


Late 20th century heritage expertise

Turley
Heritage and
Townscape



Late 20th century heritage expertise

There is a strong and growing interest in the architecture and town planning of the late 20th century. Our Heritage and Townscape team has advised on the work of leading late 20th century architects, including James Stirling, John Outram, Arup Associates and Sir Frederick Gibberd, and across a broad range of building typologies.



Our demonstrable experience of working with buildings from this period, combined with our understanding of the development process, sets us apart in our ability to provide commercially focused advice on the significance of late 20th century buildings and places.

Designation of buildings and places from this period has typically been piecemeal, presenting uncertainty when considering their significance and future adaptation or redevelopment. We advise clients on risks associated with buildings of this period, including statutory listing via spot-listing applications or thematic surveys, and when required produce robust rebuttals against listing. Our work is underpinned by thorough research and understanding of the criteria against which buildings from the late 20th century will be assessed.

For buildings and structures within conservation areas or already listed, either statutorily or locally, we produce clear assessments of significance, advocate on behalf of our clients and mediate with stakeholders to find pragmatic solutions.



30 Grosvenor Square (U.S. Embassy), London

Adaptive re-use of listed embassy building in London

Completed in 1960, the US embassy building on Grosvenor Square was designed by renowned Finnish-American architect Eero Saarinen as his first project outside the United States. Working with David Chipperfield Architects, and in close liaison with planning officers and Historic England, we undertook a full heritage, townscape and visual impact assessment (VIA) to help secure consent for a landmark hotel. This will include retail elements on the ground and basement floors, and significant public realm improvements.

CLIENT

Qatari Diar

LPA

City of Westminster

STATUS

Under construction

SERVICES

Heritage and Townscape

St Paul's Cathedral School, London

A new boarding house for the school

We provided heritage and planning advice to secure planning permission and listed building consent for the creation of a new boarding house and other facilities at the school. The school buildings date from the 1960s and were designed by the Architects Co-Partnership with Leo de Syllas as lead architect. They were completed by Michael Powers. The main buildings are grade II* listed and incorporate the grade I listed Tower of St Augustine's Church. The site is located within the St Paul's Conservation Area in the City of London.

CLIENT

St Paul's Cathedral School

LPA

City of London

STATUS

Consented

SERVICES

Planning, Heritage and Townscape



Institute of Education, Bloomsbury

Learning how heritage significance can accommodate change

Working with Hawkins\Brown architects, we were appointed to assist the Institute of Education with the preparation of a masterplan for the future development and management of its estate in Bloomsbury. This comprises the grade II* listed 1970s building by Sir Denys Lasdun and Partners on Bedford Way. This brutalist structure contrasts others in the vicinity which were originally terraces of 19th century housing, and the adjacent Russell Square Registered Park and Garden of historic interest.

Our role was principally to identify and assess the heritage significance of the listed buildings, and their role in the conservation area, as a basis for understanding how they can change and adapt to meet future educational requirements. The statements of significance were agreed with Historic England and the local planning authority. The next stage looks to secure a Heritage Partnership Agreement, now possible through current legislation, to cover more common works to the various buildings.

CLIENT

University College London

LPA

London Borough of Camden

STATUS

Ongoing

SERVICES

Heritage and Townscape

University of Reading, Whiteknights Campus, Berkshire

Delivering an enhanced campus for the university

We provided planning and heritage advice and secured planning permissions for a number of major projects to deliver transformational change within the Whiteknights Campus, which expanded rapidly following the Second World War.

Assessing this post-war legacy, we provided an indication of potential heritage interest and risk, and an effective basis for the delivery of the university's estate strategy. We highlighted the potential importance of the URS Building and worked with the university and Hawkins\Brown architects to ensure emerging development proposals responded accordingly; pre-empting the subsequent listing of the building. To mitigate the impact of listing, we engaged with Historic England to confirm those parts of the building that were not of special interest.

