MIXING USES TO MAKE HERITAGE PAY; COMMUNITY / PRIVATE SECTOR PARTNERSHIP

TREVOR OSBORNE FRICS FRSA
HISTORIC BUILDINGS

- Inevitably complex
- Vacant because of neglect by owners / public sector included
- Changes in society
- Viability of uses
- Changes in the nature of locations
- Other events eg storm damage / fire etc
WHY BECOME INVOLVED?

- It is what we do
- Vision for the future - understand and value the past
- Architectural quality proven by longevity

  Tourism   - Economic generation
  Travel    - Heritage
  Leisure   - Culture
RE-USE OF HISTORICALLY IMPORTANT BUILDINGS

- Mixed uses
- Urban Villages Forum
- The Academy of Urbanism
- Urban locations
- Restoration – re-use - new buildings
Additions and Enabling Projects
A. Is the proposed building in its scale and materials in the context of the City’s historic character?

B. Is there a damaging impact on the setting of listed buildings to which the new architecture is a close neighbour or to which it is attached?

C. Is the design approach necessary to achieve functional objectives relevant to a specific intended use?

D. Will the proposal add to the cultural heritage or environmental quality of the City?

E. Will the scale, height and street appearance of the building and the materials in which it is to be built be compatible with its environment and will it add to the quality and attractiveness of the spaces to which it will contribute?

F. Is the contemporary design of an exemplary standard and is there an assurance of it being implemented by an appropriate architect and client?

G. Can the proposal be supported having regard to the views of English Heritage, The Georgian Group (where appropriate) and relevant local Preservation Trust?

H. Have modern designs been successfully built close by without detrimental impact on the historic character of the immediate neighbourhood and would a further modern building constitute a step too far which would detract from the historic character?
Oxford Castle

Hotel Interior
- Trevor Osborne Property Group Ltd
- Oxfordshire County Council
- SEEDA
- Oxford Preservation Trust
- Bank
- Construction / investment
- Heritage Lottery Fund
- Malmaison Hotels
Armagh Gaol
PARTNERSHIP

- Armagh City Council
- Trevor Osborne Property Group Ltd
- Prince’s Regeneration Trust
- Bank
- Heritage Lottery Fund

Potentially:

- EU Peace 3
- Investment Northern Ireland
- SEUPB
- ACDC
- Other trusts and funders
BUXTON CRESCENT  THERMAL WATER SPA HOTEL

- 79 bedroom hotel
- 7 shops
- Visitor Experience

Partners

- Trevor Osborne
- CP Holdings / Danubius
- Derbyshire County Council (instead of bank)
- High Peak Borough Council
- Heritage Lottery Fund
- English Heritage
- New trust for Experience
- Friends and volunteers
FUNDING FOR THE FUTURE

- Occupier covenants
- Banks
- Public sector lending
- New entrepreneur lenders
- Grant funding / the public
- Institutional investment
- Heritage Lottery Fund
- Trusts and sponsors
- Overseas funds
- Partnerships
CONCLUSION

- Structure

- Market

- Flexibility