

Heritage

Capability Statement
2024

tor
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torandco.com



A people practice

tor&co is a planning, design, and environmental consultancy with a human focus.

People are at the core of every tor&co project. We believe that when we consider what they need, how they think, feel, and behave, we uncover the potential to not just meet, but to exceed expectations. We pride ourselves on building long-term relationships, so that together with clients, communities, and partners, we realise our mission to build a lasting legacy.

Philosophy

For us, collaboration breeds creativity.

We believe that collaboration breeds creativity and that thinking creatively will always result in better solutions. By working alongside our clients and partners, calling on the expertise of our colleagues, and consulting the communities for which we create, we arrive at better outcomes for people, the planet, and all its ecosystems.

Our Clients

Fostering relationships for the long-term.

We are proud to partner with a broad range of clients on commercial and socially significant projects of every scale. Both in the public and private sector, our aim is to forge long-term relationships so that every challenge and complexity is tackled with insight and foresight.

Approach

Putting people and legacy at the core.

Our approach is always to start with people and continue to put them at the centre of every project. By giving every consideration to their physical, emotional, environmental and commercial needs, we exceed expectations and leave a sustainable and lasting legacy.

Culture

An interdisciplinary ecosystem.

We are a small but perfectly formed team with an open, inclusive and supportive culture. There are no siloes or egos, just a group of highly skilled individuals who interconnect in pursuit of better outcomes for people and planet



An integrated team

Diverse specialisms with an interdisciplinary approach.

Our breadth of projects demands a diverse set of specialisms and individual skills, but our seamlessly integrated culture and interdisciplinary approach means we listen, learn, and refine as one. Together we unravel the complex, clear a path with singular focus, and apply life-enhancing creativity.

Planning

For us, planning goes beyond just process and the purely technical. Our planning team has an enviable success rate, working to promote positive land use, devising ingenious strategies and advancing projects that make a positive contribution. We embrace challenges from the large, complex and demanding, to the small, and soon to be, perfectly formed, with equal enthusiasm, commitment and creativity.

Landscape Architecture

While we understand the value of the aesthetic, our landscape team know that how a space makes people feel, emotionally and physically, is the key to unlocking the full potential of a site. This focus ensures that our proposals are creative and sympathetic, so that we promote positive co-existence between people, place and planet.

Environmental Planning

Now more than ever, how we care for the environments in which we live, work, learn, and play, is high on everyone's agenda. Our environmental specialists analyse, advise and coordinate with respect to environmental and sustainability issues and environmental impact assessment so that our solutions are robust, meaningful, mutually beneficial, and future focused.

Strategic Communications

By providing strategic advice to our clients from the outset we can shape, design and deliver targeted communications and engagement strategies to help navigate complex circumstances. Developing opportunities for meaningful dialogue with local communities and building trust with decision makers across national and local government is critical in mitigating risk and maximising opportunities.

Architecture

Taking a holistic approach, working in synergy with clients and the wider tor&co team, we believe, results in buildings and spaces that are not only deliverable but exceed expectations. We create exceptional environments where people, business and communities can thrive.

Urban Design

We have a passion to create sustainable places where strong community bonds can be forged. Our belief that truly successful places, ones that intuitively respond to human needs, have exceptional core. So our approach to masterplanning is designed to add lasting value for developers, partners, and the communities they serve.

Heritage

Early consultation with local authorities and interest groups ensures our heritage experts bring their considerable experience to bear. We work with the wider team to uncover and resolve potential heritage risk, navigating planning pitfalls to ensure that heritage issues are comprehensively addressed. Our work safeguards historical integrity for generations to come.

Viability

We aim to help design and plan developments that are deliverable throughout dynamic market conditions. We help our clients balance commercial and policy requirements, promoting positive outcomes by demonstrating how development proposals are able to contribute towards planning gain.

Expertise

Our heritage specialists can advise on proposals from large-scale development to building adaptations.

Building successful relationships with consultees is central to our approach.

