the final ten projects (Appendix BI) for detailed case studies has been discussed with Historic England to ensure a broad spread of projects, both geographically and in terms of their scale and settings.

The ten detailed case studies are presented in a separate annex to this report. They are for new residential or mixed-use developments at the following sites:

- Roussillon Park, Chichester
- Wildernesse Estate, Sevenoaks
- Bourne Estate, Holborn
- 168 Upper Street, Islington
- Temple Gardens, Temple Cloud
- Fairmile Hospital, Cholsey
- Garden Quarter, Caversfield
- Church Fields, Boston Spa
- Timekeepers Square, Salford
- Welsh Streets, Liverpool



## 6.0 RECOMMENDATIONS

These are recommendations for how Historic England can be most effective in helping to raise design quality through its online resources, training offer and engagement activities. They should be considered in conjunction with the recommendations and actions in the Places Strategy.

**Rec.1** Create a single landing page on Historic England website from where all design-related guidance and case studies can be signposted. This could encompass emerging guidance on tall buildings, design codes and new development, as well as guidance on extensions and re-use of listed buildings.

**Rec.2** Revise and update the existing web pages which refer to placemaking and housing, to incorporate the detailed changes suggested in section 3.2 above.

**Rec.3** Identify possible additional or future case studies which could be added to the Historic England website, either in a rolling programme or through annual updates. These could include exemplary local or regional design guides and design codes which give due regard to the historic environment.

**Rec.4** Establish a searchable database of all design-related case studies on the website including case studies that have been previously published in pdf format. They should be created as HTML web pages, rather than in pdf format, so they can more easily be updated and to be in line with government best practice. The database should allow users to search using drop-down lists for data fields including region, age of project, type of development and date of case study. This should be linked to an open-source library of related images which can be used to populate documents including design guides and design codes.

**Rec.5** Ensure that Historic England's advice and guidance on design is consistent with current planning policy and other government design guidance. The analysis set out in section 3.1 above demonstrates how the principles of Building in Context can be dovetailed with the National Design Guide.

**Rec.6** Establish a training resource on Historic England's inhouse learning hub (fuseuniversal) for design issues. This could include a voiced Powerpoint presentation or webinar recording, on the topic of new design in the historic environment. Detailed plans ('before' and 'after') and images of some of the developments selected as case studies could be made available here.

**Rec.7** Investigate potential for design training to be delivered through the HELM programme<sup>01</sup> and/or the Essentials programme<sup>02</sup>. This should focus on the skills necessary to develop local design frameworks and guidance, with local authority planning officers as the principal audience.

**Rec.8** Investigate the potential for joint initiatives with the RTPi and other organisations listed in Section 4 above, to ensure that Historic England's contribution to raising design standards has greater impact.

**Rec.9** Raise awareness of Historic England's design guidance through a variety of media, including e-newsletters, webinars, social media, roadshows and relevant training programmes. This recommendation echoes one of the Actions (No.15) in Historic England's Places Strategy which suggests 'a number of products to reach different audiences: a visually arresting, principle-driven booklet to reach developers and influencers; a film to capture the power of good place making and community involvement, and images and messages on social media to reinforce the principles across all our audiences'.

**Rec.10** Consider the potential for a themed edition of Heritage Counts on the topic of new development in historic areas, including housing.

**Rec.11** Explore how schools of architecture and planning can give greater attention to developing students' contextual design skills through providing material for design projects.

**Rec.12** Engage with other organisations, as listed in Section 4 above, to identify common ground and ways of collaborating over opportunities to promote good design.

**Rec.13** Further internal discussion within Historic England will be necessary to review and 'fine tune' these proposals. It will also be necessary to assess the degree of priority and to allocate responsibility for implementing the agreed recommendations.

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<sup>01</sup> <https://historicengland.org.uk/services-skills/training-skills/helmtraining/>

<sup>02</sup> <https://historicengland.org.uk/services-skills/training-skills/essentials/>

## APPENDIX A: RELATED PUBLICATIONS

These are listed in reverse order of publication.

NATIONAL GUIDANCE, RESEARCH, TOOLKITS AND THOUGHT LEADERSHIP	
<i>National Model Design Code</i> <sup>01</sup>	The intention to produce a National Model Design Code was set out in Part 3 of the National Design Guide, published in October 2019. Commissioned by MHCLG, it was issued for consultation in January 2021. It provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide.
Rethinking the Planning System for the 21st Century <sup>02</sup> , Jack Airey and Chris Doughty, published by the Policy Exchange 2020.	This research report reviewed the development of the planning system in England since 1947. It states that the uncertainty inherent in the existing system causes high planning costs; therefore developers have to save on costs at later stages in the development process, for instance on the design and quality of construction. The solution proposed is a radical reform of land-use planning. Two of the key recommendations are to introduce a rules-based system for planning control and to zone all land into two primary classes, one being protected against growth, either for historical or environmental reasons, and the other class of land largely permitting growth.
<i>Transforming Towns: Designing for Smaller Communities</i> <sup>03</sup> , Matthew Jones, September 2020	Transforming Towns explores the role of contemporary place-specific architecture in creating thriving smaller communities across the UK and beyond. It addresses a lack of practical guidance for architects and designers working in towns and villages.
<i>Future Place: Unlocking the potential of places</i> , RIBA 2020 <sup>04</sup>	Future Place is a project initiated by the RIBA and supported by a range of national organisations (the Local Government Association, Homes England, Local Partnerships, RTPI and the Chartered Institute of Housing). It seeks to promote innovative planning, design, delivery and funding models at a local level through expert advice, capacity building and knowledge sharing. It contains case studies of Bradford, Exeter, Gateshead, Great Yarmouth and North Northamptonshire.
<i>Better Housing for the 21st Century</i> , Academy of Urbanism, February 2020 <sup>05</sup>	One of the report's themes is the need to raise the standard of design. Case studies are illustrated from both the UK (including the Malings in Newcastle and Devonport in Plymouth) and Europe. The Academy's Manifesto states that 'The design of spaces and buildings should be influenced by their context and seek to enhance local character and heritage whilst simultaneously responding to current-day needs, changes in society and cultural diversity'.
<i>Living with Beauty</i> <sup>06</sup> : Report of the Building Better, Building Beautiful Commission, January 2020	A report of the Commission led by Sir Roger Scruton and Nicholas Boys Smith, largely focussing on housing development and neighbourhood creation. It includes recommendations for changes to the National Design Guide and to the NPPF.  It emphasises the importance of respect for heritage and local distinctiveness. It encourages the retention and reuse of historic buildings and the use of design codes to guide new development.