CLIENT

University of Reading

LPA

Reading Borough Council and Wokingham District Council

STATUS

Ongoing

SERVICES

Planning, Heritage and Townscape



Image courtesy of Leslie Jones Architects



centre:MK, Milton Keynes

Enhancing the regional status of the new town's shopping centre

Securing the adaptation and extension of this celebrated modernist shopping centre building (completed 1979, grade II listed) within the new town, including recent consent for a new retail superstore. Heritage & Townscape and Landscape & Visual Impact Assessment (VIA) advice were provided as part of the wider multi-disciplinary team to support successful applications. Targeted advocacy with Historic England, Milton Keynes Council and other key stakeholders was undertaken.

CLIENT

Hermes

LPA

Milton Keynes Council

STATUS

Consented

SERVICES

Planning, Heritage, Townscape and Landscape, Economics, Strategic Communications

Cotton Valley Treatment Works, Milton Keynes

Listing rebuttal for an original part of Milton Keynes

With the town reaching its 50th anniversary, a listing review was being carried out to identify key buildings, one of these being the original Treatment Works.

We were appointed in 2016 to rebut a listing application for the Treatment Works. As part of this we researched the development of the post-war new town and the building types found on the site, as well as researching comparable examples. We were successful in our rebuttal of the listing application.

CLIENT

Anglian Water Group

LPA

Milton Keynes Council

STATUS

Complete

SERVICES

Heritage and Townscape





New Garden Square, Edgbaston, Birmingham

Reducing heritage risk to provide certainty and clarity to the masterplanning process

After completing an Initial Heritage Assessment, we provided clear advice on the significance of a group of 1960s and 1970s office buildings and extensions, the risk of spot-listing and how that risk could be managed. A number of the buildings were designed by John Madin, a Birmingham architect whose work, including the Birmingham Central Library, has been brought to attention following several examples being considered for listing.

We submitted applications for three listing enhancements and five applications for certificates of immunity from listing under Historic England's new Enhanced Advisory Service (EAS). All the applications had successful outcomes, bringing certainty to the master planning process and clarity about the extent of protection.

CLIENT

The Calthorpe Estate

LPA

Birmingham City Council

STATUS

Complete

SERVICES

Heritage, Townscape and Landscape

Birmingham Chambers of Commerce, Edgbaston

Listing rebuttal underpinned by focused historic research and architectural assessment

When built in the late 1950s the Birmingham Chambers of Commerce, designed by John Madin, had been a good example of a 'complete design' with the architect designing both the exterior and interior fittings and furniture. Alterations in the following decades led to the irreversible loss of the building's special character. Despite this, a spot-listing application was made.

We produced a strong and successful rebuttal against listing based on detailed analysis of Madin's work, and the extent of alteration which also secured a certificate of immunity from listing.