Early consideration of the historic environment saves time and money on any project. By establishing the significance of all affected heritage assets, we can advise on creative and sympathetic solutions that not only ensure harm is avoided or minimised, but also that opportunities for enhancement of the assets and the scheme are maximised. We underline this approach with early collaboration with local authorities and statutory bodies, helping to manage risk of unforeseen issues in the development process.

We are experts in assessing the archaeological potential of both buildings and sites through interpretation, analysis and desk-based assessments. This minimises development risk and helps to secure approval by setting clear options for approval to be secured through planning conditions. Where archaeological fieldwork is required, such as building recording, geophysical survey or evaluation, our team can manage this process from inception to completion.

We are proud of our highly experienced, skilled and personable team, who are used to working not only within the wider tor&co team, but also with our wide and valued network of other architects and planning consultants. Our team includes full members of the Chartered Institute for Archaeologists (CIfA) and the Institute of Historic Building Conservation (IHBC), to whose high standards all our advice and reporting is completed



How we work

Our specialisms encompass built heritage assets of all types and periods and archaeology from the Palaeolithic to the 20th century.

This gives our clients assurance and confidence that our accredited and experienced team can fulfil planning requirements relating to any aspect of the historic environment. Our services include:

- Due diligence/rapid appraisal to establish heritage constraints and opportunities, e.g. for site promotion,
- Vision documents for site allocation in Local Plans, working closely with tor&co's masterplanning team.
- Historic Building Appraisals to identify and advise on the scope for change.
- Creating innovative, sympathetic, and honest solutions that meet our clients' aspirations, and can be fully justified to Local Planning Authorities.
- Heritage Statements to assess the impact of development proposals on significance
- Archaeological Desk-Based Assessments for EIA and planning applications
- Environmental Statement chapters and technical reports
- Heritage mitigation strategies
- Close communication with Local Planning Authorities to mediate any difficulties that may arise through unforeseen events in the development process.
- Historic landscape surveys and character appraisals
- Procuring and project-managing archaeological fieldwork and investigations to ensure the timely, cost-effective discharge of archaeological conditions.
- Conservation Management Plans
- Expert witness for planning appeals

Support is provided by our in-house geographic information systems (GIS), 3D visualisation and graphic design teams. Their services include:

- Essential Ordnance Survey mapping, including historic mapping, and aerial photography.
- 3D visualisation which applies best practice photographic techniques to create photomontages in line with Landscape and Visual Assessment guidelines.



Case Studies

In the following pages we present a selection of our projects. They showcase the breadth of experience we have throughout the country. This locational range continually develops our experience, expanding our knowledge of different approaches from councils, consultants and clients.

Mercedes-Benz World

Brooklands in Surrey was the world's first purpose-built racing circuit and is designated as a scheduled monument and conservation area in recognition of its importance.

tor&co produced the original draft conservation management plan that guided the development of the site as part of Mercedes-Benz World and the restoration work. This was updated and expanded in the revised plan produced in 2017, on behalf of a partnership of the council, Brooklands Museum, Historic England and Surrey County Council, that will guide future management of the site.



“Through a carefully managed strategy, Terence O’Rourke was able to find solutions to considerable planning problems, with a very successful result for us.”

Peter O’Halloran
Managing Director, Mercedes-Benz World

Client
Mercedes-Benz World
Retail Group UKI Ltd

Location
Brooklands, Surrey

Expertise
Planning
Environmental planning
Heritage
Graphic design



Longforth Farm

Alongside our planning, design and environmental planning roles, we advised on the heritage impact assessment for this development of 500 homes, a primary school and public open space to the north east of Wellington in Somerset.

Client

Bloor Homes

Location

Wellington, Somerset

Expertise

Planning
Environmental planning
Heritage
Urban design
Graphic design

We coordinated and managed all of the archaeological surveys, undertook extensive consultation with Somerset County Council and managed the archaeological mitigation strategy, commissioning Wessex Archaeology to complete the full excavation of the identified areas of archaeological potential.

The principal discovery was the remains of a high status medieval building complex that spanned the late 12th to late 14th centuries. Unusually, all documentary research since the find has failed to identify the owners or any records relating specifically to the function of the building.

