

Heritage Investment Prospectus

2025



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Introduction

Historic England's Heritage Investment Prospectus showcases historic sites and buildings where owners are actively seeking investment partners or buyers right now.

In some cases, Planning Permission has already been granted for development and the sites are ready to begin a transformation into a new phase of life. In some others, the local planning authority and Historic England have agreed development briefs, setting out the parameters for conservation and de-risking the planning process. In all cases, Historic England teams are ready to work with new investors early in the development process to bring forward sustainable regeneration.

This prospectus is a new initiative for Historic England, part of our ongoing commitment to work proactively with our partners in the property industry to deliver transformational projects that protect heritage, promote high-quality new design, and create lasting value for investors and communities. We hope to make the prospectus an annual publication, bringing forward new opportunities every year. If you have any comments on this idea or the format of the prospectus, please do get in touch so that we can make next year's edition even better. If you have a site you would like to feature in future editions, please let us know.

In these pages, you will find clear, up-to-date information about sites looking for new owners or partners. This includes a description of the significance of the place, a summary of heritage designations, and information about the opportunity for development, as well as a record of recent planning history and a site plan.

There is also contact information for the owners and for Historic England staff. The latter are heritage specialists based locally to the opportunities presented here. Historic England staff know the history and context of these sites really well, and are experts in achieving sustainable development in historic places. They are ready to work with you to realise the potential of these unique opportunities.

Historic England regularly partners with developers on the sensitive adaptation of historic buildings. We recognise that historic buildings will be better conserved if they are relevant and in use, rather than standing empty. Historic England's Enhanced Advisory Services, such as extended pre-application advice, can help you to de-risk your project. Whether you are considering one of the development opportunities in this prospectus or another project in a conservation area or listed building, our services could save you time and money. We look forward to hearing from you soon.

Claudia Kenyatta CBE & Emma Squire CBE
Director of Regions, Historic England

Foreword

As the Minister for Heritage, I am delighted to have the opportunity to provide the foreword for this prospectus and support Historic England's ambition to showcase the opportunities available to developers to invest in historic buildings.

Investing in heritage is a great opportunity- it helps revitalise parts of our built environment which is often at risk of being lost and contributes to growth. Investing in heritage could provide between 560,000 and 670,000 new homes in England by repairing, or repurposing existing historic buildings. This will help the construction industry, protect our historic buildings and bring real benefits to local communities.

Our buildings and streetscapes make up the local heritage that helps tell our national story. Monumental mills in the North and Midlands, Napoleonic fortifications in prime locations along the South Coast, redundant public buildings, underused spaces above historic high street shops: these could all be developed to create new homes and vibrant neighbourhoods.

Heritage sites are well-suited to mixed-use developments. With commercial, health and leisure buildings located alongside residences, new homes in historic settings could quickly develop into thriving and connected communities.

The heritage sector powerfully intersects with the parts of the economy that are growing the fastest. Creative businesses are increasingly located within historic buildings, highlighting how the reuse of these buildings can both revitalise historic assets and contribute to the local economy by drawing in new industries.

Investing in heritage also attracts tourism. Seven of the 10 most-visited English attractions are heritage sites, with spend on heritage visits generating an average of £18bn per year.

Investing in what is already in place, and not always building from scratch, makes economic and sustainable sense. The low carbon economy is predicted to grow by 11 per cent per year up to 2030 and retrofitting existing buildings is critical to the transition to sustainable energy.

Colleagues at Historic England look forward to working with you to realise the potential of these unique opportunities, by utilising the past and making them a part of our future.

Baroness Twycross

Minister for Gambling and Heritage and
Lords Minister
Department for Culture, Media and Sport

The Opportunities



- 01. Dover Citadel
- 02. Sommerfeld and Thomas Warehouse
- 03. Dalton Mills
- 04. Torquay Pavilion
- 05. Chatterley Whitfield Colliery
- 06. Royal Bank of Scotland
- 07. Burslem Market Hall
- 08. Convent of The Holy Child Jesus
- 09. Bishop Auckland Co-op

- 10. Millfields Road Hygiene Depot
- 11. Imperial Mill Blackburn
- 12. Surrey Street Pumping Station
- 13. Lister Mills Bradford
- 14. Town Mill Mansfield
- 15. Lomeshaye Bridge Mill
- 16. Fort Gilkicker
- 17. Swindon Mechanics Institute

Dover Citadel

01

Significance

Dover's key strategic position at the closest crossing point to the continent has meant that it has long played a vital role in English history as a military base. The Western Heights is a fortress of exceptional significance that reflects successive responses to the threat of war on a scale rarely seen in England.



Address

The Citadel,
Citadel Road, Dover,
Kent, CT17 9DR

Designations

Scheduled Monument
Admin Building Listed Grade II
Conservation Area

Ownership information

In Receivership, as of April 2025.
Agent for sale is Ali Rana,
Carter Jonas, One Chapel Place,
London, W1G 0BG
07739 019 717
ali.rana@carterjonas.co.uk



The first fortified works at the east and west ends of the ridge began in 1779 as part of a wider scheme to protect Dover during the war with America, Spain, the Dutch Republic and France. These works became known as the Citadel (at the western end) and the Drop Redoubt (at the eastern end).

Following invasion scares in 1803 and 1804, the Citadel was cleverly updated to produce a complex and powerful fortification that met the needs of the 19th century.

Further major defensive works were also constructed on the ridge at this time, including 12km of very deep ditches which linked the defensive works together and enclosed the ridge. These “Lines” created an entrenched encampment capable of accommodating 5-6,000 men as a strategic reserve that could resist an enemy invasion force.

The Citadel was a key component of the Western Heights fortress and a powerful fort in its own right, as well as a barracks and the regimental headquarters.

The opportunity

This is one of the key opportunities for transformative heritage-led regeneration in the South East.

Historic buildings suitable for adaptive reuse include The Admin Building, The Main Entrance and Guard Room, The Warrant Officers' Quarters, The Well and Pump House, The Regimental Institute, The Cookhouses, a group of small "hut barracks" (on The Western Outworks), numerous casemates (brick-vaulted rooms) and underground tunnels.

There is also extensive green space in the surrounding ditches, which could form part of a landscaped park, perhaps with sports facilities. There is also potential for open space on the Parade Ground if the modern Home Office buildings are removed, which could provide other facilities while enhancing the amenity and heritage significance of the fort.

The current owners have proposed a mixed-use destination comprising a boutique hotel in the The Admin Building and other uses including residential, later living, leisure, retail, galleries, restaurants, hotels, holiday accommodation, offices, venues and sport.

There are several tenancies providing rental income alongside ad hoc rental income from police training and filmmaking.

Relevant planning history

After the army withdrew in 1956, The Citadel was used as a Borstal, a Young Offenders' Institution, and then an Immigration Removal Centre.

The adopted Dover District Local Plan to 2040 (2024) includes The Citadel as a Heritage Regeneration Opportunity Site (Policy HRS1). The policy identifies it as a significant regeneration opportunity for the district and provides a framework for protecting the heritage significance.

The Western Heights Masterplan Supplementary Planning Document (SPD) (2015) identifies the Western Heights as an important but underused and deteriorating heritage asset. It identifies the principle of new uses and new development to improve the physical condition, management and appreciation of the fortifications, and sets out actions for delivery.

The Citadel recently received planning consents for the commercial use (Class E) of six casemates by artisanal businesses, for use of a building as a café (Class E(b)), as well as the use of four Home Office buildings for secure training centre accommodation (Class C2A).



The site

Site and floor area data

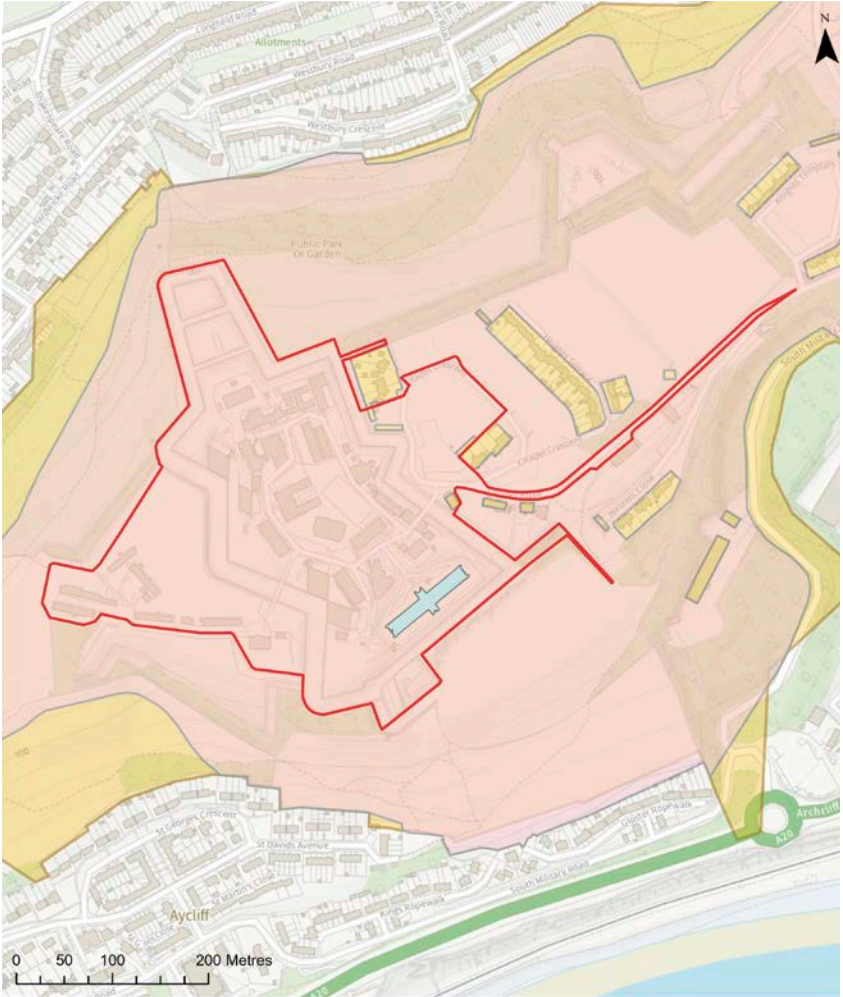
The site extends for 13.25 ha (132,534 sqm) and comprises 20,194 sqm (217,371 sqft) of existing accommodation in 54 buildings.







For enquiries, contact Historic England

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Development Advice
London and South East Region
paul.roberts@historicengland.org.uk

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-  Heritage Investment Opportunity site
-  Conservation area
-  Grade II Listed Building
-  Scheduled Monument

Sommerfeld and Thomas Warehouse

02

– King's Lynn

Significance

This characterful warehouse building might be said to lie between the Devil and the Deep Blue Sea. Located off Devil's Alley, close to the medieval Minster, and in a prime location on King's Lynn's historic quayside, this is an imposing mid-18th century warehouse.



Address

Former Sommerfeld and Thomas Warehouse,
South Quay, King's Lynn, PE30 5DS

Designations

Listed Grade II
Conservation Area

Ownership information

Freehold owned by Borough Council
of King's Lynn and West Norfolk.
Currently seeking to sell as
regeneration opportunity.



It's the sole surviving element of a larger historical grain-processing factory developed by prominent brewing family, the Bagges, which once included maltings and granaries.

Although parts of the warehouse have been altered since its construction, the broad river-facing elevation is in original buff brick with stone dressings. It has characterful painted windows and loading doors. The adjacent grain silo site has potential for new development. The warehouse was built in the 18th century as part of a complex which included a malthouse, the kiln of which was in the demolished southern range.

King's Lynn emerged in the 11th century, as an island of salt-panners at the south-east of the Wash. More land was gradually reclaimed over the years, and Lynn soon became one of the principal ports of England, with both a maritime and an inland trade. Houses fronted the streets, with warehouses behind leading down to the water's edge. There were a number of public landing places, augmented in the mid-19th century: first by the improvement of what is now the South Quay, and second by the building of docks north of the town.

The course of the Great Ouse has been much altered over time, especially with the making of a new cut in the 1850s. Lynn remains an operational port, and, as a bustling market town and Royal railway terminus, is a focal point for tourists and communities in north-west Norfolk.



The opportunity

The site forms a key part of King's Lynn's Waterfront Regeneration Area, which aims to make the most of this stunning natural asset and the character of King's Lynn's historic Hanseatic League quayside. The Sommerfeld and Thomas site is an opportunity to create a high-calibre mixed-use scheme that makes the most of this brownfield site's waterfront location and proximity to the historic core of King's Lynn. Adjacent to the site to the south, on the historic line of the Devil's Alley, the Borough Council are developing complementary proposals for high-quality landscaped public space, funded by Towns Fund Investment.

The warehouse and the adjacent silo site form a single property, the freehold for which is presently being marketed for sale by the Borough Council. To de-risk the site, the Borough Council have recently undertaken repairs to the warehouse and have removed a 1950s steel frame structure to the rear.

Relevant planning history

Since the site's closure and sale by the Sommerfeld and Thomas Company, there has been a planning and Listed Building Consent application to remove a steel portal-framed building on the site and make repairs to the listed warehouse.

An application for a mixed-use development was submitted by Landway Homes (King's Lynn) Ltd in 2008, for 66 flats with ground floor space for offices, retail, a non-residential institutional use; it was subsequently withdrawn.

McCarthy & Stone submitted the most recent planning application for a 51-unit care home in 2014; planning was refused in the first instance and later granted at appeal (reference No. 14/00534/FM).

The site

Site and floor area data

The site comprises the historic warehouse site of 0.17 ha (1700 sqm / 18,299 sq ft) and the cleared silo site of 0.13ha (1300 sqm / 13,993 sq ft).



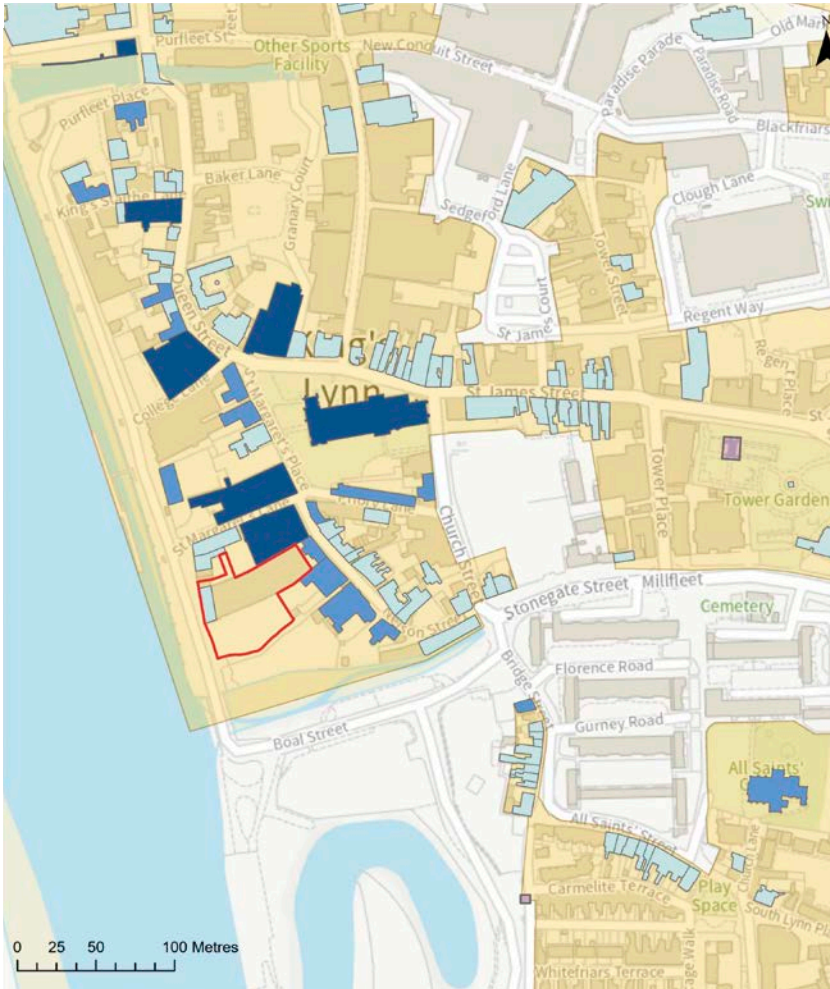
For enquiries, contact Historic England







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- | | |
|--|---|
|  Heritage Investment Opportunity site |  Grade II Listed Buildings |
|  Conservation area |  Scheduled Monument |
|  Grade I Listed Buildings | |
|  Grade II* Listed Buildings | |