CLIENT

The Calthorpe Estate

LPA

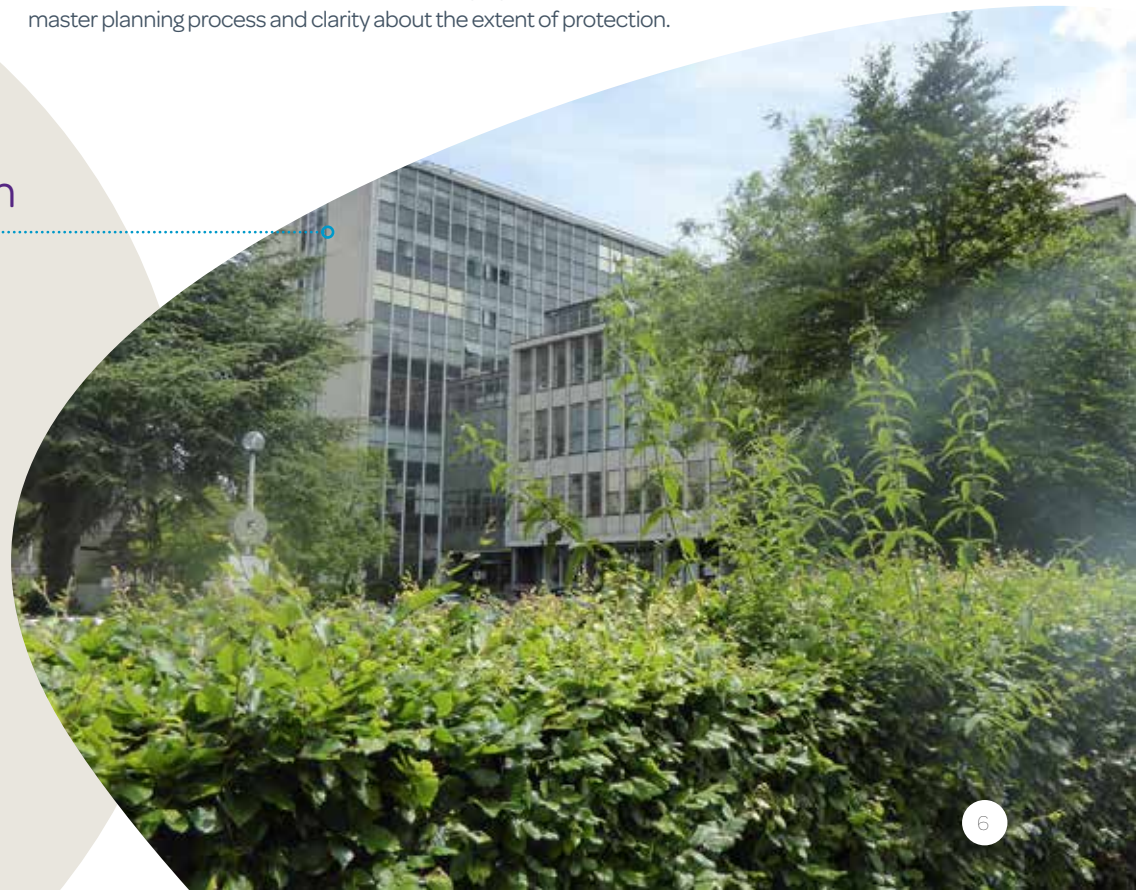
Birmingham City Council

STATUS

Complete

SERVICES

Heritage and Townscape





Corporation Square, Birmingham

Advising and representing clients through the uncertainty of the designation process

Corporation Square is a 1960s shopping precinct designed by the practice of Sir Frederick Gibberd; a prolific post-war architect who also designed Liverpool Catholic Cathedral (grade II* listed). We were appointed to complete an initial heritage appraisal to inform the redevelopment of the site.

We anticipated the spot-listing application which was submitted for the shopping precinct, advising the client on the designation process and management of risk. We prepared a listing rebuttal and application for a certificate of immunity from listing, both of which were successful.

CLIENT

Hammerson Plc

LPA

Birmingham City Council

STATUS

Listing rebuttal and COI complete. Application submitted summer 2019

SERVICES

Planning, Heritage and Townscape

Richard Lee Primary School (Hills System)

Successful school redevelopment and recording the past

Richard Lee Primary School was constructed in 1953 and was designed by the Architects Co-Partnership. When constructed, the school was considered to be a pioneering design. This was, however, short-lived and the school rapidly deteriorated in the late 20th century.

We successfully secured planning permission for the demolition and redevelopment of the buildings. Our Heritage and Townscape team assisted with discharging an onerous condition which required the preparation of a Level 2/3 survey to record the site in accordance with Historic England best practice guidance.

