



Historic England

ARUP

# Increasing Residential Density in Historic Environments



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# Executive Summary

This study explores the factors that can contribute to successfully delivering developments which increase residential density in historic environments. It uses a combination of literature review and case studies to provide a series of recommendations to support decision making.

The literature review covers a range of materials from government policy, other public bodies, academic research and practitioners. This is supported by ten case studies, drawn from across England. These identify the factors which have enabled these projects to provide greater residential density than the surrounding area, while creating successful places where people want to live.

The case studies explored are:

1. [The Malings, Newcastle-upon-Tyne](#)
2. [Darbshire Place, London](#)
3. [The Chocolate Works, York](#)
4. [Graylingwell Park, Chichester](#)
5. [Wapping Wharf, Bristol](#)
6. [Marshall's Yard, Stamford](#)
7. [Timekeepers Square, Salford](#)
8. [The Avenue, Saffron Walden](#)
9. [The Fruit Market, Sheffield](#)
10. [Elephant Park South Garden, London](#)

Informed by these case studies and the literature review 11 recommendations identify positive measures that can actively contribute to successfully delivering increased residential densities in historic places. These recommendations are based around five themes:

## Theme 1: Design

1. A creative and imaginative design response to the prevailing historic character of a place is likely to help to optimise the use of the site, ensuring an efficient use of land. Architecture which draws upon significant elements of a site or a place's past can help reinvigorate the future of historic places;
2. A range of housing types allows greater flexibility for the urban form to respond to the historic character of place;
3. Design competition and design review can encourage innovative design solutions that optimise housing density, especially in fine grain historic places;
4. Good practice can inspire high density development elsewhere in historic places, raising the bar for other schemes. For example:
  - The delivery of high quality, spacious public realm.
  - Re-establishing, or re-integrating development into the historic street pattern.
  - Building scale, height and massing that reflects neighbouring buildings, previous buildings on site, and responds to and protects the settings of nearby heritage assets and important views.
  - The use of local materials.
  - Mirroring or interpreting architectural detailing and scale of neighbouring buildings.
  - Setting a palette of options to ensure coherence and visual interest.

# Executive Summary

## Theme 2: Policy

5. Policy and design guidance, underpinned by an understanding of the heritage context, can inform high quality responsive development; and
6. Site specific policy can help to articulate a vision for an area, setting out the means to improve connectivity, legibility and ones experience of historic places. They help to ensure the key design and heritage principles are employed consistently and to a high quality.

## Theme 3: Context

7. Redevelopment of underused brownfield sites, optimising site capacity, can provide a transformational change, revitalising historic townscapes. Local authorities should therefore actively explore opportunities for the development of underused sites;
8. High density development is often compatible with the character of an historic place and can provide an opportunity to reconnect a fractured, fragmented, or damaged historic townscape; and
9. The integration of new high density development with the historic context can determine its relative success

## Theme 4: Engagement:

10. Early engagement with a range of interested parties, for example local communities, and heritage and design expertise, can enhance schemes.

## Theme 5: Management:

11. Consideration of the long term management of a site is important in ensuring that its success is safeguarded into the future. Decision makers should be asking developers to think about the long-term future of developments, highlighting the importance of the continue use and conservation of historic assets.

ANCHORAGE

SOURDOUGHPIZZA  
& GELATO

# 1 Introduction

## Introduction

Delivering more homes across England is a Government priority, with increasing the residential density of developments identified in the *Housing White Paper* and the *draft National Planning Policy Framework* as a key way of meeting growing housing need. In light of this it is important to better understand how best to achieve these increased densities in historic areas.<sup>1</sup>

This study explores the factors that can contribute to successful developments that increase residential density in historic environments. It uses a combination of literature review and case studies that inform recommendations. These recommendations are designed to support decision makers in facilitating developments within the historic environment that integrate with and respond to their local character. It is also hoped that local authorities, developers and other interested stakeholders will use these recommendations to inform future developments.

## Structure of this Study

This study is structured as follows:

- Section 1 – Introduction sets out the context for the study and its structure.
- Section 2 – Literature Review Summary provides a summary of the findings of the literature review.
- Section 3 - Case Studies details the ten identified successful examples of increasing residential density in England.
- Section 4 - Key Findings draws together the findings from the literature review and case studies to identify common threads.

<sup>1</sup>The Housing White Paper (2017) Department for Communities and Local Government, p18.

<sup>2</sup>Ibid.

<sup>3</sup>Towards an Urban Renaissance (1999), Urban Task Force, Chaired by Lord Rogers of Riverside.

- Section 5 – Recommendations uses the findings from the earlier sections to provide a series of recommendations for decision makers when considered higher density housing schemes in historic contexts.

## Government Approaches to Increasing Residential Density

The *Housing White Paper* emphasises the need to “[make] better use of land for housing by encouraging higher densities, where appropriate” and proposes a range of different approaches to increasing the density of housing development.<sup>2</sup> This builds upon a history of Government policy emphasis on increasing residential density, including the Urban Task Force’s ‘Towards an Urban Renaissance’<sup>3</sup>, continued through *Planning Policy Statement 3 (PPS3)*<sup>4</sup> and more recently the *National Planning Policy Framework*.<sup>5</sup> The draft *Revised NPPF* continues to promote increasing residential density (paragraphs 122 to 123).<sup>6</sup>

The *Housing White Paper*<sup>7</sup>, supported by the 2017 *Autumn Budget*, proposes optimising the density of development, while ensuring that the density and form of development reflect the character, accessibility and infrastructure capacity of an area, and the nature of local housing need.<sup>8</sup> It proposes a number of approaches to increasing housing development. Some of these approaches relate to site locations which facilitate higher density housing development:

- On sites in areas of high housing demand; and
- On sites well served by public transport.

Some approaches focus on working with existing urban form to increase residential density, including:

<sup>4</sup>Planning Policy Statement 3: Housing (2010) Department for Communities and Local Government.

<sup>5</sup>The National Planning Policy Framework (2012) Department for Communities and Local Government

<sup>6</sup>Draft Revised National Planning Policy Framework (2018) Ministry of Housing, Communities and Local Government.

- Replacing or building over low-density uses and intensification of sites;
- Extending upwards;
- Infill development;
- Developing on brownfield sites;
- Estate regeneration; and
- Utilising village locations.

Other approaches explore building on previously undeveloped sites, including:

- Settlement extensions; and
- New settlements.

The recommendations within this study could be applied to any of the above identified approaches. While this study does not directly

address the use of upwards extension, settlement extensions and new settlements as approaches for increasing residential density the recommendations within this study may be applicable for these approaches.

Government policy also includes a number of requirements and guidelines which are relevant for housing developments coming forward in historic environments. These include policies on design (paragraphs 56 to 68), heritage (paragraphs 126 to 141) and density (paragraph 47) within the *NPPF*<sup>9</sup>, and paragraphs 122 to 123 of the draft *Revised NPPF* as well as local and regional (where relevant) policies to respond to local circumstances.<sup>10</sup> These are considered in greater detail in the Literature Review (Appendix A).



New homes at Graylingwell Park

<sup>7</sup>The Housing White Paper (2017) Department for Communities and Local Government.

<sup>8</sup> Autumn Budget (2017) HM Treasury.

<sup>9</sup> National Planning Policy Framework (2012) Department for Communities and Local Government.

<sup>10</sup>The Housing White Paper (2017) Department for Communities and Local Government.

## Quality and Quantity

The *Housing White Paper* acknowledges the need to “ensure that the density and form of development reflect the character, accessibility and infrastructure capacity of an area, and the nature of local housing need.”<sup>11</sup> Providing higher density housing developments therefore, is about more than just providing a greater quantity of homes. It is also about quality and the need to understand and reflect local conditions.

The growing emphasis on providing more homes at higher densities must be balanced against a range of factors – including the impact on the local historic environment. This ties in with the concept of placemaking, and the role that place-based design plays in enabling successful higher density development (see definition of placemaking overleaf).

As reflected in the Literature Review summarised in Section 2, determining the appropriate residential density can play a central role in successful (and unsuccessful) placemaking through shaping the experience of place, and affecting people’s ability to engage with their environment.<sup>12</sup> It is therefore essential that when considering increased density, placemaking

and local character are carefully considered to ensure high quality developments. This ties in with the requirements of paragraph 61 of the *NPPF*, which requires planning policies and decisions to address “the connections between people and places and the integration of new development into the natural, built and historic environment.”<sup>13</sup>

The historic environment plays a key role in creating successful places. It is often identified as a fundamental component of achieving good placemaking, creating value and economic growth, and supporting an improved quality of life. The *Heritage Counts* research by Historic England found that 93% of survey respondents agreed that local heritage has an impact on their quality of life.<sup>14</sup> The relationship between new development and the existing character of a place is extremely important. This is both in terms of ensuring higher density housing development sensitively conserves and enhances the historic environment, as well as acknowledging the role heritage can play in facilitating growth and unlocking higher density housing on schemes.

<sup>11</sup> The Housing White Paper (2017) Department for Communities and Local Government, p32.

<sup>12</sup> Heritage, urban regeneration and place making (2017), John Pendlebury and Heleni Porfyriou, *Journal of Urban Design*, Vol. 22, No. 4, pp.429-432.

<sup>13</sup> Paragraph 61 of the National Planning Policy Framework (2012) Department for Communities and Local Government.

<sup>14</sup> Heritage Counts: Heritage and Society (2017) Historic England.

<sup>15</sup> The National Planning Policy Framework (2012) Department for Communities and Local Government, p52.

<sup>16</sup> People, culture, place - The role of culture in placemaking (2017) Local Government Association, p5.

<sup>17</sup> Glossary: Density (2018) Planning Portal, accessed 24.01.18, available at: [https://www.planningportal.co.uk/directory\\_record/208/density](https://www.planningportal.co.uk/directory_record/208/density).