Dalton Mills

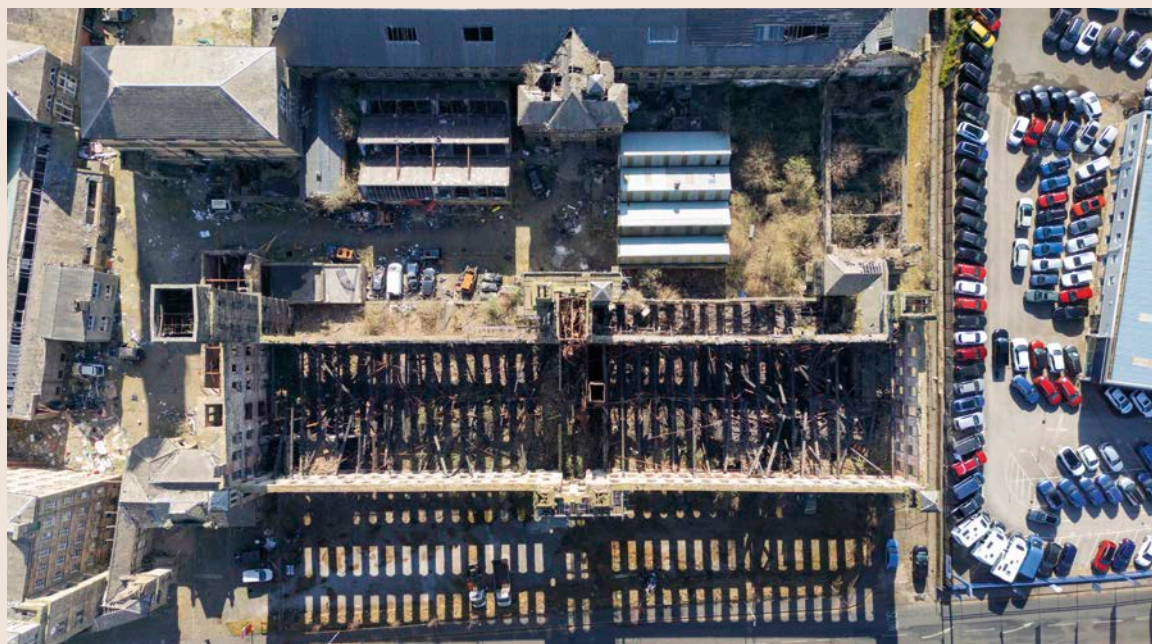
03

– Keighley

Significance

Dalton Mills was designed by W. Sugden for J & J Craven as a mill for the manufacture of worsted cloth. It is thought to have been the largest textile mill in Yorkshire in its prime, with over 2,000 employees.





The site comprises Tower Mill, begun in 1866 and in operation by 1870, Genappe Mill, 1868, and New Mill of 1869. A long shed was also part of the original group, as were two engine houses, boiler houses, a chimney and offices dated 1872. The engine powering Genappe and New Mills was one of the largest in the world when it was installed in 1904.

A footbridge over the River Worth once connected the mill complex to the house of the owners. Owner Mr Craven was said to cross the bridge directly to the mill chimney, which has a stair running around the flue leading to a balcony from which he could oversee the mill and surrounding country.

The significance of Dalton Mills is derived from its completeness and scale, along with the quality of its impressive architectural detailing to the facades. The interiors include cast iron columns and some remnants of equipment and industrial fittings. The historical character of the site means it has been used for filming, including *Peaky Blinders*, *Downton Abbey* and *Batman*.

Address

Dalton Mills, Dalton Lane, Keighley, West Yorkshire, BD21 4JH

Designations

Listed Grade II*

Ownership information

The freehold interest is currently held by Bona Vacantia, with the Crown Estate. Proceedings are well advanced for transfer of the property to Future Transformation CIC, a Bradford-based education and training provider whose aspiration is to restore the mill buildings for commercial and educational use.

The opportunity

With the transfer to Future Transformation CIC, there is an opportunity for investment partnerships to create flexible workspace for small to medium-sized enterprises in the Tower Mill, with tenant interest already in place. The long shed lends itself to workshop uses and the rear ‘New Mill’ could be educational or office use.

The site was in full operation, for various commercial uses, until a large fire in March 2022. Genappe Mill was gutted, although the outer walls are still standing and sound and could form a backdrop to a new building in the shell of the ruin.

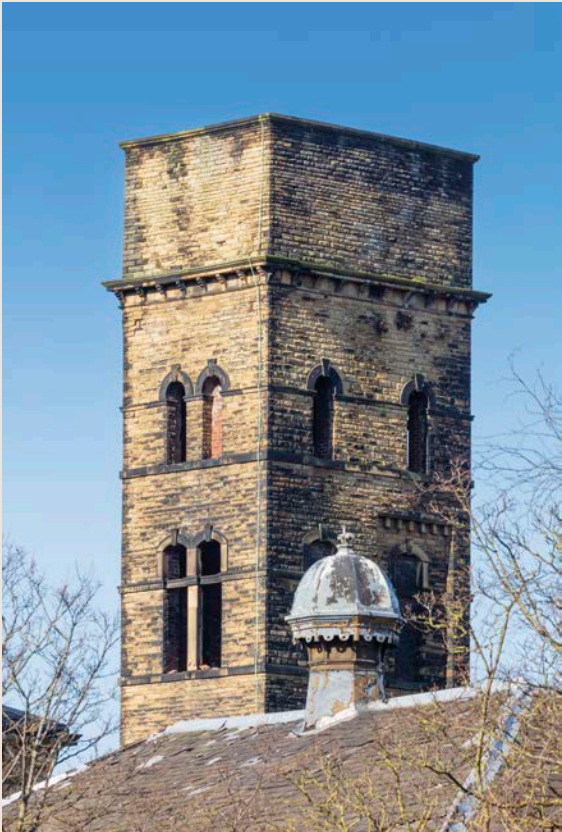
Following the fire, the company operating the site entered into bankruptcy proceedings, with the site remaining only partially occupied until early 2024. Since then, vacancy has resulted in a rise in vandalism, various fires, progressive stripping of materials, and a state of rapid deterioration.

Dalton Mills is a very accessible site within close proximity to the railway station and town centre.

Relevant planning history

Dalton Mills is located in an area which is designated as an employment zone. Other constraints should be noted, such as flood risk, meaning the site may not be appropriate for residential development.

Previous planning applications granted permission on the site include the installation of a roller grille to the main gate house, erection of a 150ft steel chimney, external staircase alterations, and fencing for a petrol/gas enclosure. There have also been changes of use including multiple conversions, such as business units, waste transfer station, and training facilities for martial arts. Additionally, a light industrial unit was repurposed as a martial arts fitness centre and part of the mill was converted into a discount warehouse. Permission for a scrapyard area to be converted for tyre storage and processing, with a residential caravan stationed for use with the scrapyard, was granted in 2020.



The site



Site and floor area data

2.1 ha (21,000 sqm)

Gross floor area of mill building(s):

19,155 sqm (206,182 sqft)

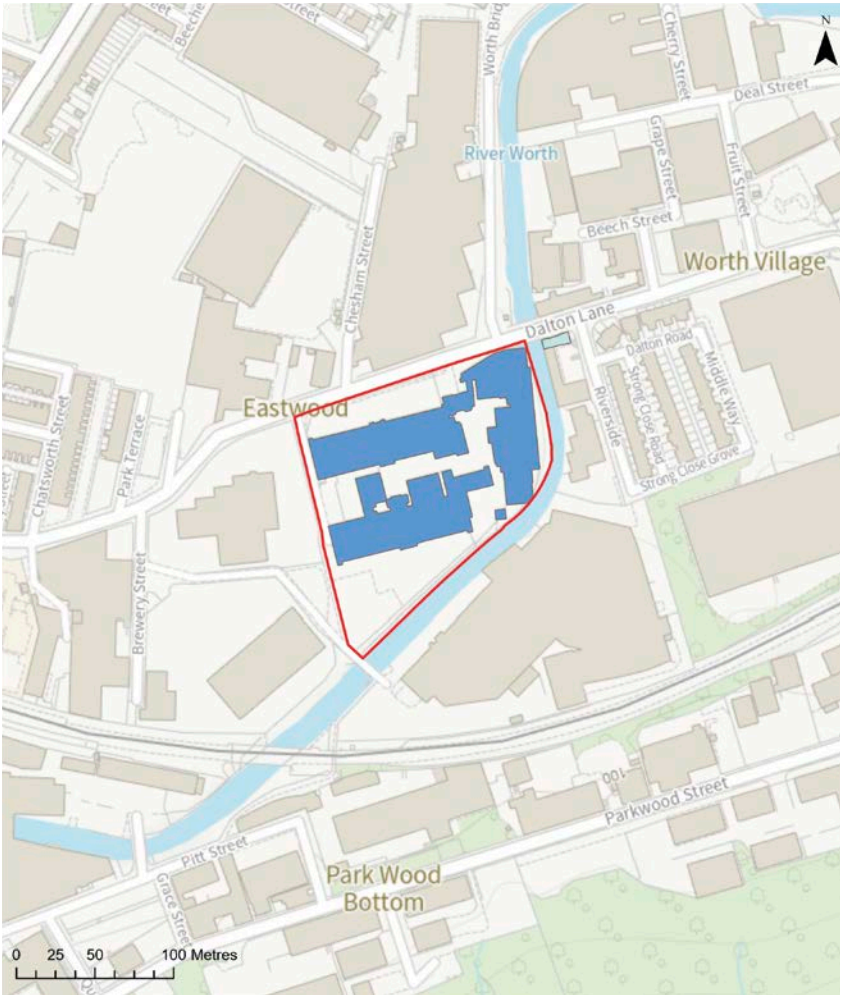
For enquiries, contact Historic England


John Lambe, Historic Places Adviser


North East & Yorkshire Region

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 Heritage Investment Opportunity site

 Grade II* Listed Buildings

Torquay Pavilion

04



Significance

Torquay Pavilion brings the exuberant spirit of the Italian Riviera to the Devon coast. Built in 1911, this Art Nouveau landmark is in the heart of Torquay harbour, within Princess Gardens and Royal Terrace Gardens, both Grade II-listed parks. The Pavilion was officially opened in 1912 as a concert hall and was later used as a theatre, cinema and shopping centre.



The exterior detailing includes Doulton's patent Carrera-ware tiles with a cream and green glazed finish, a copper roof of domes crowned with statues of Mercury and Britannia, octagonal corner turrets, and fine Art Nouveau ironwork and stained glass. Originally, the interior had a large hall with a stage, orchestra pit and balcony, and there was a tea garden on the roof.

Address

Torquay Pavilion, Vaughan Road,
Torquay, TQ2 5EZ

Designations

Registered Grade II Park and Garden

Ownership information

David Carter
Torbay Council
david.carter@torbay.gov.uk

Torquay developed in the 19th century from a fishing village to a fashionable seaside resort, famed for its mild climate. During the First World War, the town housed many military hospitals, and in 1944 more than 23,000 U.S. soldiers departed Torquay for Utah Beach as part of D-Day operations. The loading ramps used by the American army are still visible in front of the Regina Hotel on Vaughan Parade. In 1971, while filming Monty Python's Flying Circus on location and staying at the Gleneagles Hotel in Torquay, John Cleese found inspiration for Fawlty Towers.



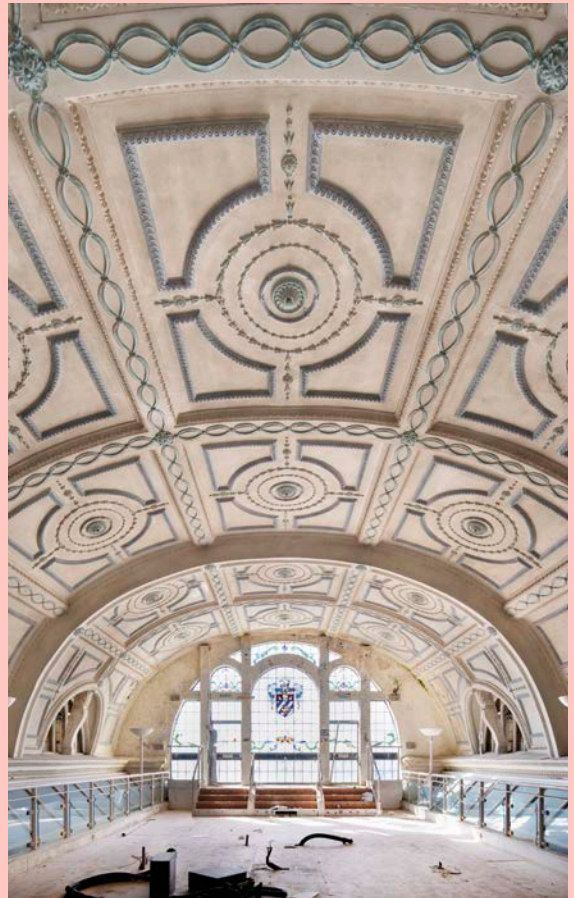
Relevant planning history

The Pavilion has been impacted by both its conversion to a shopping centre in the 1980s and lack of repair which has resulted in water penetration. In turn, this has caused its steel frame to expand and crack surrounding materials such as the concrete and overlying ceramic tiles.

Two planning applications in 2015 proposed repairs to the structure in conjunction with conversion to a hotel use including function rooms, bars, restaurant and spa. The hotel bedrooms were to be provided in a new waterfront hotel building, to which the Pavilion was to be linked by a first floor bridge. Residential development of 43 apartments was also proposed alongside a car park, retail units and marina berths. Both applications were refused.

The opportunity

Torbay is at the beginning of transformation. Backed by Government investment and with a regeneration partner recently appointed, there is a focus on making the most of the marine and natural environment. Torbay Council are seeking expressions of interest for Torquay Pavilion as a potential heritage and/or culture-anchored development with appropriate associated commercial uses.



The site

Site and floor area data

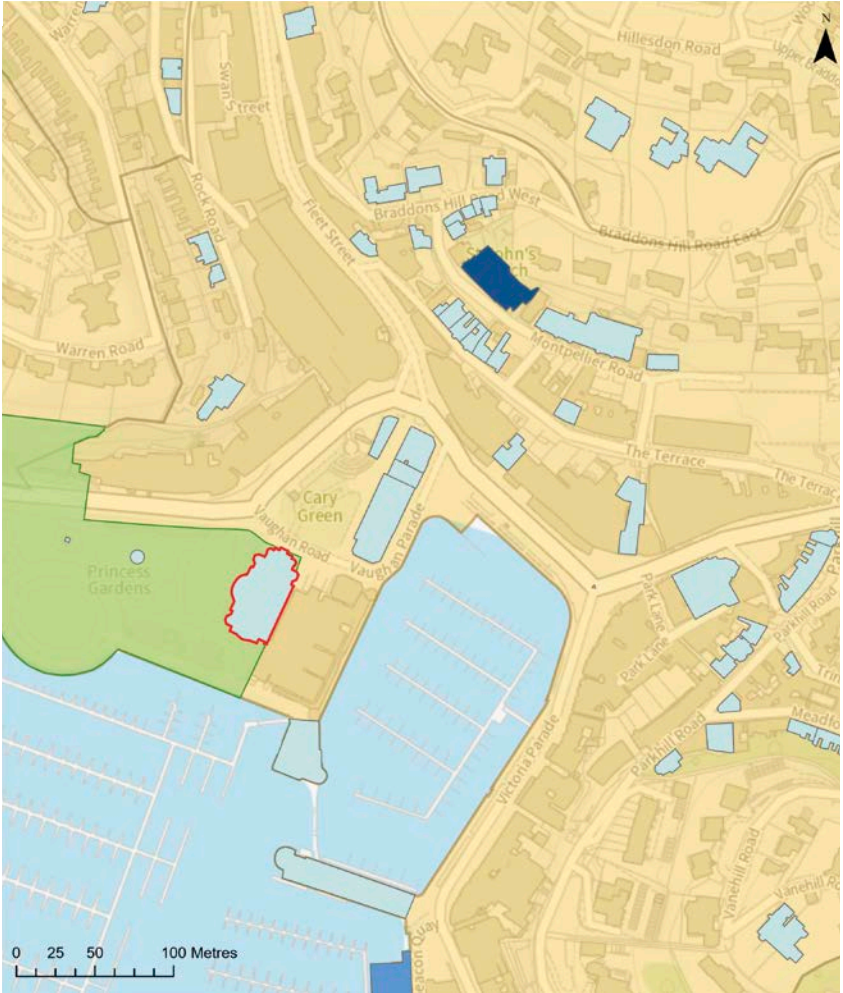
The building is spread over two storeys with additional verandas, with a total Net Internal Area of 1,226 sqm (13,196 sqft)









For enquiries, contact Historic England

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South West Region
ross.simmonds@historicengland.org.uk

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-  Heritage Investment Opportunity site
-  Conservation Area
-  Grade II Registered Park and Garden

-  Grade I Listed Buildings
-  Grade II* Listed Buildings
-  Grade II Listed Buildings

Chatterley Whitfield Colliery

05



Significance

Chatterley Whitfield was the largest mine working the North Staffordshire Coalfield and was the first colliery in the UK to produce one million tons of saleable coal in a year, employing 4,000 people at the peak of its production. Now it is the best surviving and most complete example of a large-scale coal mining complex from the late 19th and early 20th century - the only remaining of its type and scale in the UK.