CLIENT

Wates Construction

LPA

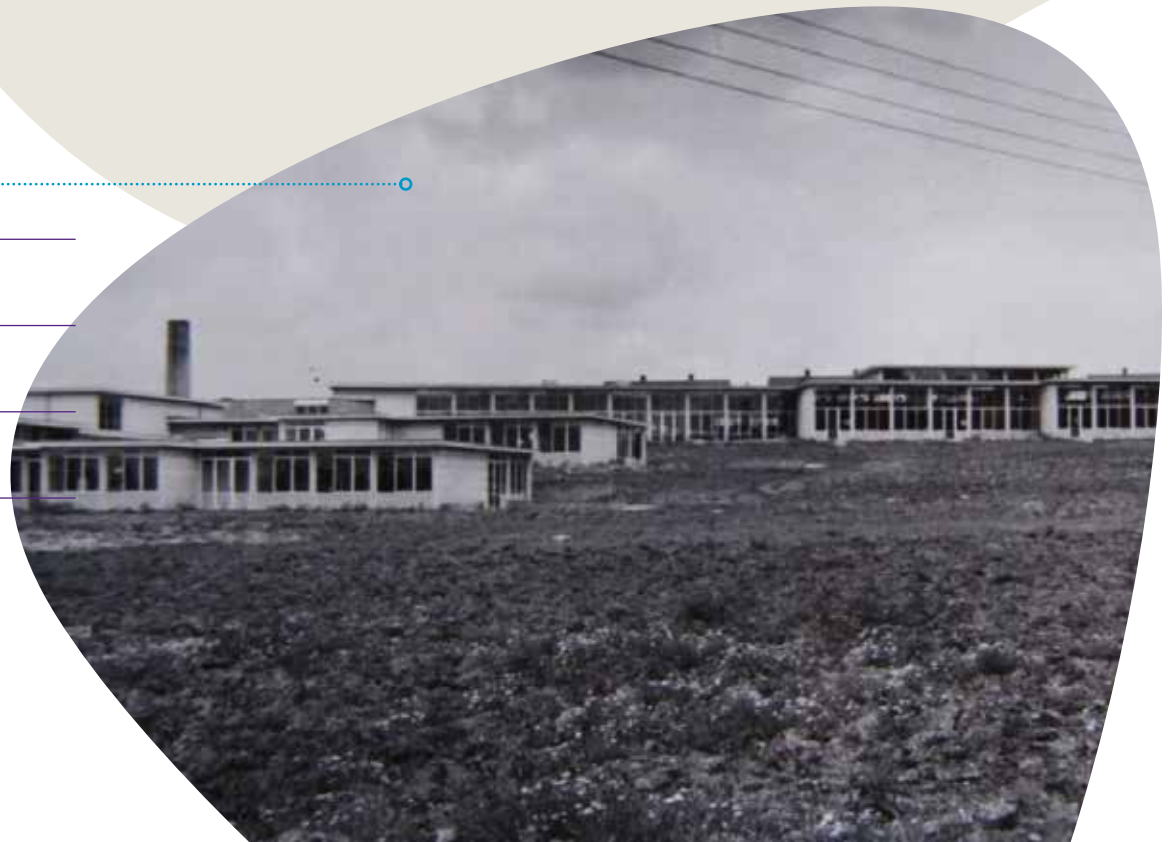
Coventry City Council

STATUS

Complete

SERVICES

Planning, Heritage and Townscape





The Judge Business School, Cambridge

PoMo masterpiece upgraded to II*

The Judge Business School is the former Addenbrookes Hospital which was converted to the business school in a Postmodern (PoMo) style by the architect John Outram in the 1990s.

We worked with the architects Stanton Williams, gaining planning permission and listed building consent for a significant extension. Following the successful application, the university asked us to advise on Historic England's listing review of the Business School. The review was undertaken to assess the value of Outram's alterations to the oeuvre of PoMo architecture in Britain. The building's listing has been upgraded to grade II*, but our input into the review process ensured that the building was fully understood by the listing review team. The revised list description provides clarity on what elements of the building are considered to be significant and which are excluded from the designation, such as the new extension, to the benefit of the university's management of the building.

CLIENT

University of Cambridge

LPA

Cambridge City Council

STATUS

Complete

SERVICES

Heritage and Townscape

The American Cemetery, Cambridge

A new visitor centre for this important place

The Cemetery, dedicated in 1956, is the only American Second World War Cemetery in Britain and is a grade I Registered Park and Garden containing grade II* listed structures.

We prepared a heritage appraisal of the site and consulted with Historic England and the US Commission of Fine Arts to identify the most appropriate site for a new visitor centre. The site respects the original design intentions of the outstanding American landscape architects the Olmsted Brothers, whilst enhancing interpretation of the site for a younger audience.

