



# What have Conservation Architects ever done for us?

What is a Conservation Architect?

Why Engage A Conservation Architect

Walking Through The Process – High Street Tenement

## What is a Conservation Architect?

- **A Registered Architect** - who has attained RIAS Conservation Accreditation through the submission of relevant case studies, CPD records over 5 years and a short essay on their approach to Conservation



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- **RIAS Accreditation** - the Royal Incorporation of Architects in Scotland has offered Accreditation in Building Conservation since 1995. "Conservation Accreditation demonstrates that architects are suitably qualified to act as the lead professional in grant aided conservation work", such as the scheme administered by Perth and Kinross Heritage Trust.



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- **The purpose of this Accreditation Scheme** - is to recognise expertise and confirm to fund-providers (like PKHT) and clients that an individual Chartered Architect has proven to his or her peers that they have reached a particular level of skill, competence and experience, which enables them to work on Listed Buildings, Buildings in Conservation Areas, Scheduled Monuments etc.



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- **To retain accreditation** - the architect is required to submit case studies, continuing Professional Development records and a short summary of their own approach to Conservation work to RIAS Conservation Panel every 5 years for assessment.

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- **What does this bring to the process** - Clients get the benefit of the CA's continual updating and improvement in their knowledge base regarding best practice and continuing practical experience over the intervening 5 year period. This is important as the Fund giving authorities also update their requirements in terms of the level of specification they want to see.



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PERTH & KINROSS HERITAGE TRUST  
PCHF 2018-2021  
GRANT GUIDELINES AND SUMMARY OF STANDARD CONDITIONS  
September 2018



**1.0 BACKGROUND**





1.1. Through the Perth City Heritage Fund (PCHF), Perth & Kinross Heritage Trust (PKHT) administers grants on behalf of the Scottish Government with funding made available through Historic Environment Scotland (HES). PCHF Grants are awarded to owners or guardians of historic buildings (listed and non-listed) located within the Perth Central and Kinross Conservation Areas to assist with appropriate repairs to the historic fabric of their properties. The PCHF is provisioned through the Scottish Government's Historic Scotland Culture and Heritage Infrastructure Scheme 2014-2020 (SA41194) and is part of Perth and Kinross Council's regeneration strategy.

1.2. Grants are considered within specified themes which are intended to focus the priorities of the PCHF. Suitable projects which meet the principle objectives of the scheme but do not fit neatly into one of the themes will also be considered.

MAJOR GRANTS	THEME
	Comprehensive repairs to historic tenements
	Repairs to historic buildings used or owned by local charities
	Unused or under-used historic buildings, usually in single ownership, being brought back into use
SMALL GRANTS	THEME
	Repair of historic windows (or reinstatement)
	Repair of decorative and leaded glass
	Repair or full reinstatement of an historic shop front
	Repair of individual critical elements e.g. rainwater goods, chimneys, common closes, door cases, masonry, leadwork
	City of Light Grant
ENVIRONMENTAL ENHANCEMENT	THEME
	Small items of public realm e.g. repair or reinstatement of vennel setts/slabs, particularly around grant assisted projects
	Signage e.g. painted signwriting, projecting shop signs etc
	Sculpture, gates, decorative rainwater hoppers etc
	Other items of historic significance, artistic or technological impact, indeterminate ownership, or additions to other grants which will add impact to the completed project.

1.3. All grants are offered entirely at the discretion of PKHT's Board of Trustees and in accordance with HES's contractual conditions of grant.

1.4. PCHF grants are awarded for eligible works to historic buildings that will contribute to the economic growth of the city and surrounding area through re-using vacant properties or

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## Why Engage a Conservation Architect for your building?

- Reason No. 1 - HES advise clients, through the regional funders like PKHT, to seek the appointment of a Conservation Architect. Depending on the size of the project, this may well be a condition of obtaining a grant. Most projects associated with HES funding are driven by a Conservation Architect -

*“Under grant assisted schemes, a higher standard of work is required. This means utilising traditional materials, craft skills and construction techniques found in the original building. As a result, applicants should seek to appoint a **Conservation Accredited professional adviser** to develop proposals”.*

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HISTORIC  
ENVIRONMENT  
SCOTLAND

ÀRAINNEACHD  
EACHDRAIDHEIL  
ALBA

## ADVISORY STANDARDS OF CONSERVATION AND REPAIR FOR THE HISTORIC BUILDING ENVIRONMENT IN SCOTLAND

### 1. INTRODUCTION

- 1.1 These Advisory Standards of Conservation and Resilience are intended to assist in the execution of works to historic and traditional buildings in Scotland. It is important that the scheme reflects the cautious, studied approach set out in various international conservation charters. In particular, the cultural significance of the building should not be compromised and the work should retain as much historic and original fabric as possible by minimising interventions. Works to the existing fabric should adopt the traditional materials, craft skills and construction techniques found in the original building.