The site includes the original mineshafts, four remaining headgears and large railway sidings. The historic industrial buildings, despite varying levels of significance and decay, have huge potential to be powerhouses of the local economy once again, whilst retaining their unique industrial identity and history.

The colliery sits on the urban edge of Stoke-on-Trent, located between residential neighbourhoods and the beautiful rolling countryside of the Staffordshire Moorland. Owned and managed by Stoke-on-Trent City Council, the site comprises 10.5 hectares of former mining buildings and structures within a wider setting of a 50-hectare country park created on the spoil heap.

Address

Chatterley Whitfield Colliery,
Biddulph Road, Chatterley Whitfield,
Stoke-on-Trent, ST6 8UW

Designations

Scheduled Monument
Two buildings Listed Grade II*
Ten buildings Listed Grade II

Ownership information

Mark Connell
City of Stoke on Trent Council
mark.Connell@stoke.gov.uk





Relevant planning history

Chatterley Whitfield Colliery closed in 1977, with the site opening as the Mining Museum in 1979. In 1993, the museum went into liquidation, at which point the site was designated a scheduled monument, and ownership reverted to Stoke-on-Trent City Council.

In 1999, the Chatterley Whitfield Partnership was formed by Stoke City Council, Joan Walley MP, Historic England (then English Heritage) and Advantage West Midlands to support a sustainable long-term future for the site, although this particular group dissolved in 2004.

In 2003, ERDF funding was received to support the restoration of the Main Offices, including the incorporation of small/medium-sized enterprise facilities. The restored 'Enterprise Centre' is currently in use by local companies and includes 22 offices/workshops, and additional facilities.

Since 2018, the Chatterley Whitfield Friends Group have operated a Heritage Centre from the old Geology office. The Group have also established a Remembrance Garden and Artefacts Hall (known as the Ken Salt building).

In 2022 a Vision report, implemented as a 10-year Development Plan, was commissioned by Historic England on behalf of Stoke-on-Trent City Council and Chatterley Whitfield Friends. This seeks third-party investment to bring the vision to life.

The opportunity

This vast colliery complex, comprising standing buildings, structures and associated land, has huge potential for mixed-use redevelopment. Some repairs have been carried out with Historic England grants and there is development land at the northern end of site, as well as potential energy sources from mine water.

A masterplan and vision document have been produced to inform the process, as well as possible partnership opportunities with Stoke-on-Trent City Council and Chatterley Whitfield Friends.

The site

Site and floor area data

10.5 ha (105,000 sqm) of brownfield land, within a 50 ha (500,000 sqm) country park. 26,000 sqm (279,860 sqft) existing floorspace yet to be developed.



For enquiries, contact Historic England

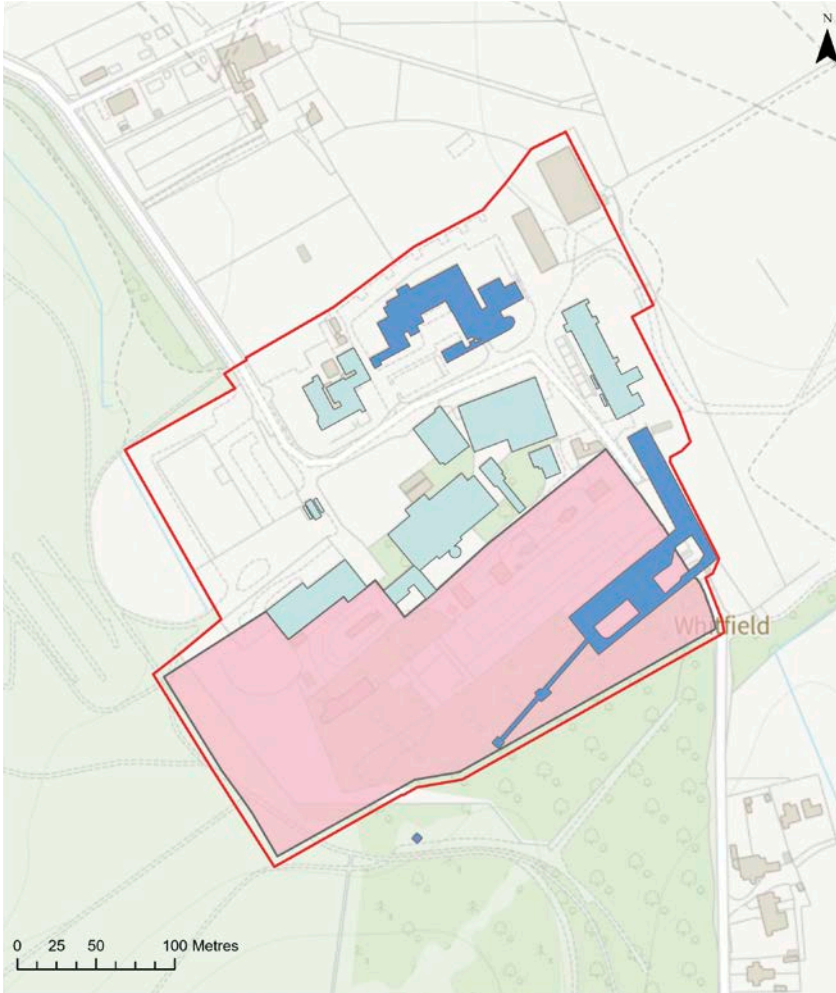
Louisa Moore, Team Leader





Partnerships

Midlands Region

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-  Heritage Investment Opportunity site
-  Scheduled Monument
-  Grade II* Listed Buildings
-  Grade II Listed Buildings

Royal Bank of Scotland

06

– Plymouth

Significance

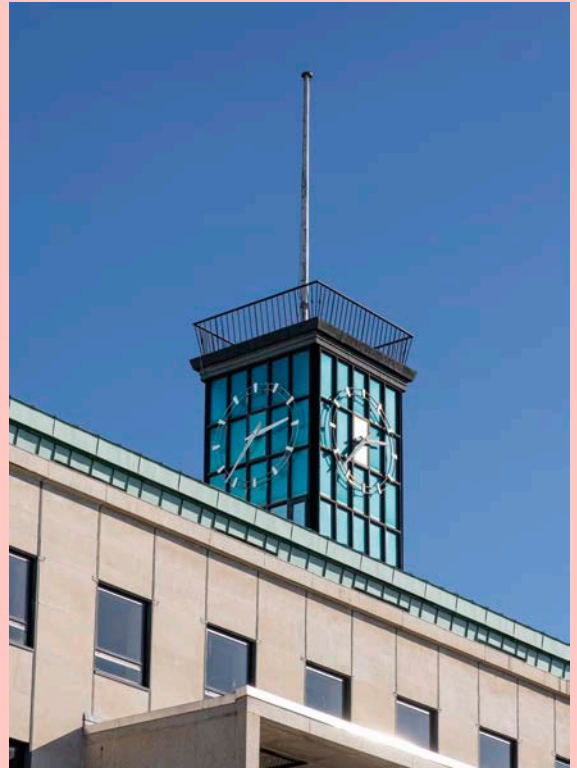
Following devastating bombing raids on Plymouth in 1941, the eminent town planner Sir Patrick Abercrombie proposed rebuilding a grander new city with good contemporary architecture arranged to a classical plan. 6 St Andrew's Cross was unquestionably the most prominent and desirable of the bank sites in the new plan.



An almost civic function was conferred on the building (regional headquarters for the National Provincial Bank) as well as a retail branch, which stands at the head of the new Royal Parade, with the clock tower forming an important local landmark. The deep blue rear wall of the portico is suggestive of both royalty and the sea. The bank opened on 8 September 1958.

The former bank has architectural significance as an inventive re-working of traditional bank architecture. It was built to a generous budget and is constructed of high-quality materials, including granite and internal stone cladding, with bronze windows, balustrades and handrails, as well as the integration of artistic features such as mosaic, worked bronze doors, and sandblasted glass. It also forms a striking mid-century group around St Andrew's Cross, with the unlisted Royal Insurance building, Norwich Union House, and Lloyds' Bank and Popham's Department Store, as well as St Andrew's Church, rebuilt in 1948-51, and listed at Grade I.

The splendour of the building's principal space, the banking hall (which originally rose through two storeys, fronted by the western portico) is obscured by suspended ceilings and partitions. New cladding materials obscure the teak floors, the walls - the contemporary press reported that the north and south walls were lined with Serpeggiant marble - and the columns; however, it is thought that these features survive, perhaps also with the original banking desk. There are ample opportunities for discovery and restoration in this special building.

**Address**

Former Royal Bank of Scotland,
6 St Andrews Cross, Plymouth PL4 0AE

Designations

Listed Grade II
Conservation Area

Ownership information

Royal Bank of Scotland Group

The opportunity

This seminal 1950s building is now closed and disused. Some external repairs have recently taken place, but the building is in need of a new use. Some internal spaces survive, including the original entrance hall, but it is eminently convertible, potentially for mixed residential and/or hospitality use. It is adjacent to a large leisure complex of restaurants and cinemas, and on the edge of the city's historic Barbican district. Plymouth City Centre is noted for its fine Beaux-Arts architecture and was recently the focus of a High Street Heritage Action Zone which has been followed by very significant external investment.



Relevant planning history

In the 1990s consent was granted for change of use of part of the banking hall by formation of mezzanine floor to enlarge offices, including alterations to the fenestration. Accessibility was improved in 2004 and consent for repairs to the roof, clock and flagpole in 2012.

In 2022, repairs to concrete, stone, mosaics and front portico, along with replacement rooflights and roof covering on fourth floor was granted (22/00785/LBC).

The site

Site and floor area data

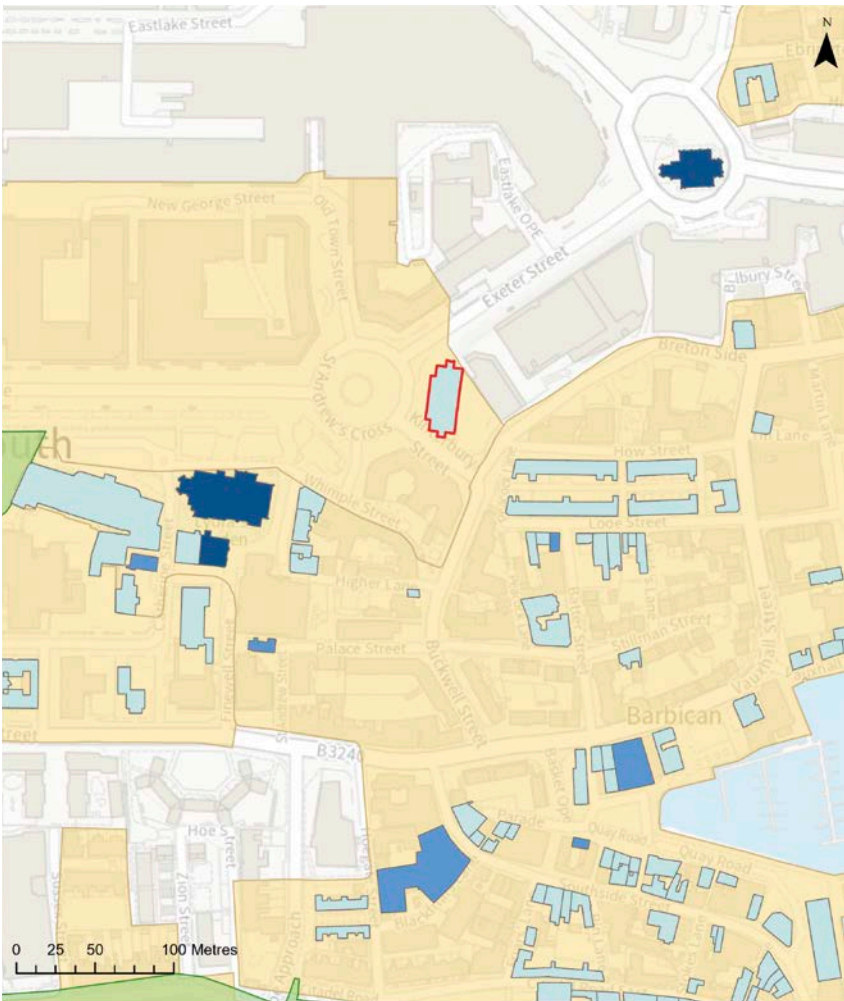
Approximately 1000 sqm (10,764 sqft)
over six floors.




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07766 364540


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 Heritage Investment Opportunity site

 Conservation Area

 Grade II Registered Park and Garden

 Grade I Listed Buildings

 Grade II* Listed Buildings

 Grade II Listed Buildings

Burslem Market Hall

07

– Stoke-on-Trent



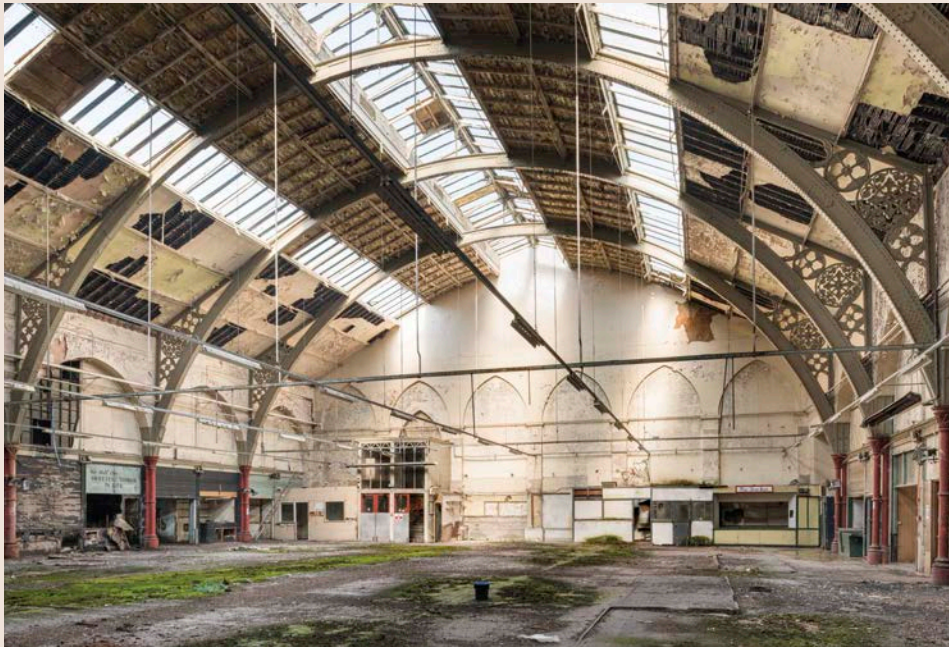
Significance

From its grand opening on 14th August 1879, the Indoor Market was at the heart of commercial life in the Potteries town of Burslem. Close to the famous Wedgwood Institute and Leopard Inn, this large market hall is a pioneering Victorian structure with a wide-span iron roof and a patent glazing system.