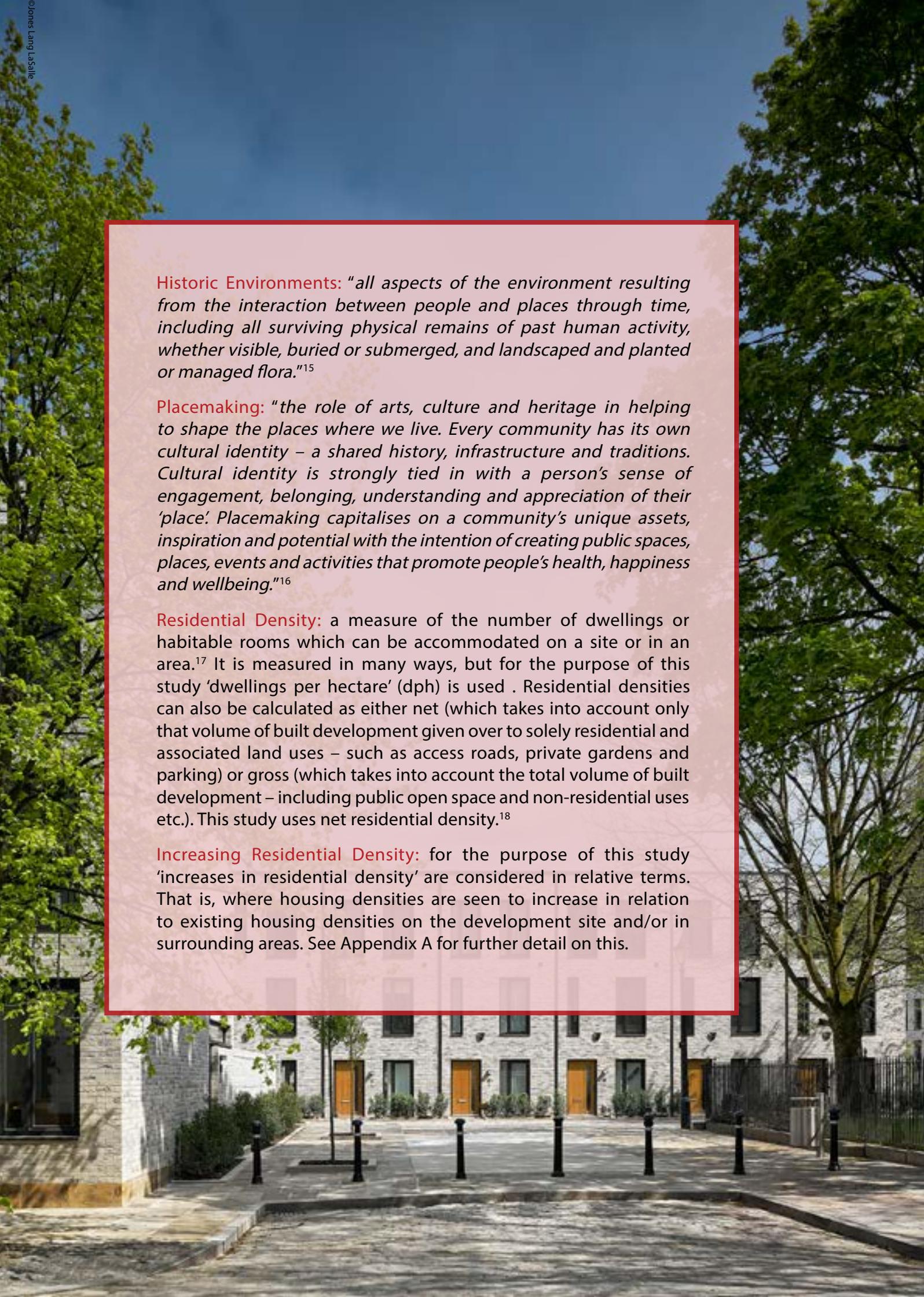
<sup>18</sup> Planning Policy Statement 3: Housing (2010), Department for Communities and Local Government, p26.

**Historic Environments:** *“all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.”<sup>15</sup>*

**Placemaking:** *“the role of arts, culture and heritage in helping to shape the places where we live. Every community has its own cultural identity – a shared history, infrastructure and traditions. Cultural identity is strongly tied in with a person’s sense of engagement, belonging, understanding and appreciation of their ‘place’. Placemaking capitalises on a community’s unique assets, inspiration and potential with the intention of creating public spaces, places, events and activities that promote people’s health, happiness and wellbeing.”<sup>16</sup>*

**Residential Density:** a measure of the number of dwellings or habitable rooms which can be accommodated on a site or in an area.<sup>17</sup> It is measured in many ways, but for the purpose of this study ‘dwellings per hectare’ (dph) is used. Residential densities can also be calculated as either net (which takes into account only that volume of built development given over to solely residential and associated land uses – such as access roads, private gardens and parking) or gross (which takes into account the total volume of built development – including public open space and non-residential uses etc.). This study uses net residential density.<sup>18</sup>

**Increasing Residential Density:** for the purpose of this study ‘increases in residential density’ are considered in relative terms. That is, where housing densities are seen to increase in relation to existing housing densities on the development site and/or in surrounding areas. See Appendix A for further detail on this.



## 2 Literature Review Summary

A literature review was undertaken as part of this study in order to inform best practice on providing higher housing densities in the historic environment. This looked at a number of studies and articles, drawn from across government policy and publications, work undertaken by other public sector bodies and think tanks, academic research, and practitioner-led studies by architects, urban designers and planners. This section provides a summary of the literature review and its findings. The full literature review can be found at Appendix A.

The literature review identified a number of key findings in relation to increasing residential density, and its particular relationship with the historic environment. These are summarised in this section (see the definition of Residential Density on page 7).

### Definitions of Density

- High and increased residential density include both quantitative and qualitative considerations. Residential density can be defined and measured in many ways. Taking into account both the different measurement techniques, and the qualitative and perceptual element of residential density to optimise site capacity while providing successful developments, high and increased density is defined for the purposes of this study in relative terms.

### Development Design

- Tall buildings can be one means of providing higher housing densities, particularly where a positive relationship with historic character,



Public realm at Elephant Park

urban grain and skyline can be created. However, there are a range of different ways to achieve the same housing densities.

- Successful high density housing schemes positively respond to local building forms and patterns of development. This does not always mean replicating the scale and massing of the surrounding environment, but ensuring these are taken into consideration and complemented through design.
- A high quality, well-designed streetscape can make higher density housing schemes feel more comfortable, reducing perceptions of overcrowding within a development. Public realm also plays a central role in both protecting the setting of historic assets, and in retaining local character.

#### The role of the historic environment

- The role that the historic environment can play in creating successful places should be acknowledged right from the start of any development project. Ensuring local historic character is considered and properly reflected in development should be central to any development proposal.
- Heritage has a role to play in 'place-branding'. It is not only something to be protected and enhanced, but can play an active role in creating sense of place, and contributing to unlock value and development opportunity.

#### Planning Policy

- Robust, flexible policies within the local authority's statutory local plan can influence development densities and their relationship to the historic environment. Policy has a role to both conserve and enhance, and support sustainable growth in historic places. Policy is most successful where it takes a positive approach to enabling development that is right for its historic environment (protecting

through utilising). Site-specific policies can also be a useful tool in reinforcing requirements for particular historic contexts.

#### Implementation and Delivery

- Engaging with a wide range of stakeholders is central to successfully delivering higher density housing development. Community consultation can play a vital role in improving quality, securing local 'buy in', and ensuring developments become liveable neighbourhoods.
- There is a need to encourage close partnership working across local authorities, agencies and developers to achieve the best outcome. In order to achieve this, a relationship of trust and transparency between local authorities and developers can enhance the application of residential density policies.
- One of the challenges of implementing high quality denser housing development, particularly in historic contexts is that the processing and review of applications, and pre-application engagement requires expert advice from the local authorities. Some local authorities lack access to vital urban design and historic environment expertise, which increases risk in the development process.

#### Management and Maintenance

- Ensuring that the elements which contribute to making a higher density development successful (such as good public realm, relationship with the historic environment etc.) are maintained once development is complete is essential. Effective management and maintenance strategies ensure that developments continue to function as proposed and stand the test of time.

# 3 Case Studies

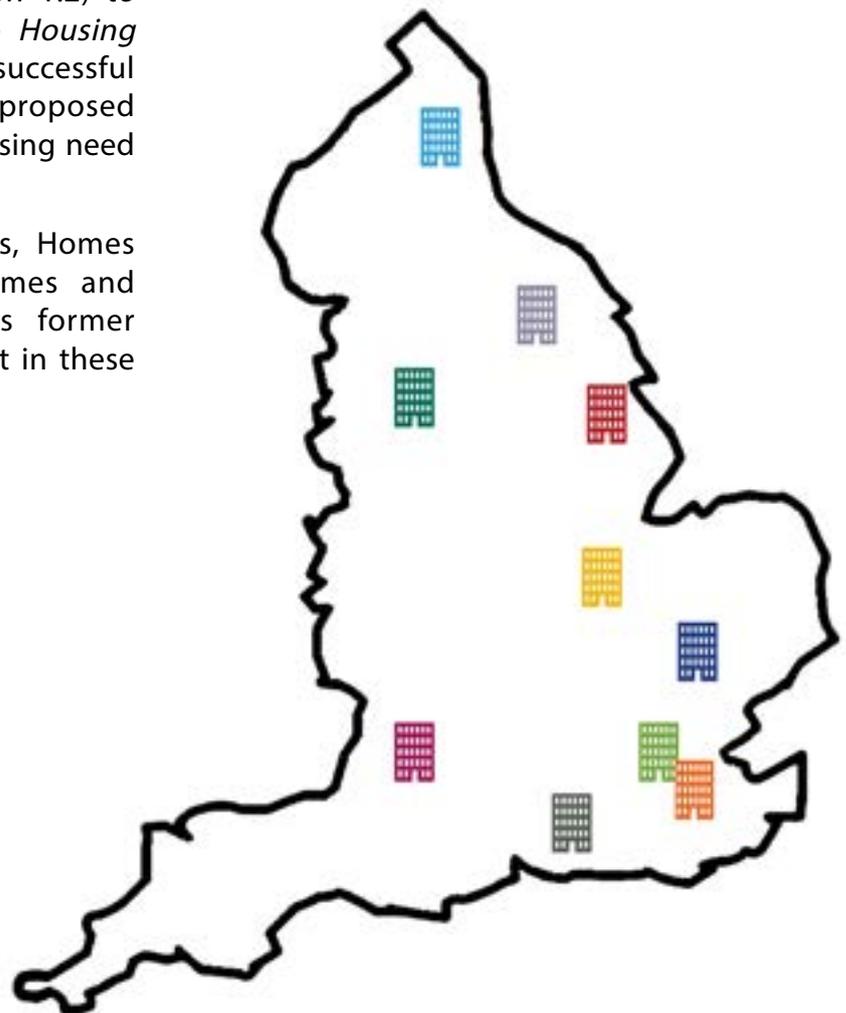
The following case studies explore how higher densities can be successfully incorporated into housing developments in the historic environment, while protecting and enhancing heritage and using historic character to unlock opportunities for placemaking and further growth.

The ten case studies are drawn from across England. They identify the factors which have influenced each of these projects in providing greater residential density than their surrounding context (or previous uses), and creating successful places where people want to live. The case studies:

- are from projects that are at least part complete (see Figure 1);
- provide a range of development types and scales, from individual buildings to larger regeneration areas; and
- represent a range of responses to increasing residential density.

As shown in Table 1, the case studies aligns with the approaches (as set out in Section 1.2) to residential density referenced in the *Housing White Paper*, and thus demonstrate successful ways in which the Government’s proposed approaches to meeting increasing housing need can be met in historic environments.<sup>19</sup>

For the purpose of the case studies, Homes England is referred to as the Homes and Communities Agency to reflect its former name at the time of their involvement in these developments.



<sup>19</sup>The Housing White Paper (2017) Department for Communities and Local Government.