<sup>01</sup> <https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals>

<sup>02</sup> <https://policyexchange.org.uk/wp-content/uploads/Rethinking-the-Planning-System-for-the-21st-Century.pdf>

<sup>03</sup> <https://www.transformingtowns.co.uk/>

<sup>04</sup> <https://www.architecture.com/-/media/GatherContent/Test-resources-page/Additional-Documents/2019-Future-Place-report-Unlocking-the-Potential-of-Placespdf.pdf>

<sup>05</sup> <https://www.academyofurbanism.org.uk/housing-report/>

<sup>06</sup> <https://www.gov.uk/government/publications/living-with-beauty-report-of-the-building-better-building-beautiful-commission>

## APPENDIX A: RELATED PUBLICATIONS

(CONTINUED)

NATIONAL GUIDANCE, RESEARCH, TOOLKITS AND THOUGHT LEADERSHIP	
<i>A Design Quality Audit for England</i> , Place Alliance, January 2020 <sup>07</sup>	The audit assesses and scores 18 large housing developments from all regions in England, using seventeen considerations to evaluate design quality. These include questions: 'the architectural response – is the design specific to the scheme and responsive to the locality?' and 'Does the scheme feel like a place with a distinctive character (any existing heritage buildings are fully integrated into the development)?'. One of the recommendations is that local authorities should establish or externally commission a design review panel as a chargeable service and all major housing projects should be subject to a programme of design review.
<i>Placemaking: A Patient Approach to Creating Communities</i> <sup>08</sup> , Farrer & Co, Adam, Future Places Studio 2020	A recent private report on quality in community housing, featuring Poundbury in Dorset, Derwenthorpe in York, Nansledan in Cornwall, Cecil Square in Stamford, Houlton in Rugby, Park View in Woodstock and Wyton in Cambridgeshire. It advocates a long-term approach to development based on masterplans and design codes.
<i>Achieving Well-Designed Places Through Neighbourhood Planning</i> <sup>09</sup> , Locality, 2019	This toolkit has been prepared to support groups involved in neighbourhood planning to locally define and promote good design. It was written by AECOM and Locality with input from a stakeholder group of neighbourhood planners. It covers the principles of good design, the tools available to promote good design in neighbourhood planning, and other resources. It sets out seven principles of good design, including that well-designed places 'should be sympathetic to local character and history, including the surrounding built environment and landscape setting'. It sets out a four-stage approach, starting with 'tools for defining the special qualities of your area'.
<i>National Design Guide</i> <sup>10</sup> , MHCLG, October 2019	This describes ten characteristics of good development. One of these is an understanding of the context, history and the cultural characteristics of a place and how this influences the location, siting and design of new developments. It states that 'Well-designed places and buildings are influenced positively by: the history and heritage of the site, its surroundings and the wider area, including cultural influences; the significance and setting of heritage assets and any other specific features that merit conserving and enhancing; the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details.' It illustrates these points with Wapping Wharf in Bristol, the Piggeries in Frome, Portobello Square in Kensington and Timekeepers Square in Salford.
<i>Building for a Healthy Life</i> <sup>11</sup> , 2019	Building for Life 12 was published in 2015 by Nottingham University for the Building for Life partnership (Design Council Cobe, the Home Builders Federation and Design for Homes). The new edition of Building for a Healthy Life has been published in partnership with the NHS and Homes England. It uses a traffic light system to assess developments against 12 questions. One of these (Question 5) is 'Does the scheme create a place with a locally inspired or otherwise distinctive character?' Question 5b) asks 'Are there any distinctive characteristics within the area, such as building shapes, styles, colours and materials or the character of streets and spaces that the development should draw inspiration from?'
<i>Planning and Design Quality</i> , RTPI, June 2019 <sup>12</sup>	This RTPI research paper reported on the findings of a national survey of planners regarding design quality; it offered recommendations for improving design quality and place making through the planning system.

<sup>07</sup> <https://indd.adobe.com/view/23366ae1-8f97-455d-896a-1a9934689cd8>

<sup>08</sup> <https://www.farrer.co.uk/legal-services/property/placemaking-a-patient-approach-to-creating-communities/>

<sup>09</sup> <https://neighbourhoodplanning.org/toolkits-and-guidance/good-design-neighbourhood-planning/>

<sup>10</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/843468/National\\_Design\\_Guide.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843468/National_Design_Guide.pdf)

<sup>11</sup> <https://www.designforhomes.org/project/building-for-life/>

<sup>12</sup> <https://www.rtpi.org.uk/research/2019/september/planning-and-design-quality/>

## APPENDIX A: RELATED PUBLICATIONS

(CONTINUED)

NATIONAL GUIDANCE, RESEARCH, TOOLKITS AND THOUGHT LEADERSHIP	
<i>Distinctly Local</i> <sup>13</sup> , HTA Design, Pollard Thomas Edwards, PRP, and Proctor & Matthews, 2019	Sub-titled How to boost supply by creating beautiful and popular homes and places. This report is the product of collaboration between four architectural practices; HTA Design, Pollard Thomas Edwards (PTE), PRP and Proctor & Matthews Architects. The report has 11 illustrated case studies of developments, several including existing heritage assets: Hanham Hall in Bristol, Cane Hill Park in Coulson, The Avenue in Saffron Walden, Abode in Great Kneighton, Cambridge and Woodside Square in Muswell Hill. The section on Distillation of Place is a very helpful commentary on intelligent contextual design.
<i>Of Streets and Squares</i> , Cadogan and Create Street, 2019 <sup>14</sup>	A 200-page web-based report subtitled Which public places do people want to be in and why? Is an academic study, but very well illustrated and concludes with a section on Creating Beauty: The Ten Steps to Beautiful Places. Although supported by Cadogan, the scope of the study looks at international examples and is applicable nationally.
<i>Site &amp; Context Analysis Guide: Capturing the value of a site</i> , Design Commission for Wales, 2016 <sup>15</sup>	Prepared by the Design Commission for Wales for the Welsh Government, the guidance is relevant to all types and scales of development and provides a toolkit for site analysis. It includes generic case studies for three scenarios (rural, edge of village / urban infill / town centre plot). It includes guidance on using historic features and archaeology to influence design solutions.
<i>Evaluating the impact of housing development on the historic environment</i> , Land Use Consultants English Heritage, 2014 <sup>16</sup>	This report is an evaluation of the impact of larger-scale housing developments on the historic environment. It provides a library of case studies from England; analyses the character of each development and the surrounding area and the impact which it has on the historic environment. The case studies were of Axwell Park, Gateshead; Accordia, Cambridge; Bellrope Meadow, Thaxted; Graylingwell Hospital, Chichester; Hanham Hall, Bristol; Merchants Quay, Gloucester; 'The Guts', New Islington, Manchester; Alliance House, Newington Green; 'Summers Field', Papworth Everard; 'Tibby's Triangle', Southwold; Weedon Hill Major Development Area, Aylesbury;
<i>The Sustainable Growth of Cathedral Cities and Historic Towns</i> , Green Balance with Richard Burton-Pye, October 2014 <sup>17</sup>	Research report for English Heritage. It investigated the effectiveness of local plan-making in protecting England's heritage at the scale of the character and setting of smaller cathedral cities and historic towns. It included case studies of Bath, Cambridge, Chester, Durham, Lichfield, Oxford, Salisbury and Winchester.
<i>Conservation Bulletin No.72, Housing</i> , Summer 2014 <sup>18</sup>	This 48-page multi-authored publication included a section on new housing in historic places. It included articles on a wide range of housing-related topics. Two of these looked at projects at former NHS hospital sites (Hanham Hall, Graylingwell Hospital and Fairmile Hospital). Other articles included a case study of Isobel Place in Haringey and a piece by Robert Adam on 'Respecting the narrative of place'.
<i>The Urban Design Compendium</i> , 2013	This was originally published by English Partnerships in 2000 to provide guidance on good urban design, with a third edition published in 2013. It is no longer available online.
<i>Manual for Streets 2007</i> <sup>19</sup>	Published by the Department for Communities & Local Government and the Department for Transport. It provides detailed guidance on the layout of new development, stressing the need for flexibility, responsiveness to context and putting the needs of pedestrians above those of cars. This remains influential in terms of placemaking, and is currently (Feb 2021) in the process of revision.