The Gothic architectural style includes decorative ironwork and an awesome column-free space, ringed with individual shops. The market is full of character and atmosphere, with its ghost signs and fading advertisements from the Victorian era. The market closed its doors for the final time in 2003 after masonry falls.

It now waits for repairs and a new lease of life. Burslem is one of the six towns that form the city of Stoke-on-Trent, often referred to as the “mother town”.

It has an almost-intact medieval street-plan and countless fine historic buildings, having avoided the worst of re-development during the 1960s and 1970s. Burslem has a growing tourist economy and the legacies of novelist Arnold Bennett and artist Arthur Berry, whose works feature the town, are strong. Today, the Burslem School of Art – as with the former Burslem Town Hall – has been converted into a sixth form college. Street fairs with rides are held in Market Place in Burslem in May, August and at Christmas.

**Address**

Burslem Market Hall,
Queen Street, Burslem,
Stoke-on-Trent, ST6 3EG

Designations

Listed Grade II
Conservation Area

Ownership information

Mark Connell
City of Stoke on Trent Council
mark.Connell@stoke.gov.uk



The opportunity

This is a large empty market hall stitched in behind shops on the high street. The street-facing buildings could be refurbished as high-quality residential apartments with the market hall space repurposed for a variety of uses including food pop-ups, markets, events or community spaces. The smaller units ranged around the market hall could be workshops or offices for small businesses.

Relevant planning history

The Queen Street shop units on the South elevation have been used for various commercial purposes since the market closure, while the upper floor office areas have been converted into flats. Presently, the building is mostly empty, except for two retail units.

Listed Building Consent was granted in August 2024 for a programme of remedial repairs to be undertaken by Stoke-on-Trent Council, including repairs to the roofs, lead box gutter, external brickwork, and internal structure to make the structure safe, wind and weathertight. The consent includes the installation of safety netting within the market area to safeguard from any loose material, and internal strip out works to 34 Queen Street, including the installation of new access platform.

The site

Site and floor area data

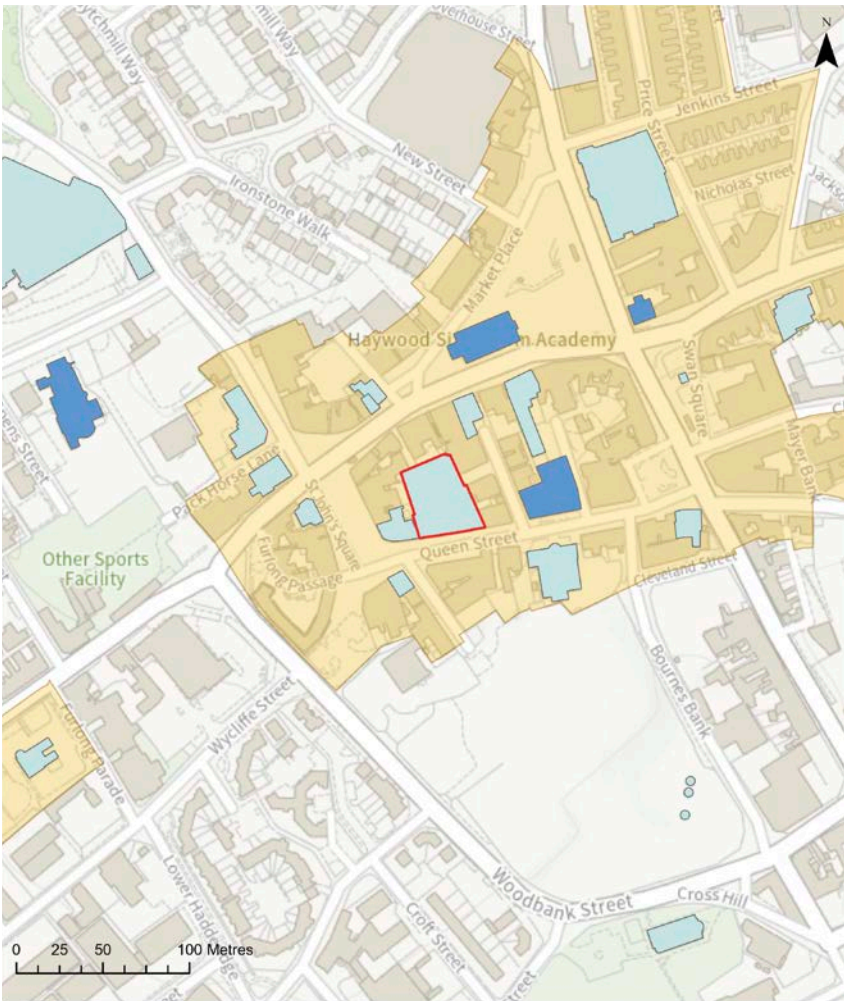
11,000 sqm (118,403 sqft)







For enquiries, contact Historic England

Louisa Moore, Team Leader,
Partnerships
Midlands Region
louisa.moore@historicengland.org.uk

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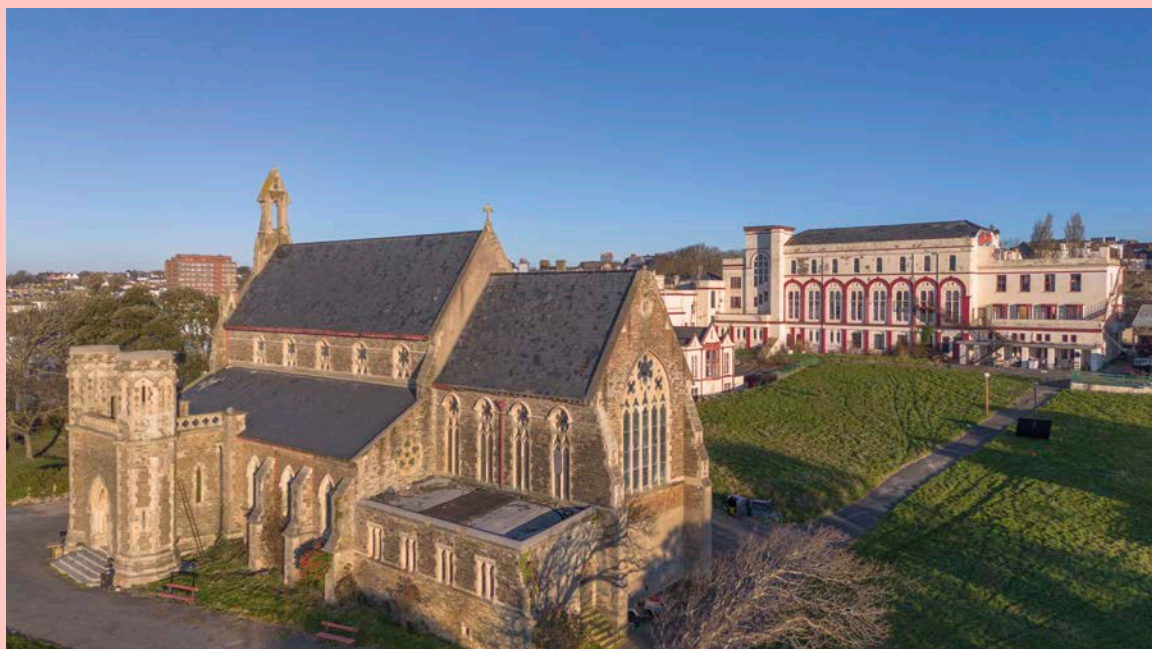


-  Heritage Investment Opportunity site
-  Conservation Area
-  Grade II* Listed Buildings
-  Grade II Listed Buildings

Convent of The Holy Child Jesus

08

– Hastings



Significance

For 150 years, this site was the spiritual heart of the significant Roman Catholic community in St Leonards. Development began in 1834, shortly after the law changed to allow Catholics to worship publicly. The Society of the Holy Child Jesus was the first new congregation of women founded in England since the Reformation.



The institution expanded as the mid-19th-century Catholic revival in England gained pace, supported by wealthy patrons.

From 1849, the architect William Wilkinson Wardell was employed to complete the convent buildings and design a school and entrance in the boundary walls. Wardell also built a presbytery on the site in 1856 and at about the same time the founder of the order, Cornelia Connelly, received permission from the Catholic church hierarchy to build a training college for nuns.

The chapel was designed by Edward Welby Pugin, building on the work of his famous father, Augustus Welby Northmore Pugin, who brought about the flowering of Gothic Revival architecture in the Victorian era. The chapel is of high significance because of its architectural

quality and reflection of 19th-century forms of liturgy and devotional practice. The largely High Gothic interior is of outstanding quality and includes altars and reredos by Hardman and Co and a richly-decorated quire complete with marble, tilework, painted walls and ceilings. There is also an increasingly rare survival of a nun's choir.

Address

Former Convent of The Holy Child Jesus,
Magdalen Road, St Leonards
on Sea, Hastings, TN37 6EG

Designations

Chapel Listed Grade II*
College Buildings,
Lodge and Gateway Listed at Grade II
Conservation Area

Ownership information

Jonny Yurstever
jonny.yurtsever@theshoregroup.co.uk

The opportunity

A development brief and masterplan for the site, which will be subject to public consultation, is currently being commissioned by the local planning authority, the purpose of which will be to guide future development proposals.

A variety of uses, including residential, may be acceptable for the conversion and re-use of the listed buildings, though preference will be given to those uses that best achieve the conservation of heritage. The northern area of the site could offer the opportunity for new development, particularly if it helps to secure the repair and active reuse of the Convent buildings.

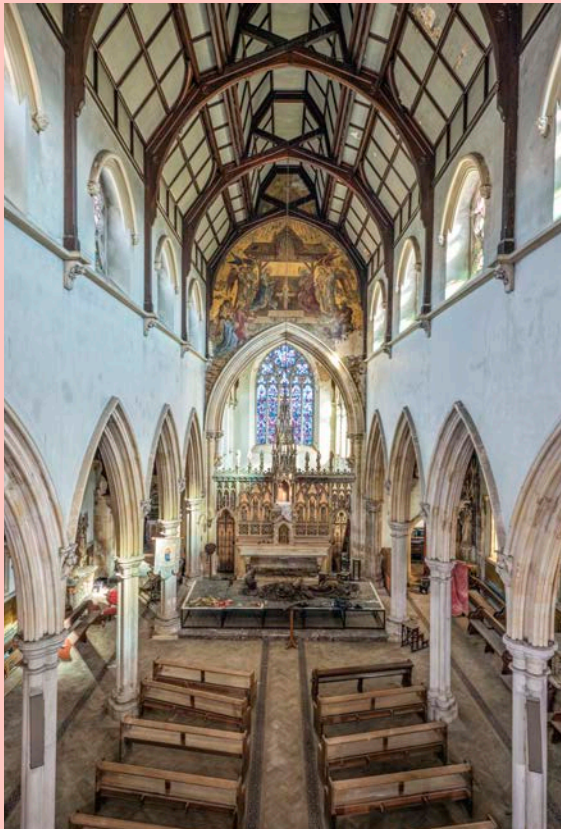


Relevant planning history

The planning history goes back to 1950 where the site is described as a 'convent school'. Between 1950 and 1968 there were various permissions in connection with the school including extensions and buildings for classrooms, laboratories, staff rooms, gymnasiums, dormitories, a boiler room and several permissions for ablution/bathroom facilities. Erection of a classroom was approved in 1972.

An outline housing proposal was refused in 1975 and school use continued with the approval of a residential school building in 1987. A security fence on boundary walls was approved in 1988 and 1989.

A proposal for for 167 housing units (a mixture of house and flats including 32 units from the conversion of one of the buildings) was submitted in 2010 but was never determined. There were two applications to determine whether use of the Dickens Building as a dwelling is lawful from a planning perspective (one in 2023, one in 2024). These were both refused.



The site

Site and floor area data

4.93 ha with 5,890sqm (63,401 sqft)
of buildings



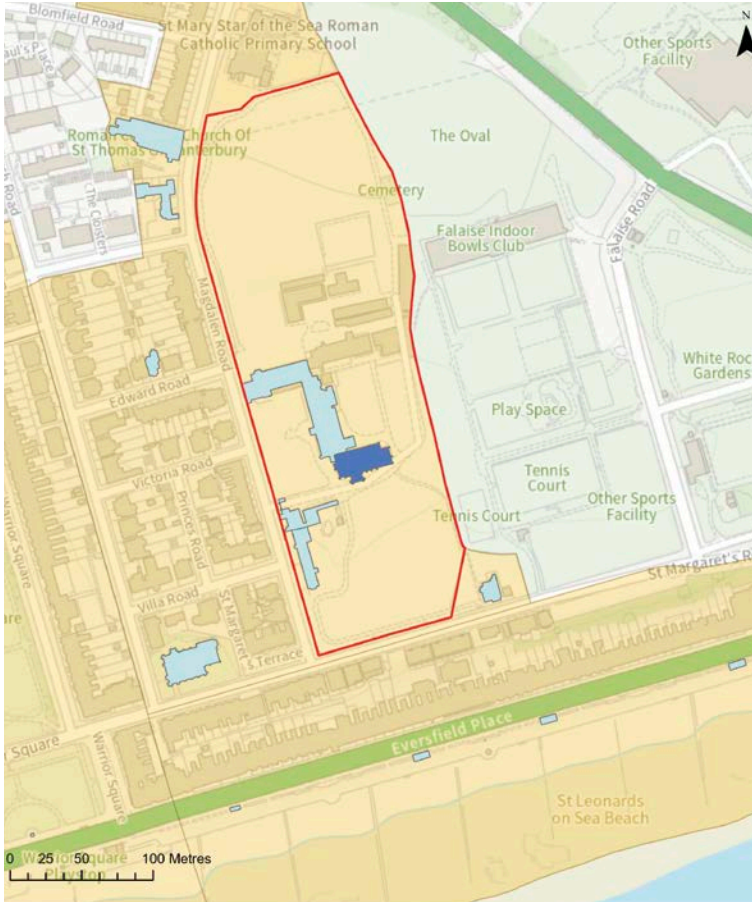
For enquiries, contact Historic England





Alma Howell

Inspector of Historic Buildings and Areas

alma.howell@historicengland.org.uk

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-  Heritage Investment Opportunity site
-  Conservation Area
-  Grade II* Listed Buildings
-  Grade II Listed Buildings

Bishop Auckland Co-op

09

– County Durham

Significance

This landmark department store is characteristic of the aspirational spirit of the Cooperative movement in the 19th century. Its multi-phase main elevation is in a distinctive loosely Gothic Revival style with classical influences. Some of the interior spaces retain a range of historic fixtures and fittings including plasterwork, joinery and an original public staircase.





Address

80 Newgate Street,
Bishop Auckland,
County Durham, DL14 7EQ

Designations

Listed Grade II
Conservation Area

Ownership information

Panther (VAT) Properties Ltd

In 1844 the Rochdale Pioneers founded the modern Co-operative Movement in Lancashire to provide an affordable alternative to poor-quality and adulterated food and provisions, using any surplus to benefit the community.

The Bishop Auckland Co-operative Society was founded in 1860 and opened its first shop in 1862. In 1873, the Society constructed its first purpose-built premises, at first just a four-bay building, designed by local architect William Vickers Thompson.

The new building was extended to the north between 1882 and 1883 and to the south between 1892 and 1894. In 1902 an adjoining building of 1894 was purchased and incorporated into the store. The front range provided a variety of retail showrooms, with offices and warehouses to the rear.

All original ground floor shopfronts were removed in the 20th century; some of the pointed gables have become truncated; and a pair of oriel windows to the extreme left end have been removed. The Society ceased to operate in 1968, but the building remained in Co-operative ownership until 2011. It has been vacant since 2017.

The opportunity

The owner is looking for an unconditional sale of the property with the benefit of planning or, alternatively, would consider a joint venture partner to deliver the redevelopment.

Historic England research has shown there is considerable flexibility in how the building could be adapted for new uses, whilst still retaining important historic features inside and out. The vacancy of this former department store is one of the reasons the conservation area is on the national Heritage At Risk Register; its revival

would bring about broader benefits. The building sits opposite a focus of private-led regeneration in the town centre, including planned food and drink outlets and a new car-park.