Figure 1: Location of case studies

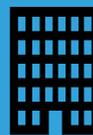
	Developing on sites in areas of high housing demand	Developing on sites well served by public transport	Replacing or building over low-density uses / intensification	Infill development	Developing on brownfield sites	Estate regeneration
1. The Malings	X	X	X		X	
2. Darbshire Place	X	X	X	X	X	X
3. The Chocolate Works	X	X	X		X	
4. Graylingwell Park	X		X			
5. Wapping Wharf	X	X	X		X	
6. Marshall's Yard	X		X	X	X	
7. Timekeepers Square	X	X	X		X	
8. The Avenue	X		X			
9. The Fruit Market	X	X	X		X	
10. Elephant Park South Gardens	X	X	X		X	X

Table 1: Comparison of case studies and Housing White Paper approaches

# The Malings, Ouseburn Newcastle Upon Tyne



76 new  
homes



137 dwellings  
per hectare



Ouseburn Valley  
Conservation Area



Setting of listed  
buildings

Imaginative urban design employing alleys and backyards helps to create an intimate and compact high density; variation in height add interest and breaks up the uniformity and massing of development; reflecting historic materials and colour helps to assimilate new development. Demonstrates how residents can cohabit within close proximity.

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 (HCA)* and *Newcastle City Council* jointly commissioned a design competition to draw upon private sector expertise. *Igloo-Carillion's* winning proposal represents Phase 1 of the Lower Ouseburn Valley Masterplan, to drive forward the successful development of this complex site.

The scheme represents the first housing development in the valley for over half a century, replacing previously low density industrial brownfield land with high density housing development. The development incorporates over 15 housing types, staggered in height, and which closely reflect the dramatic topography of the valley embankment. Through this stacked design and inter-locking units by architects *Ash Sakula*, the homes cascade down the slope with a hierarchy of fully public streets, semi-public back yards and alleys, which plays upon the 'traditional Tyneside flat typology'.<sup>20</sup> A key design requirement was for all ground floor occupants to benefit from their own front door, along with external space, to create a sense of community.

Careful consideration of the scale, form and appropriate massing of the development has helped to draw upon the historic relationship of the site's former industrial buildings with the River Ouseburn. This detailed design work was informed by the 2012 Urban Design Framework Supplementary Planning Document (SPD) for the area, which sets out strategic design principles relating to the context and historic setting of the Ouseburn Valley. This includes principles addressing quality of materials, relationship with existing features and preserving the historic character to ensure consistency in design throughout the conservation area. As a result, two six-storey 'urban lighthouse' blocks establish a connection with the river frontage and the highpoint of the development on Hume Street.<sup>21</sup> This adds positive variety to the already interesting skyline, and maintains the integrity of views to the nearby Grade II\* listed Ouseburn School. Not only has this ensured a high quality design for the development itself, but has successfully integrated the high density housing scheme into the industrial local character in a way that supports the setting of neighbouring listed buildings.

The residential units have been constructed from locally sourced brick, and the doors are painted in Maling pottery colours, drawing links with local heritage. This has enabled the development to tie seamlessly into its heritage setting, contributing to the character of the wider conservation area.

The development forms the latest addition to the regeneration of the Ouseburn Valley, building on over 20 years of growth, and an estimated £25M of public investment. The Malings has benefitted from both upfront loans from the HCA, and infrastructure associated with previous regeneration initiatives. The Malings demonstrates how high quality design, combined with incremental change can transform an area in a way that both enhances, and remains sympathetic to, the historic landscape.

<sup>20</sup> The Malings (2017) RIBA, Accessed 24th January 2018, available at: <https://www.architecture.com/awards-and-competitions-landing-page/awards/riba-regional-awards/riba-north-east-award-winners/2017/the-malings>.

<sup>21</sup> Interview with Ian Cansfield of Cundall Planning (20th November 2017).

## Housing White Paper Approaches:

- Developing on sites in areas of high housing demand
- Developing on site well served by public transport
- Replacing or build over low-density uses / intensification
- Developing on brownfield sites

Winner of 2017  
RIBA North East  
Awards and the  
Housing Design  
Awards 2016



Aerial view of The Malings



Varying building heights at The Malings

- The design competition brought in new expertise and encouraged innovative design solutions that responded to the historic context, and addressed issues raised in previously refused applications.
- The Ouseburn Urban Design Framework set out strategic design principles to ensure a sensitive and integrated response to the historic environment, and enhance the site's industrial character throughout the wider masterplan.
- The high density housing development replaced the former 1980s Ice Factory building and Heaney Coachworks, demonstrating a successful transition from derelict brownfield land to a more intensified use.
- The scheme benefitted from partnership funding arrangements with the Homes and Communities Agency, and infrastructure provision associated with previous regeneration of the Ouseburn Valley over the past 20 years.

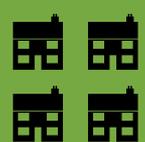
# Darbishire Place, Whitechapel, London



13 new  
homes



312 dwellings  
per hectare



Historic Peabody  
Housing Estate

Redevelopment of a surface car park, considered an inefficient use of land within central London; architectural detailing successfully reflects the key elements of surrounding Peabody apartment blocks providing aesthetic continuity whilst avoiding lacklustre pastiche.

The Darbishire Place development emerged from a review undertaken by Peabody of its Whitechapel estate to identify small, infill sites with capacity to sensitively and sympathetically provide new homes. The development provides thirteen new homes on a former car park, and reinstates a former residential block destroyed by bombing in 1940. The site is surrounded by The Whitechapel Estate formed of five 19th century, five-storey brick residential blocks arranged in a courtyard style. This 1870s estate was a relatively early design built by the in-house architect for Peabody, Henry Darbishire. The development formed part of London's earliest slum clearance programme. While not formally designated a Conservation Area or statutorily listed, the estate is of local historic importance.

The historic character of the site was central to design proposals from the start. Responding to this

context, and a budget of ~£2.3M, the design team, led by *Niall McLaughlin Architects* focussed on design quality, choosing a few key design elements to integrate, rather than trying to over-complicate the development with ambitious designs.<sup>22</sup> In line with the *NPPF's* requirement for new development to be integrated into the built and historic environment, providing continuity within the townscape was a central motivation of the design, as reflected in the plain brickwork, height and scale, aligning with the original five-storey blocks, and deep white window reveals cut back into the block.<sup>23</sup> The strong rhythm of the original blocks is also reflected in the grid arrangement of windows, resulting in a development which complements the 19th century estate.

Reflecting the development's constrained urban context, it also includes additional features not integrated into the surrounding historic buildings, such as balconies. These have been incorporated sensitively and are inset within the building envelope, in order to respect the solidity of the original blocks in the ensemble. The entrance of the new block faces into the internal courtyard enclosed by the existing blocks, helping to retain a sense of intimacy in the context of increased residential density.



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<sup>22</sup> Interview with Tilo Guenther of Niall McLaughlin Architects (6th December 2017).

<sup>23</sup> Paragraph 61 of The National Planning Policy Framework (2012) Department for Communities and Local Government.

Infill development at Darbishire Place

## Housing White Paper Approaches:

- Developing on sites in areas of high housing demand
- Developing on sites well served by public transport
- Replacing or building over low-density uses / intensification
- Infill development
- Developing on brownfield sites
- Estate regeneration

2015 RIBA Sterling  
Prize Nominee



Due to the historic character of the site, the planning authority took a particular interest in its development, particularly in relation to decisions surrounding the materials used, to ensure that these reflect the surrounding buildings. In line with planning policy, community consultation was undertaken with residents and neighbours. Discussion with the architect indicated that this process was used to identify the local needs and character of the area, and create a development which truly reflects this.<sup>24</sup> The planning application was approved within the eight week target period and under delegated authority, with no formal objections raised which is a testament to the successful engagement undertaken.

*Peabody's* role as the ongoing landlord of Darbshire Place and the wider estate is important and reflects the emphasis they place on investing in sense of place and quality living spaces for their residents. As such, while the density exceeds that seen in the rest of the estate which provides 156 units across an area of 0.7 hectares, the optimisation of site capacity has enabled provision of new homes on a small site that fosters a sense of community.

- The technical review undertaken by Peabody successfully identified infill sites suitable for development, enabling the intensification of housing within this historic housing estate.
- The development focuses on reflecting a few key elements of the historic neighbouring building, integrating into its historic environment, in line with paragraph 61 of the NPPF.
- Engagement with residents, neighbours and the planning authority enabled the regeneration of this former car park site, to provide housing to meet local needs and character.
- The scheme benefitted from a philanthropic landlord with a strong emphasis on place-making, and the long-term investment in the area and local residents.



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<sup>24</sup>Interview with Tilo Guenther of Niall McLaughlin Architects (6th December 2017)

Street frontage at Darbshire Place

# The Chocolate Works Phase 1 and 2, York



288 new  
build homes



70 dwellings  
per hectare



York Racecourse  
Conservation Area



Site contains  
several listed  
buildings

Design Review played a key role; the reuse of large historic buildings enabled an overall high density of development; key views were retained and emphasised by the form and location of development.

Located on the former Terry's Chocolate Factory site, and adjacent to York Racecourse, The Chocolate Works is a mixed-use development that includes the conversion of the iconic Grade II listed factory building into residential use, and the transformation of the old headquarters into a care village, both of which are now completed. In addition, the first phase of the new-build element by developers *David Wilson Homes* is complete with the second phase under construction. When complete, the new build will provide 288 units of high density housing development, which is the central focus of this case study.

Located within the York Racecourse Conservation Area, south of York's historic core, the new-build residential development is set amongst a number

of Grade I and Grade II listed Art Deco buildings, including the Clock Tower, Boiler House and Liquor Store. In line with the requirements of national policy (paragraph 61 of the *NPPF*), the approach to design focused on the integration of the new development into the historic environment.<sup>25</sup> 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.

To ensure consistency in the overall design and heritage response of this large, complex industrial area, a masterplan was approved for the site in its entirety, accompanied by a Development Brief (including a Design Brief and Design Statement). This set out clear guidelines for how the new build elements of the scheme would be sympathetic to the historic and cultural attributes of the wider site. This overarching vision created distinctive quarters which connect together in a complementary way, drawing out the subtle differences in character and form as you navigate the site. Although these strategies provided an authoritative tool to ensure an integrated development approach within a sensitive historic setting, it also enabled sufficient flexibility within the multi-phase scheme, for individual phases to sympathetically respond to key heritage assets.

In line with national policy (paragraph 61 of the *NPPF*), a key focus was to integrate the new-build residential development into the existing industrial setting, and contribute to the overall connectivity and legibility of the site.<sup>26</sup> In addition to retaining strategic vistas to the former Terry's Chocolate Factory, the scheme sought to protect and enhance the setting of important views internally within the site. The significance of the Clock Tower, for example, has been reinforced through a tree lined avenue, acting as focal point to connect the new development to existing heritage. The new-build residential uses were also embedded into the existing fabric of the site through the appropriate use of materials. The use of pink or red brick, which is prominent throughout York, helped to link the contemporary units to their wider historic context, and ensure they complemented the overall industrial character.



