



# HERITAGE IN WATERWAY RESTORATION PROJECTS

Guidance for restoration groups on making the most of their heritage



**Canal &  
River Trust**  
Making life better by water



**INLAND  
WATERWAYS**  
ASSOCIATION

# FOREWORD



Grand Union Canal

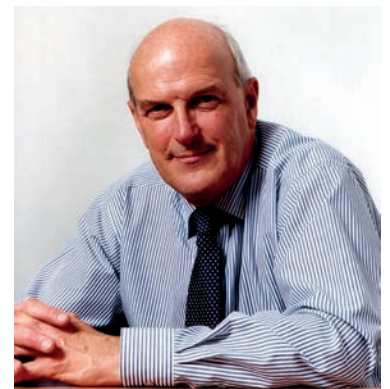
In the 18th century, waterways were the mainspring of Britain's emergence as the world's first industrial nation. Today, Britain's inland waterways form one of our most important and precious heritage assets.

This waterways network offers a multiplicity of opportunities: for navigation and urban regeneration, as a haven for wildlife, for towpath walking, fishing, or for simply savouring the tranquillity of a countryside untouched by the cacophony of modern life. It also enables us to embrace and to be embraced by history, through direct contact with the great works of those whose inspiring endeavours 200 years ago have left us this stunning legacy.

It is this incomparable heritage that has encouraged thousands in support of reviving the fortunes of our waterways. As volunteers, they bring their time, energy and skills to bear on restoration and conservation projects. Without their commitment and the fruitful partnerships they have with the Canal & River Trust, and The Inland Waterways Association, our inland navigations would never have achieved the popularity they enjoy today. It is a record of achievement of which as a nation, we can be proud.

The notes set out in this guide are based on best heritage conservation practice, put together with help and advice from statutory conservation agencies, experts on historic structures and their care and maintenance, and many others, in order to offer a framework for nurturing the waterways heritage. They are intended to provide practical solutions and guidance to those involved in the conservation of our waterways to help preserve and enhance them for future generations to enjoy.

Sir Neil Cossons  
Former Chair  
CRT's Heritage Advisory Group



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## 1. INTRODUCTION

The waterways across England and Wales are a rich and unique part of our heritage. They were once the lifeblood of the country's economy – fuelling industry and innovation. Today, they offer health and leisure opportunities, providing a place for people to enjoy nature, the countryside and industrial heritage. The waterways are special as they tell a local and national story. It is not just the channels which are important, but the bridges, locks, wharfs, mills and various other structures which were critical to the operation of the network. The Trust cares for more than 2,700 listed structures, 50 scheduled ancient monuments and five UNESCO world heritage sites, each with their own charm.

Many of our much loved waterways today, such as the Kennet & Avon, which was re-opened throughout in 1990, would have been lost if not for the dedication of waterway enthusiasts. There are around 60 projects where volunteers are working to restore a stretch of waterway which will bring in its wake a host of economic, social and environmental benefits to the communities it passes through. Those waterways which have run dry or have been built over in part, and so may not be restored to full navigation, still embody an excellent record of the past, and are testimony to the changing fortunes of the canal network, offering a glimpse back to the days of heavy industry.

This guide is aimed at volunteer restoration groups who are working to conserve or return a waterway to full navigation. Its purpose is to provide guidance on caring for built waterway heritage. These structures bring with them legal responsibilities. They could be Listed, Scheduled or in a Conservation Area. The principles in this guide are also relevant to other groups who are involved with the waterways, or who are considering carrying out works to heritage structures.

The aim of this guidance is to help people involved in waterway restoration to:

- ensure projects are completed lawfully;
- avoid project delays and additional costs;
- maximise opportunities to protect and enhance the heritage environment.

A number of diverse case studies are included to show how historic buildings can be given a new lease of life, while maintaining the values which make the structure significant. This is intended as guidance, not as a step-by-step guide of how to carry out conservation work. It is recommended that professional heritage expertise is sought when writing the necessary reports, planning a programme of work, and carrying out technical works to a structure.

## 2. HOW HERITAGE CAN BE A BENEFIT



Saul Junction

Heritage structures along the route of a waterway, whether they are a Scheduled Monument, Listed Building, locally listed by a council, in a Conservation Area, or an undesignated heritage asset, strengthen the case for conserving or restoring the route as a whole. This can be a powerful argument when working with funding bodies, local authorities or other stakeholders.

Restoration of heritage structures not only conserves heritage for future generations, it also brings with it a range of broader benefits which can be broken down into: tourism, community, education, commerce and sustainability.

### TOURISM

Heritage tourism is often centred around historic structures, which provide a focal point for people to visit. These powerful, tangible relics enable people to connect with the past. *72.6% of the UK's population have visited the historic environment in the last 12 months equating to 81 million tourism day visits* (Values and Benefits, Heritage Lottery Fund). Some of these may be potential visitors to your waterway. Waterway tourist sites can be big business.

On a smaller scale, heritage sites at a local level can link up with nearby attractions and tell the story of an area, by hosting events together and through mutual promotion. For example, Middleport Pottery and Etruria Industrial Museum ran a steaming day together. Both organisations ran steam engines and arranged boat trips along the Trent & Mersey Canal from one attraction to the other. Think about how you can make your site appealing to visitors when planning your restoration work.

### CASE STUDY: SAUL JUNCTION

Saul Junction is where the Gloucester & Sharpness Canal meets the Stroudwater Navigation. The Stroudwater is one of two canals which Cotswolds Canals Trust is working to restore to navigation. The Grade II listed lock at the junction has been redundant for 80 years and was in urgent need of repairs. It was also on the local authority Heritage at Risk register. With the help of HLF funding, a project to restore it was completed in October 2016, which greatly improved the area.

The historic junction is now a popular visitor destination and is busy over the summer months. In the past, the lock had let the site down but is now enhancing the visitor experience.

During the restoration, the original iron gear fittings were recovered from the historic gates, refurbished and reinstated on the new gates. The lock chamber was pumped dry so that missing stonework could be replaced and repointed. The new oak gates, built to the same design as the old ones, were then fitted into place.

Before re-filling the lock, a public open day was held to allow visitors to go into the empty chamber and appreciate the skills and hard work required for this project. David Viner, Heritage Adviser for Canal & River Trust, who was involved with the restoration work at the junction, advises that it is always worth paying attention to the setting of a historic structure, including its relationship with neighbouring heritage assets and the surrounding landscape. In the case of Saul Lock, this is just one element in a busy working environment which commenced over 200 years ago and still thrives today. At the junction, work was undertaken to clear much of the vegetation and open up key views. Aesthetic improvements, including removal or tidying up of surrounding signage, can make an enormous difference.

With the restoration of the lock now complete, interpretation is set to bring the history of the junction to further life.

## CASE STUDY: ROUNDHOUSE, BIRMINGHAM

The Roundhouse is currently owned by the Canal & River Trust and was once home to the City Works Department's horses. In the words of Peter Chowns, who is the Principal Architect/Urban Designer for the Trust, and was closely involved in the plans for regeneration: 'The Roundhouse is unique' and has a special relationship with the canal. The next part of this amazing building's story is a plan to develop the site as a tourist destination, in partnership with the National Trust. The site will become an outdoor recreation hub containing exhibition space in which to tell the story of the city, a cycle hub and café, as well as an office space. According to Peter it has been a challenge to renovate the building so that it has a sustainable future while simultaneously respecting its character.

The approach taken is to conserve as much as possible of the original fabric and significance of the building, with the minimum of intervention. When planning works to heritage structures,

Peter recommends that people are honest and upfront with planning authorities about what is envisaged and why.