Note that requirements for Repair Grant Funding, Scheduled Monument Consent, Listed Building Consent, Planning Permission and Building Warrant procedures are entirely separate systems. Works to underground services and to the wider external landscaping require assessment to retain significant archaeological features. This may also affect site facilities required to carry out the works. It should be understood that any proposals to alter any part of the building or affect its significance may require separate consent such as these noted and that these consents do not necessarily mean that the proposals qualify for grant funding. Under grant aided schemes a higher standard of work may be required.

In order to attract grant assistance from Historic Environment Scotland the applicant's Conservation Accredited professional adviser should develop proposals to the highest standards of conservation practice. It is equally important that the subsequent works on site are also administered to high standards. Management of the works to meet the requirements of the Health and Safety legislation and organisations such as SNH and SEPA is the responsibility of the applicant, his or her contractor(s) and professional adviser(s).

These Advisory Standards are intended to be a working document reviewed on a quinquennial basis.

- 1.2 This guidance develops some of the advice given in BS7913, Conservation of Historic Buildings, Historic Scotland and Managing Change literature. This guidance can also be used to guide the repair of unlisted or traditionally built structures where best practice is sought. This advice will seek to promote durable repairs that allow the

Advisory Standards of Conservation and Resilience for the Historic Building Environment in Scotland  
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- **Reason 2 - The Historic Environment Scotland (HES) Advisory Standards of Repair**

The C.A. will have a good working knowledge of this guidance document issued by HES. This offers a good starting point regarding general Conservation guidance on areas all areas - scaffolding, rainwater goods, leadwork, roofs, walls, windows, doors, structural elements, pointing etc.

- **Reason 3 - HES Advisory Standards of Repair ALSO** acts as a reference point for PKHT when assessing Architect's drawings and specifications which will form the application for grant funding. It therefore makes sense if both Architect and Funding Authority are “singing from the same hymn sheet”.





- **Reason 4 - The Statutory Requirements for Planning, Listed Building Consent and Building Warrant** - The C.A. will have a good working knowledge of the level of information required for these, especially Listed Building Consent. If they have carried work out in your area, they will have a working relationship with the local Authority Conservation Officer through meetings and phone calls, correspondence and meetings on site.
- **Reason 5 - On Site management** – Knowledge of traditional construction. When on site, the C.A will ensure that the traditional materials specified will be used, ensuring that the owners fulfil their grant conditions.
- **Reason 6 - Adding value to your property through –**
  - Specification of robust, longer lasting traditional materials
  - The Paperwork is in place - Statutory permissions are granted – Planning, LBC and Building Warrant – and a Completion Certificate is issued.

The accumulated effect of this will value to your property if and when you decide to sell at some point in the future.

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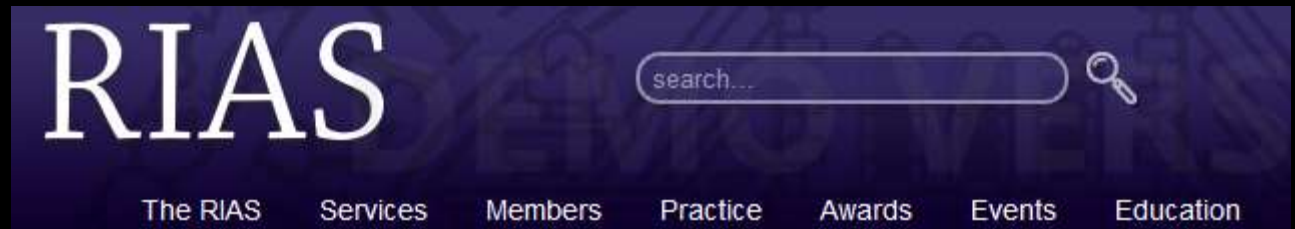
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## Walking through the Project Process – Tenement as an example

- **Initial Contact** - Client would use PKHT as the first point of contact. In all likelihood they will advise you to seek the help of a Conservation Architect if PKHT think it is appropriate for the scope of work.
- **Reasons** - the reason for Client contact may be due to enforcement action by the council, or one or two owners within the block have concerns regarding the fabric of the building and would like to form a Tenement Committee to take things forward.

## RIAS list of Conservation Architects on their website

[www.rias.org.uk/directory/conservation/](http://www.rias.org.uk/directory/conservation/)



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## To Fund Or Not To Fund –

### ASSUMING A CITY CENTRE PROPERTY IN ONE OF THE CONSERVATION AREAS

- FUNDING from PKHT – This route expects Conservation specifications, drawings and construction by the appropriate consultants to fulfil grant conditions – AND FUNDING WILL BE AVAILABLE AS A RESULT.
- NOT TO FUND – Although the building owner will not have PKHT funding conditions to comply with - if their property is listed and/or in a Conservation Area, they will still require Planning and Listed Building Consent depending on the scope of the work. This means they still have Planning and Listed Building conditions to satisfy. For example, plastic downpipes and rhones still need to be replaced with cast iron; UPVC windows will still need to be replaced by timber framed windows.
- Therefore, it makes sense to apply for a grant so that a defined percentage of the work can be paid for by PKHT.