©Barratt Homes

New homes at the Chocolate Works

<sup>25</sup> Paragraph 61 of The National Planning Policy Framework (2012) Department for Communities and Local Government.

<sup>26</sup> Ibid.

## Housing White Paper Approaches:

- Developing on sites in areas of high housing demand
- Developing on sites well served by public transport
- Replacing or building over low-density uses / intensification
- Developing on brownfield sites

The site is relatively remote from York's historic core, and therefore not subject to the same sensitivities of more central developments. The significance of the site however, both in terms of historic and visual prominence, and its wider impact upon the city, meant that extensive community engagement was undertaken to inform and refine the design principles underpinning The Chocolate Works. This included the creation of a Community Forum, with representatives from the York Design Panel, to help restore the previously derelict site in a way that captures its local and cultural significance.

The Chocolate Works showcases how multi-phase development can be coherently managed to showcase individual heritage assets, while remaining sympathetic to the overall industrial context. Discussions with the developer highlighted that the scheme delivered more new homes than their typical development in order to commercially support a heritage responsive design.<sup>27</sup> The development successfully creates a contemporary and characterful mixed-use neighbourhood, which reinvigorates the site's industrial legacy to unlock an integral part of the city.

- The redevelopment of the former Terry's Chocolate Factory site enabled the intensified use of the brownfield site to provide a significant number of new build homes, alongside the conversion of the factory buildings.
- A Development Brief and site-wide masterplan set clear guidelines for integrating development into the historic environment. This provided an overarching vision, within which development could respond to the specific attributes of historic character in each phase.
- The significance of key assets, such as the Clock Tower, has been reinforced as part of the design, and these have been integrated to improve site legibility and protect strategic views.
- The establishment of a Community Forum, which included representatives from the York Design Panel, encouraged a high quality design that reflected local identity.



The former Terry's Chocolate Factory

<sup>27</sup> Interview with Peter Morris of Barrat Homes (7th February 2018).

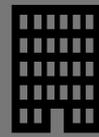
# Graylingwell Park, Chichester



Includes several listed buildings and scheduled ancient monument



750 new homes (150 new build)



35-40 dwellings per hectare



Chichester Conservation Area



Registered Historic Park and Garden

Residential conversion of historic buildings; strong sense of place; complementary contemporary architecture; stakeholder engagement informed response.

Located on the site of the former West Sussex County Lunatic Asylum, and within the Chichester Conservation Area, Graylingwell Park provides a 750 home development in a setting of extensive parkland beyond the suburbs of Chichester. Rich in heritage assets, the site is a Registered Historic Park and Garden, with over 472 protected trees, and the Grade II listed Summerdale Farmhouse and Chapel, along with Chichester Dyke Scheduled Monument. Parts of the site also contain views to the Grade I listed Chichester Cathedral, tying in with the wider historic context of the city.

Working collaboratively with *Historic England*, a joint partnership of developers *Linden Homes*, *The Homes and Communities Agency*, *Affinity Sutton* housing association and masterplanners and architects *JTP* designed a scheme which combines new build residential uses, with the repair, re-use and conversion of a number of structures associated with the former asylum.

Extensive technical work on site characterisation early in the development process played a key role in identifying opportunities for the heritage assets to contribute to the scheme – notably the restoration of the original pavilion arc – and provided an authoritative tool to guide and coordinate stakeholders. Characterisation studies identified distinct zones within the site, and set out the strategy to optimise use of the site, utilising the former asylum buildings and providing new build residential uses. This characterisation also enabled creation of an integrated development which optimises and enhances the historic character as a whole. The resulting scheme provides housing densities, ranging from 25 dph around the key buildings and the rural edge, to 65-75 dph within the inner core.

The design team identified that a key ambition was to deliver the development at a liveable scale, particularly due to the institutional, and somewhat imposing character of the existing site buildings.<sup>28</sup> This was important in creating a more intimate setting where residents felt comfortable in their surroundings. This was achieved through the sensitive subdivision of the large, high-ceiling



©JTP Architects

Aerial view of Graylingwell Park

<sup>28</sup> Interview with Rebecca Taylor of JTP (15th December 2017).

## Housing White Paper Approaches:

- Developing on sites in areas of high housing demand
- Replacing or building over low-density uses / intensification

Sustainable Larger  
Social Housing  
Project of the Year  
at the Sustainable  
Housing Awards  
2010



©JTP Architects

New homes at Graylingwell Park

hospital building and by carefully interweaving new buildings to respond to the previous development form.

Retaining the integrity of the original structures and key landscape features has reinforced the legibility of individual heritage assets and preserved strategic vistas to Chichester Cathedral, integrating what was once a deliberately isolated asylum, into its wider historic context.

Stakeholder engagement played an important role in informing the overarching design principles, using workshops, feedback sessions and 'community champions' to shape the development and support a sense of community. The central role of heritage to the scheme, and the importance of its ongoing management, were driving forces behind establishing a Community Development Trust. This has transferred key heritage assets, such as the chapel, into community ownership – not only embedding this history into the new community, but also generating an income for continued upkeep.

Graylingwell Park successfully showcases how a strong relationship can be established between the historic fabric of a site and its new-build elements. Although the architecture of the new residential buildings is contemporary, the materials used

provide continuity with the original buildings. This has created a positive relationship between the new and old elements of the site, and successfully instilled a strong sense of place.

- Extensive technical work on site characterisation positively shaped development outcomes by identifying opportunities to restore, enhance and incorporate existing heritage assets into the new development.
- New buildings have been carefully designed to respond to the existing built form, enabling the intensified use of the site for housing, through the conversion of former asylum buildings and the addition of new build homes. This demonstrates a successful transition from a former asylum site to a use which better utilises site capacity.
- The establishment of a Community Development Trust has enabled key heritage assets to be transferred into community ownership to support ongoing management.

# Wapping Wharf Phase 1, Bristol



194 new homes



194 dwellings per hectare



City Docks Conservation Area



Part of wider commercial redevelopment



Setting of listed buildings and scheduled ancient monument

A well-designed pedestrian and cycling street connects the Gaol Ferry Bridge with the Floating Harbour. Car parking is discreetly incorporated within the building to maximise the land available for new housing and a high quality pedestrian environment; a mix of uses including a series of units for independent traders has created a new visitor destination and local centre that forms part of wider transformation of Bristol's harbourside.

Located within Bristol's historic harbourside and the City Docks Conservation Area, Wapping Wharf Phase 1 provides a mixed-use development of 194 residential apartments and 10 commercial units. The site is within the setting of a number of listed buildings, as well as home to the Grade II listed remains of a former gaol, including gatehouse and perimeter walls and the outer wall of the landmark JS Fry building. Historically occupied by the New

Gaol and shipyards, the site had been largely derelict and under-used since the 1950s. More recently the site was a large surface car park.

*Alec French Architects*, working for *Umberslade* and *Muse Developments* designed a scheme which integrates into this historic context, with a series of courtyard blocks, following the historic urban grain of the area. The wharf-style buildings use rugged materials such as a brick, stone, corten steel and iron to complement their urban surroundings, and pick up on the local character and "the industrial fabric that was part of the history of the docks."<sup>29</sup> The Gaol Gate has been retained and will form a key component of the later phases of development.

Medium rise blocks of four to six storeys enable a considerably higher residential density relative to nearby terraces along Cumberland Road, and complement the scale of nearby developments such as the 1980s Baltic Wharf. The building massing responds to the large industrial typologies that have historically occupied the docks. In this case,



© Bristol City Council

<sup>29</sup> Interview with Lewis Cook of Bristol City Council (6th December 2017).

Heritage and new build at Wapping Wharf

## Housing White Paper Approaches:

- Developing on sites in areas of high housing demand
- Developing on sites well served by public transport
- Replacing or building over low-density uses / intensification
- Developing on brownfield sites

Winner of the  
2017 Michelmore  
Property Awards

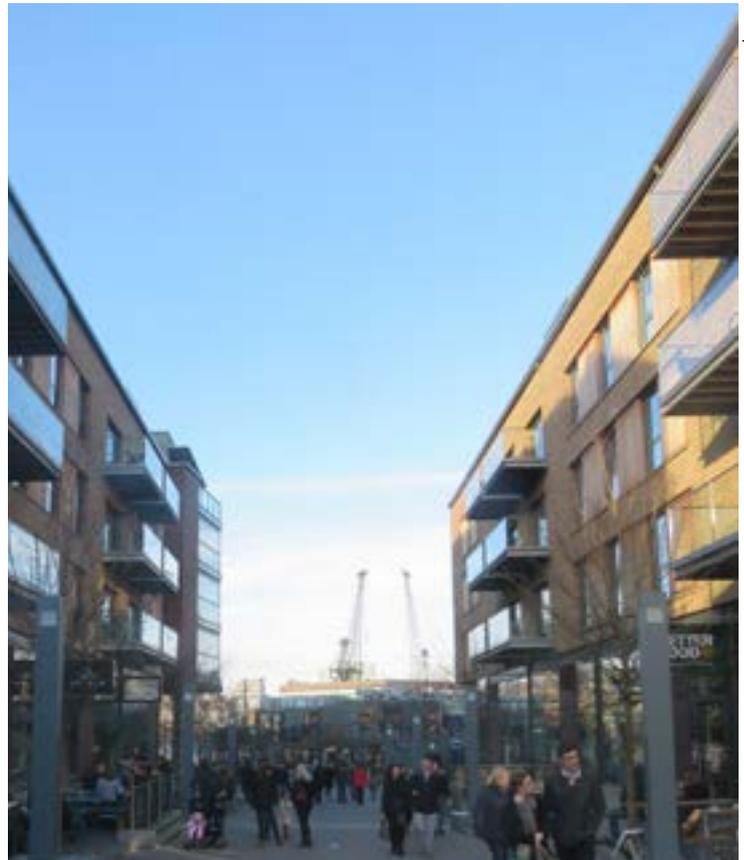


however, the building heights and massing have been carefully designed and located to ensure a coherent townscape and visual links across the harbour, particularly maintaining strategic vistas to the nearby St Paul's Church, and the Fairbairn Steam Crane, a Scheduled Monument. A detailed Design Brief from *Bristol City Council* provided a robust yet flexible policy framework to co-ordinate the design proposals. This was followed by extensive discussions with a range of heritage, design and conservation stakeholders, as well as the planning authority to shape a sympathetic design. Engagement with *CABE's* Design Review Panel and the local Harbour Design Forum enabled designs to evolve iteratively in response to expert feedback. The pitched roofs and window arrangement that hint at the crane loading systems are a product of discussions in this forum.<sup>30</sup>

Supported by £12M from the *Homes and Communities Agency*, the scheme forms the first phase of a wider masterplan for Wapping Wharf, which will eventually provide over 600 new homes. An Architectural Framework Strategy which sets out design guidelines for the whole Wapping Wharf Scheme will ensure a consistent and coherent approach to each phase of design, ensuring new phases integrate into Phase 1, and similarly reflect and complement the area's historic character.