## COMMUNITY

A waterway not only has the attraction of being a heritage landscape but it offers a rich environment for people to escape from the hustle and bustle. People working together on a restoration project will help the community.

The heritage of a waterway is very accessible to people. With historic waterways right on their doorstep, people feel a sense of ownership and may be willing to become involved. A restoration project is more likely to succeed when people feel connected to the waterway.

The process of restoring a heritage asset offers a training opportunity and a chance to improve the skills of any existing volunteers. For instance, a local college might be interested in providing lime mortar training. This is an opportunity to build up relationships with training providers. 'Involving the community can build support for a project, help avoid opposition later and may uncover unexpected resources.' (Heritage Works, Historic England).

## TOP TIPS

Part of making a site appealing to visitors is to tell the story of your site through interpretation.

Effective interpretation can help with: protecting the route; growing community support; promoting your wider cause; reaching new audiences; invigorating your volunteers; assisting in funding applications and contributing something positive to the local area.

Similarly, having a heritage story to tell, and assets to show, can be useful when building relationships with schools. It is possible to link the visible assets to tell the story of a canal, and put together a package for schools with clear and relevant links to the curriculum.

For more information on interpretation, visit the Interpretation toolkit: [canalrivertrust.org.uk/about-us/our-work/restoration/interpretation-toolkit](https://canalrivertrust.org.uk/about-us/our-work/restoration/interpretation-toolkit)

## CASE STUDY – GRANTHAM CANAL HERITAGE INITIATIVE

Funded by the Heritage Lottery, this volunteer-led restoration project of Locks 14 & 15, which began in 2015/16 on a derelict section of the Grantham Canal, has yielded remarkable results. It has seen technical restoration work on lock chambers, all of which has been carried out by volunteers who have received the necessary training.

The works have offered a unique opportunity to reveal historic lock construction and the idiosyncratic design techniques employed by William Jessop in the late 18th century. In particular, there is the notable survival of the original letterbox weirs, now rare in the East Midlands. The remaining walls are topped with original coping stones, bullnose details and a large quantity of original brickwork. Evidence of the original Jessop design of gate anchors remains, with two in place at Lock 15. The locks have timber gate quoins. Excavation of the lock chamber enabled examination of the design and construction of the original Jessop counter-forts and revealed that, at its base, the lock wall is only 600mm thick.

The project enabled learning and interpretation around the archaeology of the locks, provided a skills training programme and raised awareness of the Grantham Canal through activities and events. Over 200 volunteers have participated to date, with 17 core volunteers from the Grantham Canal Society having received training in the use of plant and machinery, together with practical brick-laying support and training from our qualified Heritage bricklayers. The project has also supported other Heritage Lottery Funded projects such as Skills for the Future, by appointing two full-time heritage Trainees, one of whom started life as a volunteer on the Grantham Canal Heritage Initiative.

### TOP TIPS

1. Give talks to local groups
2. Visit local schools
3. Attend events around your area to engage with more people
4. Find out who currently uses the waterway and get in touch with them



Grantham Canal

## URBAN REGENERATION

The regeneration of a single building, or group of historic buildings, and public spaces can initiate improvement of a wider urban area. A great living heritage building can be a local landmark for an area. The inclusion of heritage assets in regeneration schemes provides a focus and catalyst for sustainable change. Historic buildings and structures 'can boost local economies, attract investment, highlight local distinctiveness and add value to neighbourhood properties' (Heritage Works, Historic England).

There is more information available here:

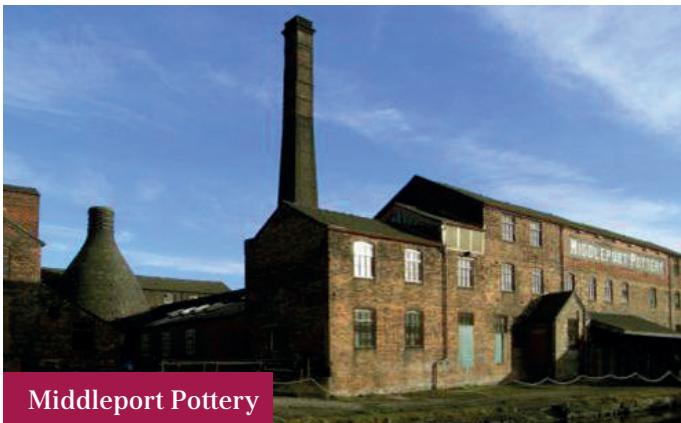
[www.publications.parliament.uk/pa/cm200304/cmselect/cmopdm/47/47.pdf](http://www.publications.parliament.uk/pa/cm200304/cmselect/cmopdm/47/47.pdf)

## MIDDLEPORT POTTERY, STOKE-ON-TRENT

Middleport Pottery is a real success story and is now an award-winning visitor destination. The site is a fantastic Victorian pottery in Stoke-on-Trent which is home to world-famous Burleigh Pottery. Over the years, the huge site had fallen into disrepair as the cost of keeping the business in the factory became unsustainable.

Not only has the Middleport centre enjoyed the success of the regeneration, but so too has the surrounding area. Middleport has struggled as an area over the years with anti-social behaviour, which is now much reduced. This has occurred partly because more people are around, especially as the factory shop is open later in the evening.

As work started at Middleport, Stoke-on-Trent City Council invested in the restoration of the row of terraced houses opposite, and work began very quickly. Some of the terraced houses have been knocked together to form one larger house.



Restoration has seen not just investment in nearby property, but a change in the attitude of the community. Teresa Fox-Wells, Visitor Centre Manager, The Prince's Regeneration Trust, has found that the local community is much more active and involved than it was four years ago. New people have moved into the area, who view Middleport as a real focus.

Middleport has 'completely transformed the area'. Residents now have something to be proud of. People come from all around the world, but the site is incredibly popular with local people - in fact 50% of visitors are from the Stoke-on-Trent ST postcode area.

## TOP TIPS

1. Teresa Fox-Wells recommends finding multiple uses for a building. It is best not to rely on visitor income alone. Having a base income each month is useful, so devoting regular space for this purpose is prudent. If it is in keeping, then all the better: for example a Blacksmith at Etruria.
2. Get out and talk to people to share knowledge and experience - this is what Teresa did and she found that people were willing to help and share.

## COMMERCIAL

Commercial schemes which reuse historic buildings often have a higher value than new-build developments, and can form the basis for regenerating a local economy. Historic buildings are often attractive to entrepreneurs and start up businesses involved in creative industries. This is true for businesses that have a leisure dimension where image is important, such as shops and eateries. Historic features in a building can be a significant factor in the choice of a location for a business.

## WEAVERS' TRIANGLE, BURNLEY

The Weavers' Triangle is a modern name for an area on the banks of the Leeds and Liverpool Canal that was once at the heart of Burnley's textile industry. A key part of the Weavers' Triangle is Finsley Gate Wharf. The site has three Grade II listed buildings. The yard was opened in 1801 and became the main maintenance yard along the canal. In more recent times the site was used less and less, closing in 1995, before falling into disrepair.

The Wharf now has a bright future. Canal & River Trust has been working to make the site secure with a scheme which would see the site turned into a vibrant space to help people to explore and enjoy the waterways. An end user has already been identified who will take on responsibility for the whole site, with plans for a range of commercial ventures.

If funding for the project is achieved, plans will see the warehouse converted into a café, bar and function room. There will also be space for a marquee in the grounds. The Old Forge will include educational facilities, storage and an exhibition space.