<sup>13</sup> <http://www.distinctively-local.co.uk/storage/app/media/distillation-of-place.pdf>

<sup>14</sup> <https://www.cadogan.co.uk/of-streets-and-squares/>

<sup>15</sup> <https://gov.wales/sites/default/files/publications/2018-09/site-context-analysis-guide.pdf>

<sup>16</sup> <https://research.historicengland.org.uk/Report.aspx?i=15739>

<sup>17</sup> <https://historicengland.org.uk/images-books/publications/sustainable-growth-of-cathedral-cities-and-historic-towns/sustainable-growth-cathedral-cities-historic-towns/>

<sup>18</sup> <https://historicengland.org.uk/images-books/publications/conservation-bulletin-72/cb-72>

<sup>19</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/341513/pdfmanforstreets.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf)

## APPENDIX A: RELATED PUBLICATIONS

(CONTINUED)

HISTORIC ENGLAND GUIDANCE	
<i>Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1, 2nd edition, 2019</i> <sup>20</sup>	This advice note includes a short section of general advice regarding site-specific design guidance (paras 89-91) but does not include illustrations or case studies
<i>Streets for All: Advice for Highway and Public Realm Works in Historic Places, Historic England, 2018</i> <sup>21</sup>	First published by English Heritage 2000 to 2008, this most recent edition of Streets for All was published in 2018, accompanied by regional documents. Its focus is on the public realm in urban areas. Case studies include Bedlington, Southampton, Exhibition Road, Bury St Edmunds, Poynton, Dudley.
<i>Increasing Residential Density in Historic Environments, Historic England 2018</i> <sup>22</sup>	Written by ARUP for Historic England, this is a combination of literature review and ten case studies to provide a series of recommendations to support decision making.
<i>Translating Good Growth for London's Historic Environment, Historic England, 2017</i> <sup>23</sup>	Written by ARUP for Historic England, this contains 15 case studies of development from across the capital. Two of these (Thrale Almshouses and Plaistow Hospital) involve new residential development in the immediate setting of retained historic buildings.
<i>The Setting of Heritage Assets, Historic England, 2017</i> <sup>24</sup>	This is one of four Good Practice Advice (GPA) Notes, along with GPA1 The Historic Environment in Local Plans, GPA2 Managing Significance in Decision Taking in the Historic Environment and GPA4: Enabling Development and Heritage Assets.
<i>Understanding Place: Historic Area Assessments, Historic England 2017</i> <sup>25</sup>	This guidance explains how to undertake Historic Area Assessments (HAAs) in order to understand and explain the heritage interest of an area.
<i>Tall Buildings, Historic England 2015</i> <sup>26</sup>	This Historic England Advice Note is currently being reviewed by consultants Node under a separate commission.
<i>Constructive Conservation: Sustainable Growth for Historic Places, English Heritage, 2013</i> <sup>27</sup>	Prior to becoming Historic England, English Heritage published a series of Constructive Conservation reports illustrating successful interventions in historic places. Only one of these reports is still available on the Historic England website, published in 2013. The majority of the case studies it contains do not involve residential development although Tibby's Triangle is included in the section on retail and office development.
<i>Building in Context, English Heritage 2011</i> <sup>28</sup>	Building in Context originated in 2001 as a series of case studies and a toolkit designed to stimulate high standards of design for developments in historically sensitive contexts. It contains eight principles. BiC was devised in collaboration between English Heritage, CABE (now Design Council CABE) and consultants Design: South East. The material is now hosted independently on the Building in Context website.
Examples of local guidance	

<sup>20</sup> <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/>

<sup>21</sup> <https://historicengland.org.uk/images-books/publications/streets-for-all/>

<sup>22</sup> <https://historicengland.org.uk/images-books/publications/increasing-residential-density-in-historic-environments/>

<sup>23</sup> <https://historicengland.org.uk/content/docs/get-involved/translating-good-growth-london-historic-environment-12017-17-pdf/>

<sup>24</sup> <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

<sup>25</sup> <https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/>

<sup>26</sup> <https://historicengland.org.uk/images-books/publications/tall-buildings-advice-note-4/>

<sup>27</sup> <https://historicengland.org.uk/advice/constructive-conservation/sustainable-growth-for-historic-places/>

<sup>28</sup> <http://www.building-in-context.org/>

## APPENDIX A: RELATED PUBLICATIONS

(CONTINUED)

HISTORIC ENGLAND GUIDANCE	
<i>Good Growth By Design</i> , Mayor of London, 2020 <sup>29</sup>	Good Growth By Design is the Mayor's integrated programme of work that seeks to enhance the design of buildings and neighbourhoods in London. Design Standards are one element of this programme. Draft Supplementary Planning Guidance was published in 2020 as a series of modules (A, B, C & D). Module A Optimising Site Capacity: A Design-Led Approach <sup>30</sup> sets out an approach to optimising site capacity for housing development in London, including examples of development where heritage is a factor.
<i>Essex Design Guide</i> , 2018 <sup>31</sup>	The Essex Design Guide was established in 1973 by Essex County Council. It is used as a reference guide to help create high quality places with an identity specific to its Essex context. The 2018 edition seeks to address the evolution of socio-economic impacts on place-making.
<i>Cheshire East Design Guide</i> , 2017 <sup>32</sup>	A design guide split into two volumes. The first sets out the character of the borough breaking it down into various character areas and defines what makes those areas special. It also looks at good design practice and how it must be achieved. The second volume focuses on the residential guidance. The Design Guide was adopted as a Supplementary Planning Document in May 2017.
<i>Cherwell Design Guide</i> , 2017 <sup>33</sup>	Masterplanning and architectural design guidance for residential development, adopted as Supplementary Planning Guidance in 2017. Cherwell is a district in Oxfordshire which includes the historic market towns of Banbury and Bicester.