Bishop Auckland is well connected in southern County Durham and has undergone transformative visitor-led and heritage-led regeneration recently. This includes multi-million pounds of investment in Auckland Castle which is now an international tourist destination and the spectacular night-show, Kynren, which attracts over 35,000 visitors each year. Auckland Castle is within walking distance of the opportunity site.



Relevant planning history

In 2019, two consents were granted for the conversion of the building: one for 27 apartments and the other for a 62-bed hotel, both with a mix of retail and food and beverage outlets on the ground floor.

The current owner has confirmed that both consents have been implemented.

There is no further recent planning history for the development of the site, aside from alterations to the building associated with the former retail and commercial use.

The site

Site area and floor areas data

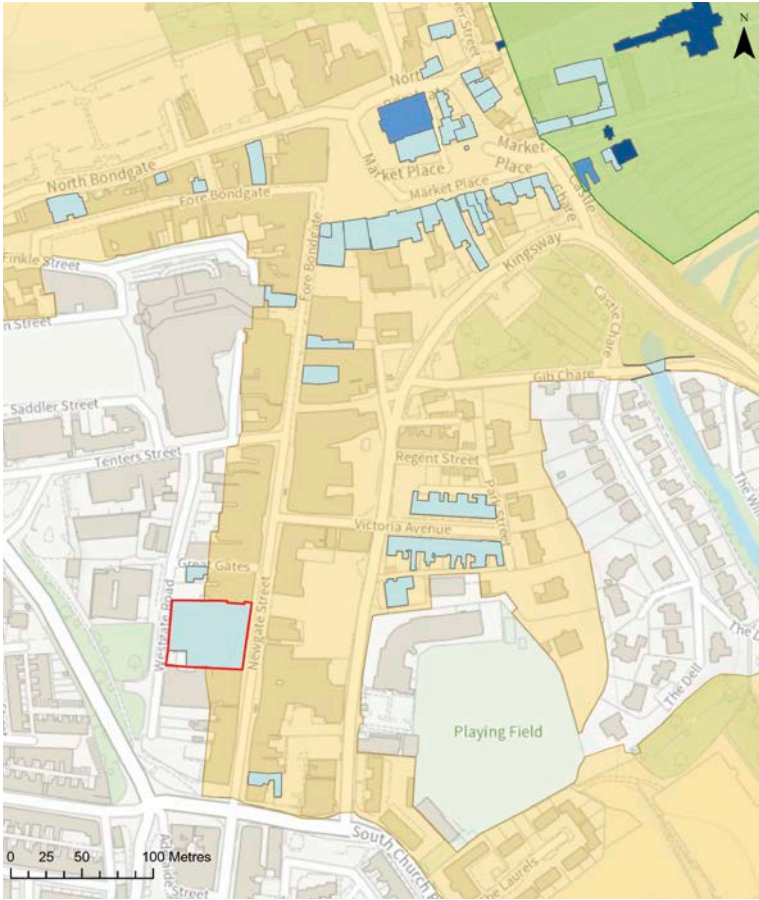
The site comprises 0.26 ha (2,600 sqm) and the buildings approximately 5,110 sqm (55,000 sq ft)





For enquiries, contact Historic England


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 Heritage Investment Opportunity site

 Conservation Area

 Grade I Listed Buildings

 Grade II* Listed Buildings

 Grade II Listed Buildings

 Grade II* Registered Park and Garden

Millfields Road Hygiene Depot

– Hackney

10



Significance

In the year it opened in 1901, nearly 25,000 thousand articles of furniture, bedding and clothing were decontaminated at the Hackney Borough Disinfecting Station in Clapton. The facility provided cleansing of belongings removed from unsanitary housing in Hackney, as well as accommodation for people recovering from infectious diseases.



The handsome buildings – in red brick with Portland stone dressings by noted architects Gunton and Gunton – are a rare and complete survival of a purpose-built disinfecting station.

Infected people and their possessions would enter the station from one side and move through the process of steam disinfection to the exit. Metal hoppers in which people would have placed their infested clothes before taking a sulphur bath to treat scabies could be found in the men's and women's bathrooms.

In the 1930s, as infectious diseases became less virulent and more treatable thanks to a combination of vaccines and antibiotics, the complex shifted to cleaning the belongings of people moving from slums into new council housing.

In 1934, the local authority built a drive-in fumigation and airing shed with a capacity of 3,400 cubic feet, large enough to fit an entire removal truck. Fitted with an enormous sliding door lined with zinc, the chamber had a roof of reinforced concrete covered with asphalt.

The shed's utilitarian design contrasts with the cottage-y aesthetics of the earlier architecture. The station continued operations until 1984. It has been disused since then, apart from the Caretaker's House.

Address

201 Millfields Rd, London, E5 0AL

Designations

Listed Grade II

Ownership information

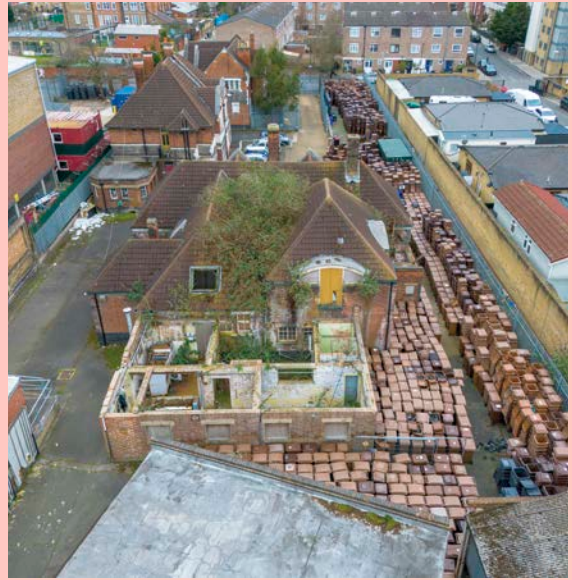
Gurpaje Singh, MRICS,
Corporate Asset Manager
London Borough of Hackney
gurpaje.singh@hackney.gov.uk

The opportunity

The site is located in Clapton, close to the open spaces of the Hackney Marshes, the River Lea Navigation, Millfields Park and the street-market of Chatsworth Road. There is potential for residential and commercial uses in the converted historic buildings. There is the opportunity to refurbish the Caretaker's Lodge and the Shelter House into residential units and to convert the Disinfecting Station into studios or commercial space.

A number of surveys have been undertaken to better understand the building's significance and condition. Improvements have been made: asbestos and stored items have been cleared, emergency repairs and mothballing works were partially completed, including propping to unstable areas in 2022.

Hackney Council is seeking partners to identify a viable way forward which could include affordable housing or mixed-use development.



Relevant planning history

Aside from repairs, there have been no applications for Planning Permission or Listed Building Consent on the site.

The site is within the Lea Valley Archaeological Priority Area and Flood Zone 2-3. The adjoining sites fall under City Fringe, which means that planners seek a balance between employment and residential development. The Council is looking to increase densities whilst exploring opportunities to deliver new workspaces and housing.

The site

Site and floor area data

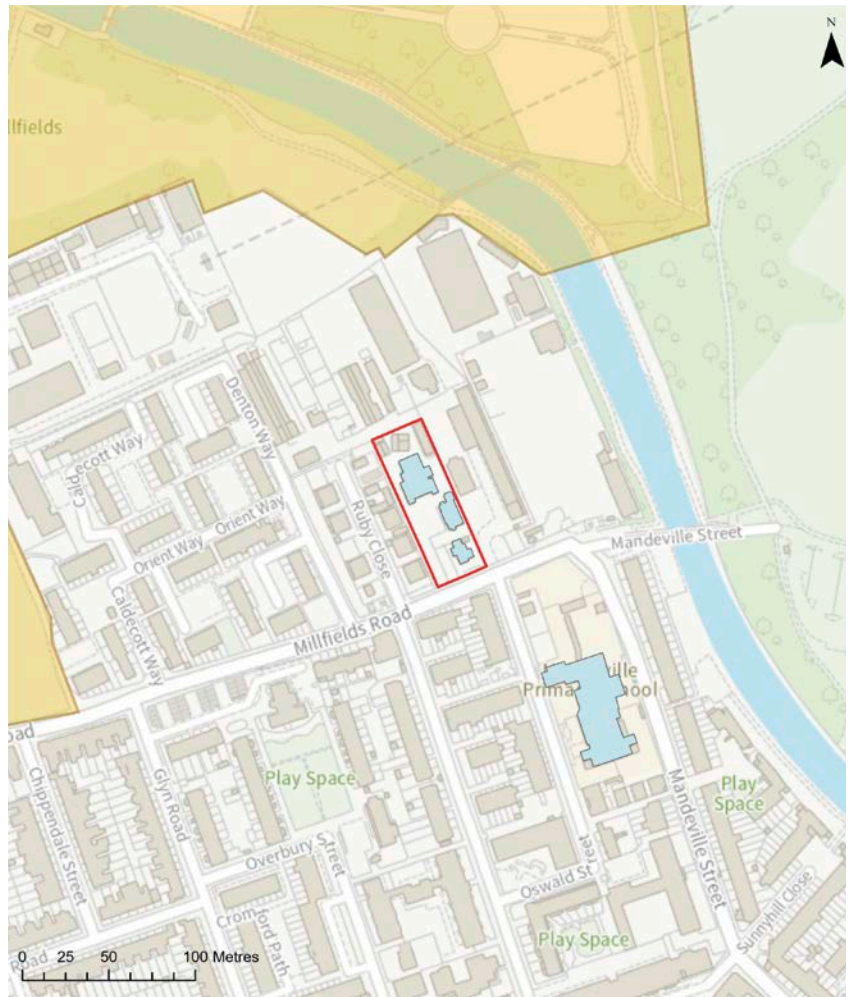
0.287 ha (2,870 sqm)



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- Heritage Investment Opportunity site
- Conservation Area
- Grade II Listed Buildings

Imperial Mill Blackburn

11



Significance

Imperial Mill, designed by architect Sydney Stott, was formally opened on 14th December 1901 at a cost of £120,000 (more than £12m today). The Mill was the first spinning mill erected in Blackburn for nearly 40 years and contained over 70,000 spindles at its height.

Address

Gorse St, Blackburn BB1 3EU

Designations

Listed Grade II

Ownership information

Blackburn with Darwen Council



The Mill was built next to the Leeds-Liverpool Canal, facilitating coal and cotton transport. Surplus land also allowed for cottage construction and rental income to offset costs of development. Imperial Mill is a prominent landmark, visible from the Blackburn-Rishton railway. Spinning stopped in 1980, and the building was purchased by a saw company.

The opportunity

Plans for Imperial Mill's restoration are underway, promoted by the local authority, with a planning application which proposes commercial and cultural uses. Investment partners are sought to deliver a regeneration scheme. The mill will receive £1m from the £20m Levelling Up Partnership fund, with additional funding sought from other funders.

The mill is part of Blackburn's £1bn growth strategy. An arts programme – Super Slow Way – has also identified the mill as a potential cultural hub along the Leeds-Liverpool Canal.

The Mill has four storeys, the first floor in use by James Jones and Sons Ltd, which has a 15-year lease. The remaining floors are vacant and in a state of disrepair, although a first phase of roof repair works is currently underway. Structurally unsafe elements, including the boiler house and engine room extension, have consent for removal. The site also includes the mill gatehouse (currently home to a printing firm) and 3.7 acres of land.

The site is located within a predominately commercial area, which is bounded by commercial uses to the north, north-west, open space to the east and north-east, Leeds and Liverpool Canal to the south, and a residential terrace to the south-west on Gorse Street.

Relevant planning history

The current use is for classes B1 and B8. Approvals from the early 1980s to the 2000s included conversion of an unused canteen into the headquarters for the Blackburn Unit Sea Cadets Corps, several approvals for works including demolition to chimneys, change of use to a car market and workshop, conversion of the mill for vehicle/machinery auctions, approvals for fencing, entrance gate improvements, and structural roofing modifications.

In 2006 there was an application for change of use to offices with minor alterations and disabled access. Applications in 2024 proposed demolition of a boiler house, engine room extension, masonry annexe, and steel structure; repairs to the loading bay, replacement roofs, brickwork repairs, and window boarding; and roof works, window protection, and replacement of rainwater goods.



The site



Site and floor area data

Gross land area: 15,361 sqm (165,344 sqft)

Site area: 27,444 sqm (295,405 sqft)

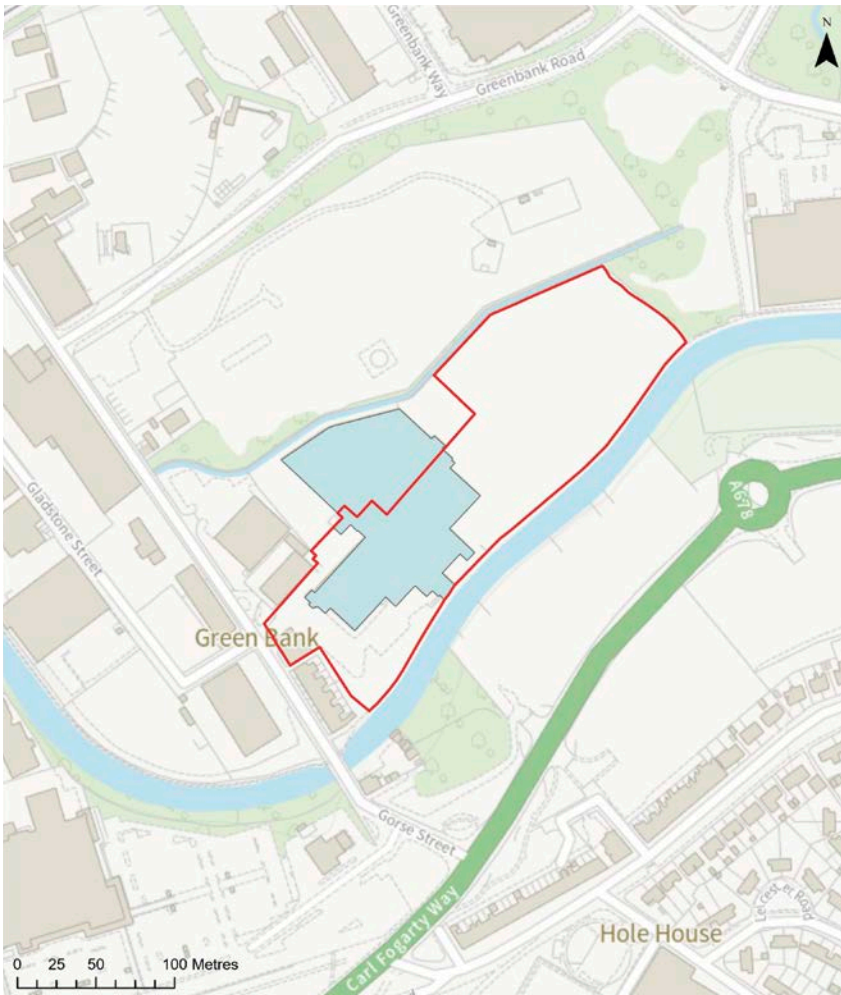
For enquiries, contact Historic England

John Lambe, Historic Places Adviser


North East & Yorkshire Region

john.lambe@historicengland.org.uk

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 Heritage Investment Opportunity site

 Grade II Listed Buildings

Surrey Street Pumping Station

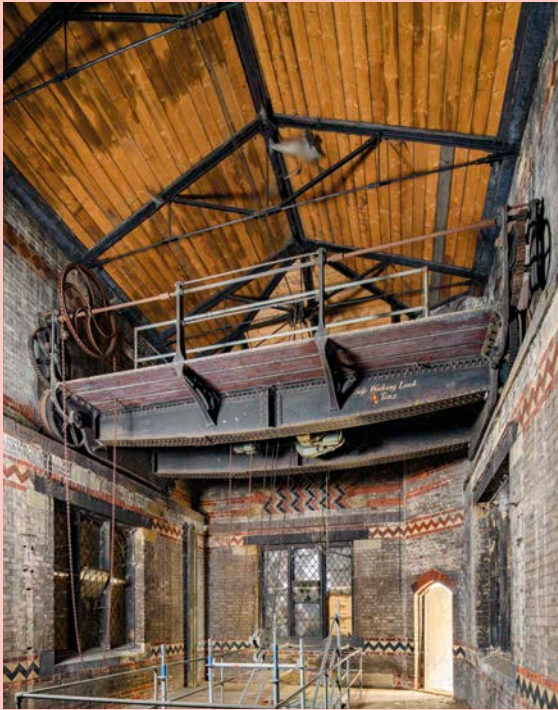
12

– Croydon



Significance

This pumping station – which has the appearance of a romantic folly – was built in four phases from 1851. It is popularly supposed that the engine house was originally from West Croydon's atmospheric railway station of 1845, rebuilt on this site by Thomas Cox in 1851.