The scheme also fits into a wider narrative of place-making and regeneration, which has created a vibrant transitional zone between the city centre and the suburbs of south Bristol, and aligns with the requirements of paragraph 61 of the *NPPF*.<sup>31</sup> A key to its success has been a new pedestrian/cycling route through the development connecting the Floating Harbour with the Gaol Ferry Bridge and Southville beyond. This provides a popular route for commuters and footfall to support a thriving collection of independent shops and restaurants.

Driven by a developer with interest in the local area, business spaces are located along a key route within the wider regeneration, and are aimed at independent tenants. These create a strong sense of place by introducing active uses at ground floor, which animate the development.



Maintaining strategic vistas at Wapping Wharf

- The redevelopment of this key part of Bristol's historic harbourside replaces former industrial uses with a compact series of four to six storey mixed-use buildings that optimise the use of available space on site.
- The Architectural Framework produced by developers provided a sensitive response to the site's industrial heritage, ensuring development considered the historic environment throughout, and will ensure consistency with future phases of development at the Wharf.
- The scheme successfully forms part of the wider transformational change in Bristol's harbourside, creating a new visitor destination and local centre. A well-designed pedestrian and cycling street connects the Gaol Ferry Bridge with the Floating Harbour.

<sup>30</sup>Interview with Michael Rogers of Bristol City Council (11th December 2017)

<sup>31</sup> Paragraph 61 of The National Planning Policy Framework (2012) Department for Communities and Local Government.

# Marshall's Yard, Stamford



8 new  
homes



40 dwellings  
per hectare



Stamford  
Conservation Area



Setting of listed  
buildings

Redevelopment of an unattractive site provided an opportunity to enhance the character and appearance of the Conservation Area and provide much needed local housing at a high density to reflect the prevailing historic context.

The Marshall's Yard development within Stamford's historic St Paul's Street in the town centre and Stamford Conservation Area provides eight private dwellings in a development that reflects a deep appreciation and understanding of the historic Georgian character of the area.

Prior to development, the site contained commercial buildings of varying quality, which were found to detract from the overall visual appearance of the Conservation Area. Therefore, the demolition and redevelopment represented an opportunity to enhance the special character and appearance of the historic St Paul's Street by reinstating a coherent, strong street frontage. Architects, *Harris McCormack* worked with local developers *Burghley Development* to explore options to sensitively increase residential density on-site. Early discussions were held with *South Kesteven Council* to agree a preferred approach.

Local materials and tradespeople were used to reflect the surrounding vernacular and building traditions. The new buildings reused Stamford Stone and Collyweston slate from the demolished buildings on the site, respecting Stamford's reputation as the best preserved stone town in England. Combining this with development standards and modern technology, such as 3D massing modelling, the design team provided a development that was well received at public consultation, where the quality of design and understanding of heritage in the scheme was viewed to have a more positive impact than the existing buildings.<sup>32</sup>

The courtyard layout of the eight individually designed houses makes the most of the deep plot and enables the inclusion of extra units on the

restricted town centre site, increasing the residential density compared to surrounding terraces. The layout also enables some of the more modern elements to be sensitively concealed from street view, such as double garages, delivering a design which responds to the development's historic setting, while being attractive to the local market.

The design team used *An Inventory of Historical Monuments in the Town of Stamford* (1977) to inform their design, with the aim not only to consistently meet the 'Georgian Style', but to use the exact dimension and formations of its architecture where possible.<sup>33</sup> The design of the development incorporates differences in detail and appearance between each dwelling, within a consistent design approach, to reflect the characteristic diversity within Stamford's existing vernacular. The development also fills a 'gap' in the street frontage, providing a more cohesive and welcoming street scene. Using local materials, in-keeping with the rest of the street, it continues the rhythmic pattern of doors, windows and internal floors. Additionally, it borrows elements from the street such as stepped entrances, slight step backs and bay windows, and applies them in a manner that reflects the unplanned nature of the street.

- Residential uses replace commercial buildings, infilling a former gap between Georgian terraced housing.
- The use of a 'courtyard' layout successfully enables optimised density on the development plot, providing an intensified use in a restricted town centre site.
- The design team drew upon historical resources to ensure the integrity of the Georgian architecture, and the resulting development ties well into the surrounding vernacular.
- The development placed a strong emphasis on the use of local materials, knowledge and tradesman to capture local character and the history of the area.

<sup>32</sup> Correspondence with Simon Harris of Harris McCormack (6th December 2017).

<sup>33</sup> The Town of Stamford: An Inventory of Historical Monuments (1977) Royal Commission on Historical Monuments.

## Housing White Paper Approaches:

- Developing on sites in areas of high housing demand
- Replacing or building over low-density uses / intensification
- Infill development
- Developing on brownfield sites



©Harris McCormack

Mirroring historic character and detailing at Marshall's Yard (above and below)



©Harris McCormack

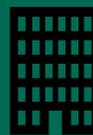


©Harris McCormack

# Timekeepers Square, Salford



36 new  
homes



66  
dwellings  
per hectare



Adelphi  
Bexley Square  
Conservation Area



Setting of listed  
buildings

The high density and key design elements of surrounding streets provided a positive reference to optimise the use of the site; new and reinvigorated public spaces were created; a more cohesive townscape achieved; Timekeepers Square has become a new destination enabling an increased enjoyment and appreciation of St Philip's Church, the surrounding listed buildings and spaces.

Timekeepers Square forms a small, yet important piece of the extensive regeneration of Salford Central to create a vibrant new urban centre. The 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, which formed part of the town's westward expansion in the late 18th and early 19th centuries. It is surrounded by several heritage features, including: St Philip's Church (Grade II\* listed), and several Grade II listed Georgian and Victorian properties.

Led by the *English Cities Fund*, a joint venture company of *Muse Developments*, *Legal and General*, and the *Homes and Communities Agency*, working with *Butress Architects* and *DPP Ltd*, Timekeepers Square developed from a desire to provide a 'city square' focal point for St Philip's Church. Clearly defined rows of terraces that reflect the height and massing of the Georgian character of the conservation area, reinstate the historic street pattern that had been diluted by previous development, and enhance the urban grain. The development heights respect the Grade II\* listed church and increase in scale as they move away from the church, to define and frame the views towards St Philip's, while also protecting its setting as a historic asset. This approach has enabled the provision of a residential density that is appropriate for the development's city centre location, without being overbearing in the historic landscape, aligning with the requirements of paragraph 61 of the *NPPF*.<sup>34</sup>

*Salford City Council's* Planning Guidance on Salford Central and Salford Central Development Framework provided a supportive planning and design framework, which has been central to the success of Timekeepers Square. Each set out a series of expectations and guidelines for development within the 'historic core' of Salford Central. It provided a planning policy framework which has shaped the Timekeepers Square development, including an emphasis on the need for a new public space surrounding St Philip's Church, setting out requirements around scale and form of development, and providing detail on appropriate building height and massing. This informed the development of design proposals in which two blocks of terraces are laid out along a new pedestrian walkway which, alongside public realm improvements, has reinvigorated the pedestrian area, improved the



©Jones Lang LaSalle

Cohesive and heritage sensitive design at Timekeepers Square

<sup>34</sup> Paragraph 61 of The National Planning Policy Framework (2012) Department for Communities and Local Government.

## Housing White Paper Approaches:

- Developing on sites in areas of high housing demand
- Developing on sites well served by public transport
- Replacing or building over low-density uses / intensification
- Developing on brownfield sites

Best Multiple Residential Scheme (built) at the Manchester Society of Architects Awards 2017



©Jones Lang LaSalle

Optimising views of St Philip's Church

access and views of St Phillip's Church, and created a series of public spaces which contribute to a sense of place. These design features, which maintain vistas and create public space, are in accord with the Conservation Area Appraisal for the area.<sup>35</sup>

The existing policy framework for Salford Central informed the masterplan and outline consent for the wider area. This provided a set of high level principles for the development of the 'Historic Core', within which detailed design for Timekeepers Square, including responses to the historic environment, could come forward. A muted palette responds to the existing historic environment – a balance between the lighter sandstone of the ecclesiastical buildings and the darker stone of the Georgian terraces. The metal chosen for balconies cleverly responds to the cast iron railing that surround the church. This approach brings cohesion to the development and surrounding area, while complementing and enhancing the heritage character.

- The new build residential uses have successfully optimised site capacity of previously vacant land within the city centre to provide a key piece of Salford Central's regeneration.
- The wider policy framework for Salford Central provided some overarching design principles - including guidance on integrating into the historic environment - which supported a sensitive, detailed scheme for Timekeepers Square.
- The varying building heights provide an appropriate setting for the listed St Philip's Church, enhancing key views to this historic asset. This has also enabled development to re-establish historic street patterns.

<sup>35</sup> Adelphi Bexley Square Conservation Area Appraisal (2007) Salford City Council.

# The Avenue, Saffron Walden



76 new  
homes



26  
dwellings  
per hectare



Saffron Walden  
Conservation Area



Setting of listed  
building

High quality interpretation of the local vernacular; the tight knit courtyard typology helped to optimise density levels and complement the urban form of the Conservation Area; removal of unsightly structures helped improve and reveal the setting to the Listed Water Tower; a public right of way to the town centre was reopened and public realm improvements have encouraged pedestrian use.

Within the Saffron Walden Conservation Area and home to the historic *Friends' School* - established in 1879 - The Avenue provides 76 homes, adjacent to a Grade II listed water tower.

*Hill Residential* and *Pollard Thomas Edwards* architects, working on behalf of the *Friends' School*, provided a design that responds sensitively to its historic context, while allowing the school to expand. The scheme demanded a relatively high – in relation to Saffron Walden's existing level – 'suburban' residential density of 26 dph. This enabled the scheme to achieve the commercial objective to provide for the school redevelopment (and to retain the site's historic use), while also providing 40%

affordable homes provision and 18 units specifically designed for residents aged 55 and over.<sup>36</sup>

Consultation and engagement fed into proposals throughout, helping the development team to understand the concerns and desires of the school stakeholders and surrounding community. A series of consultation events and pre-application meetings with *Uttlesford District Council* informed the design of the development around an avenue of mature lime trees, including the reopening of an existing historic right of way into the town centre. As a result, the new build residential uses, ranging from one bedroom flats to five bedroom detached houses, benefitted from enhanced public realm. The homes are arranged in courtyards within a series of character areas, each responds to its specific location, aspect and views as well as the setting of the neighbouring homes. This allows for a variety and intricacy in design which responds positively to the historic setting, whilst optimising public space and residential density.

In the context of a previous proposal, which was refused permission due to overdevelopment in a historic setting, The Avenue's design drew upon the neighbouring listed water tower in a responsive and sensitive manner. To enable the school to



©Pollard Edwards

<sup>36</sup>Correspondence with Tim Metcalfe of Pollard Thomas Edwards Architects (5th December 2017).