<sup>29</sup> [https://www.london.gov.uk/sites/default/files/good\\_growth\\_web.pdf](https://www.london.gov.uk/sites/default/files/good_growth_web.pdf)

<sup>30</sup> [https://www.london.gov.uk/sites/default/files/hdspg\\_2020\\_module\\_a.pdf](https://www.london.gov.uk/sites/default/files/hdspg_2020_module_a.pdf)

<sup>31</sup> <https://www.essexdesignguide.co.uk/>

<sup>32</sup> <https://www.udg.org.uk/directory/projects/cheshire-east-design-guide>

<sup>33</sup> <https://www.cherwell.gov.uk/downloads/download/1130/cherwell-design-guide-supplementary-planning-document-spd>

## APPENDIX BI: TABLE OF SELECTED CASE STUDIES

The following ten case studies have been selected as exemplars of good design in historic places. They are the subject of fully illustrated case studies contained in a separate annex to this report.

Development name and location	Architect	Details
The Bourne Estate, Holborn, London Borough of Camden	Matthew Lloyd Architects <sup>01</sup>	This scheme provides 75 new residential units in a mix of tenures, with improved public realm and open spaces, on the Grade II listed Bourne Estate in London Borough of Camden. It was praised by the Camden Design Awards jury in 2017 as a 'highly intelligent and mature response to the existing Edwardian architecture'. Sitting partially within the Hatton Garden Conservation Area, the Bourne Estate is a key example of early, innovative LCC housing estates built in 1901 – 1903. Matthew Lloyd Architects' new housing derives from and responds to the original architecture.
168 Upper Street, London Borough of Islington	Amin Taha and Groupwork <sup>02</sup>	Located on a prominent corner site, part of a late nineteenth century parade of buildings in Upper Street, No.168 had been demolished following bomb damage. A design competition was held following purchase of the vacant site in 2012. Original features and mouldings, both internal and external, were reproduced in terracotta. Influenced by Rachel Whiteread's Ghost House. Within this shell, the internal layout and positioning of windows is entirely independent of the original building.
The Garden Quarter, Caversfield, Bicester, Oxfordshire	Feilden & Mawson <sup>03</sup>	This former military barracks site is designated as a Conservation Area and contains numerous listed buildings dating from the 1920s and 1930s. The first phase of development consisted of the conversion of the existing (former RAF) buildings to residential use (191 units). In the second phase, some additional new-build housing has been sensitively inserted at the perimeter of the site in the form of two terraces. These are contemporary in their detailing yet relate successfully to the historic context.
Roussillon Park, Chichester, Sussex	Ben Pentreath <sup>04</sup>	Roussillon Park is a former military barracks, just to the north of the historic town centre of Chichester. It has been redeveloped to provide 250 dwellings. The architects have adopted a traditional street layout that responds to the historic street patterns within Chichester. The architectural language adopts the scale, proportion and materials of traditional town houses, but is contemporary in its restraint and in the detailing of elements such as doors, windows and railings. Construction commenced in 2012 and the site was completed in 2018.
Fairmile Hospital, Cholsey, South Oxfordshire	JTP Architects <sup>05</sup> and Woodfield Brady Architects <sup>06</sup>	This former hospital site opened in 1870 on the edge of the River Thames. It was developed between 2009 and 2015 to provide 130 homes in conversion of existing buildings as well as 224 new homes. The new residential development has been carefully located within the extensive grounds of the former hospital and sensitively designed in a contemporary style. The site is in an Area of Outstanding Natural Beauty and is included in the Register of Parks & Gardens. The masterplan was informed by the views and aspirations of the local community captured through a collaborative placemaking process.

<sup>01</sup> <https://matthewlloyd.co.uk/projects/bourne-estate/>

<sup>02</sup> <http://groupwork.uk.com/#>

<sup>03</sup> [http://www.feildenandmawson.com/projects\\_caversfield.html](http://www.feildenandmawson.com/projects_caversfield.html)

<sup>04</sup> <http://www.benpentreath.com/architecture/masterplanning-development/roussillon-park/>

<sup>05</sup> <https://www.jtp.co.uk/projects/fairmile-hospital>

<sup>06</sup> <https://woodfieldbrady.co.uk/residential-developments/hospital-conversion-south-oxfordshire/>

## APPENDIX BI: TABLE OF SELECTED CASE STUDIES

(CONTINUED)

Development name and location	Architect	Details
Wilderness Estate Mews, Sevenoaks, Kent	Morris and Company <sup>07</sup>	This terrace of eight brick-faced mews houses are positioned adjacent to Wilderness House, a Grade II-listed 18th-century mansion house. They replace an old stable yard which had little heritage value. The material palette for the new housing echoes the architecture of the mansion. This mews-style development forms one part of a wider masterplan for the Wilderness estate which is characterised by rural lanes, pockets of woodland and Arts & Crafts-influenced architecture. A core principle of the scheme was the removal of the 20th-century buildings and additions made by the site's previous occupants, which had resulted in a detracting institutional character.
Temple Gardens, Temple Cloud, near Bath, Somerset	Archio <sup>08</sup>	The whole of this development site sits within the curtilage of the Temple Barn Inn, a Grade II listed pub. The development consists of a mix of new-build terrace, semi-detached properties and converted townhouses, providing nine new homes and overnight accommodation for the pub. Three new buildings on the site enclose the Temple Inn, resulting in attractive groupings of built form and distinct character. The design of the new buildings' facades reference the local architectural characteristics such as the strong stone window surrounds, and asymmetric placement of windows. The sensitivity of the design was developed through several rounds of pre-planning consultations to gain the support of the local planning authority and conservation officer.
Church Fields, Boston Spa, West Yorkshire	John R. Paley Associates Details <sup>09</sup>	Church Fields is an eight hectare site within the Conservation Area of Boston Spa. John R. Paley Associates undertook a series of site visits to develop an understanding of the site, its context and the built fabric and structure of Boston Spa. The information gathered by these sites visits was augmented with historical research into the evolution of the town over the past 250 years and combined with experience gained on smaller projects within the immediate geographical area. The philosophy underpinning this process centred upon invoking a sense of place defined through the spaces between buildings, their heights, textures, forms and solidity.
Timekeepers Square, City of Salford, Greater Manchester	Buttress Architects <sup>10</sup>	This residential development of 36 two, three and four-bedroom townhouses, is located within Salford's designated 'Historic Core' and the Adelphi Bexley Square Conservation Area. Clearly defined rows of terraces reinstate the historic street pattern and reflect the height and massing of the Georgian character of the Conservation Area. The development heights respect the Grade II* listed St Philip's Church and enhance key views towards it. Salford City Council's Planning Guidance on Salford Central and Salford Central Development Framework provided a supporting planning and design framework, which has been central to the success of Timekeepers Square.
Welsh Streets, Liverpool 8	MCAU Architects <sup>11</sup>	This area of inner-city Liverpool comprises a grid of Victorian streets laid out in the 1870s. The houses are neither listed nor within a designated Conservation Area. Plans to demolish most of the houses under the former Pathfinder scheme were eventually rejected following a public inquiry in 2015. At that time there were around 400 empty Victorian terraced houses. The scheme which was subsequently approved is being delivered over six development phases. It involves the retention and reconfiguration of almost all the houses in this area combined with new-build houses which occupy gaps in the street frontages. The new houses are contemporary in their design, whilst respecting the heritage and character of the existing and remodelled terraces.