There is also a cottage on site, which would have housed the engineer who was responsible for opening the Finsley Gate turn bridge. This too will be restored and there is an option to use this as a holiday let. The restoration of the garden will be carried out by a local gardening group.

Nick Smith, Activity and Sports Manager, Canal & River Trust, who is involved in planning the project, believes this is an excellent example of combining commercial elements with community engagement and volunteering.

## FOX'S KILN, GLOUCESTER DOCKS

Fox's Kiln, owned by Canal & River Trust, was on Historic England's Heritage At Risk register. A sustainable use had to be found to save the building. Restoring Fox's Kiln was a challenge as the layout made it difficult to offer office space. Furthermore, the kiln is off the beaten track so it is not in a highly visible location.

The Trust had insufficient funding for the capital works and therefore needed to find an alternative solution to conserving and protecting this important building. It was decided that the best course of action was to lease the building on a negotiated rent which would enable the tenant to finance the works.

A local business, Gloucester Brewery, was looking for new premises. The brewery company was invited to look at the kiln and believed it would be the perfect place to brew beer. Subsequently, the Trust offered the property with five years free rent and then subsidised rent between years five and ten. Consequently, the brewery took on the building and the liability.

Renovating a heritage building can be a complex

process, but it adds great value once completed. It is possible to rent out a structure along a waterway, and the right tenant will pay more for a characterful building.

Aiden Johnson-Hugill, former Development Manager at Canal & River Trust, who was involved with the renovation of the kiln, advises that finding the right surveyors to work with is key. Ideally, a group or individual with creativity and enthusiasm with which to market the property effectively. It is also wise to work with people who have past experience of working with historic buildings and have a good local network of contacts.

Once a tenant has been found, it is important that the terms of the deal are clear and that a programme of works the tenants will follow is set out in clear tasks with staggered timescales.



Gloucester Brewery

## TOP TIPS

- Both landlord and tenant need to be aware of their responsibilities.
- It is crucial that the tenant agrees to undertake the works, and the landlord should check this is happening as there is a risk that they walk away after five years of free rent having done none of the required work, leaving a building which is too expensive to restore.
- Take the time to understand the tenant and to build a trusting relationship.
- Talk to the local conservation office early and work with them closely. Early conversations about plans for the building are, in Aiden's experience: 'worth their weight in gold'.
- Bear in mind that small museums and community centres, while having great benefits, can produce challenges for long-term sustainability.
- Long-term management concerns are key when making decisions about future uses of heritage structures.
- Tenants need to go into this with their eyes open, and should be aware of what they are taking on and becoming liable for.



## 3. THE LEGAL FRAMEWORK



Pontcysyllte Aqueduct, Llangollen Canal

Many heritage structures across England and Wales are given legal protection. This includes:

- World heritage sites
- Listed buildings
- Scheduled ancient monuments
- Conservation areas

All of these designations come with planning controls, and therefore implications, for any restoration project.

Scheduling and listing are undertaken by the Secretary of State; designation of conservation areas is the responsibility of local planning authorities.

Much of the nation's heritage is undesignated but still important, and a sympathetic approach to conservation should be taken. It is worth noting that works may require listed building consent, in addition to planning permission. More information can be found on the planning portal:

[www.planningportal.co.uk/info/200125/do\\_you\\_need\\_permission](http://www.planningportal.co.uk/info/200125/do_you_need_permission)

There is a growing appreciation of our industrial heritage, and a view that heritage from this era collectively reflects some of the most distinctive and creative aspects of English and Welsh history.

Canals are certainly included in this. A waterway restoration project may have a number of listed structures or may run through a conservation area, adding to the waterway's historical importance, thereby strengthening the case for restoration.

### WORLD HERITAGE SITES

World Heritage Sites are the natural and man-made treasures of the world. Sites have an 'outstanding universal value' for science, aesthetics or nature conservation. This is a designation based on the Convention for the Protection of the World Cultural and Natural Heritage 1972.

The World Heritage Committee of UNESCO identifies sites according to strict criteria. Member States are expected to take active steps to conserve these sites and to educate the public to appreciate them. International assistance may be available to promote their recognition and protection. Examples of waterways in Britain that are designated World Heritage Sites include part of the Llangollen Canal. This World Heritage Site extends from Gledrid, on the English side of the Welsh border, and includes the Chirk Aqueduct, the Chirk Tunnel, the Pontcysyllte Aqueduct and the narrow feeder arm which passes through Llangollen to the valve house just beyond the Chainbridge Hotel.

## LISTED BUILDINGS

Listed buildings are historically important buildings which enjoy legal protection. There are three types of listings, which are overseen by Historic England in England or CADW in Wales.

- **Grade I buildings** are of exceptional interest. Just 2.5% of listed buildings are Grade I.
- **Grade II\* buildings** are particularly important buildings of more than special interest. 5.5% of listed buildings are Grade II\*.
- **Grade II buildings** are of special interest, warranting every effort to preserve them. 92% of all listed buildings are Grade II.

For a structure to be listed, a range of factors need to be in place, not just historic fabric, but also social context and rarity. For example, a bridge may be listed because it is the only remaining bridge designed by Telford, and sits on a former canal engineered by Telford. For more information on the criteria for selecting listed buildings, read 'Principles of Selection for Listing Buildings: [www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/137695/Principles\\_Selection\\_Listing\\_1\\_.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/137695/Principles_Selection_Listing_1_.pdf)

## SCHEDULED MONUMENTS

A Scheduled Monument is a historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital Culture,

Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979 (1). A Scheduled Monument is of national importance.

The protection extends not just to known structures or remains but also to the soil under or around them. This is in order to protect any archaeological interest in the site, but the extent of the protection is not dependant on there being such an interest.

In England, the current legislation is the Ancient Monuments and Archaeological Areas Act 1979. The Act makes it a criminal offence to undertake unauthorised work to a scheduled monument, or to damage or destroy one. This information is taken from government webpages at [www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/249695/SM\\_policy\\_statement\\_10-2013\\_2\\_.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/249695/SM_policy_statement_10-2013_2_.pdf)

Works to Scheduled Monuments require consent, granted by Historic England and CADW. It is an offence to undertake works without receiving Scheduled Monument Consent first. As with listed buildings, having a Scheduled Monument on site can be a huge advantage.

It is possible for a site to be both a Listed Building and a Scheduled Monument, if this is the case, Scheduled Monument Consent rather than Listed Building Consent, is required. There are differences between the two delegations:

Scheduled Monuments	Listed Buildings
Minimal economic viability	Economic potential
Archaeological site (only protection available)	Above ground structures only
No grading system	Grades I, II and II*
Scheduled Monument Consent is granted by Historic England, CADW or Historic Scotland	Local authorities grant listed building consent
No legal requirement for a consultation process	Statutory process for consultation

Table 1: Showing the differences between Scheduled Monuments and Listed Buildings.

## 4. PLANNING POLICY DESIGNATIONS

### CONSERVATION AREAS

Conservation areas are deemed to have particular historical character and are designated in planning policy by the local councils. Conservation areas are diverse and reflect the nation's vibrant past. Such areas include waterways, historic transport links, historic town centres and mining villages. There are now over 8,000 conservation areas in England and Wales.

If a waterway is itself a conservation area or runs through a conservation area it may mean that extra planning consents are needed to carry out works. This includes cutting down and pruning trees, and undertaking works to buildings such as extensions or demolition. It may be the case that in a conservation area a further constraint under Article 4, is in place. Article 4 of the General Permitted Development Order (1995) gives local planning authorities the power to limit these 'permitted development rights' where they consider it is necessary to protect a local amenity or the wellbeing of the area. Even if no Article 4 direction is in place, there will be expectations that the work being carried out will be sympathetic and that the correct materials will be used.