Aerial view of The Avenue

## Housing White Paper Approaches:

- Developing on sites in areas of high housing demand
- Replacing or building over low-density uses / intensification

Winner of RIBA  
National Award  
2016 and Sunday  
Times British Homes  
Award 2014



redevelop and create space for housing, a Historic Building Impact Assessment was carried out to identify the most suitable buildings for demolition. This resulted in the removal of some temporary structures which were detracting from the character of the conservation area, improving the setting of the Grade II Listed Water Tower.

The design responds to the wider historic character of Saffron Walden and its setting by taking elements from the historic fabric to create a distinctive, contemporary interpretation of the vernacular. Architectural elements, inspired by the existing character, were repeated, but creatively combined in a variety of ways to provide each house individuality while enabling a cohesive environment that also complements the wider historic landscape. References to the historic character continue into the detailing of materials, with brick and black timber combined in a contemporary composition, and tiles in the steeply pitched roofs, which speak to, but do not replicate verbatim the local vernacular. In this way, The Avenue brings together the old and the new, with a palette of materials characteristic of traditional Essex countryside blended with contemporary detailing and sustainability standards.

- The Avenue replaced a mature landscape and temporary structures with new build residential uses to support the wider commercial objective to redevelop the Friends' School on site.
- Optimum densities were achieved through courtyard typologies with each home responding to its specific site characteristics using a varied architecture and design approach.
- A Historic Building Impact Assessment identified the impact of existing buildings upon the conservation area and the Grade II Listed Water Tower to enable targeted removal to better integrate development into its historic environment.
- Consultation and pre-application discussions informed the development design, including encouraging the re-opening of the historic right of way to Saffron Walden centre and enhanced public realm.



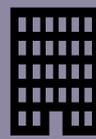
©Pollard Edwards

Drawing upon the listed water tower at The Avenue

# The Fruit Market, Hull



109 new  
homes



77  
dwellings  
per hectare



Old Town  
Conservation Area



Part of wider  
commercial  
redevelopment



Setting of listed  
buildings

The initiative has sort to optimise housing densities while capitalising on the opportunities provided by the historic environment. The form of development responds to an understanding of the areas past and successfully stiches the new into the existing; the historic street pattern, square and perimeter block typology are all reinstated.

The Fruit Market sits within Hull's Old Town Conservation Area, wrapped around historic Humber Street. It was home to a range of fruit wholesalers until 2009. An innovative joint venture between local developers *Wykeland Beal*, and *Hull City Council* is now working to transform The Fruit Market into a creative and digital quarter, within the wider context of Hull's City Plan. The development is set within an extensive, high quality public realm, which has transformed the Fruit Market and part of Hull's city centre.

The Fruit Market development provides 109 new residential dwellings with associated car

parking, alongside a commercial, creative and digital enterprises unit. Previously home to a mix of buildings, car parking and areas of undeveloped land, the site's proximity to public transport links provided a good opportunity for high density housing development. Currently under construction and due for completion in 2020, redevelopment of this derelict and unused site, will support the reinvigation of the conservation area and enhance the atmosphere already generated by the commercial and leisure redevelopment around Humber Street.

Local knowledge of the development partner has been key to ensuring a development proposal that values , enhances and reflects an understanding of the local heritage.<sup>37</sup> The scheme design aims to 'stitch' the new development into the existing historic fabric of the area, by reinstating the medieval grid pattern and creating building styles that reflect the historic character of the wider conservation area. The use of the traditional Hull perimeter block typology restores the robust building lines that characterise the Old Town Conservation Area, and subtle kinks in the building lines create an interesting public realm and a hierarchy of secondary open spaces



©Beal Homes

<sup>37</sup> Interview with Susan Edwards of Hull City Council (23rd November 2017)

Proposed streetscape at The Fruit Market

## Housing White Paper Approaches:

- Developing on sites in areas of high housing demand
- Developing on sites well served by public transport
- Replacing or building over low-density uses / intensification
- Developing on brownfield sites

that complement the street and alley network of the medieval grid. This approach will also enable the restoration of two historic squares, both dating back to the 1800s.

A detailed and sensitive design evolved as a product of the close partnership between *Wykeland Beal* and *Hull City Council* achieving a successful equilibrium between densification and heritage preservation.<sup>38</sup> The design of the dwellings allows for increased density within this medieval grid, while also satisfying Hull's parking requirements (1.5 spaces per dwelling). The perimeter blocks with primary entrances facing outward to the street, and mews within the perimeter, conceal the parking required.

The detailed design of the residential scheme within the context of a wider redevelopment at The Fruit Market demands a long-term commitment and agility from all stakeholders. To enable the developer to bring forward their plans for the site, the planning permission integrated a number of flexibilities. This has allowed the developer to establish a number of key development principles, yet under a duty to provide more detailed understanding of

how the development will be designed in order to optimise housing densities, while capitalising on the opportunities provided by the historic environment.

- The scheme has successfully intensified site capacity, transitioning previously derelict brownfield land in a city centre location into high density housing development.
- The development forms part of a wider regeneration programme – the result of a strong and collaborative relationship between local developers Wykeland Beal and Hull City Council - to create a creative quarter, that supports the wider placemaking ambitions associated with Hull's City Plan.
- The scheme layout has reinstated the medieval grid network, and integrates into the historic environment through use of traditional building styles, which have enhanced the local historic character.



©Beal Homes

<sup>38</sup>Ibid

Optimised residential densities at the Fruit Market

# Elephant Park South Gardens, London



360 new homes



180 dwellings per hectare



Adjacent to Larcom Street Conservation Area



Setting of listed buildings

A range of typologies and scale of development has been employed to optimise densities whilst responding positively to the surrounding historic character areas. The locally distinctive vernacular, massing, scale and materials informed the design response and secured a better integration of the site with the surroundings, providing a transformational change to the wider area.

Elephant Park, South Gardens represents the most recent development in a phased scheme that will see over 2,500 homes developed in London's Elephant and Castle. The area has excellent links to public transport, and is identified as an Opportunity Area for growth within the adopted London Plan.

The South Gardens development is located adjacent to the Larcom Street Conservation Area – an exemplar of mid-late 19th century urban streetscape – and in the setting of several listed and historically significant buildings. South Gardens provides 360 new homes across a range of typologies including a series of three-storey town houses along the border with the conservation area, a six-storey block, two eight-storey mansion blocks and a 16 storey tower, located in the northern-most corner of the site.

The designation of a series of character areas for the wider development, supported by a design strategy document, helped to inform a scheme that responds to its local historic character. Formerly the southern-most part of the 1960s council-owned Heygate Estate, the site was originally designed as an inward facing, isolated development. South Gardens moderates the smaller historic buildings and the taller elements of the regenerated estate, and successfully re-integrates this area into the surrounding streetscape.

The two mansion blocks respond cleverly to neighbouring buildings along Rodney Road – maisonettes with front doors onto the street provide a sense of community, as well as reflect the style of adjacent dwellings. The terraced houses provide a sensitive setting for the Victorian terraces which they face, and mirror a number of

key architectural features, such as the characteristic bay windows. These design features offer a contemporary take on the character of the adjoining Larcom Street Conservation Area, reflecting key principles of the traditional London streetscape.

While denser than the previous buildings on the site, the South Gardens Development forms one of the lowest density phases of the wider masterplan to deliver transformational change at Elephant Park. This lower density element responds to the development's close proximity to existing residential communities, complementing the scale of surrounding terraced houses. Plans indicate that future phases will be at a higher density, reflecting less heritage sensitive locations.<sup>39</sup> Also completed are Trafalgar Place, which faces the historic Peabody Building and uses tonal changes in the brickwork to creatively reflect its neighbour's façade. Later phases of the scheme propose taller buildings and more diverse typologies – the locations of which have all been carefully chosen to optimise opportunities to respond to local character and create sense of place.



Mansion blocks at Elephant Park South Gardens

<sup>39</sup> Interview with Shaun Whyman of LendLease (17th January 2018).

## Housing White Paper Approaches:

- Developing on sites in areas of high housing demand
- Developing on sites well served by public transport
- Developing on brownfield sites
- Estate regeneration
- Replacing or building over low-density uses / intensification



©Lendlease

Terraces at Elephant Park South Gardens

The scheme has been driven by a partnership between *Southwark Council* (who act as both landowner and planning authority) and developers *LendLease*. A strong planning policy framework (including supplementary planning documents, and an opportunity area planning framework) encouraged the site's comprehensive redevelopment in a way which complements the existing historic character, yet allows flexibility in respect of design, scale and massing. It provided a high level framework, giving policy direction on appropriate building heights, built form, and establishing a relationship with surrounding conservation areas to guide the development's response to surrounding heritage.

Extensive engagement was undertaken to ensure that key characteristics of the local historic environment shaped the development proposals. A series of 'walk and talk events' were held with the local community and interest groups to inform key design principles and identify local priorities for the scheme. Large-scale models and drawings were also used to demonstrate the vision, alongside regular meetings with the planning authority. In line with national policy (paragraph 62 of the *NPPF*), the proposal was presented to a Design Review Panel to ensure high standards of urban design.<sup>40</sup> The recommendations

from the Panel were used to develop the architectural detail of the scheme, and enhance the quality of public realm. This approach has ensured a sympathetic design within the historic setting, which celebrates existing local character while creating a new centre within this historic part of the capital.

- Elephant Park forms an early part of a wider programme for the comprehensive regeneration of this central, accessible and in demand area of central London.
- Residential development, across a range of typologies replaces the former inward facing blocks of the Heygate Estate to intensify land uses on the site, while sensitively responding to surrounding heritage through materials, massing and scale.
- Good engagement and consultation, including Design Review has ensured high standards of design, with a particular emphasis on architectural detailing and public realm, which integrates new development into the locally important historic environment.

<sup>40</sup> Paragraph 62 of The National Planning Policy Framework (2012) Department for Communities and Local Government.

# 4 Key Findings

Drawing on the ten case studies explored in Section 3, and the findings of the literature review (as set out in Section 2), it is possible to identify a number of factors that influence the successful delivery of higher density housing development in historic environments.

## 4.1 Designing for Increased Density

A creative and imaginative design response to the prevailing historic character of a place may help optimise the use of a site, allowing for increased residential density through an efficient use of land. Density is a key factor in placemaking, and the design approach to increased residential density can influence how people interact with and understand the places in which they live. Similarly, the historic environment frequently makes a strong contribution to a sense of place. Therefore, integrating development into its context has been identified as central in both the literature review and case studies reviewed. This is explored further below.

### Assessing the right approach

There are some common factors that are shared among many successful developments, particularly within the case studies. All of the case studies provide new homes in areas of high housing demand, on sites that were low density or non-residential use. The majority are also brownfield redevelopments. Historic character can act as a focal point for creating sense of place on these sites.

Similarly, the majority of case studies are focussed in areas well served by public transport. This allows developments to maximise use of existing infrastructure and provide development that is attractive to the market. This is particularly apparent at **Elephant Park** where the scheme sits within an area of very high public transport

accessibility, and also **the Fruit Market** where previously low density uses are replaced with a higher density scheme in a well-connected part of Hull. This aligns with Government policy which prioritises the development of brownfield sites. It also aligns with the *Housing White Paper* approaches around intensification and replacement of low density uses.<sup>41</sup> Both case studies respond positively to these government priorities whilst also enhancing the character of their respective areas.