<sup>07</sup> <https://morrisandcompany/work/mews>

<sup>08</sup> <https://www.archio.co.uk/project/temple-cloud/>

<sup>09</sup> <https://www.jrpassoc.co.uk/church-fields-boston-spa>

<sup>10</sup> <https://buttress.net/project/timekeepers-square/>

<sup>11</sup> <https://www.mcau.co.uk/project/welsh-streets-liverpool/>

## APPENDIX B2: CASE STUDIES SHORTLISTED AND PHOTOGRAPHED BUT NOT SELECTED

The following four projects have been visited and photographed by Historic England's photographers. They have not been selected in the 'top ten', mainly due to their location in areas where other case studies have been selected.

Development name and location	Architect	Details
Duchy Fields, Bletchingdon, Oxfordshire	Francis Roberts Architects <sup>01</sup>	The master plan allows for 58 new houses and a new primary school on the edge of the village of Bletchingdon, near Oxford, for the Duchy of Cornwall. The project started on site in 2015 and is now close to completion. The philosophy underlying the design of the development is that adopted at Poundbury, in this case a reinterpretation of the Cotswold vernacular style. The outcome is a high-quality 'village' environment with a strong sense of place that blends with the established character of the wider village. The development does not have a direct impact on any heritage assets but is an exemplar of high-quality design inspired by vernacular traditions.
Brandon Yard, Bristol	AWW Architects <sup>02</sup>	The regeneration of the former Canon's Marsh gasworks in Bristol's Harbourside sees the restoration and conversion of two Grade II listed building, Engine House and Purifier House. The site within the City Docks Conservation Area had been derelict for 40 years and was considered an eyesore. The new residential development provides 58 homes and comprises the two restored listed buildings and a new third building, New Retort House, which has been designed to complement the original buildings and blend the old and the new. Each block encompasses a central courtyard with paving and planting, benches and lighting whilst the harbourside walk fronting the development has been enhanced to provide a pedestrian and cycle route that connects the development to the rest of the historic harbourside setting.
Hope House, Bath	Nash Partnership <sup>03</sup>	Set within Bath's World Heritage Site and Conservation Area. The development of the Royal High School buildings that occupy the grounds adjacent to Grade II listed Hope House has resulted in 58 new dwellings in traditional terrace houses with simple but elegant Georgian detailing. Completed in 2020.
Hanham Hall, Bristol	HTA <sup>04</sup>	Set within the grounds of Grade II listed Hanham Hall, the development provides 187 new homes is England's first large-scale housing scheme to achieve the 2016 zero-carbon standard and is a flagship Carbon Challenge scheme. The historic building was refurbished to the highest UK sustainable office standard for re-use as a community and employment facility. Green belt restrictions and the need to respect the setting of Hanham Hall meant more than a third of the site could not be built on. The masterplan was structured around a series of green spaces with allotments, orchards, hedges, ponds, cycle and walking routes.

<sup>01</sup> <https://francisroberts.com/project/bletchingdon-village-extension-oxfordshire>

<sup>02</sup> <https://laww-uk.com/project/brandon-yard/>

<sup>03</sup> <https://www.nashpartnership.com/our-work/hope-house-bath-3/>

<sup>04</sup> <https://www.hta.co.uk/project/hanham-hall>

## APPENDIX B3: CASE STUDIES SHORTLISTED BUT NOT SELECTED OR PHOTOGRAPHED

Development name and location	Architect	Details
Willow Barns, Blurton, Stoke-on-Trent, Staffordshire	PRP Architects <sup>01</sup>	The site is set within the Blurton Church Conservation Area and comprises three new barns containing 75 flats for affordable rent in an extra care setting and converted farm buildings. The design takes advantage of the physical features of the site including the 19th-century agricultural buildings, which have been incorporated into the development and converted into communal facilities. Challenging topography is addressed by flying two level bridges that link the three residential new build barns. Using a restrained palette of materials, the design draws on the character of the area to create simple barn-like forms in brick and slate that reflect the local industrial pottery buildings lending a distinctive sense of place.
Plaistow Hospital (now 'Upton Village'), London Borough of Newham	PCKO, an AHR company <sup>02</sup>	The development successfully brings the former Plaistow Hospital site in East London into active use as a mixed tenure housing scheme. Despite there being no listed buildings on the site and it not being in a Conservation Area, four of the hospital buildings are considered to be of historic interest. The historic character of the former hospital site has been successfully retained by re-purposing existing hospital buildings and sensitively adding new structures to provide 168 homes.
Thrale Almshouses, Polworth Road, Streatham Wells, London	BPTW <sup>03</sup>	This scheme involved the refurbishment and extension of eight locally listed one-bedroom almshouses and the construction of nine new one- and two-bedroom apartments, set around a secure landscaped courtyard. Two other almshouses were demolished to make way for the new dwellings – thus increasing the density of development and cross-subsidising it. The design of the new housing is clearly contemporary and distinct from the Edwardian character of the original almshouses which date from the 1930s. However, they draw on the existing qualities of the site, ensuring that the new buildings do not compromise the historic architecture and character surrounding them.
Graylingwell, Chichester	JTP Architects <sup>04</sup>	A mixed-use development of 750 homes (160 of them new-build) which has won multiple awards, both for its design and sustainability. Exemplar carbon-neutral neighbourhood. This former hospital site is subject to several heritage designations: Conservation Area, Registered Historic Park and Garden, several listed buildings and a scheduled ancient monument. The masterplan was developed through an extensive community planning process for joint clients Linden Homes, Affinity Sutton and the Homes & Communities Agency (now Homes England).
The Avenue, Saffron Walden	Pollard Thomas Edwards <sup>05</sup>	The scheme responds to its mature landscaped setting by preserving an avenue of mature lime trees within a Conservation Area and adjacent to a Grade II listed water tower. The retention of the lime avenue creates an improved public route through the site which provides 76 new homes including 25% affordable and 18 flats and small houses exclusively for the over 55s. The lack of a pattern book of designs enabled the architect to take cues from the fabric and grain of Saffron Walden to simultaneously reflect and enhances the intrinsic qualities of the site.