There is a second engine house of 1867 by Baldwin Latham, further extension of 1876-7 designed by Thomas Walker and built by Smith of South Norwood (this housed a compound horizontal engine), and a further extension of 1912. The style is Gothic Revival and Neo-Tudor.

The pumping station was built under the terms of the Public Health Act of 1848, following much campaigning and a severe cholera epidemic linked to poor sanitation. Croydon was one of the first towns to adopt the Act, and the new Board of Health began to improve sanitary and social conditions. Ponds and ditches were drained and the polluted river Wandle was culverted. To ensure a clean water supply, a reservoir and water tower were built at Park Hill and filled by pumping water uphill from a well in Surrey Street via the Surrey Street Pumping Station.

Address

Waterworks Yard, Croydon CR0 1UL

Designations

Listed Grade II
Conservation Area

Ownership information

Barry Jenkins, Guildhouse UK Ltd
barry.jenkins@glhdhse.com
07785 984121

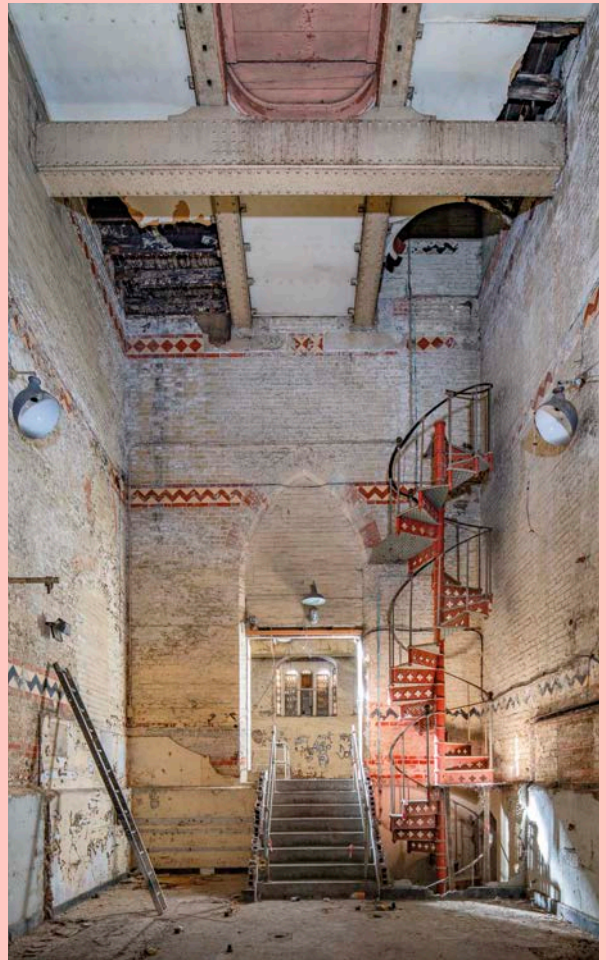
The opportunity

The building is secure and weathertight but remains vacant. Its future use has been identified as key to the regeneration of Croydon's Old Town. Discussions with the Local Authority are ongoing regarding the future use and repair of the pumping station and regeneration of the surrounding area. There is an opportunity for a range of commercial uses.

The building forms part of a new piazza, created as part of the development of The Exchange and Bridge House forming part of Croydon's Cultural Quarter. As well as creating a number of new residential units, the development includes retail and restaurant units fronting the piazza and is immediately adjacent to a large multi-storey public car park providing approximately 700 spaces. Surrey Street is an important retail thoroughfare within the centre of Croydon and is home to the popular chartered street market and a leisure complex.

Relevant planning history

The premises currently have a planning consent for use within Class E.



The site

Site and floor area data

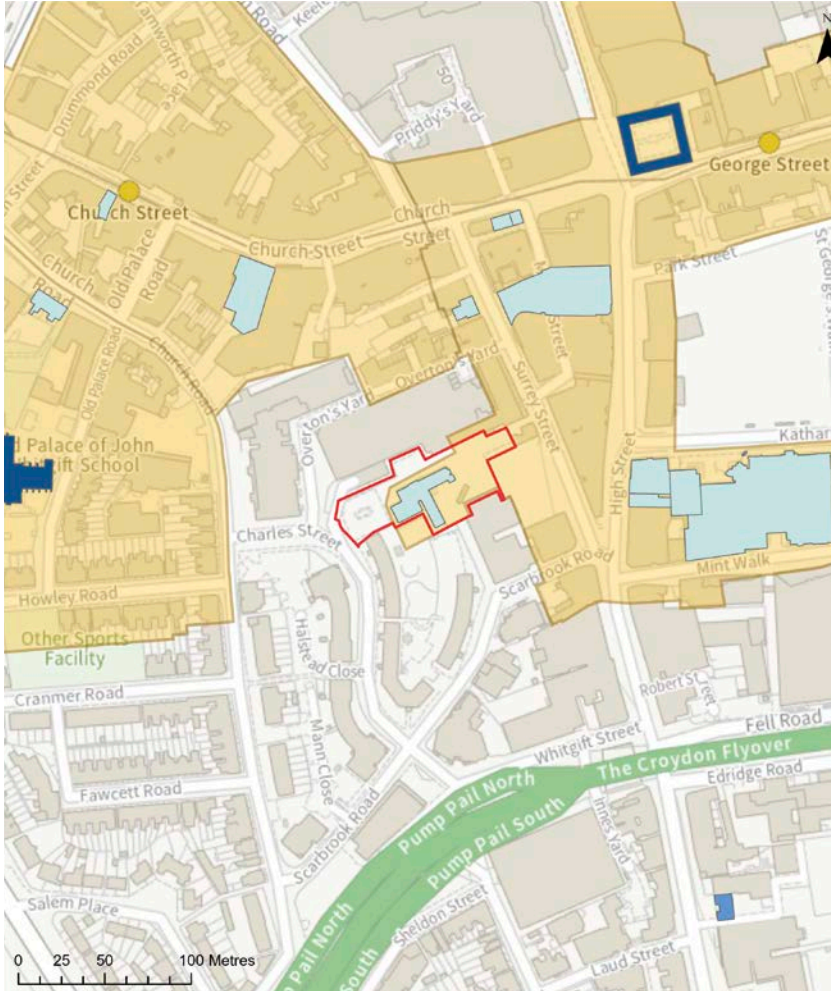
7402 sqm (79,674 sqft)





For enquiries, contact Historic England


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Heritage at Risk Project Officer
Partnerships Team
London and South East Region
lisa.rigg@historicengland.org.uk

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 Heritage Investment Opportunity site

 Conservation Area

 Grade I Listed Buildings

 Grade II* Listed Buildings

 Grade II Listed Buildings

Lister Mills Bradford

13

Significance

Following a huge fire in 1871, which destroyed the original Manningham mill buildings on the site, Samuel Lister commissioned the construction of new buildings as Lister Mills. This was not only a centre of production, but also a symbol of industrial prowess: it was once the world's largest silk mill.



Renowned for its Italianate architectural style, dominating the Bradford skyline, the most prominent feature is the 249ft chimney, inspired by St Mark's campanile in Venice, and named 'Lister's Pride' by Samuel Lister himself.

During its heyday, Lister Mills provided velvet for the coronation of King George V and even curtains to The White House. In the Second World War it manufactured parachute silk and cords, flame-proof wool, and khaki battle dress.

In 1963 the collection of mills and warehouses was listed Grade II*, with attention drawn to 'the scale, richness of decoration and the unique chimney [which] make Lister Mills the grandest industrial monument of the worsted trade.'

The Mill was purchased by Urban Splash in 2000. In a phased regeneration project, they converted the Silk Warehouse and Velvet Mill into 197 residential apartments, along with commercial units. On the roof at Velvet Mill, are 30 boldly-curved, zinc-clad new homes. The work, which has won many awards, is considered an exemplar of innovative regeneration.

**Address**

Lister Mills (Manningham Mills),
Patent Street, Bradford, BD9 5AB

Designations

Listed Grade II*
Conservation Area

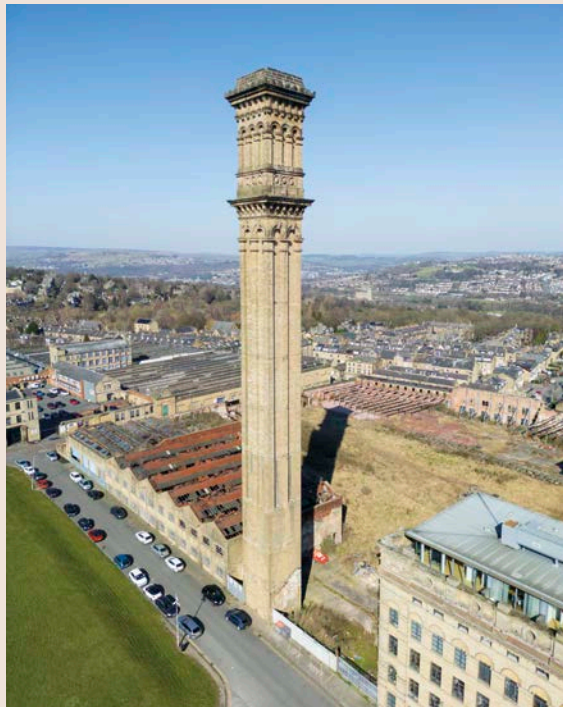
Ownership information

Urban Splash Yorkshire Limited

The opportunity

The remaining land and buildings on the site present a number of development opportunities, ranging from new-build housing to a potential commercial or educational space which could be a venue, retail, school or another large-footprint use.

Lister Mills benefits from its location in a rich cultural neighbourhood and expansive views across to the Yorkshire moors and the city centre. Manningham is home to Lister Park, a former winner of the Best Park in Britain award. Within walking distance are shops, a post office and numerous gyms and Cartwright Hall. A little further afield is Bradford City Centre, a place of significant Historic England and other government investment as part of City of Culture 2025.



Relevant planning history

Outline consent (00/03803/OUT) and Listed Building Consent (00/03802/LBC) were granted in July 2003, establishing the broad principles of redevelopment, including residential and commercial use options. The majority of matters concerning design, appearance and landscaping were reserved.

Subsequent applications for Silk Warehouse and Velvet Mill were granted and implemented through the mid-late 2000s and into the 2010s, Silk Warehouse completing in 2006, with various sectional completions at Velvet Mill, through to the rooftop pods occupation in 2019.

Listed Building Consent for demolitions of selected buildings within the perimeter wall have been granted since the two main mill buildings were completed, however no applications for new development have been submitted in recent years.

Local planning policy, reflected in the emerging Bradford Draft Local Plan, is very supportive of and prioritises residential development (“significant new housing growth”) and regeneration of brownfield land within the Manningham neighbourhood. There are specific draft policies NW34/H (Main Mill site) and NW28/H (Land west of Patent St), relating to the site which reference residential development.

Manningham is an area of deprivation and a high priority area for regeneration within local policy, and all key local and national stakeholders including Bradford Council, the West Yorkshire Combined Authority, Historic England and Homes England are engaged and committed to finding a positive way forward for the Lister Mills site.

The site

Site and floor area data

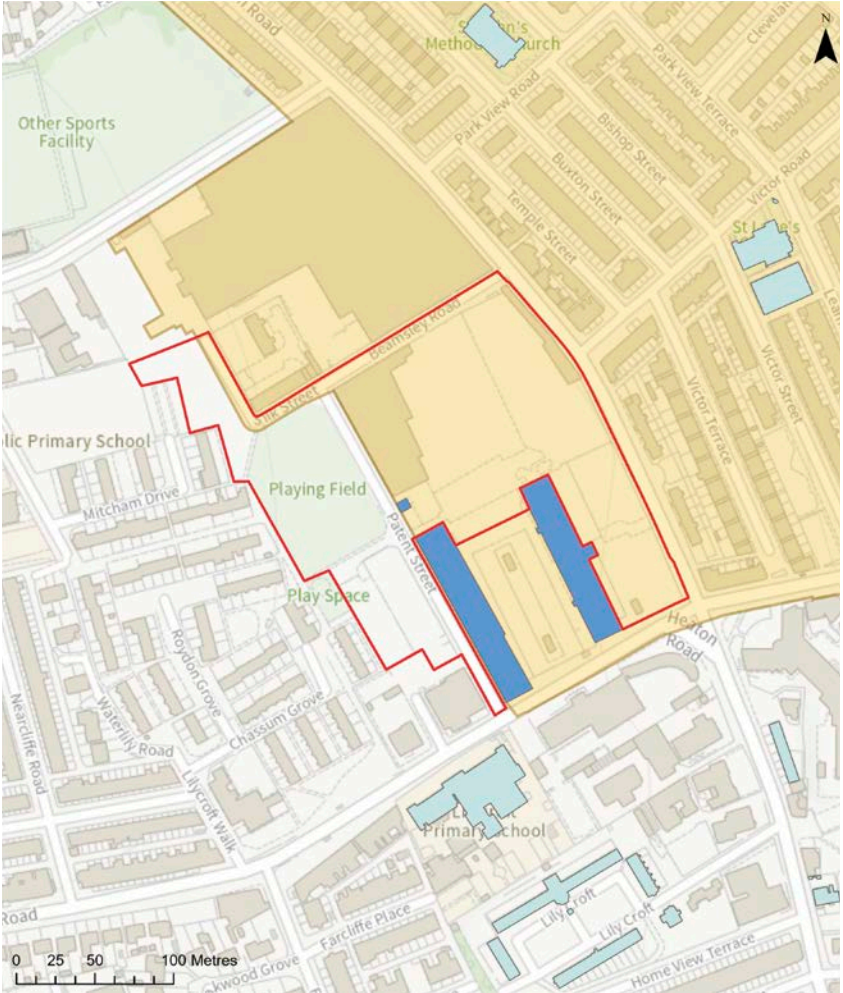
Green spaces site is 16,303 sqm
(175,484 sqft) Mill buildings site
is 19,793 sqm (213,053 sqft)







For enquiries, contact Historic England

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john.lambe@historicengland.org.uk

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-  Heritage Investment Opportunity site
-  Conservation Area

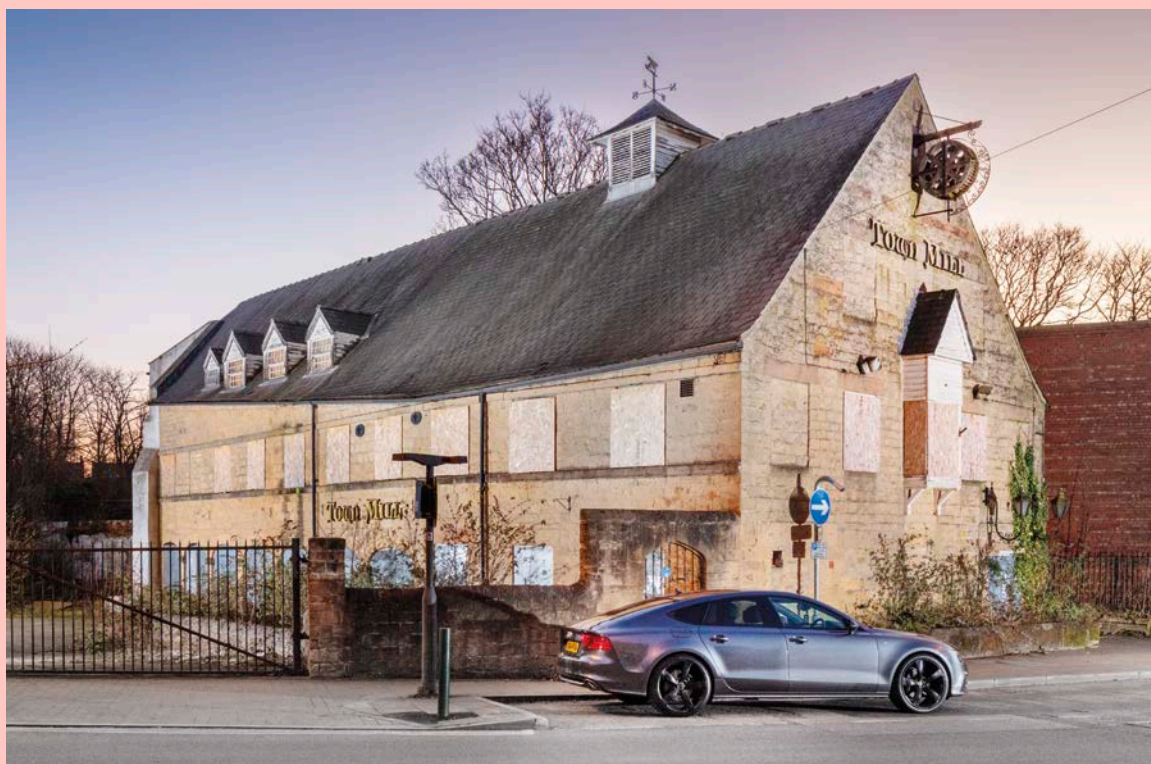
-  Grade II* Listed Buildings
-  Grade II Listed Buildings

Town Mill Mansfield

14

Significance

The late 18th century saw the transformation of the local economy as textile production, industrialisation and global trade increased. In 1784 the corn milling machinery was stripped out, sold and replaced with water-powered cotton-spinning plant.