### A range of design responses

Designing for increased residential density is not a 'one-size-fits-all' approach.

The literature review identified a range of design tools and typologies for accommodating increased residential densities. For example, *Understanding Density and High Density* explores three hypothetical settlements, which all provide the same residential density (of 76 dwellings per hectare), yet within three very different urban forms (multi-storey towers, medium-rise buildings in central courtyard form, and parallel rows of single-storey houses).<sup>42</sup>

Within the case studies, higher housing densities are achieved in a variety of different ways, for example:

- At **The Avenue** the development uses a courtyard along an avenue of trees to reflect the historic character of the conservation area in which it sits, while optimising residential densities. At **Marshall's Yard** a similar approach has enabled the provision of garages while maintaining a consistent streetscape.
- The **Wapping Wharf** development uses an apartment block typology which differs from surrounding buildings, but intelligently responds to the industrial character of the

<sup>41</sup> The Housing White Paper (2017) Department for Communities and Local Government.

<sup>42</sup> *Understanding Density and High Density* (2012) Cheng, V.

City Docks Conservation Area to provide a residential density well-above the typical terraced housing in the area.

- At **Elephant Park**, a range of building forms and layouts are used within the same development to respond to neighbouring historic character areas (such as the Victorian terraces of the Larcom Street Conservation Area), while also ensuring the critical mass of housing property to support the creation of a new centre in this highly accessible part of London.

#### Using building heights

Providing tall buildings is another approach commonly aligned with increased housing densities, and the findings of this study suggest that they can be a successful way to accommodate

more units on a small site area, if designed sensitively. As set out in the literature review, when proposing higher storey developments in historic contexts, it is vital to ensure they create a positive relationship with the surrounding area, taking into account:<sup>43</sup>

- Topography;
- Character of place;
- Heritage assets and their settings;
- Height and scale of development;
- Urban grain and streetscape;
- Open spaces;
- Rivers; and
- Views and skyline.



The skyline at Elephant Park

<sup>43</sup> Tall Buildings: Historic England Advice Note 4 (2015) Historic England.

## 4 Key Findings

Therefore, when considering taller buildings, it is important to ensure that development sensitively and intelligently complements and respects its context. At [Elephant Park's South Gardens](#), a 16-storey tower enables a residential density that responds to its highly urban surroundings. Its location, design and architectural features respond to the historic character of the neighbouring conservation area and its pattern of streets. At [The Malings](#), on a smaller scale, two 'urban lighthouse' blocks of six-storeys are provided which enable increased densities, and also act to improve legibility between the development and the neighbouring River Ouse.

Appropriately integrating different building heights can maximise development opportunities, while respecting neighbouring heritage assets or important views. The heights at [Timekeepers Square](#) are staggered to enable views of surrounding historic buildings, particular St Phillip's Church, and protect their setting. [The Malings](#) also provides tiered building heights both in order to ensure views to the nearby Grade II\* listed Ouseburn School are not inhibited, but also in order to improve site densities, by enabling an interlocking approach to unit design. Drawing on this, the literature review suggested that varying building heights was also a tool for successful placemaking. A study within the *Urban Design Group Journal*, which explored examples of high quality high density development, found that developments which steer away from one consistent height, with staggered building heights, can make taller blocks less 'overbearing' in the streetscape.<sup>44</sup>

### Reflecting and Responding to Local Character and Historic Fabric

The creation of high quality developments with increased residential density is intrinsically linked to the understanding of local character and the typologies and styles which will work to complement these (higher density development is often compatible with historic character). In the [Marshall's Yard](#) case study, eight individually designed buildings were provided to reflect the existing diverse vernacular of Stamford's historic centre. The buildings draw heavily on the Georgian architecture of their neighbours to provide a scheme that is not just 'in the style of', but directly mirrors their actual dimensions and architecture.

Historic context can also, and should where possible, be a driver for development design. At [Wapping Wharf](#), for example, building heights and massing have been informed by the massing of the large industrial buildings which previously occupied the site. A similar relationship between the former industrial buildings and the scale, form and massing of new housing development is seen at [The Malings](#). In this way, the historic environment has prompted a scale of development which is greater than that of neighbouring terraces, delivering an increased residential density.

This approach is consistent with *Cathedral Cities in Peril*, in which a number of detailed design parameters are identified, which should be incorporated into developments within the historic environment, to create successful places.<sup>45</sup> These include:

- Using a scale and morphology that closely reflects the existing urban fabric;

<sup>44</sup> Designing Housing: Urban Design Group Journal (2015) Urban Design Group, vol 136.

<sup>45</sup> Cathedral Cities in Peril (2015), Foster + Partners, with input from English Heritage and Terence O'Rourke MBE.

- Drawing upon the existing townscape; and
- Using measures to enhance the presence and visual interest of historic places.

This does not always have to mean replicating the existing vernacular. As set out in the *NPPF*, a central element of good design is consideration of how buildings integrate into their wider built and historic environments, as well as responding to layout, form, scale, detailing and materials.<sup>46</sup> This aligns with the outputs of many of the case studies reviewed, which display a modern interpretation, referencing and enhancing the historic character of the areas within which they sit:

- At **Darbishire Place**, the architects used some of the core elements of neighbouring historic buildings to reflect the site's heritage, while incorporating a number of new elements not utilised in the existing buildings, such as balconies.
- At **The Malings**, the development's apartments provide a modern interpretation of the traditional Tyneside flat style.
- The **Wapping Wharf** development provides a massing and design which refers back to buildings that would have once characterised the historic dockland area. Wapping Wharf also builds on its historic character and that of the wider conservation area, through the re-use of materials from demolished buildings.
- Development at Graylingwell Park provides another approach, presenting a new build design which complements the historic character of its setting. The contemporary architecture of the new residential development responds to the morphology of the former asylum buildings, utilising the

characteristic red brick of existing buildings to ensure a coherent sense of place. This, along with the subdivision of the main asylum buildings, offsets the site's institutional character by providing a more intimate scale of development.

### Public Realm and Placemaking

The design and location of public realm can play a key role in facilitating higher housing densities. This is highlighted in the use of courtyards in a number of the case studies (as set out earlier in this Section), which provides shared amenity space, while accommodating a higher level of housing density, such as **Marshall's Yard** (which also integrates garage parking through this design).

Moreover, public realm is also central to generating sense of place within residential developments and can play just as vital a role in reducing feelings of overcrowding, improving perceptions of building scale and massing, and thus support higher housing densities. As found in the literature review, "*the presence of green open space (is) one of the key attributes that make people in higher density neighbourhoods more satisfied.*"<sup>47</sup> This is reflected in the importance placed on public realm in a large number of the case studies, including:

- At **Timekeepers Square**, the development focused on creating an attractive public realm to frame Grade II\* listed St Philip's Church, and contributing to the historic sense of place.
- A high-quality pedestrian and cycling route through the **Wapping Wharf** site connects the Floating Harbour to the Southville suburb beyond, providing the footfall and attractive public realm to support a vibrant collection of independent businesses.

<sup>46</sup> The National Planning Policy Framework (2012) Department for Communities and Local Government.

<sup>47</sup> Density and Urban Neighbourhoods in London (2004), LSE, p61.

## 4 Key Findings

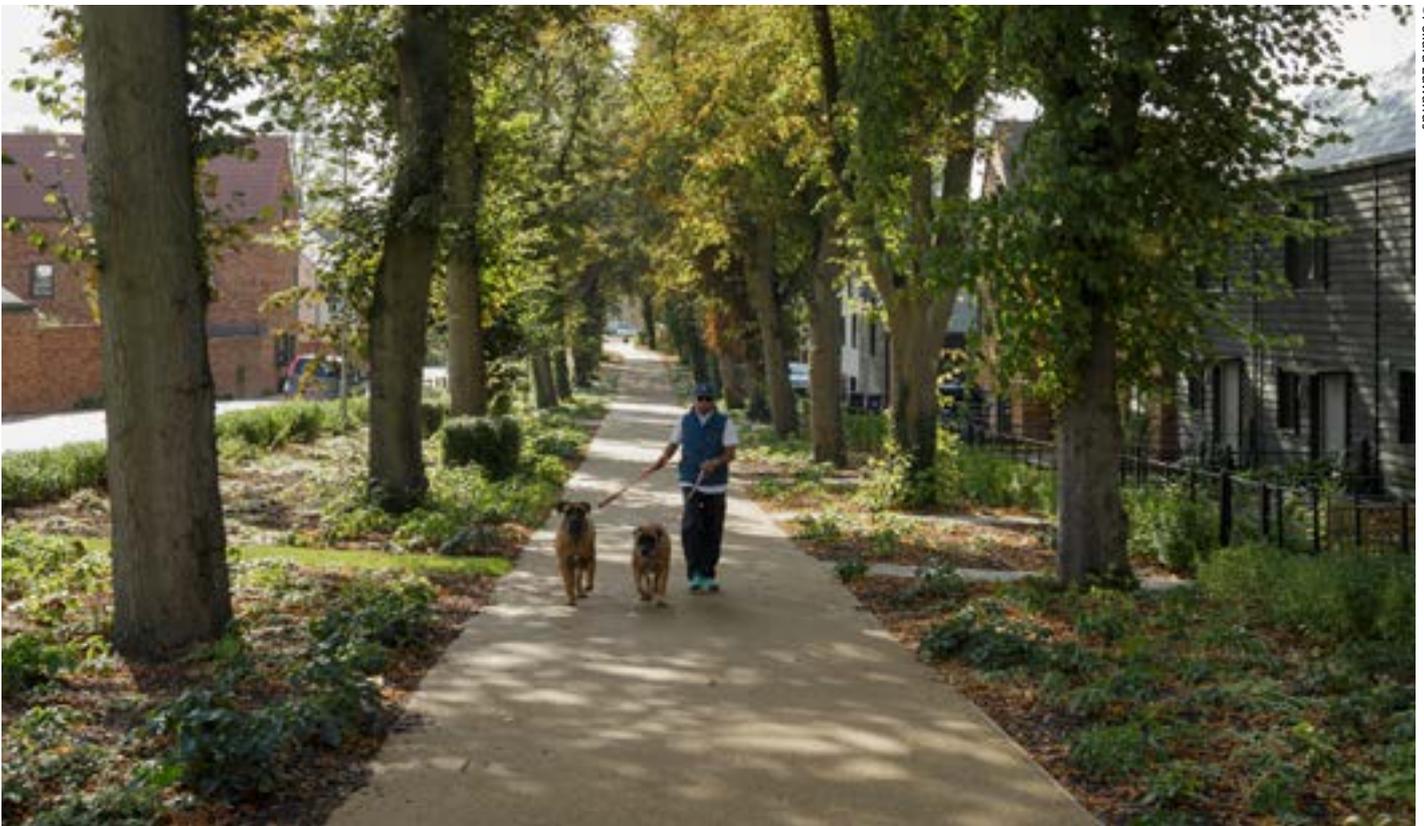
- At **The Fruit Market**, the residential scheme continues the historic character of the site by 'stitching' the masterplan into the existing urban fabric. This will reinstate the historic medieval grid pattern, creating a clear identity for the area. The development will also include the restoration of two historic squares.
- A preserved avenue of lime trees, supported by landscaped, wide roadways with diverse materials create a sense of place in **The Avenue** – providing the setting for higher housing densities on site.
- At **Elephant Park**, previously closed off streets are re-integrated into the historic street network to create permeability through the high density housing scheme.