<sup>01</sup> <https://www.prp.co.uk/projects/detail/willow-barns.html>

<sup>02</sup> <https://www.ahr.co.uk/National-Housing-Awards-2017>

<sup>03</sup> <https://www.bptw.co.uk/projects/thrale-almshouses/>

<sup>04</sup> <https://www.jtp.co.uk/projects/graylingwell-park/news>

<sup>05</sup> <https://pollardthomasedwards.co.uk/projects/index/the-avenue/>

## APPENDIX B3: CASE STUDIES SHORTLISTED BUT NOT SELECTED OR PHOTOGRAPHED

(CONTINUED)

Development name and location	Architect	Details
Tibby's Triangle, Southwold, Suffolk	Ash Sakula Architects <sup>06</sup>	When Adnams brewery distribution depot relocated it freed up a triangular shaped site for development. This former impermeable industrial site has been reconnected to the town through a series of small-scale passages, little green spaces and streets that create a pedestrian-centred public realm. The development was completed in 2012 to provide 34 homes including ten affordable homes. The masterplan was informed by the close-grained texture of the seaside town of Southwold.
Cecil Square, Stamford, Lincolnshire	Adam Architecture <sup>07</sup>	Cecil Square contains 45 homes the former site of the Stamford AFC football club on Kettering Road. A Pattern Book was created to understand the local character, analysing the types of street that exist in Stamford, the architectural character of the buildings and the materials used. This provided a template based on observations for the new development. Cecil Square was completed in 2019.
Fruitmarket, Hull	Wykeland <sup>08</sup>	This historic waterside district in the Hull Old Town Conservation Area is centred on Humber Street. It suffered from significant bomb damage during World War II. Following the collapse of an earlier development proposal led by Igloo with architect Sarah Wigglesworth, the current development is by Wykeland (a property development company) and local housing developer Beal Homes in partnership with the council. This has brought a mix of business, residential, independent retail, leisure, arts and culture uses, including over 100 new town houses and apartments in mews-style development.
The Malings, Ouseburn, Newcastle Upon Tyne	Ash Sakula Architects <sup>09</sup>	Located in the Ouseburn Valley Conservation Area, The Malings is a mixed-use development of 76 new homes, alongside three commercial units. The Conservation Area is located in an area that was at the heart of the Tyneside industrial revolution, and retains its historic character through many buildings from this period, including the neighbouring Grade II* listed former Ouseburn School. Following refusal of two high density schemes on the grounds of insensitive and poor-quality design, the Homes and Communities Agency (now Homes England) and Newcastle City Council jointly commissioned a design competition to draw upon private sector expertise. Igloo-Carillion's winning proposal represents Phase I of the Lower Ouseburn Valley Masterplan.
The Chocolate Works, York, North Yorkshire	Studio Partington <sup>10</sup>	The Chocolate Works (formerly owned by Terry's) is a strategic site on the edge of York, bounded by the Racecourse Conservation Area, which had been bought and sold several times since the closure of the factory, without a viable scheme being developed. The project provides 320 houses and apartments whilst responding to local surroundings, complementing and referencing the adjacent Grade II listed chocolate factory, acting as a catalyst for its redevelopment. A Heritage Management Plan clearly defined different character areas and set out the principles for the retention, protection and integration of the existing historic fabric.

<sup>06</sup> <https://www.ashsak.com/projects/tibbys-triangle>

<sup>07</sup> <https://adamarchitecture.com/project/cecil-square-stamford/>

<sup>08</sup> <https://wykeland.co.uk/developments/fruit-market/>

<sup>09</sup> <https://www.ashsak.com/projects/malings>

<sup>10</sup> <https://www.studiopartington.co.uk/chocolate-works>

## APPENDIX C: LONG LIST OF POTENTIAL CASE STUDIES

Name	Location	Type of development	Date completed	Architect	Developer/ client	Relevant heritage designations	Awards
15 Clerkenwell Close	Clerkenwell	Mixed use - Office and 8 residential	2017	Amin Taha + Groupwork	I5CC		RIBA London Award 2018 RIBA National Award 2018
168 Upper Street	Islington	Mixed use - Retail at ground floor, 3 apartments above	2017	Amin Taha + Groupwork	Aria	Upper Street North CA	Awards RIBA London Award 2019 RIBA National Award 2019
23-24 Newman Street	Westminster	Mixed use - 16 Private and 7 affordable apartments - offices at ground floor		Emrys		CA	Best Housing (Large) in the AJ Retrofit Awards 2012 Blue Ribbon Award for Best Apartment
Audley Ellerslie	Malvern	101 Retirement homes	2018	Gaunt Francis Architects	Audley Group	Grade II listed building	Housing Design Awards 2018 - shortlisted
Barretts Grove	Stoke Newington	2 maisonettes, 3 apartments and 1 studio	2016	Amin Taha + Groupwork	Nick Grant	CA	Hackney Design Awards 2016 RIBA London Award 2017 RIBA National Award 2017 Shortlisted for the Stirling Prize
Belle Vue	Hampstead	60 Retirement apartments	TBC	Morris + Company	Pegasus Life	Several in the vicinity and numerous CA surrounding the site	Civic Trust Awards Shortlisted for RIBA 2020
Brandon Yard	Bristol	58 homes - 1, 2 and 3 bd apartments	2019	AWW Architect	Acorn Property Group	Grade II Listed Buildings - Oculus House and Engine House City Docks CA	Bristol Property Awards 2019 for best residential development RESI Award 2018 - highly commended for Development of the year
Cane Hill	Coulsdon	650 new homes	2018	HTA Architects	Barratt Homes	Retained hospital administration wing (not listed), the Chapel and Water tower (locally listed)	Shortlist, Housing Design Awards: Project Category, 2014 Winner, Graham Pye Housing Design Award 2017
Cecil Square	Stamford	45 homes	2019	Adam Architecture	Burghley House Preservation Trust	Adjoins CA and forms part of several listed buildings.	Best Residential Development in Lincolnshire 2019
Church Fields	Boston Spa	153 dwellings 70% Private, 30% Social Rent	TBC	John R. Paley Associates	Taylor Wimpey	Situated in the Boston Spa CA	Housing Design Awards, 2013
Darbishire Place	Whitechapel	13 new homes - social housing	2014	Niall McLaughlin Architects	The Peabody Trust	Historic Peabody Housing Estate - the estate is of local historic importance	2014 Stirling Prize shortlist RIBA Regional Awards 2015
Duchy Fields	Bletchington	18 affordable houses, village primary school and playing field, village hall and shop, to be funded by the erection of 40 open market houses	2020	Francis Roberts Architects	Duchy of Cornwall / Zero C	None on site, adjacent to village CA	
Elephant Park South Gardens	Elephant and Castle	360 new homes	2017?	Maccreeanor Lavington Architects	Lendlease/Southwark Council	Setting of listed buildings Adjacent to Larcom Street CA	Landscape Institute Awards Overall Winner Presidents Award 2019 Building Award Best Housing Project 2018 RIBA London Award 2018 Housing Design Award 2018 NLA Awards Sustainability Prize Commended 2018
Elms School	Nottingham	70 low carbon homes and contribution to the rewilding of a brownfield site in collaboration with Nottinghamshire Wildlife Trust	In for planning	Sarah Wigglesworth		Site situated in CA	
Ely Court	South Kilburn		2015		London Borough of Brent , Catalyst Housing	Site next to a Locally listed pub Borders the South Kilburn Conservation Area	Shortlisted: RICS Award Finalist: EU Mies van der Rohe Award 2017 RIBA National Award 2016
Ensleigh	Bath	240 Homes inc. 156 private homes, 24 affordable homes, 60 apartments for extra care	TBC	Linden Homes jointly with Bloor Homes	Linden Homes jointly with Bloor Homes	Adjacent to Grade II Listed Ensleigh House and Grade I listed Beckford's tower is located to the south of site. Site lies within the City of Bath World Heritage Site	
Fairmile Hospital	Cholsey	130 homes in conversion of existing as well as 224 new homes and allotment buildings. Conversion of former farm building to form offices, cafe/restaurant/shops and retention and refurb of cricket pavilion	TBC	JTP Architects	Linden Homes, Thomas Homes and HCA	The site comprises a number of high quality, Grade II* listed buildings as well as an Area of Outstanding Natural Beauty, Gardens of Special Historic Interest and grounds on the Register of Parks	