Restoration in a conservation area may make it easier to safeguard the route through the Local Plan if the waterway is integral to the area. It may also make it easier to protect undesignated structures along a waterway.

To find out the location of conservation areas, contact your local planning authority. The impact of a project running through a conservation area will vary with each local authority, so early consultations are recommended.

To see mapped conservation areas in England, visit [data.gov.uk/dataset/conservation-areas](https://data.gov.uk/dataset/conservation-areas)

To see those in Wales, visit [data.gov.uk/dataset/conservation-areas-in-wales1](https://data.gov.uk/dataset/conservation-areas-in-wales1)

For more information on conservation areas visit [www.planningportal.co.uk/info/200187/your\\_responsibilities/40/other\\_permissions\\_you\\_may\\_require/7](https://www.planningportal.co.uk/info/200187/your_responsibilities/40/other_permissions_you_may_require/7)

and [content.historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/heag040-conservation-area-designation-appraisal-and-management.pdf/](https://content.historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/heag040-conservation-area-designation-appraisal-and-management.pdf/)

### LOCAL LISTS

Local councils can compile lists of buildings which add to the distinctive character of a place, or are of particular importance to a local community. There are also many undesignated heritage assets which may or may not be locally listed.

If a structure is on a local list, any works planned should enhance the value of the building, and appropriate materials and techniques should be used. Inclusion on a list does not give a structure any statutory protection. However, local councils may have additional policies regarding structural works for buildings on the list.

For example, see the Camden Council local list with details of how the list was put together. [www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/conservation-and-listed-buildings/camdens-local-list.en](https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/conservation-and-listed-buildings/camdens-local-list.en)

More information is on the Local Heritage Listing at [content.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag018-local-heritage-listing.pdf/](https://content.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag018-local-heritage-listing.pdf/)

### DESIGNATED STRUCTURES

Having a listed structure that has been recognised by Heritage England as of being national, or even local significance, can strengthen a case for restoration with funders and stakeholders, as restoration will help to conserve and protect the structure.

Conversely, if intentional or unintentional damage is inflicted on a heritage asset, this may not only have legal implications, but could damage a group's reputation in the eyes of bodies such as Historic England, and key funders such as National Lottery Heritage Fund. There is also the chance that a prosecution for wilful destruction or damage to a listed structure will be sought. Therefore, it is crucial that contact with the appropriate governing body should be made early in the process, since its support and input is invaluable.

It is important to establish what is listed, as it is potentially a criminal offence to fail to apply for listed building consent when it is required. Cases of doubt should be explored with the planning

department of the local authority. Listed buildings are recorded in Historic England's database at [www.historicengland.org.uk/listing/the-list](http://www.historicengland.org.uk/listing/the-list)

If you have a listed structure, then applying for listed building consent is required before any works are undertaken. The controls apply to any works for the demolition of a listed building, or for its alteration or extension, which is likely to affect its character as a building of special architectural or historical interest.

When preparing to apply for listed building consent it is important to note that the term 'listed building' includes:

1. the building itself
2. any object or structure fixed to it
3. any object or structure that has been within the curtilage (the area of land attached to, and forming one enclosure) since 1948.

Submission of planning applications may be made either by hard copy or electronically to every local authority, via the Planning Portal [www.planningportal.co.uk/info/200187/your\\_responsibilities/40/other\\_permissions\\_you\\_may\\_require/15](http://www.planningportal.co.uk/info/200187/your_responsibilities/40/other_permissions_you_may_require/15)

## NON-DESIGNATED STRUCTURES

Non-designated heritage structures may also be of value. Although they are not legally protected, they are part of the heritage of a waterway, and an effort should be made to protect them. As well as being important in their own right, they can also be affiliated to designated structures.

Structures which are not listed should be treated with sensitivity. It is important that time is taken to consider the significance of a structure and to ensure that works are carried out using the correct materials.

## SETTING

The setting of a heritage asset is also important. Setting is not a heritage designation. Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is important to the understanding of the potential impact and acceptability of development proposals. The careful management of change within

the surroundings of heritage assets therefore contributes greatly to the quality of the places in which we live.

Historic England's free guidance on the setting of heritage assets can be seen at [www.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets](http://www.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets)

It is worth noting that works may still require planning permission. More information is on the planning portal at [www.planningportal.co.uk/info/200125/do\\_you\\_need\\_permission](http://www.planningportal.co.uk/info/200125/do_you_need_permission)

## HERITAGE CRIME

Heritage crime is 'any offence which harms the value of England's heritage assets and their settings to this and future generations' (Taken from Historic England website). This includes Listed Buildings, Scheduled Monuments, Conservation Areas and undesignated but acknowledged heritage buildings and sites. Some of these are protected by specific criminal offences to prevent harm caused by damage and unlicensed alteration. This is why it is important to know the structures along the route of a waterway, to seek professional guidance and to start consulting with local authorities early. If damage does occur to a heritage structure, the Alliance to Reduce Crime against Heritage (ARCH) can be contacted. In the first instance, contact 101 for a specialist in heritage crime.

## REGULATORS

**The United Nations Educational, Scientific and Cultural Organization** - Seeks to encourage the identification, protection and preservation of cultural and natural heritage which is considered to be of outstanding value to humanity.

**Historic England** - Statutory advisor and a statutory consultee on all aspects of the historic environment and its heritage assets in England.

**CADW** - The Welsh Government's historic environment service, charged with protecting the historic environment of Wales. It is responsible for identifying and designating historic assets of national importance and supporting the conservation and effective management of them.

**Local Authorities** - Responsible for granting listed building consent and have a duty to preserve and enhance the historic environment.

# 5. PLANNING INTO HERITAGE RESTORATION

## INTEGRATION OF THIS GUIDE WITH THE RESTORATION WORK STAGES

This chapter demonstrates how heritage management links with the Restoration Work Stages developed by the Trust and IWA. An overview of the action to be taken is provided in the flowchart below.

### Strategic Definition: Strategic appraisal of the site setting

Identify and compile a brief history of the built heritage and features of the waterway. Include any special features, for example bollards, lock gearing, mileposts, etc. Mark these on a map and take photos.

### Scoping and Evaluation: Scoping assessment of the heritage structures, constraints and opportunities

Carry out an assessment of the historic environment by identifying archaeology, history and heritage. Record the structures and identify listed, or scheduled monuments. Informal discussions with Historic England/CADW and local councils should take place during these early stages. Ascertain the value and significance of the heritage.

### Initial Design: Comprehensive assessment of the heritage and constraints

Condition survey – ascertain what works are needed and establish if further investigation is required. Consult with stakeholders regarding plans. Approach Historic England/ CADW and local councils with more detailed ideas and plans for work.

### Planning project delivery

Where does the restoration of heritage assets fit within the delivery of your restoration strategy? Are there works needed to conserve the heritage while other restoration works are completed?