The conclusion of the excavators was that it was likely to be a medieval manor house of the Bishops of Bath and Wells, as the decorated floor tiles recovered on site have parallels with ecclesiastical sites at Glastonbury and Wells Cathedral.

This discovery generated an exceptional level of local interest, and a series of public engagement events were held, including a community open day and visits attended by local schools and all interested local history societies, which resulted in significant positive press coverage for both the housebuilders and the archaeological contractor.



Part of the medieval manor

Grove Place

The practice was appointed to help deliver a new retirement village at a grade-I listed Elizabethan house in an attractive rural location near Southampton, that had previously been occupied by a private school.

Client
LifeCare Residences Ltd

Location
Hampshire

Expertise
Heritage
Landscape architecture
Planning

The project involved careful negotiations with a number of key stakeholders including Historic England, Natural England, the local community and the council in order to agree an appropriate scheme.

We were able to successfully demonstrate that a sensitive conversion and redevelopment of the house in its historic gardens could create a retirement village that would offer a sustainable long-term use for the listed building and its setting. The final scheme delivered 115 units with complementary leisure and service facilities.



Marham Park

tor&co successfully promoted this site through the local plan process with our design, planning and heritage teams contributing to a master plan that provided for a primary school, retail use, new leisure centre and around 1,000 new homes.

