

Heritage structures and *Farming in Protected Landscapes* in the North Pennines AONB

Advice for applicants

The restoration of historic features fits within the objectives of FiPL. The relevant outcome under PLACE is:

- *Historic structures and features are conserved, enhanced or interpreted more effectively*

But the restoration may also contribute to:

PEOPLE

- *There are more opportunities for people to explore, enjoy and understand the landscape*
- *There are more opportunities for more diverse audiences to explore, enjoy and understand the landscape*

PLACE

- *The quality and character of the landscape is reinforced or enhanced*
- *There is an increase in the resilience of nature friendly sustainable farm businesses, which in turn contributes to a more thriving local economy*

Selecting projects to go forward

The application process for historic structures has followed a three-step process in the past. For the first step, the AONB Partnership contracted an Architect Accredited in Building Conservation (AABC) to assess and score the merit of structure, and to estimate the two further stages of work (Stage 1: assessments, surveys, design, consents, and tender; Stage 2: works and supervision). This information would be used by our Local Assessment Panel (a group of representatives from the North Pennines AONB) to decide whether to invite an application for Stage 1 works. However, our contract with the AABC has now ended and we are no longer offering advisory support. If you can supply an independent assessment from an AABC then this would be helpful to your application for Stage 1 costs (see this link for local architects: [The Register of Architects Accredited in Building Conservation \(AABC\) / AABC \(aabc-register.co.uk\)](http://www.aabc-register.co.uk)).

If invited to apply, most historic structure projects will require an application in two parts.

Part 1. The costs of the Conservation Architect, and any other professional services the CA requires (ecological or archaeological surveys, structural engineers etc.), to get to the stage at which there is a fully costed design with all consents and tender documents are drawn up.

Part 2. The costs of the works themselves (determined by the tender) and of any CA supervision and ecological or archaeological watching briefs required.

The criteria the panel will use to prioritise historic structure projects are:

1. *Heritage Interest*
2. *Designation*
3. *Whether there has been 'intrusive modern intervention' which detracts from the historic setting*
4. *Public access*
5. *Wildlife Interest*
6. *Cost*

1. Heritage Interest

Heritage interest may be '*historical, evidential, aesthetic or communal*' (Historic England) and it may derive '*not only from a heritage asset's physical presence, but also from its setting*' (National Planning and Policy Framework).

The significance of a heritage structure will have to be determined by those specialists on the panel, although some help from our Historic Environment Working Group (HEWG) volunteers may provide valuable background about a structure and its significance before an application is made. Where enquiries are made, FiPL officers can post information about enquiries on an internal board for the HEWG to gather background information which may help the panel.

Applicants are also advised to look at Historic England's [Conservation Principles, Policies and Guidance](#) document (pages 28-32) to help make the case for the 'significance' or 'heritage value' of their structure.

2. Designation

This should be a good proxy for heritage interest. In order of priority – most important first – these are:

- *Scheduled Ancient Monument*
- *Listed Grade 1*
- *Listed Grade 2**
- *Listed Grade 2*
- *Unlisted (and we would prioritise the following)*
 - *farm or mining related buildings over 100 years old*
 - *which add significantly to the sense of place in the North Pennines*
 - *using traditional materials*

Scheduled and listed structures can be [searched here](#)

Structures on Historic England's [Heritage at Risk Register](#) should also score highly

3. Intrusive modern intervention

This should be obvious from a visual inspection, and for most structures below grade 1 listed this intrusion would rule them out unless the intrusion is to be removed as part of the project proposal. In this case the removal might contribute to the PLACE outcome '*The quality and character of the landscape is reinforced or enhanced*'.

4. Public Access

Applications for projects on heritage structures which would not subsequently have significant public access will not be encouraged. There may be exceptions to this if public access needs to be limited for wildlife protection reasons and the structure is highly significant, or if the project is relatively low cost and low risk with a significant benefit to the heritage structure.

Access might include open public access inside the structure, a view to the outside of the structure with appropriate interpretation, or open for community use.

5. Wildlife Interest

Where the project work would allow for the continued use by bats, barn owls or other vulnerable wildlife, this should add value to the project, e.g. if replacing the roof of a field barn which is home to barn owls avoids the collapse of the roof (and eventually the structure), this would add value to a project. ***Wildlife Interest may be incompatible with public access.***

6. Cost

An idea of cost at the enquiry stage would be very useful in helping FiPL officers to guide you, but accurate costs are only likely to come once you have received three quotes based on a conservation architect's survey and design. The selection process for heritage structures will be competitive and that larger projects will need to meet multiple outcomes (see PEOPLE and PLACE outcomes above) in order to score well on the value for money criterium.

Consents and advice

For all projects we will need to see all consents in place before a second stage application is submitted, or evidence that consents are not required. These might include Listed Building Consent (or Scheduled Monument Consent), Planning Permission, and in most cases an ecological survey (for bats and birds) will need to have been carried out.

A first stage application could include all the costs for surveys, the scheme design, gaining the necessary consents and tendering the works.

For works on listed structures, other than 'like for like' replacement, listed building consent will be required and a conservation architect's design report may be needed to achieve this.

Like by like replacement would include things like:

- *Repairing a roof with the original materials*
- *Repointing with mortar mix which matches the original (normally a suitable lime mortar)*

For works on non-listed structures we would also want to see the conservation architect's report for works which were not just 'like for like' replacements.

Conservation accredited architects are likely to be required in most proposals in order to ensure that works are carried out to an appropriate standard. Suitably accredited architects can be found on the Register of Architects Accredited in Building Conservation [here](#):

<https://www.aabc-register.co.uk/register>

Bat and barn owl surveys will also be required in many instances, and timing will need to be carefully considered. Good advice can be found in this booklet from Natural England:

https://www.ribblevalley.gov.uk/download/downloads/id/8839/bats_and_barn_owls.pdf

The initial survey and design works would be at the applicant's risk. Exceptions to this could be made for highly significant structures requiring complex work, subject to a first stage FiPL application.

Costs for project management and other professionals required during the works, such as structural engineers, ecologists or interpreters, can all be included in the application.

Design guidance for building adaptations or conversions can be found from these sources:

[North Pennines AONB Building Design Guidelines](#)

[Historic England – Adapting Traditional Farm Buildings](#)

Materials

Slate roofing: Your conservation-accredited architect will be able to advise on the sources of slate (Westmorland, Welsh, Slaley) best suited to your structure. We will only fund the use of new (not reclaimed) slate unless, in exceptional circumstances, the applicant is supplying their own reclaimed slate from their own structures, and it can be shown that the supply has not been at the cost of damaging other historic structures. This requirement is made both to support native slate industries and to avoid incentivising the de-roofing of other historic structures.

Branding guidance

Applications for Part 2 works must include the cost of a plaque featuring the Farming in Protected Landscapes programme logo. This is to be displayed on site after the restoration work is completed.