This was a significant investment. The technology for the mass production of cotton thread in a factory setting had been introduced only in the previous decade, 20 miles away at Cromford in Derbyshire.

Mansfield developed as a significant manufacturing centre in the late Georgian period, with 10 new textile mills complementing the older cottage industry of framework knitting. The Old Town Mill was rebuilt c.1850, although fabric from the earlier mill may have been retained. When cotton spinning ceased in the early years of the 20th century, the building was converted to other uses.



Address

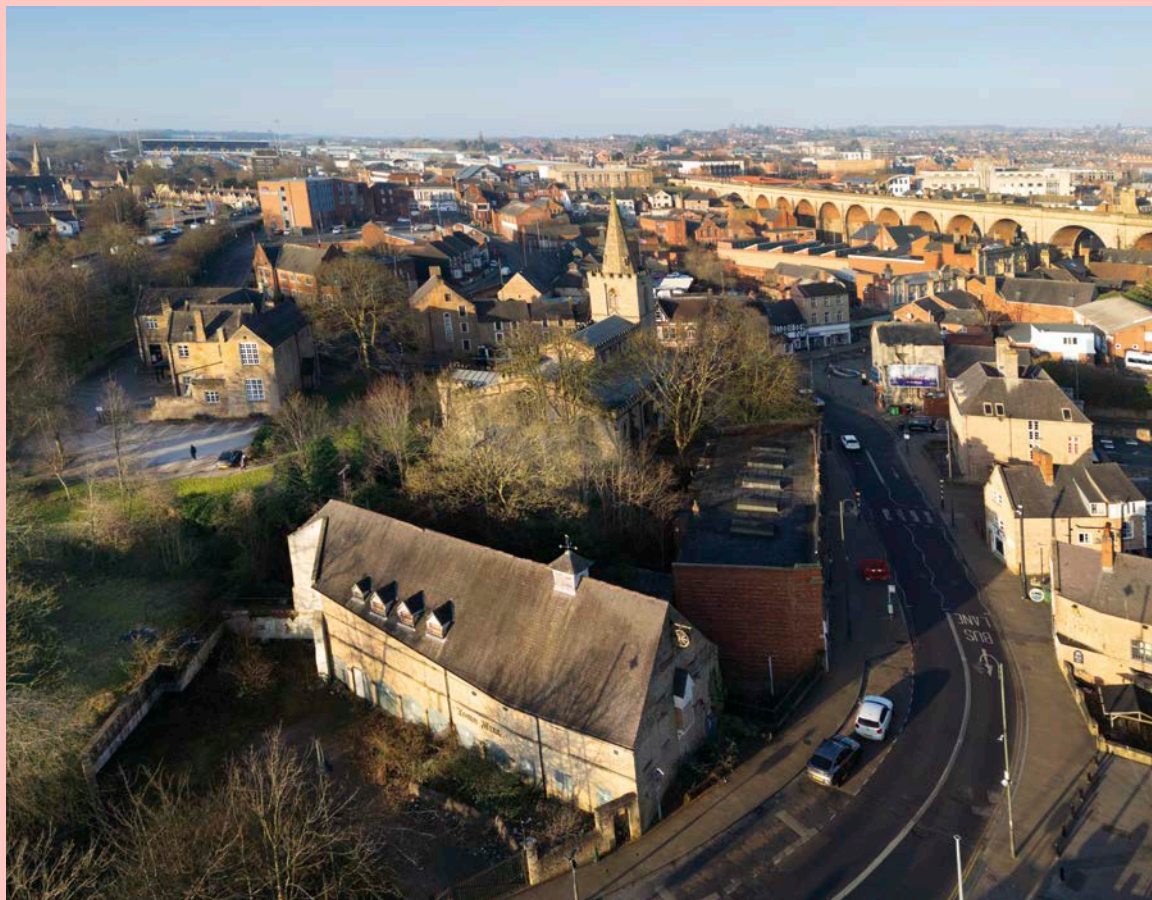
Town Mill, Bridge Street, Mansfield,
Nottinghamshire, NG18 1AN

Designations

Listed Grade II
Conservation Area

Ownership information

Jeremy Scorer
j.scorer@btinternet.com
07813 194607



The opportunity

The Mill was converted into a public house in the 1980s, but has been vacant for several years. Its ‘gateway’ location in the town, the open brownfield land that is part of the site, and the previous planning history mean it has strong potential to be a hotel, hospitality business or other commercial premises. Retail, leisure or residential uses are also a possibility.

Relevant planning history

In November 2019 Planning Permission and Listed Building Consent was granted for extension and conversion to a micro-brewery, public house, and hotel (Mansfield District Council planning reference 2019/0427/FUL). This scheme has not come to fruition, but the Council has signalled its continuing support for these uses and other commercial, leisure, retail and residential uses.

The opportunities presented by the Town Mill Site are specifically addressed in the Mansfield Town Centre Masterplan, which was adopted in 2023. The Town Mill site is one of the handful of locations identified as crucial to Mansfield’s regeneration and vitality.

Previous permissions include change to office use.

The site

Site and floor area data

1,500 sqm (16,146 sqft)



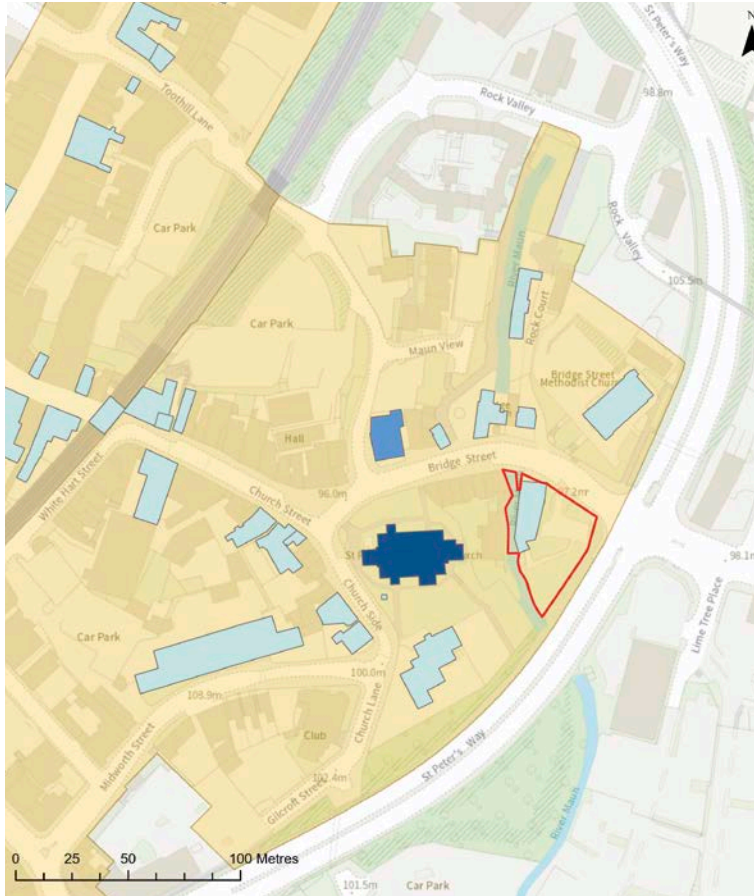
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Ben Robinson


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 Heritage Investment Opportunity site

 Conservation Area

 Grade I Listed Buildings

 Grade II* Listed Buildings

 Grade II Listed Buildings

Lomeshaye Bridge Mill

15

– Nelson

Significance

Lomeshaye Bridge Mill was built in 1841 by Samuel Holt as a two-storey steam-powered cotton-spinning mill on the banks of the Leeds and Liverpool Canal. It is sometimes known as Brierfield Factory.



Address

Lomeshaye Bridge Mill,
Bridge Mill Road, Nelson, BB9 7BD

Designations

Unlisted
Conservation Area
Adjacent canal bridge, Listed Grade II

Ownership information

Heritage Trust North West



In 1899, two additional storeys were added to the mill to increase floor space and convert it from a spinning to a weaving mill.

The mill faced demolition in the 1990s as part of the Whitefield regeneration plan. With support from various heritage organisations, including Historic England, demolition was averted when the Heritage Trust for the North West purchased the building in 1998. From 2014, a £1m conversion project funded by the National

Lottery Heritage Fund transformed the mill into business start-up units, meeting spaces, and storage facilities, featuring an open-plan office/workspace layout across four floors.

The opportunity

The mill has been sympathetically restored to a high standard, featuring original elements and offers offices, workshop and storage spaces, plus both service and passenger lifts, being fully accessible throughout. Currently, only the top, third floor is occupied in office use by NM Energy Ltd. The ground floor is ideal for workshop / storage use, while the first and second floors offer large open spaces, with good light and beautiful views across Pendle Hill which would suit creative arts use or live/work spaces.

The property is in very good condition, has no structural issues and offers immediate occupancy, with no works required. Opposite is an area of car parking for approximately 10 vehicles. This is held on a separate title but will be included within the sale.

The mill is located on the Pendle Corridor, in a tranquil setting adjacent to the Leeds & Liverpool Canal by Lomeshaye Park, surrounded by traditional stone terraced housing, half a mile from Nelson town centre and five miles from Burnley. It is well-connected via the M65, bus route, canal cycle links and Nelson railway station.



Relevant planning history

Lomeshaye Bridge Mill has seen land use changes, structural modifications, and condition discharges over the years, transitioning from industrial to mixed-use commercial and residential space.

Key developments are a 2018 approval for office and training use; and structural changes consented from 2006 to 2012 including roof replacements, external alterations, and removal of use restrictions. The major conversion of the buildings was approved in 2006 to 2007 and gave permission for a café, meeting rooms, apartments, and workspace units.

The site

Site and floor area data

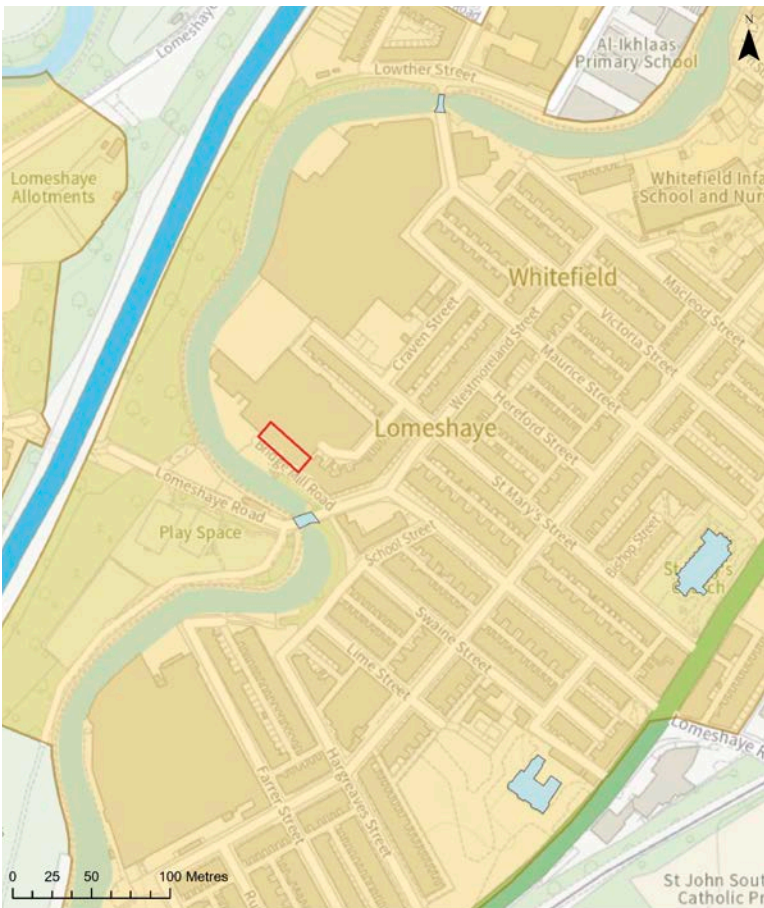
1,288 sqm (13,872 sqft)






For enquiries, contact Historic England

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-  Heritage Investment Opportunity site
-  Conservation Area
-  Grade II Listed Buildings

Fort Gilkicker

16

– Gosport

Significance

Fort Gilkicker stands as a remarkable example of 19th-century military engineering. In 1860 a Royal Commission, under instruction of then Prime Minister Lord Palmerston, ordered the construction of this striking semi-circular, granite faced fortification. It was built between 1863-71 and replaced an earlier structure established seven years prior. It subsequently underwent a series of modifications to support changes in artillery technology in the early 1900s, with further alterations during the Second World War.





Fort Gilkicker is a site of significant historic interest, having been built as part of an extensive system of fixed defences across the south of England. It is a notable survival of a 'Palmerston' era coastal fort, with later modifications. It attracts considerable interest as a local landmark and navigation point and is appreciated by military historians and dog walkers alike.

In recent years the fort was included on the Historic England Heritage at Risk Register due to its general declining condition, vulnerability to vandalism, lack of implementation of consented re-use proposals, and subsequently a lack of secure future management regime. However, in a reversal of fortune, the site was purchased by new owners in 2022. They have begun the unique and challenging task of converting the fort into a new and attractive housing development, helping to ensure the site lives on for future generations.

Address

Fort Gilkicker, Fort Road,
Stokes Bay, Gosport,
Hampshire PO12 2AT

Designations

Scheduled Monument
Listed Grade II

Ownership information

Gilkicker Builders
Wayne and Lee Johnson
gilkicker2022@gmail.com

The opportunity

The project seeks to breathe new life into the fort, celebrating its past while embracing the future. The restoration work is a delicate balance between maintaining the fort's historical integrity and introducing modern amenities.

Gilkicker Builders and Deniz Beck Partners have combined experience of delivering modern property developments and local conservation projects, including Spitbank Fort and the Hotwalls Studios in Portsmouth. They are seeking collaboration and investment from interested parties in order to complete their vision of transforming the fort in a manner that is both sensitive to its historic significance and innovative in its design.

Relevant planning history

Planning Permission was given and Scheduled Monument Consent granted for conversion of the fort into housing in 2009. Conditions requiring detailed design and methodologies were attached.

In 2014 a variation was requested and granted to extend the period within works were required to start in order to maintain the validity of the original consent. This variation was in force when works to remove concrete were undertaken in 2016, in order to trigger a commencement of works.

Subsequent to the issuing of the original consent, amendments to the proposals were proposed and discussed with HE and Gosport which included, specifically, the insertion of new stair access between the casemates and munition stores at ground floor level. New stair access from the casemates to the upper levels had already been consented in the original submission. The principle of the additional stairs was accepted and Planning Permission granted, and an application to vary to the Scheduled Monument Consent is in progress.

Since the site has changed ownership, the present owners have begun enabling works across the site, including removal of the earth bund, concrete capping, infilling of some of the casemates and reconstruction of some of the casemate roofs.