#### Major heritage works

#### Minor heritage works

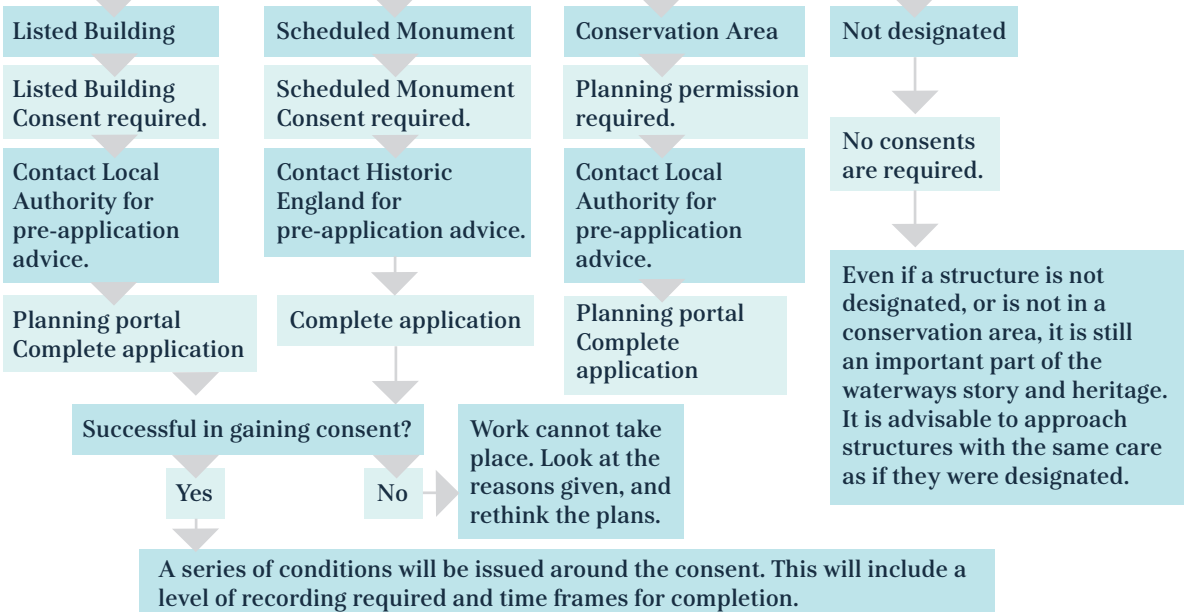
### Developed Design: Major heritage restoration projects

Detailed design for restoration, with ongoing consultation with stakeholders. For major heritage restoration projects, prepare initial restoration proposals. Discuss plans with funders.

### Detailed technical design and major funding

Detailed technical designs. Submit planning consents and listed building or scheduled monument consents as required.

Are any of the structures listed/scheduled or does the route run through a conservation area?



### Construction: restoration/conservation

Ensure that contractors and volunteers are aware of the heritage issues and that people with the correct skills are on site. Also, ensure that the work is carried out with the right tools and materials, and that any planning or regulatory conditions are met. On wider works, focus on managing and controlling the risk of harm to the heritage structures.

### Handover, Use and Aftercare: Maintenance and sustainability

Review management plans to keep the heritage structures in good condition. Carry out annual inspections.

## 6. STRATEGIC APPRAISAL OF YOUR HERITAGE ASSETS

Identifying heritage structures along a waterway is the first step, not only in understanding the heritage, but in planning for a sustainable future use. Recording these structures is important, as early observations will influence the preparation of a scheme of conservation and repair.

Having a thorough understanding of the assets on a waterway is essential for identifying funding opportunities that may present themselves, as this exercise helps to focus minds on the structural work required.

Recording the assets also documents the history by confirming the state the asset is in now, as well as providing a base dataset which can underpin any further studies which may be required.

When visiting a site to record the structures along a waterway, bear in mind health and safety concerns and the rights and sensitivities of landowners.

### HOW TO RECORD

A basic record should capture the current state of a structure which includes any newer repairs. The record could include the following:

- Photography is often a more efficient way of capturing data than either written records or drawings. A series of photos, showing a few angles and particularly any areas in need of obvious repair, is useful.
- A written account could include the following information: the type of structure; location; the materials used; listed/local list status and a comments section. This could be shown

in a simple table. Please see the Droitwich Canals example at <https://canalrivertrust.org.uk/media/original/32186-heritage-survey-for-droitwich-canals.pdf?v=6e4467>

- Prepare a sketch map showing the location of significant structures and points of interest.

For more information on recording heritage structures, see the Historic England guide on 'Understanding Historic Buildings' at [content.historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings.pdf](https://content.historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings.pdf)

Any listed structures should be noted when recording.

This information is readily available and a search can be made on Historic England's website. At the recording stage of the project, a search of the Historic England database might be sufficient. However, at the start of developing detailed plans for restoration it is essential that a suitably qualified person performs a rapid assessment that identifies the following:

- Heritage designations, for example Listed Buildings, etc.
- Archaeological designations, for example local authority based Historic Environment Record (HER) registered sites, which may be non-statutory but can still require investigation.
- Non-statutory heritage, for example local listings, or items recorded in the British Waterways Architectural Heritage Survey.

It is important that an asset is not missed.



Volunteers recording blacksmiths tools at Ellesmere Yard in 2012

## RECORDING ARCHAEOLOGICAL SITES

The level of investigation will depend on the site and the nature and extent of any intended work. This should be performed by an archaeologist who is a member of the Chartered Institute for Archaeologists (CIFA) [www.archaeologists.net](http://www.archaeologists.net) and may propose further archaeological investigations and recording (for example, evaluation by trial trenching, watching brief, full excavation). For complex sites this work may be undertaken together with a conservation statement or conservation management plan.

## UNDERSTANDING SIGNIFICANCE

To protect and make the most of the heritage of a waterway, it is crucial to have a detailed knowledge and an understanding of a historic site or structure and its issues. 'This is fundamental to any decision about its future use' (Heritage Works - Historic England).

Once the heritage assets on a waterway have been recorded, then it is possible to begin to understand their individual value and the impact they can have on the development of a project. Information from this assessment should help when making decisions about how the site or project will be managed.

## HERITAGE APPRAISAL

This assesses the work you are proposing to do. It is an opportunity to think about the following:

1. What is the need for the new work? (Through an access audit or a business case, for example).

2. What are the heritage benefits of the new work? (for example, for the asset or for the community).
3. Could your project also harm the asset or put it at risk?
4. What can be done to avoid potential risks to the asset?
5. Is the site understood well enough to make an informed decision?

## HERITAGE ASSESSMENT

A heritage assessment (sometimes referred to as a heritage study or heritage survey) is an in-depth analysis of the significance of a heritage site or structure in its wider historical context. A heritage assessment also makes practical recommendations for managing and conserving heritage elements. Depending on circumstances, it should include all or some of the following:

- documentary research – using primary and secondary records, maps and surveys
- photographs of the site and its setting
- fieldwork records
- site surveys
- plans showing phasing and zoning of the site
- an assessment of significance
- recommendations for any further work

Heritage assessments will usually be prepared in advance of development works.

## STATEMENT OF SIGNIFICANCE

A Statement of Significance is a detailed description of the development of a building and its life. It is factual, making an objective and informed assessment of the relative merits or 'significance' of aspects or features. The National Planning Policy



Framework defines significance as, ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. A Statement of Significance is required when an application affects a heritage asset, namely, listed buildings; buildings in conservation areas; locally listed buildings; registered historic parks or archaeological sites; and any proposal affecting the setting of any of the above.’

The National Planning Policy Framework (March 2012, para 184) states:

‘In determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.’

In general it should:

- Set out details of the history and development of the asset, using photographic, mapped, archival and fabric evidence.
- Be accompanied by a photographic record, showing the site context and spaces and features which might be affected by the proposal, preferably cross-referenced to survey drawings.
- Include an assessment of the archaeological, architectural, historical or other significance of the asset (see the table below).

It will also usually be necessary to include an assessment of the impact of the proposed works on the significance of the asset, and a statement of justification for those works, together with details of any mitigation measures proposed.