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Name	Location	Type of development	Date completed	Architect	Developer/ client	Relevant heritage designations	Awards
Finlays Warehouse	Manchester	27 loft apartments/ homes	2017	Stephenson Studio Ltd		Conversion of grade II listed warehouse	RIBA 2017 RIBA regional award Housing Design Awards 2018 shortlist
Finzels Reach	Bristol	Mixed use - 399 apartments, office space, retail and leisure	2014	AWW Architect		Conversion of Grade II listed retained structures	
Gas Holders	King's Cross	145 apartments	2018	Wilkinson Eyre		Refurbished triplet of canal-side Grade II-listed, cast iron gasholder	Civic Trust Awards RIBA London Award 2018
Graylingwell Park	Chichester	750 homes (150) new build)		JTP Architects		Registered historic park and gardens. Includes several listed buildings and scheduled ancient monument Chichester CA	National Urban Design Awards 2014 Developer Award – Commended What House? Awards 2013
Great Arthur House	City of London	Recladding of Grade II listed residential building		John Robertson Architects	City of London Corporation	Grade II listed building	RIBA London Award 2019 RIBA National Award 2019
Hanham Hall	Bristol	187 new homes and listed hall	2013	HTA Architects	Barratt Homes	Within the grounds of a listed building -restored Grade II* Listed Hanham Hall	Winner – Housing Design Awards, Richard Feilden award for Best Affordable Housing, 2014 Winner – British Homes Awards (Daily Telegraph), Housings Project of the Year, 2010 Winner, National Urban Design Group Project Awards, 2010 Regional Finalists, Civic Trust Awards - Hanham Hall 2015 Commended, RPTI Planning Excellence Awards Excellence in Planning to Deliver Housing - Hanham Hall 2015
Hasting Zero Bills Home Development	Hastings	5 - 0% zero carbon homes	2017	ZEDfactory Europe Limited	Neil Brown	In vicinity of Hastings castle -a scheduled monument and within the Old Town Conservation Area	Housing Design Awards
Hope House	Bath	58 homes	2020	Nash Partnership	Gilliard Homes/ Acorn Property Service	Grade II listed site and Grade II listed Georgian Mansion Bath CA	
Ironworks	Leeds	15 townhouses and 58 1, 2 and 3 bd apartments	On-site; sales launch autumn 2020 STILL IN DEVELOPMENT	Nick Brown Architects; Civic Engineers, Laand		TBC	Winner at the National Housing Design Awards 2019
Marshall's Yard	Stamford	8 homes - 4-5 bd luxury town houses	2015?	Harris McCormack Architects	Burghley Developments	Setting of listed buildings Stamford Conservation Area	
Paradise Gardens	Ravenscourt Park	Six houses for the private rental market	2016	Lifschutz Davidson Sandilands	Ravenscourt Studios Ltd	Adjacent to a locally listed terrace of houses Hammersmith Conservation Area	RIBA London Award 2017 RIBA National Award 2017 Architects Journal Housing Project of the Year
Pipe Factory-7-8 Jeffrey's Place	Camden	6 apartments - retrofit scheme		Emrys		Jeffrey's Street Conservation Area	AJ Retrofit Awards finalists
Plaistow Hospital	Plaistow	150 homes	2016	PCKO Architects	Peabody	No listed buildings but historically interesting site	Winner – Most Innovative Affordable Housing Scheme – Housing Innovation Awards 2017 Winner – Best Development Affordable Homes Sector – Evening Standard New Homes Awards 2017 Winner – Best Design – National Housing Awards 2017 Winner – Best Affordable Housing Development (Urban) – Inside Housing Development Awards 2017 Shortlisted – Housing Design Awards 2017
Roussillon Park	Chichester			PWP Architects	Zero C	Several locally listed barrack related structures and memorials Adjacent to CA	