### 4.2 A framework approach

#### Planning policy framework

The literature review highlighted the important role the statutory development plan plays in supporting and guiding high quality, higher density housing developments in the historic environment. This suggests that positive and pro-active policies which allow some flexibility, while delineating the important design principles to guide developments, are most successful.<sup>48</sup>

In support of this, a number of the case studies demonstrate the value that a robust and supportive planning policy framework, that is underpinned by an understanding of the heritage context, can have in enabling high quality development, particularly in historic contexts, including:



Preserved avenue of lime trees at The Avenue

<sup>48</sup> Evaluating the impact of housing development on the historic environment (2014) Land Use Consultants

## 4 Key Findings

- Development at **Elephant Park's** South Gardens has been guided by both planning policy, and a series of site-wide strategies that provide detailed guidance on the form and function of the built environment for the area, including locations that are suitable for taller buildings, and expectations for design responses to surrounding historic context. The policies do not prevent creative development in the historic setting of the neighbouring conservation area, but they do guide the nature of that development to ensure it enhances the area and respects its historic character.
- Similarly, **Timekeepers Square** has a strong planning framework which supported comprehensive redevelopment, while providing a series of guidelines that informed the development's design, including the need for a new public space surrounding St Philip's Church to ensure that the development appropriately considered the historic setting.
- The delivery of a detailed design brief by *Bristol City Council* for the **Wapping Wharf** area informed the outline consent granted in 2007, also demonstrates the role that Council guidance can play in successful placemaking.

In all of these examples, the success of the planning frameworks has been in providing a comprehensive yet flexible basis for ensuring the council achieve the desired impacts from residential development, while allowing for a creative response by developers. Topics covered have included guidance on specific densities, design principles, building heights, and how to respond to specific historic assets or places.

Holistic masterplanning and wider regeneration

Beyond planning policy, many of the successful case studies are driven by a masterplanned approach, which supports development of sites in their overarching context.

At Graylingwell Park, a process of historic landscape characterisation was undertaken by Historic England and the Homes and Communities Agency to divide the site into character areas and thus identify opportunities and constraints in which each area could contribute to development. This played a key part in enabling a comprehensive approach to site development and ensuring that the historic character was integrated into development. This also aligns with guidance in *Historic England's Good Practice Advice Note 1: The Historic Environment in Local Plans*, which highlights the importance of defining and scoping potential assets and characteristics of importance to inform designs for new development.<sup>49</sup> Alongside historic landscape characterisation a range of strategies and research can support development of higher densities, including: tall buildings strategies (as seen at **Elephant Park**), views studies, an inventory and assessment of heritage assets, a public realm strategy and wider design and architectural analysis.

**The Malings** benefitted from being part of a wider regeneration programme, which has seen over 20 years of investment in the area surrounding the site. As a result, **The Malings** was able to utilise already provided infrastructure from previous initiatives to catalyse growth on its own site. Similarly, the residential development at the **Fruit Market** will also build upon a wider commercial-led scheme, which is creating a 'creative quarter' in the centre of Hull.

<sup>49</sup> Good Practice Advice Notes 1: The Historic Environment in Local Plans (2015) Historic England.

At **Wapping Wharf**, the housing development represents the first in a number of phases which will provide a range of residential and non-residential uses to transform an under-utilised part of the city. This is supported by an outline planning permission, alongside an Architectural Framework (submitted with the first reserved matters application) which established the design parameters of the whole development at an early stage, and will enable a holistic approach to redevelopment in the wider area.

A number of the case studies have used this approach of outline permission followed by detailed reserved matters for specific development plots, including:

- In **Elephant Park**, this enabled the Council and developer to agree on a series of principles upfront, while providing them with time to review in greater detail the specific characteristics of the South Garden's site, ultimately resulting in a scheme which reflects its own historic character and setting.
- The **Chocolate Factory** used an outline permission for the wider mixed-use scheme supported by a set of design principles and parameters, while different developers have brought forward individual sites. This has enabled a consistency in design approach, while also enabling creativity in responses to the historic environment and the provision of optimised housing densities.

### 4.3 Pre-application Process

A good relationship with stakeholders

A collaborative approach to design and planning is core to achieving successful development outcomes. Local authorities, architects and developers in particular need to work together to encourage good quality development that can optimise densities, while responding to local character and needs (see Recommendation 10). This is supported

by the *NPPF*, which highlights the role this can play in ensuring consistent application of policy, enabling any potential barriers to development to be identified upfront, and allowing local views on design and heritage value to be integrated into development proposals from the start.<sup>50</sup>

A number of the case studies have undergone an iterative planning process, with several previously refused applications, for example **The Malings** and **The Avenue**. The implemented planning permissions demonstrate significant learning from these earlier challenges, using extensive pre-application engagement alongside community consultation, to allow them to adjust designs prior to submission rather than resulting in further refusals. At **The Avenue**, pre-application discussions and consultation resulted in a greater focus on public realm, one of the great strengths of the development. At **The Malings** this led to a change in design approach which provided increased residential density compared to the wider area, while better respecting the historic character of the site.

Other case studies have demonstrated an extensive programme of pre-application engagement with local planning authorities and other key stakeholders from the start. At **Marshall's Yard**, the developer used 3D modelling and a site visit to help planning officers visualise the proposed development and understand the impacts of this higher density housing scheme; while at **Darbishire Place**, a collaborative relationship with the planning officer meant that the development was granted planning permission under delegated powers, testament to the successful engagement undertaken on this site. At **The Fruit Market**, a joint venture between the local authority and local developers has driven forward the regeneration of a part of Hull, enabling housing development that caters for local needs while integrating into the historic character of the area.

<sup>50</sup> Paragraphs 189 and 190, The National Planning Policy Framework (2012) Department for Communities and Local Government.

## 4 Key Findings

Engagement with stakeholders beyond the local planning authority is also important for successful higher density residential development. Case studies where this has been demonstrated include:

- At **Graylingwell Park**, the developers worked collaboratively with Historic England to ensure that this development of 750 homes appropriately respected and enhanced its important historic setting. Moreover, local support was obtained through a series of workshops and feedback sessions with the local community, as well as the creation of 'community champions' for the scheme.
- Similarly, at **The Malings**, the developer worked with local businesses and artists to respond to the specific failures of previous applications with regard to development massing and appearance to ensure it optimised residential densities while maintaining and enhancing local character.
- At **Elephant Park** the integration of the views of local residents and interest groups has led to a development which reflects local historic character through the use of materials, building heights and architectural features.

In line with paragraph 62 of the *NPPF*, **Elephant Park** was assessed by Design Review Panel, which resulted in greater focus on public realm and architectural detail.<sup>51</sup> The literature review identified that across design and heritage, resources and skills are decreasing in local authorities – few operate a design review process, and many are experiencing a decline in their staff numbers in these technical areas. The importance of design to successful high density development, particularly in the historic context has been raised throughout this section, and this decline in resources is a concern.

### 4.4 Delivering development

Building Communities – hard and soft infrastructure

Management and long-term investment by developers can be very important in delivering higher residential density schemes in historic settings. This is supported by the literature review which suggested that the on-going management of public realm, and other public spaces can be important in ensuring that development remains of a high quality, continues to integrate well into its surroundings, and respond to local needs.<sup>52</sup> There are a number of approaches that can be used to support long-term management of a development, including community land trusts, public sector management, community development trusts and management companies.<sup>53</sup> A number of the case studies demonstrate a commitment to the long-term management of a development, including:

- At **The Avenue**, residential development was used as a means to support redevelopment of a primary school on site.
- At **Graylingwell Park**, a community development trust has been established, which is endowed with the historic and community assets on the site. Not only does this give residents a greater sense of ownership, but it also generates a rental income that is used to sustain the heritage assets.
- The same is true of **Marshall's Yard**, where the developer was committed to providing a development that was true to the site and its wider conservation areas' character. Local tradespeople and materials were used to reflect the surrounding vernacular and building traditions.

<sup>51</sup> Paragraph 62, The National Planning Policy Framework (2012) Department for Communities and Local Government.

<sup>52</sup> 10 Principles of Placemaking (2017) The Berkeley Group.

<sup>53</sup> Long-term Stewardship (2017) The Town and Country Planning Association.

# 5 Recommendations

Below are a series of recommendations to inform high density residential development in historic places. They have been grouped, for convenience, around five themes:

## 1 Theme 1: Design

1. A creative and imaginative design response to the prevailing historic character of a place is likely to help to optimise the use of the site, ensuring an efficient use of land. Architecture which draws upon significant elements of a site or a place's past can help reinvigorate the future of historic places;
2. A range of housing types allows greater flexibility for the urban form to respond to the historic character of place;
3. Design competition and design review can encourage innovative design solutions that optimise housing density, especially in fine grain historic places;
4. Good practice can inspire high density development elsewhere in historic places, raising the bar for other schemes. For example:
  - The delivery of high quality, spacious public realm.
  - Re-establishing, or re-integrating development into the historic street pattern.
  - Building scale, height and massing that reflects neighbouring buildings, previous buildings on site, and responds to and protects the settings of nearby heritage assets and important views.
  - The use of local materials.
  - Mirroring or interpreting architectural detailing and scale of neighbouring buildings.
  - Setting a palette of options to ensure coherence and visual interest.

## 2 Theme 2: Policy

5. Policy and design guidance, underpinned by an understanding of the heritage context, can inform high quality responsive development; and
6. Site specific policy can help to articulate a vision for an area, setting out the means to improve connectivity, legibility and ones experience of historic places. They help to ensure the key design and heritage principles are employed consistently and to a high quality.

## 3 Theme 3: Context

7. Redevelopment of underused brownfield sites, optimising site capacity, can provide a transformational change, revitalising historic townscapes. Local authorities should therefore actively explore opportunities for the development of underused sites;
8. High density development is often compatible with the character of an historic place and can provide an opportunity to reconnect a fractured, fragmented, or damaged historic townscape; and
9. The integration of new high density development with the historic context can determine its relative success.

## 4 Theme 4: Engagement:

10. Early engagement with a range of interested parties, for example local communities, and heritage and design expertise, can enhance schemes.

## 5 Theme 5: Management:

11. Consideration of the long-term management of a site is important in ensuring that its success is safeguarded into the future. Decision makers should be asking developers to think about the long-term future of developments, highlighting the importance of the continue use and conservation of historic assets.

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