Value	Definition	Example
Historical	How does the waterway fit into history and what is of special historical interest about your waterway? Historical value can be illustrative or associative.	Links with Industrial Revolution. First canal built. Unique style of lock or famous/notable people connected with your waterway. Unusual architecture. Past human activity.
Evidential	‘Evidential value derives from the potential of a place to yield evidence about past human activity’ (Historic England).	This generally refers to what can be learned from the physical structure/construction/design of a building or structure. Documentary evidence such as archives, photos etc. The physical arrangement of buildings as evidence of past activity/technologies. Or archaeological evidence either from evidence of historic repairs and alterations in the built fabric, or buried archaeological material, ruins etc.
Communal	Communal value has a lot in common with aesthetic value and associative historical value, but is more concerned with the collective ‘sense of place’ associated with a heritage asset, such as what is it about a place that brings people together. This can be memorial, spiritual, symbolic or emotional.	
Aesthetic	Visual qualities – what makes the waterway look attractive or appealing?	This could be a beautiful idyllic landscape, or a scene invoking memories of our industrial past. People draw sensory and intellectual stimulation from a place.





## DROITWICH CANALS

The Droitwich Barge Canal and Droitwich Junction Canal have been opened since 2011, after years of hard work by the Droitwich Canals Trust, local volunteers, the Inland Waterways Association and British Waterways (now Canal & River Trust).

During the project, which included careful restoration of nine broad locks, efforts were made to ensure the heritage of each canal was enhanced and preserved. This was completed through producing relevant protective documents:

- In 2000, a simple Heritage Survey was carried out in which the following were recorded for each structure: structure type, location, construction, British Waterways (BW) designation, comments. A photo of each structure was also used to record the current state of the structure. The document can be viewed here <https://canalrivertrust.org.uk/media/original/32186-heritage-survey-for-droitwich-canals.pdf?v=6e4467>
- In 2009, a Conservation Management Plan was produced. This set out the broad framework for the long-term conservation-led management of the Droitwich Canals. The document can be viewed here <https://canalrivertrust.org.uk/media/original/32187-conservation-management-plan-for-droitwich-canals.pdf?v=3a050f>
- A Works Information Package was produced, which detailed the access to site and any constraints, a full list of the works to be undertaken and materials to be used. The information package for lock 7 is available here <https://canalrivertrust.org.uk/media/original/32188-works-information-package-for-lock-7-on-the-droitwich-canals.pdf?v=b86414>

## CONSERVATION STATEMENT

This sets out what is known about the site now, and is the next step on from appraising the heritage. It should address issues such as key features, significance, main conservation issues, outline policies and further actions required. It may be that your group has part of the information already. If not, it is fairly straightforward to carry out a survey on the features that you have. See this example <https://canalrivertrust.org.uk/media/original/32186-heritage-survey-for-droitwich-canals.pdf?v=6e4467>

This information forms the bare bones for the Conservation Management Plan.

## CONSERVING AND PROTECTING YOUR HERITAGE: PLANNING FOR SUSTAINABLE MANAGEMENT

Taking care to understand heritage assets is one of the six principles set out by Historic England and CADW for the sustainable management of the historic environment in England and Wales.

The six principles are:

- Historic assets will be managed to sustain their value.
- Understanding the significance of historic assets is vital.
- The historic environment is a shared resource.
- Everyone will be able to participate in sustaining the historic environment.
- Decisions about change must be reasonable, transparent and consistent.
- Documenting and learning from decisions is essential.

Sustainable management of a place begins with understanding and defining how, why, and to what extent it has cultural and natural heritage values: i.e., its significance. Communicating that significance to everyone concerned, particularly those whose actions may affect it, is then essential if all are to act with awareness of its heritage values. Only through understanding the significance of a place is it possible to assess how the qualities that people value are vulnerable to harm or loss. That understanding should then provide the basis for developing and implementing management strategies (including maintenance, cyclical renewal and repair) that will best sustain the heritage values of the place in its setting. Every conservation decision should be based on an understanding of its likely impact on the significance of the fabric and other aspects of the place concerned.

Each of the conservation principles is fully explained in: Conservation Principles, Policies and Guidance at

[content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/](https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/)

## CONSERVATION MANAGEMENT PLAN

A Conservation Management Plan should look in detail at ensuring the future viability and sustainability of a heritage site, before any major decisions are made. It is used to persuade others that a heritage site can and should be conserved. It sets down the values of the site and what makes the place special. A timescale for implementation and review of the plan is also written. It is beneficial to use a qualified person to help with this part of the process to ensure that the necessary steps have been taken. Showing this evidence to funders can also provide funding opportunities, as it shows that the complexity of a site and the best way to manage it has been considered. In short, it is a single plan which provides a strategic overview.

(National Lottery Heritage Fund) Conservation plan guidance can be viewed at [www.hlf.org.uk/conservation-plan-guidance](http://www.hlf.org.uk/conservation-plan-guidance)

## WRITING A BRIEF FOR A CONSULTANT

When commissioning a conservation management plan or heritage appraisal, it is essential to prepare a thorough brief. This will help you to scope the project and control costs, quality and timescales. A brief should explain exactly what you need for your site and how detailed it should be.

The choice of a consultant needs some thought. It is important that the consultant is accredited (IHBC, ICE, CIWEM, CIFA etc). Be sure that the person providing the advice understands your situation and requirements. It is worth engaging a consultant with experience in waterway restoration, as this is a complex field. IWA guidance can be viewed at [www.waterways.org.uk/pdf/restoration/trh\\_managing\\_consultancies](http://www.waterways.org.uk/pdf/restoration/trh_managing_consultancies)

## PREPARING FOR WORKS

Before any scoping begins on the technical details of the conservation work, it is of vital importance that the structure is understood (see earlier flow chart) as this will dictate how a project proceeds.

While it may be time consuming, it is important to demonstrate that the correct procedures have been followed and that the right precautions have been taken. An understanding of the materials used and an awareness of the significance of the structure will help to ensure that the works are sympathetic.

Including sufficient lead time for necessary heritage consents to be obtained can take up to 15 weeks for certain sites, so heritage advice should be sought at an early stage.

More detail on project planning can be found here: <https://content.historicengland.org.uk/images-books/publications/morphe-project-managers-guide/HEAG024-MoRPHE-Managers-Guide.pdf>

Details of Planning Services at Historic England can be viewed at [www.historicengland.org.uk/services-skills/our-planning-services](http://www.historicengland.org.uk/services-skills/our-planning-services)

## 7. WORKS ON HERITAGE STRUCTURES – SOME CONSIDERATIONS

Conserving heritage assets during a restoration project, and ensuring that the heritage values, as identified in the statement of significance, are not lost, is a key part of the process.

### ARCHAEOLOGY

You may need to work with archaeologists during your restoration project. In general, the following may need archaeological recording: works to listed buildings or scheduled monuments; works to a site registered on a Historic Environment Record (HER); works requiring planning permission. The level of investigation will depend on the extent and nature of any intended work. Please be aware that not carrying out an archaeological survey in a timely manner can delay your project further, and may cause damage to potentially important archaeology.

### VEGETATION MANAGEMENT

Vegetation which has taken a hold on a heritage structure will often need to be cleared so that the public can access the structure, and before works can begin properly.

Firstly, it is wise to consider if removal of the vegetation is necessary as it may protect the structure from the elements, or the roots may be holding the masonry in place. Where removal of vegetation might cause damage to masonry, it may be favourable to leave the plant(s) in place. Alternatively, it may be better to spray the vegetation to avoid causing damage to the structure. A licence may be required for this activity.