CLIENT

American Battle Monuments Commission

LPA

South Cambridgeshire District Council

STATUS

Complete

SERVICES

Heritage and Townscape





The Albert Sloman Library, University of Essex

Award winning extension and new student centre

We were appointed in 2011 to help secure planning permission for an extension to the 1960s Albert Sloman Library, part of the Architects Co-Partnership designed University of Essex campus. This building is located adjacent to a grade II Registered Park and Garden, during the application the building was put forward for listing. We provided advice to the university and were successful in our rebuttal of the listing application.

Planning permission for the scheme was granted in September 2012. The extension was awarded the 2016 RIBA East Building of the Year award, as well as the 2016 RIBA National Award and 2016 RIBA East Award.

CLIENT

University of Essex

LPA

Colchester Borough Council

STATUS

Complete

SERVICES

Heritage and Townscape



Harvey Court, Gonville and Caius College, Cambridge

Refurbishment of a grade II* listed building

Harvey Court was designed by Sir Leslie Martin and Colin St John Wilson and erected in 1961-62 for Gonville and Caius College. Although it is an important and iconic building, some elements had reached the end of their useful life with water penetrating many of the rooms which also required updating and refurbishment.

We were originally appointed to prepare a Historic Building Assessment and to advise on the preparation of detailed proposals for the refurbishment and alteration of this important grade II* listed building in the west of Cambridge. However, the scope quickly widened to include leading the discussions with the city council, Historic England, the Twentieth Century Society and even the original project architect.

Planning permission and listed building consent for the main refurbishment works were granted in January 2010, and the works were completed for the 2012/13 academic year.

CLIENT

Gonville and Caius College

LPA

Cambridge City Council

STATUS

Complete

SERVICES

Planning, Heritage and Townscape

Cowan Court, Churchill College, Cambridge

A new court for this post-war college

We were involved from the outset of the project in 2012; leading discussions with the council, Historic England and the Twentieth Century Society in preparing designs for a new 68-room hall of residence, and the college's first completely new court since it was founded as a memorial to Sir Winston Churchill in 1960.

The site is adjacent to the grade II listed courts and is within the West Cambridge Conservation Area. Planning permission and listed building consent were secured in 2014, and the building was completed in Autumn 2016. Since completion, Cowan Court has won numerous design awards including the RIBA East Award 2017.