The site

Site and floor area data

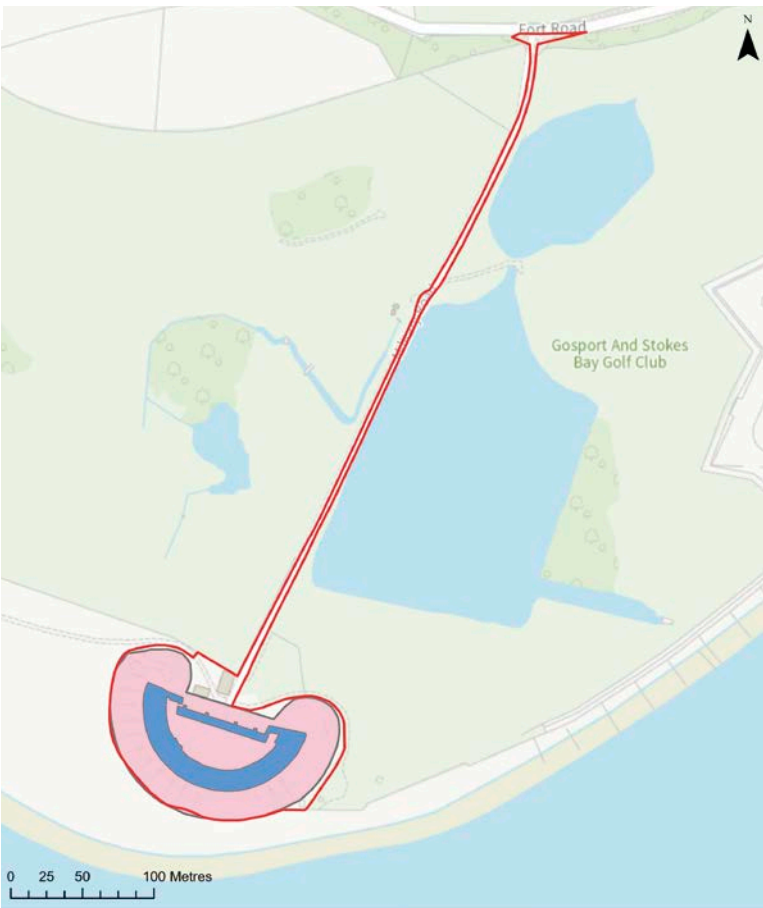
Approx 3000 sqm (32,290 sqft)






For enquiries, contact Historic England

Iain Bright,
Inspector of Ancient Monuments
London and South East Region
iain.bright@HistoricEngland.org.uk

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-  Heritage Investment Opportunity site
-  Grade II* Listed Building
-  Scheduled Monument

Mechanics Institute

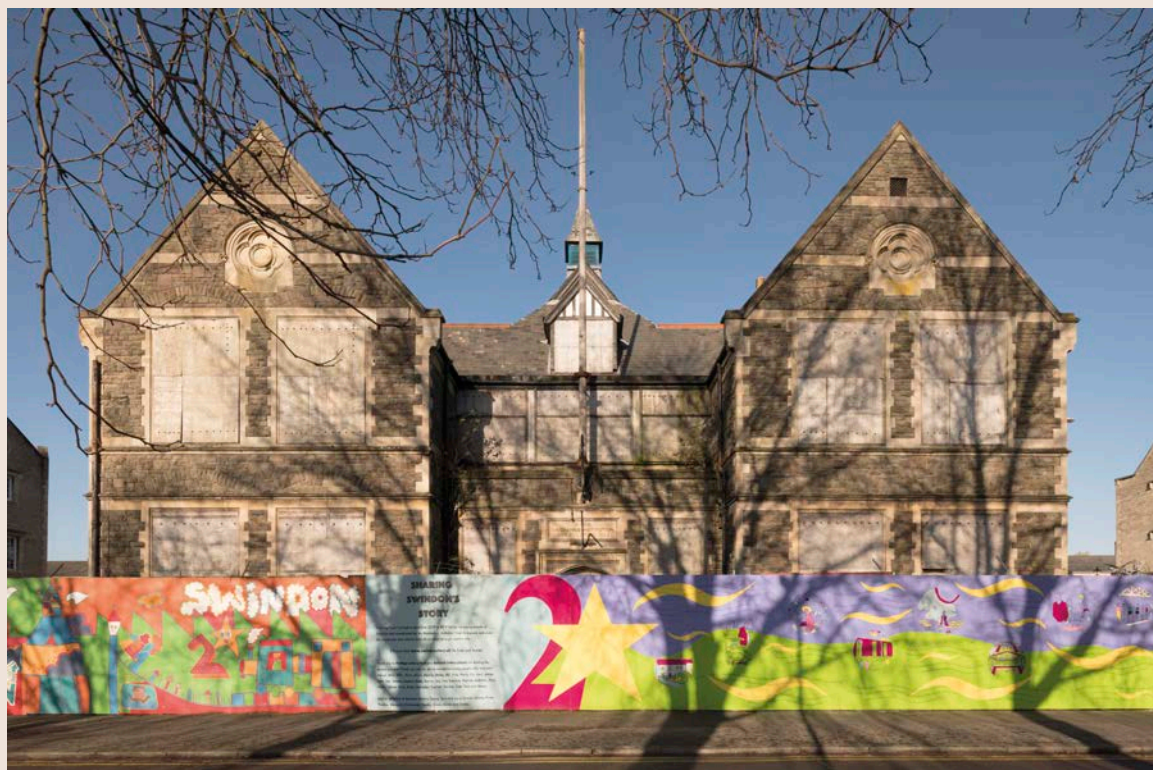
17

– Swindon

Significance

The Mechanics is the major architectural feature at the heart of Swindon Railway Village. Built from 1855 in a Tudor Gothic style, it has considerable historic significance for its unique original purpose and the range and influence of the facilities it provided.





The Great Western Railway set up a separate company to build this workers' welfare institute, which included shops and market stalls selling fresh produce, the latter not being easily available to workers otherwise. The original market stalls were demolished in 1891 to make room for a large extension, which is itself a visible expression of the breadth of the Institute's work for over 100 years. Classes and lectures were provided for both men and women, and technical education was particularly important, supporting the progress of apprentices and students through the neighbouring railway works.

Address

Mechanics Institute,
Emlyn Square, Railway Village,
Swindon, SN1 5BP

Designations

Listed Grade II*
Conservation Area

Ownership information

Forefront Estates



The opportunity

Swindon’s former Mechanics Institute has been disused since the closure of Swindon Railway Works in 1985, and is now in very poor condition. However, it occupies a prominent site at the centre of Swindon’s Historic Railway Village, a Historic England Heritage Action Zone. Part of the adjacent carriage works have been converted to a technical college and branch of the Royal Agricultural University, while other parts have recently become new workspaces. Opposite is the entrance to the thriving Swindon outlet village; and there are various educational institutions locally with large student bodies. The Mechanics could have a future as a mixed-use venue. If a residential development were to be pursued, a degree of public access would be important. The Local Authority are willing partners who may be prepared to release some of their own land for an enabling development, and to assist in the acquisition of the site.

Relevant planning history

In the 1980s there were a series of applications for hospitality businesses; a scheme for a hotel was approved in 1988 and another in 2003. In 2003 an application for an extension to provide 21 residential units and a 118-room hotel was refused but a change of use to hotel, food & drink, residential, office, and conference and leisure use was approved in 2004. The most recent application was in 2007, a scheme to demolish the north side and fly tower, which was refused.

The site

Site and floor area data

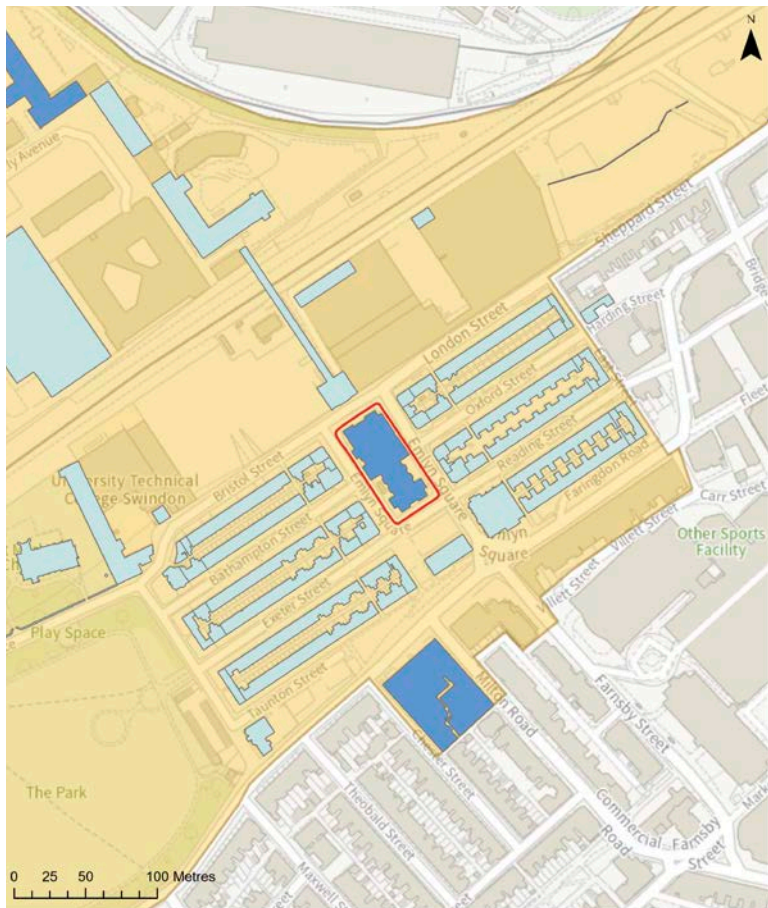
Approximately 2,500 sqm (26,910 sqft)



For enquiries, contact Historic England


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Development Advice
South-West Region
simon.hickman@historicengland.org.uk
07766 364540


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 Heritage Investment Opportunity site

 Conservation Area

 Grade II* Listed Buildings

 Grade II Listed Buildings

Why invest? Because Heritage Works

For growth

The repair and repurposing of existing historic buildings in England could provide up to 670,000 new homes – nearly half the Government’s 1.5 million target. The redundant textile mills of Yorkshire and Lancashire alone could provide 42,000 new homes.

Tourism and the visitor economy – which grew in value by 8.5 per cent between 2022 and 2023 – is underpinned by heritage. The spend on heritage trips generates £18bn each year and seven of the 10 most popular visitor attractions in England are heritage attractions.

The low carbon economy is predicted to grow by 11 per cent, per year up to 2030 and retrofitting existing buildings is critical to the transition to sustainable energy. Historic England supports growth through the planning system. We are consulted on more than 18k planning applications each year and respond to more than 99 per cent within the 21-day response target, the overwhelming majority of which are not opposed.

Our £95m High Street Heritage Action Zone programme, created 716 new jobs, generating nearly £35m per year in additional economic value. Vacant buildings were brought back to use in 36 high streets across England; 723 historic buildings or heritage assets were repaired or conserved; and 462 historic shopfronts were restored or reinstated.



Park Hill in Sheffield is a post war housing estate built in the Brutalist style. Urban Splash embarked on the long-term process to refurbish the Grade II* historic building to provide about 1,000 homes.



Photovoltaic panels were installed on the rear roof slope of the Grade II-listed Gibson Mill in West Yorkshire, a 19th-century cotton mill.

For net zero

The greenest building is the one that already exists. Heritage offers the quickest path to achieving net zero carbon emissions by 2050 through adapting and reusing rather than demolishing historic buildings. 87 per cent of people agree that finding new uses for historic buildings is better than demolishing them.

Historic England equips people, partners and sectors to achieve net zero with the knowledge and skills to protect, repair and use historic buildings more effectively. Our funding is increasingly focused on projects that mitigate the impacts of climate change. Our advice enables essential infrastructure projects, including renewable energy projects at scale.

The restored Saltdean Lido in East Sussex, which reopened following advice and grants from Historic England, alongside the National Lottery Heritage Fund and Brighton & Hove City Council.



For communities

93 per cent of people agree that local heritage raises their quality of life. 67 per cent of people aged 16 and over visited a heritage site last year – three times more than attendance at live sports events.

Heritage is common ground; 81 per cent of people agree that looking after heritage is personally important to them. The overall wellbeing value for people's day-to-day encounters with heritage is estimated to be worth £29 billion every year in England. Investment in heritage builds local pride and promotes community cohesion.

As part of our High Streets Heritage Action Zone programme, over 930,000 people came together across 1,695 public events, celebrating the culture and heritage of their high streets. There were 592 school activities, reaching 28,000 students, and volunteers contributed an incredible 42,503 hours to support historic high streets.

Historic England protects and champions local heritage through listing, engagement, grants and advice. Heritage-led regeneration has transformed neglected places into economic hotspots, such as Liverpool's Albert Dock, Nottingham's Lace Market and Gloucester's Quays. Historic England supports local growth through our frontline staff, who are all based in the regions where they work.



The project team at work on the Tyldesley High Street Heritage Action Zone.



Trainees and apprentices on Historic England's Summer School learn how to repair, maintain and retrofit historic buildings.

For jobs

Working on historic sites offers great opportunities for the next generation of craftspeople. Benefits to the economy and local communities will also come from the Government's investment in skills development for construction, including the £600 million funding package recently announced. Historic England supports heritage skills through its heritage-at-risk repair grants and we have delivered three Skills Summer Schools for apprentices and trainees since 2022.

For creativity

Heritage underpins the creative industries: 26 per cent of creative businesses are in the per cent of England designated as conservation areas, and the UK's heritage inspires stories, art, fashion, film, music, performances, and new technology and games, from Highclere Castle in *Downton Abbey* to the UK-inspired Galar Region in *Pokémon: Sword & Shield*.

Historic England Advisory Services

Historic England Advisory Services

Historic England can help to de-risk your site and provide the certainty you need early in the design development process.

Many of our planning and listing services are free and available to everyone.

Additionally, you can choose to pay for our Enhanced Advisory Services, which are designed to reduce the potential for delays in the planning process.

Extended Pre-Application Advice

Extended pre-application advice reduces the risk of an application for consent being refused by the decision-making body, with all of the wasted expense that would entail.

We will be consulted on your planning application if it requires Planning Permission or Listed Building Consent. We provide everyone with one free cycle of pre-application advice; ongoing engagement is offered through our Enhanced Advisory Pre-Application Service. If you choose to pay for this service, you will benefit from receiving verbal and written advice from one of our specialists, including regular involvement in design team meetings and comments on emerging schemes.

Listing

If your site includes historic buildings or structures, Historic England's range of listing services can help you provide certainty early in the development of your design. We can:

- Screen a site for heritage assets and potential listed buildings or structures.
- Reassess a building to provide an enhanced list description.
- Fast-track an application for listing.
- Consider a building for a Certificate of Immunity from Listing.

Service Level Agreements

We offer service level agreements for schemes that are particularly complex or multi-phased; that relate to a single large site or a number of sites being brought forward at around the same time; or that require engagement with Historic England for a minimum of six months.

All our Enhanced Advisory Services are charged on a cost-recovery basis. This means that you will be invoiced for the costs attributable to your case, and no more. Please contact your local Historic England office to enquire about our Enhanced Advisory Services.

Disclaimers

The information presented in this document is intended for information purposes only and should not be construed as investment advice. Whilst every effort has been made to ensure the information is both relevant and accurate, Historic England accepts no liability for any error or omission, or reliance on any part or all of the content of this document, or any associated written or oral advice given, in any context. You should seek independent advice from professional advisors before making an investment decision.

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Gibson Mill © National Trust, page 72.

Site Plans

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The site plans included here are indicative and not intended as a definitive guide to the extent of designation or curtilage listing. Historic England staff are pleased to advise on designation on a case-by-case basis; on curtilage, the local planning authority should be consulted.

Historic England's Heritage Investment Prospectus showcases historic sites and buildings where owners are actively seeking investment partners or buyers right now.

In some cases, planning permission has already been granted for development; in others, the local planning authority and Historic England have agreed development briefs, de-risking the planning process. For all of the sites featured here, Historic England teams are ready to work with new investors to bring forward sustainable regeneration.

Historic England is the public body that works with people and organisations across England to discover, protect and bring new life to our shared historic environment. We provide advice, knowledge, support and services, so the history that surrounds us all lives on and is loved for longer.