Removal of vegetation may be necessary to prevent damage from woody plants which can cause structures to crumble, or to clear areas for recording or de-vegetating in order to allow consolidation to take place. However, consideration should be given to the fact that many plants which grow on walls cause no damage, can have considerable ecological value and might also add to the visual aspect of the wall.

If removal is decided upon, then care should be taken not to damage the stonework or brickwork. Furthermore, take into account the best time of year to carry out vegetation management, for instance, when some of the growth has died back. Before plants are removed, the site will also need to be checked for nesting birds.

More information about the use of herbicides in or near water can be found at <https://www.gov.uk/government/publications/application-to-use-herbicides-in-or-near-water>

### ENVIRONMENTAL FACTORS

A variety of protected animals and plants occur in structures along the canals and on land (including towpaths) surrounding the canals. Repairs may need to be sensitive to what is already living there, and the timing of work is important. For instance, to avoid nesting birds it is advisable that any vegetation management works are scheduled in the winter period and, if needed, vegetation management should be carried out well in advance of projects to prevent delays and concerns.

**Bats:** In England and Wales, all bat species are fully protected under the Wildlife and Countryside Act 1981 (as amended), and Schedule 2 of The Conservation of Habitats and Species Regulations 2010 (as amended) making them European Protected Species.

**Birds:** All wild birds, their nests and eggs are protected by law. Nests can be discrete, out of sight within a tree cavity, a built structure or in dense vegetation. Most birds nest between early March and late September.

It is against the law to disturb bats or nesting birds. If either are found on a structure you are working on, work should stop immediately. The potential for protected species being present should be considered while works are being scoped.

For more information on managing the environment, see the Environmental Framework for Waterway Restoration Projects in England and Wales at [canalrivertrust.org.uk/media/original/27629-environmental-framework-document.pdf](https://canalrivertrust.org.uk/media/original/27629-environmental-framework-document.pdf)

Natural England's guidance on 'Wild birds: surveys and mitigation for development projects' can be viewed at [www.gov.uk/guidance/wild-birds-surveys-and-mitigation-for-development-projects](http://www.gov.uk/guidance/wild-birds-surveys-and-mitigation-for-development-projects)

## RESTORING A BUILDING SYMPATHETICALLY

Breathing life into a historic building is a delicate balance between finding a feasible and suitable use for it without having a negative impact on the conservation value of the very building you are trying to save.

There are numerous innovative ways in which you can look after the value of your heritage asset, revitalizing and giving a new use to your structures, while simultaneously keeping all the heritage values intact. Completing works to designated assets without acquiring the necessary consents can have serious repercussions.

It is critical to find a building 'a viable economic future use'. Ideally, you would like to acquire a building which, in time earns enough income to pay the maintenance costs.

When considering options for use, early contact with advisory bodies, such as Historic England and the local planning authority, is recommended.

Industrial heritage buildings can be perfect for modern uses, which may be different from the structure's original use. A pragmatic view of the importance of heritage should be taken, and a balance must be struck between development and conservation. Adaptive re-use, alteration and occasional demolition may be necessary to deliver successful development.

IWA's Heritage Policy and Briefing Notes can be viewed at [www.waterways.org.uk/information/policy\\_documents/heritage\\_policy](http://www.waterways.org.uk/information/policy_documents/heritage_policy)

## BRIEF TECHNICAL ESSENTIALS

Detailed below are some facts to be aware of when working with stonework, brickwork and lime mortar.

### Stonework

Certain types of stone and mortar can deteriorate over time either because they are more susceptible

to the elements or as a result of inadequate maintenance.

If replacement stones are needed they should be cut similarly to existing ones. Obtaining a good match is very important. Do not use sandstone on limestone as it will have a severe impact on the limestone. Stones must be the right size and have the right dressing. You can send a sample to the National Stone Centre who carry out stone sourcing and matching. Do not assume that a local quarry will be the best source.

National Stone Centre:

<http://www.nationalstonecentre.org.uk/services>

Sourcing Stone for Historic Building Repair, Historic England: <https://content.historicengland.org.uk/images-books/publications/sourcing-stone-for-historic-building-repair/heag097-sourcing-stone-for-historic-building-repair.pdf>

### Brickwork

Waterways often contain historic brick structures or buildings. Decay of the bricks can be caused by persistent dampness, frost and soluble salts. On a waterway that has been out of use for a number of years, it is likely that organic growth such as algae and moss may have started to spread on the brickwork. This growth can block the pores in the brickwork, preventing evaporation, and so increasing the possibility of a salt or frost attack.

Faults in mortar can cause damage to a brick structure. For instance, the mortar used for bedding or pointing must have a low enough density to allow slight movements. If voids are left behind the mortar, or repointing is too finely applied, this will encourage water ingress.

It is best practice in heritage conservation not to use reclaimed bricks unless their origin is assured. This is for a number of reasons: Firstly, reclaimed bricks can actually be more expensive than new ones. Also, it may be impossible to know where they came from originally and therefore difficult to ascertain if they are suitable for outdoor use. It is also unlikely to achieve a match or it may be that the bricks initially seem to match but further down the pallet they do not. Furthermore, reclaimed bricks can have an impact on the aesthetics of the structure or they may contain pollutants.

A brick supplier may visit the site and match bricks for you. Possibly you will need something bespoke as strength, length, width, texture and colour all

need to be correct. There can be a long lead time for bespoke bricks, maybe up to 16 weeks.

Furness Bricks: [www.furnessbrick.co.uk](http://www.furnessbrick.co.uk)

Ibstock Brick: [www.ibstock.co.uk](http://www.ibstock.co.uk)

### Lime mortar

Lime mortar has been used since pre-Roman times as a binder for brick and masonry construction. The correct material for repair work to historic fabric on heritage structures is usually a lime-based mortar. While cement is ideal for use in a modern construction, it can cause lasting damage to historic fabric. Lime allows structures to breathe and move. If cement is used for repair it may be incapable of moving in harmony with the rest of the structure. This will inevitably cause stress and cracking in the area worked on, as well as in the lime construction in the surrounding area.

It is advisable to have training in the use of lime mortar. Suitable protective clothing must be worn as lime is hazardous. Hence it is wise to seek expert advice.

In order to match a new mortar with an existing one it may be necessary to take a sample for mortar analysis. For general building work, lime mortars should contain well graded sand with a range of particle sizes.

## TOP TIPS

- If the structure to be repaired is made from stone, lime mortar is the default and generally the right choice.
- If the structure to be repaired is made from brick, it is more difficult to give a hard and fast rule. For example, in a lock that has been refaced using engineering brick, repairs may be made using cement mortar, but if original handmade bricks are in situ, lime must be used.
- Anything repaired below the low water line can usually be made with cement. If there are any softer bricks in situ, then lime should be used.
- Sufficient time needs to be allowed for lime mortar to dry, and the mortar needs to be protected while curing. Lime should ideally be used during the spring and summer months, as damp conditions coupled with low temperatures will increase the setting time.

## HAZELHURST HUT – TECHNICAL WORKS

These small and extremely modest shelters provide somewhere for the local canal workers to store some kit and materials, to escape the weather, to light a fire and perhaps cook some breakfast.

The lengthsman's hut on the Caldon Canal at Hazelhurst middle lock dates from the mid-1800s. Unfortunately, the hut was poorly repaired in the 1950s or 60s with a cement render that was coated onto the elevation facing the canal. This cement render was causing damage to the brickwork and had started to flake off, making the building extremely unsightly.