CLIENT

Churchill College, Cambridge

LPA

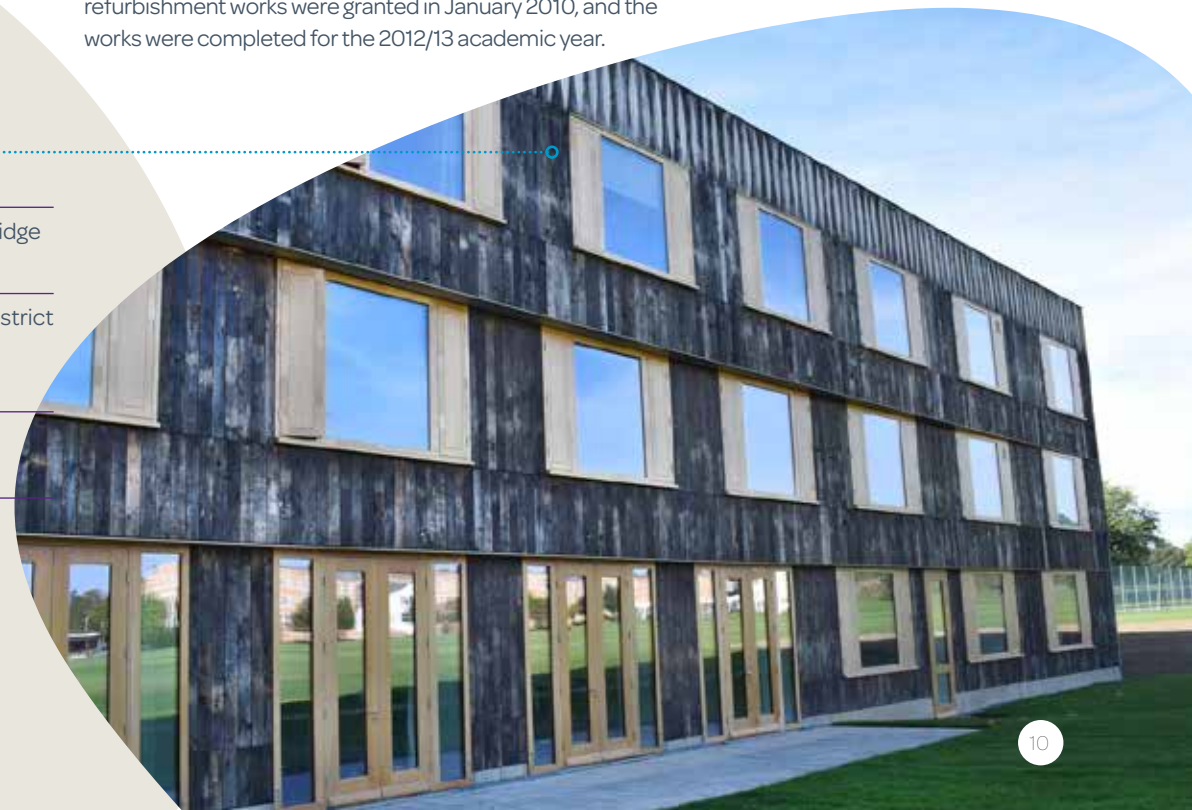
South Cambridgeshire District Council

STATUS

Complete

SERVICES

Planning, Heritage and Townscape





History Faculty, Cambridge

James Stirling's building gets upgraded to II*

We produced a detailed heritage appraisal, in collaboration with experts in the field, of this iconic listed building designed by James Stirling and completed in 1968.

Almost since its completion, the building has experienced problems functionally and with its internal environment. Our work has helped strengthen a dialogue with Historic England and the local authority to advise on potential future works to the building and the wider masterplanning of the university's Sidgwick Site in which the building sits.

The building has recently been upgraded to II* and our work helped to inform the updated list description, ensuring areas of lesser significance were identified to allow maximum flexibility for change where appropriate.

CLIENT

University of Cambridge

LPA

Cambridge City Council

STATUS

Complete

SERVICES

Heritage and Townscape

David Attenborough Building, Cambridge

Zoology Museum gets revamped

As part of a wider project for Cambridge University, we prepared a Historic Environment Analysis for the New Museums Site which was used to inform a masterplan for its redevelopment. During the process, the David Attenborough Building by Arup Associates (completed 1971) was put forward for listing by The Twentieth Century Society. We successfully rebutted the spot-listing application and the works are now completed. The refurbishment and extension of the Brutalist building won several awards, including a National RIBA Award, RIBA East Conservation Award and AJ Retrofit Award.

CLIENT

University of Cambridge

LPA

Cambridge City Council

STATUS

Complete

SERVICES

Heritage and Townscape



Imperial Tobacco 'Horizon' Factory, Nottingham

Successful rebuttal against an application to list a brutalist megastructure

The award-winning design by Arup Associates (lead architect Peter Foggo) had been hailed as “a prototype for the modern flexible industrial building” when it opened in 1971. However, our assessment highlighted that the building had not been extended or adapted as envisaged by the architect, and alterations had detracted from its interest.

Historic England and the Secretary of State agreed and determined not to list the building.

We also secured a certificate of immunity from listing, preventing another application for listing in the next five years and providing certainty for the marketing of the site.

CLIENT

Imperial Tobacco

LPA

Nottingham City Council

STATUS

Complete

SERVICES

Heritage and Townscape





Scargill House, Yorkshire

Listing rebuttal for a complex of mid-20th century buildings in the Yorkshire Dales

The Scargill House complex contains a mix of buildings of different periods, including an original 19th century farmhouse, early 20th century house, and mid-20th century buildings associated with the Scargill Movement, including residential blocks, meeting rooms, a dining hall, and a chapel. The chapel, dating to 1960-1961 and designed by George Pace, is listed at grade II*. A spot-listing request was made by a third-party following an application by the Movement for planning permission to redevelop some of the mid-20th century residential blocks. We were appointed to prepare a detailed buildings assessment and rebuttal, and advise the client. Of seven buildings being considered only one, which we had identified as higher risk, was listed.

