



Manchester Heritage Buildings Network
Session 2: Developing the Vision




Children in the courtyard at the Coffin Works, Birmingham

The Architectural Heritage Fund, Heritage Lottery Fund, Historic England, Manchester City Council, MACC (Manchester Community Central)





Four to explore



- Understanding the significance of a listed or unlisted historic building. Involving the local planning authority, and Historic England where necessary, to manage change.
- The brief – developing a brief and working with your architect and design team.
- Looking at options for re-use – local and national planning context, ownership, community, markets and opportunities, your team.
- Exploring viability of the options (critical for success).

Overstone Hall, Northamptonshire



Today's Programme



- The Brief – constructing a brief, introduction and workshop case study led by Mick Goode, Chair of RIBA NW
- Feedback – present and review
- Lunch 12.15 – 13.00
- Project Viability – the design process – Richard Edge
- Project Viability - market research and funding – Lucie Oakley
- Heritage significance and planning considerations – Marie Smallwood, Historic England
- Evaluation forms
- 2.30pm Close

Conservation Deficit



see pp 39-42 in the Heritage Lottery Fund's Heritage Enterprise Guidance, Appendix 1: Development Appraisals

- A conservation deficit exists when the existing value (often taken as zero) plus the development cost exceeds the value of the place after development. (English Heritage: Enabling Development and the Conservation of Significant Places)
- Existing value = £10,000
- Development costs = £1,000,000
- Value after restoration/development = £200,000
- Conservation deficit = **£810,000**