To protect this important heritage asset, Terrence Lee, a heritage brickwork specialist, gave some practical on the job training to a group of volunteers who spent a week in September 2015 restoring the building to its former glory. The original plan was to remove the cement render with mallets and chisels and then to reapply a lime-based render that would allow the building to breathe. However, due to the hard and careful work of the volunteers, the brickwork was in a surprisingly much better condition once the cement had been removed.

An on-site decision was made not to re-render the building but instead to consolidate the brickwork and restore the building to its original appearance. The team removed damaged bricks, turning them round or replacing them with matching bricks. There were also 'plastic' repairs to slightly damaged brickwork using natural ochres and a lime mix, traditional hemp caulking around the door frame and pointing using lime mortar.

The finished work has transformed what had become a somewhat unsightly feature into an attractive heritage asset beside the grade II-listed middle lock.



Hazelhurst Hut



Bridge 70, Uttoxeter Canal

## CASE STUDY: BRIDGE 70, UTTOXETER CANAL

Bridge 70, the only remaining bridge over the Uttoxeter Canal, has been repaired by a team of volunteers from Caldon & Uttoxeter Canals Trust and IWA's Waterway Recovery Group, after successfully securing funding from the Heritage Lottery Fund. The towpath has been improved to create a pleasant walk from the old railway. More than 100 people were involved in the repair, with a total of nearly 700 volunteer hours.

IWA's honorary engineers worked with Caldon & Uttoxeter Canals Trust to draw up the specification of work needed for the bridge restoration, while volunteers from IWA's Waterway Recovery Group organised four Canal Camps to manage the

encroaching woodland around the bridge, repoint the stonework, install drains and a waterproof membrane, and relay the top surface.

Caldon & Uttoxeter Canals Trust worked to conserve the bridge sensitively. New stone for the repair came from Hollington Quarry, from which it is believed the material for the original bridge was sourced. The parapets were shaped and installed by a local stonemason, with Canal & River Trust providing advice on lime mortar.

The bridge was completed in September 2016. Plans are now in place to carry out works to Crumpwood Weir, and to clear vegetation from Carrington's Lock. Caldon & Uttoxeter Canals Trust is also working on the sections of canal that link these sites.

## 8. CONCLUSION

It is important to record and to be aware of any heritage structures along the route of the waterway. Heritage structures come with legal and moral responsibilities, which can lead to serious consequences. For instance, if work is carried out to a Listed Building without receiving Listed Building consent, this can have legal implications. Seeking help from someone with the necessary professional skills is therefore highly recommended.

Heritage structures can offer a huge advantage to a project, and can bring a range of benefits and they help to strengthen the argument for restoration of a waterway. Restoration projects can offer a chance

for people to view a crucial part of our industrial heritage. They can also be a useful base for developing an attraction and a place that the local community can visit and enjoy.

Furthermore, historic buildings offer a powerful way in which to engage with local communities and bring them together through a sense of a shared past. This can be expanded into educational opportunities for schools, colleges and the public through development of appropriate interpretation materials.

Regenerating heritage can be complex, but it is also a rewarding project for a community.

## 9. APPENDIX

### HISTORIC ENGLAND CONTACT DETAILS

London	4th Floor, Cannon Bridge House, 25 Dowgate Hill, London, EC4R 2YA - 0370 3330607 For general queries concerning grants, Listed Building Consent, Scheduled Monument Consent, planning applications and heritage at risk, please contact <a href="mailto:london@HistoricEngland.org.uk">london@HistoricEngland.org.uk</a> For advice relating to planning policy matters, including Local Plans, please contact <a href="mailto:londonplanningpolicy@HistoricEngland.org.uk">londonplanningpolicy@HistoricEngland.org.uk</a> For any queries relating to the Greater London Historic Environment Record, please contact <a href="mailto:glher@HistoricEngland.org.uk">glher@HistoricEngland.org.uk</a>
East Midlands	2nd floor, Windsor House, Cliftonville, Northampton, NN1 5BE - 01604 735460 <a href="mailto:eastmidlands@HistoricEngland.org.uk">eastmidlands@HistoricEngland.org.uk</a>
East of England	Brooklands, 24 Brooklands Avenue, Cambridge, CB2 8BU - 01223 582749 <a href="mailto:eastofengland@HistoricEngland.org.uk">eastofengland@HistoricEngland.org.uk</a>
North East	Bessie Surtees House, 41-44 Sandhill, Newcastle-upon-Tyne, NE1 3JF - 0191 2691255 <a href="mailto:northeast@HistoricEngland.org.uk">northeast@HistoricEngland.org.uk</a>
North West	3rd floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW - 0161 2421416 <a href="mailto:northwest@HistoricEngland.org.uk">northwest@HistoricEngland.org.uk</a>
South East	Eastgate Court, 195-205 High Street, Guildford, GU1 3EH - 01483 252020 <a href="mailto:southeast@HistoricEngland.org.uk">southeast@HistoricEngland.org.uk</a>
South West	29 Queen Square, Bristol, BS1 4ND - 0117 9751308 <a href="mailto:southwest@HistoricEngland.org.uk">southwest@HistoricEngland.org.uk</a>
West Midlands	The Axis, 10 Holliday Street, Birmingham, B1 1TF - 0121 6256870 <a href="mailto:west.midlands@HistoricEngland.org.uk">west.midlands@HistoricEngland.org.uk</a>
Yorkshire	37 Tanner Row, York, YO1 6WP - 01904 601948 <a href="mailto:yorkshire@HistoricEngland.org.uk">yorkshire@HistoricEngland.org.uk</a>

### USEFUL RESOURCES

- Conservation Area Designation, Appraisal and Management [content.historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/heag040-conservation-area-designation-appraisal-and-management.pdf](http://content.historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/heag040-conservation-area-designation-appraisal-and-management.pdf)
- Conservation Principles, Policies and Guidance [historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment](http://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment)
- Heritage Works: The use of historic buildings in regeneration [historicengland.org.uk/images-books/publications/heritage-works](http://historicengland.org.uk/images-books/publications/heritage-works)
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets [historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets](http://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets)
- HLF Conservation plan guidance [www.hlf.org.uk/conservation-plan-guidance](http://www.hlf.org.uk/conservation-plan-guidance)
- New ideas need old buildings [www.hlf.org.uk/new-ideas-need-old-buildings](http://www.hlf.org.uk/new-ideas-need-old-buildings)
- Planning policy Wales (Chapter 6 - Conserving the Historic Environment) [gov.wales/docs/desh/publications/160104ppw-chapter-6-en.pdf](http://gov.wales/docs/desh/publications/160104ppw-chapter-6-en.pdf)
- Planning portal website [www.planningportal.co.uk](http://www.planningportal.co.uk)
- Principles of Selection for Listing Buildings [www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/137695/Principles\\_Selection\\_Listing\\_1\\_.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/137695/Principles_Selection_Listing_1_.pdf)
- Sourcing Stone for Historic Building Repair, Historic England [content.historicengland.org.uk/images-books/publications/sourcing-stone-for-historic-building-repair/heag097-sourcing-stone-for-historic-building-repair.pdf](http://content.historicengland.org.uk/images-books/publications/sourcing-stone-for-historic-building-repair/heag097-sourcing-stone-for-historic-building-repair.pdf)
- Understanding Historic Buildings, Historic England [content.historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings.pdf](http://content.historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings.pdf)
- Value and benefits of heritage, National Lottery Heritage Fund [www.hlf.org.uk/values-and-benefits-heritage](http://www.hlf.org.uk/values-and-benefits-heritage)



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