Subsequently, we also provided a Heritage Statement in support of the revised application for planning permission for redevelopment of some of the mid-20th century buildings at the site.

CLIENT

Scargill Movement

LPA

Yorkshire Dales

STATUS

Complete

SERVICES

Heritage and Townscape

Lewis's Department Store, Liverpool

The resurgence of a post-war department store

Lewis's Department Store is a grade II listed post-war department store in Liverpool City Centre, designed in the classical style by Gerald de Courcy Fraser. We have been appointed to assist with the conversion and alteration of the building following the closure of the Lewis's store.

We are providing ongoing heritage advice in relation to improvements to the existing accommodation, detailed listed building advice on unoccupied areas and more strategic advice on larger scale redevelopment proposals.

CLIENT

Augur

LPA

Liverpool City Council

STATUS

Ongoing

SERVICES

Heritage and Townscape



North Hanover Street/Former Met Tower, Glasgow

Conservation and re-purposing of the first tertiary education tower block in Scotland

The Met Tower, next to Glasgow Queen Street Station, was built for the Stowe College of Building and Printing in 1960, and was the first tower block built for tertiary education in Scotland. At 15-storeys it has maintained its prominence in the skyline of the city centre. It is a Category B-listed Modernist concrete framed building with roof elements similar to those of Le Corbusier.

We provided conservation reports, with development guidelines responding to the significance of the building, its setting and its potential for redevelopment to inform the disposal strategy for the building as City of Glasgow College moved out to a new campus. We are now acting on behalf of the developer, Osborne + Co to bring a sensitive change of use to office space, responding to the development guidelines with associated new development on the site.

CLIENT

Osborne + Co

LPA

Glasgow City Council

STATUS

Ongoing

SERVICES

Heritage and Townscape

Aviva, Perth

Advising on the significance of 1980s commercial architecture

The Aviva Building in Perth was designed by James Parr and Partners and built between 1979 and 1983. We were appointed by Aviva after a submission was made to Historic Environment Scotland (HES) for the spot-listing of the building.

We advised the client on the designation process and carried out a full building assessment. We advised the client there was a high risk of designation and set out the implications of listing. The building was listed by HES at Category A (equivalent to grade I). Following the listing decision we prepared a full assessment of special interest of the component parts of the building to inform the development of proposals for change.