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## Stage 1 - A CONSERVATION REPORT containing -

- **A Statement of cultural significance** – is a description of the development of the building, making an objective and informed assessment of the relative merits or 'significance' of aspects or features. The Statement will help you make informed decisions about any proposed changes.



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- **Condition survey and recommendations for repair, with assessment of urgency**  
This report will highlight areas of concern throughout the whole building fabric. It will then categorize these areas in terms of urgency and act as a brief for the scope of work to be illustrated by drawn proposals.



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- **A Conservation Management Plan** - explains how you will sustain the building's significance in any new use, alteration or repair. It states the principles by which you will manage the building and then sets out more detailed work programmes for maintenance, management, access, use or other issues. A plan helps you care for a site by making sure you understand what matters and why, BEFORE you take major decisions.
- **Submit Report to PKHT or relevant Funding Authority** - This report can be submitted to PKHT to be informally assessed at this stage with a view to establishing the level of grant funding that may be available.



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## Stage 2 - Perth and Kinross Planning and Listed Building Consents

### Consultants

The Conservation Architect will organise-  
Quantity Surveyor – budget costing  
Structural Engineer's Report if required.  
Principal Designer CDM  
Bat and Swifts Survey  
Asbestos Survey/Asbestos Removal  
Environmental Consultants/Pest Control.

**Stage 3 - P&K Council Building Warrant Stage** (depending on the extent of the work – most commonly, if structural repairs are required e.g. roof timbers)  
Conservation Architect and Structural Engineer will prepare more detailed construction drawings and specifications and submit application.

**Stage 4 - Tender/Construction drawings** (further develop detailed spec. and drawings, mortar, stone spec. – all the info a builder needs to price the project accurately).

Quantity Surveyor will issue the information to several potential Contractors and analyse the top two or three bids when they are returned.

**Stage 5 – Issue to PKHT along with PKHT application forms etc.**



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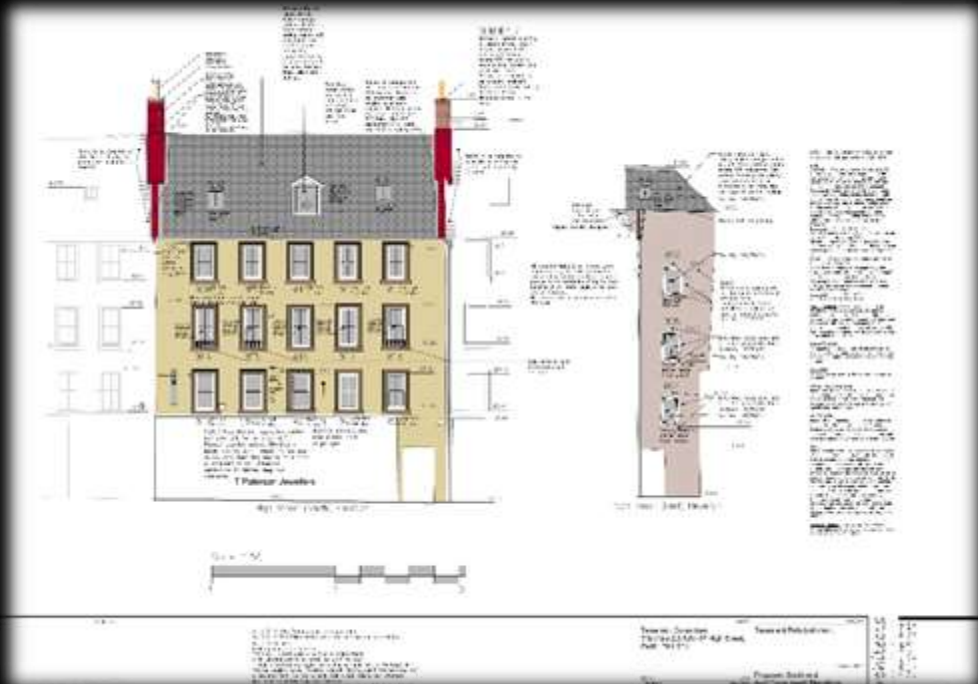
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## IN SUMMARY – Benefits Of Employing a Conservation Architect

- Clients get the benefit of the Conservation Architect's continual updating and improvement in their knowledge base regarding best practice and continuing practical experience.
- PKHT or the majority of Funding Authorities (HLF, PKHT) may require a Conservation Architect to lead the process as a funding requirement.
- Funding Authorities and Conservation Architects both use HES Advisory Standards Of Repair as a reference point. Therefore, specification and drawings prepared by CA will be in line with Funding Authority requirements, resulting in a smooth application process.
- CA will ensure Planning, Listed Building and Building Consents are obtained, ensure that details and specifications are followed on site and manage the project to completion – All adding value to your property.