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Name	Location	Type of development	Date completed	Architect	Developer/ client	Relevant heritage designations	Awards
Savoy Circus (Chapter White City)	Wembley	306 Student homes	2018	HTA Architects	Tide	Old Oak and Wormholt Conservation Area	Shortlist, Offsite Awards: Housing Project of the Year - Savoy Circus 2019 Shortlist, NLA Awards: Housing – Savoy Circus 2019
Silchester Housing	Holland Park	112 new homes; new community spaces and retail	2016	Haworth Tompkins	Peabody	In the vicinity of Grade II listed building	RIBA London Award 2017 RIBA National Award 2017
Spillers Mill	Cambridge	150 new homes	2015	Pollard Thomas Edwards Architects		Setting of listed buildings	Evening Standard New Homes Award 2016 - Highly Commended LABC East Anglia Building Excellence Award 2016 - Winner LABC National Building Excellence Award 2016 - Winner
St Clement's	Bow	252 homes		JTP	Linden Homes/ Galliford Try		Civic Voice Design Awards 2018 Housing Award - Winner
St Mary of Eton	Hackney	3 new buildings, including 27 residential units ranging from 1bed to 4bed flats, as well as a new church centre, community facilities and extensive re-landscaping	2014	Matthew Lloyd Architects	PCC of St Mary of Eton and St Augustine's, Thornsett Group PLC & London Diocesan Fund	Grade II* listed church	2015 Housing Design Award RIBA London Award 2015 RIBA National Award 2015 NLA Award 2015
St. Joseph	"	Portishead"	13 homes	2016	APG Architects	Acorn Property Group	Grade II listed Georgian house
Sussex Court	Harrogate	160 Houses	2016	Wildblood Macdonald in conjunction with Amec Foster Wheeler	Linden Homes/Duchy of Lancaster	Duchy of Lancaster Estate CA	
Temple Gardens	Temple Cloud	9 new homes and a building housing overnight rooms for the inn.	2018	Archio	Bath & Stratford Homes Ltd	Grade II listed Temple In which curtilage the development sits within.	RIBA South West Regional Award 2018.
The Avenue	Saffron Waldon	76 new homes - 40 % affordable and 18 units for 55 and over	2014	Pollard Thomas Edwards Architects	Hill Residential	Setting of listed buildings -adjacent to a Grade II listed water tower Saffron Waldon CA	RIBA National Award 2016 - Winner and RIBA Regional Award 2016 - Winner Civic Trust Award 2015 - Commendation Housing Design Award 2015 - Winner Building Award 2015 - Finalist What House? Award 2014 - Gold Award
The Bourne Estate	London	75 new residential units -45% for social rent with 43% private and 12% intermediate shared-ownership	2018	Matthew Lloyd Architects	London Borough of Camden	Grade II listed estate layout, grade II listed blocks Partially within the Hatton Garden CA	RIBA London Award 2018 Overall Winner – Housing Design Awards 2018 NHS 70 Award RIBA London Regional Award 2018 2017 Camden Design Award
The Chocolate Works Phase 1 and 2	York	288 homes - new build.	Phase 1 - 2018 Phase 2 - due in 2020	RICHARDS PARTINGTON ARCHITECTS	David Wilson Homes	Site contains several listed buildings York Racecourse Conservation Area	British Construction Industry Awards 2018 highly commended 'Housing Project of the Year' York Design Awards 2017 'Large Residential' winner York Design Awards 2017 Lord Mayor's Award for 'Best Overall Scheme' Housebuilder Awards 2016 'Best Design' Built for Life development quality mark
The Fruit Market	Hull	109 new homes part of a wider commercial redevelopment	Due in 2020		Wykeland Beal and Hull City Council	Setting of listed buildings Old Town CA	Best Regeneration Project for Housing in the Yorkshire Residential Property Awards 2019.
The Garden Quarter	Caversfield	191 residential	2013	Feilden and Mawson	City & Country Group	CA	
The Mailings, Phase 1	Ouseburn, Newcastle Upon Tyne	76 new homes and 3 commercial units in a mixed use development	2017	Ash Sakula Architects	Newcastle City Council, Homes England and PFP igloo	Setting of listed buildings Ouseburn Valley CA	2018 Lord Mayor's Design Awards Housing Category Winner 2017 RIBA Award for Architecture 2016 Supreme Winner, Housing Design Awards 2016 RICS Regeneration and Residential Awards 2013 Project Award, Housing Design Awards
The Pavilions	Methley	12 new build homes		John R. Paley Associates		Methley CA	

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The Purifier House and Boat House	Bristol	36 apartments and restaurant/cafe		AWW Architect	Linden Homes	Grade II Listed East Purifier House, and curtilage rubble stone wall	
Thrale Almshouses	Streatham Wells, London	9 new build flats and refurbishment of 8 existing almshouses	2016	BPTW	The Thrale Almshouse and Relief in Need Charity	Locally listed almshouses	Shortlisted in the Housing Design Awards 2014 and 2015 Shortlisted in the NLA Awards 2015, and the London Planning Awards 2016 Shortlisted in the RICS Awards 2018
Tibby's Triangle	Southwold	34 houses, inc 10 affordable	2012	Ash Sakula Architects	Adnams/ Hopkins Homes	Adjacent to many listed buildings including the Grade I listed St Edmund's Church and in a CA	2012 Housing Design Awards, Completed Award 2011 What House? Gold Award for Best Brownfield Development 2008 Housing Design Awards, Project Award
Timekeepers Square	City of Salford	36 townhouses	2015	Buttress Architects	Muse Developments /English Cities fund (ECf) in conjunction with Salford City Council,	Opposite to Salford Cathedral and Grade II Listed neo-classical Church of St Philip's Adelphi Bexley Square Conservation Area	RIBA North West Awards 2018: Winner Housing Design Awards 2018: Winner of the Richard Feilden Award Civic Trust Awards 2018: National Winner RICS Awards North West 2018: Winner of the Residential Award Insider North West Residential Property Awards 2018: Winner of Small Housing Development of the Year
Wapping Wharf Phase I	Bristol	194 apartments inc 24 affordable homes and 10 commercial units		Alec French Architects	Umberslade and Muse Developments	Site within the setting of listed buildings as well as home to the Grade II listed remains of a former gaol, incl. gatehouse and perimeter walls of JS Fry building City Docks CA	Winner of the 2017 Michelmore Property Awards 2017 Bristol Civic Society Design Award 2016 Insider South West – Residential Development of the Year 2016 Local Authority Building Control – Best Large Housing and Best Partnership
Westleigh Rise	Putney	155 homes within 3 apartment buildings and 2 mews courts	2016	JTP	Barratt Homes	In the grounds of a grade II listed ARK Putney Academy	
Wilderness Estate Mews	Sevenoaks	retirement units - 8 mews houses and 39 apartments	2019?	Morris + Company	Wilderness Estate retirement community	Within the grounds of a Grade II listed mansion Wilderness CA	
Willow Barns	Blurton	Social housing - 75 flats for affordable rent in an extra care setting.	2018	PRP	The Sapphire Consortium (The Eric Wright Group, Your Housing Group and Kajima Partnerships)	Set within the Blurton Church CA	RIBA West Midlands Award 2018 PRP featured in new RIBA publication on age-friendly housing
Wimbledon Hill Park	Wimbledon	79 newbuild houses and refurbishment and conversion of the existing locally listed building	2014	JTP	Berkeley Homes	Locally listed Atkinson Morley Hospital building Copse Hill CA	British Homes Awards 2018