CLIENT

Aviva

LPA

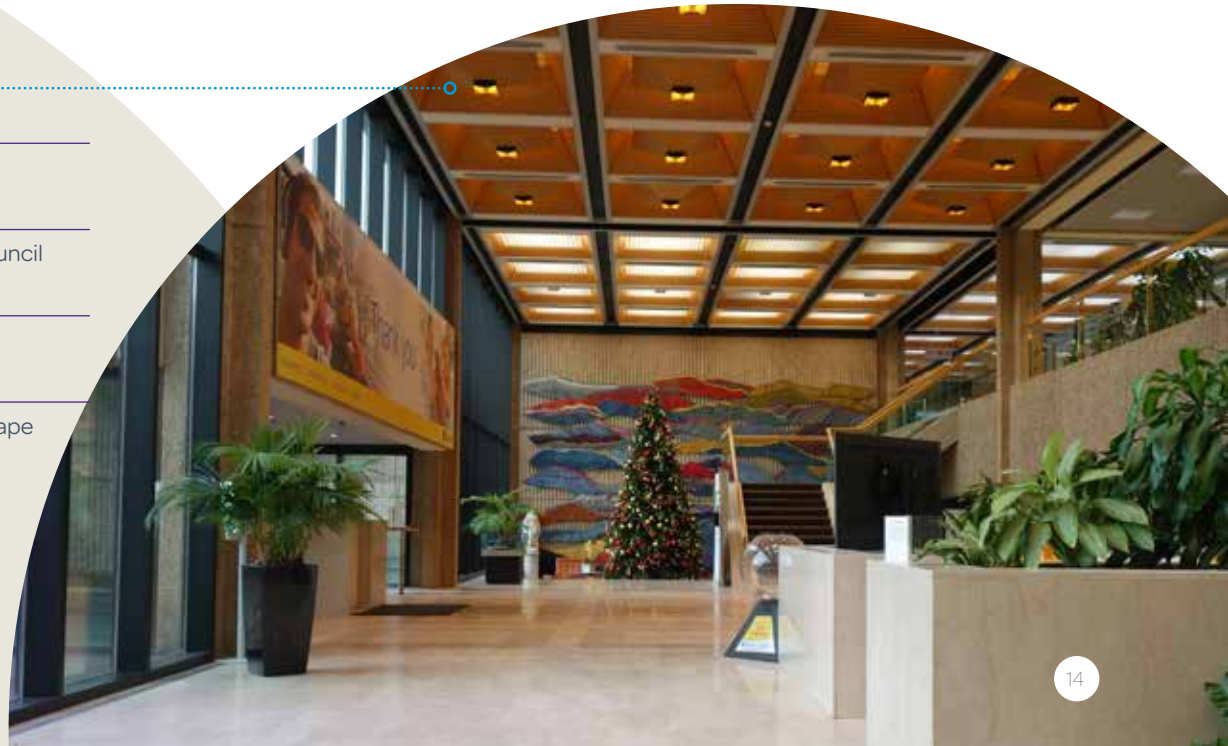
Perth and Kinross Council

STATUS

Complete

SERVICES

Heritage and Townscape



Heritage and Townscape

We promote and manage change to sustain and enhance the significance of our historic environment and quality of our townscapes.

Our specialist team has strength and depth. It combines academic and practical strengths, knowledge and experience with a track record of success in heritage, landscape, townscape and visual impact assessment.

We work alongside and independently of our other services and assess heritage significance and townscape character to promote change and create successful places.

“ Turley regularly works with Town Legal on planning appeals, acting as expert witnesses on planning, economic, heritage and landscape matters. They develop a clear and robust case for each appeal, providing well researched written evidence on the key issues thus contributing to the appropriate appeal strategy. Their rigorous analysis and thorough preparation for inquiries results in compelling evidence which is clear, focussed and strongly delivered. ”

Mary Cook, Barrister & Partner, Town Legal LLP

Our skills and capabilities include:

- **Heritage research, advice and strategy** – Insight to the nature of heritage assets affected by change to provide advice, inform proactive strategies and lead discussion
- **Assessment of heritage significance and setting** – Understanding and interpretation of heritage value within the framework of policy, guidance, best practice and experience
- **Heritage statements and advocacy** – Articulating the impact of change in bespoke documents and leading proactive engagement with statutory authorities
- **Designation advice and representation** – Designation risk assessment, rebuttal and representations to heritage-led policy
- **Townscape assessments and TVIA** – Appraisal and analysis of townscape character and robust assessments including the use of Vu.City to understand the potential impact of development on townscape character and views
- **ES Heritage and Townscape chapters** – Technical assessment of built heritage impacts for Environmental Impact Assessment
- **Heritage and Townscape appeals and inquiries** – Expert advice and support for planning appeals and expert evidence at public inquiries

About Turley

We are a full service planning and development consultancy.

Our Planning expertise is complemented by Business Cases and Funding, Design, Economics, EIA, Expert Witness, Heritage, Townscape and Landscape, Strategic Communications and Sustainability services. All services can be provided together or individually.

We help clients achieve good growth in all jurisdictions in the UK and Ireland from our locations in major cities and growth areas.

Our teams are experts in their fields; they shape better places and achieve success for our clients.

We bring deep thinking, smart strategy and expert delivery.



Our services

Many clients take advantage of our full service offer but all are available independently, working collaboratively with other consultant teams.

All our services are tailored to clients' needs and the objectives of the project.

We believe in good growth for our company, our clients and our communities. For us this means authentic, sustainable and inclusive growth which demonstrates our values and benefits wider society.



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Belfast
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