Client

Countryside

Location

Suffolk

Expertise

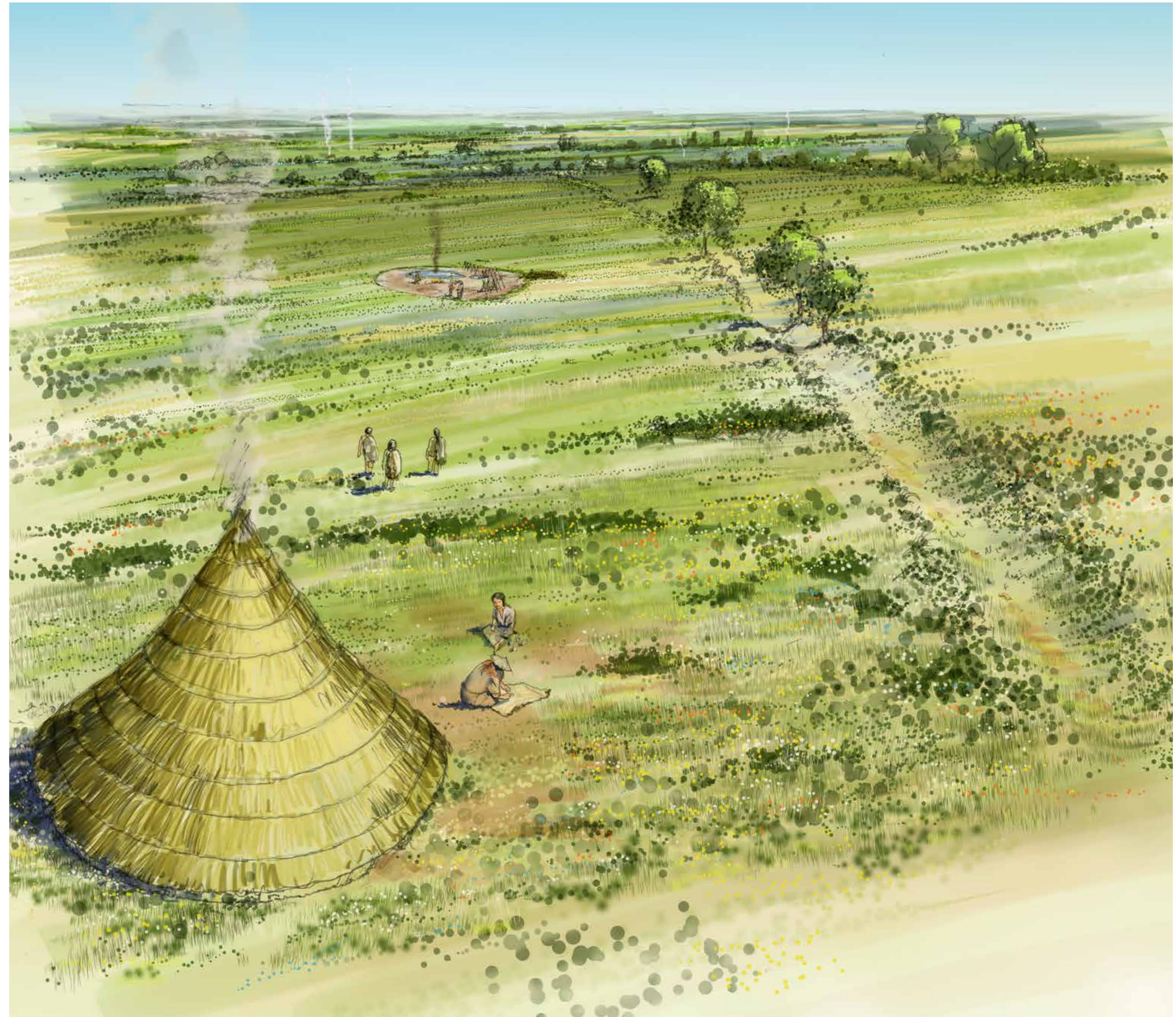
Heritage

Environmental planning

Graphic design

Close consultation with local authorities and the local community contributed to the securing of outline planning permission with the heritage team being involved as part of the EIA process as well as after the determination period.

The site, set above the River Lark close to a complex that includes a Neolithic cursus monument, was of known archaeological importance. We were responsible for the consultation with Suffolk County Council heritage advisors and co-ordinated the numerous stages of archaeological site investigations followed by full scale excavation at the site over a period of 4 years. These revealed a complex Bronze Age landscape, including two burnt mound complexes, where water was heated for use in a range of crafts such as processing animal skins, and extensive Iron Age and Roman settlement activity. Public engagement was a large part of the work, and several well attended public open days were held during the excavations.



Kingsmere

We were lead consultant in the preparation an outline planning application, master plan and EIA for a sustainable new quarter in south west Bicester. The site included 2,300 new homes, schools, commercial and healthcare facilities, public open space and a mixed use local centre.



The heritage team was responsible for EIA heritage assessment, project managing all necessary archaeological surveys during which two Bronze Age burial sites were safeguarded through our decision to relocate the sports pitch provision for the new schools. This is a demonstration of tor&co's interdisciplinary working approach, where the heritage team worked closely with colleagues from masterplanning and landscape architecture.

We were lead consultant in the preparation an outline planning application, master plan and EIA for a sustainable new quarter in south west Bicester. The site included 2,300 new homes, schools, commercial and healthcare facilities, public open space and a mixed use local centre.

We were retained by Countryside to manage the discharge of the archaeological condition. During site investigations, evidence of quarrying for the adjacent Roman roads was revealed along with a late Iron Age/Romano-British settlement with sophisticated drainage and cereal crop processing. We represented the client to ensure proportionate response and cost effective measures were instigated and as a result we delivered savings to the original scope of works.

We collaborated with the client and other consultants in the subsequent marketing of the archaeological discoveries which included information packs to local schools which helped raise awareness of the positive developer approach to safeguarding and recording archaeology.

Client
Countryside

Location
Oxfordshire

Expertise
Planning
Environmental planning
Heritage
Landscape architecture
Graphic design
Geographic information systems
Architecture
Masterplanning

Oxfordshire Garden Village

Eynsham village was as one of 14 government supported Garden Villages selected in 2017. It has an area of 217 hectares and is allocated in the West Oxfordshire District Council Local Plan.

tor&co were commissioned to lead on the design and provide environmental services relating to landscape, ecology and heritage, as part of preparing an outline planning application.

Extensive work was undertaken to understand the intricate and complex site, and its local and regional context. We provided detailed assessments of the archaeological interest and historic development of the site area, enabling the integration of important historic routes and boundary alignments as the structuring elements of the masterplan. We produced a full desk-based heritage assessment and archaeological mitigation strategy, and provided the heritage assessment as part of the EIA.

The new Garden Village will provide 2,200 new homes, as well as associated employment space, amenities with social and green infrastructure arranged around three distinct and walkable neighbourhoods, each of which will be clothed in a rich, rural landscape.

Client

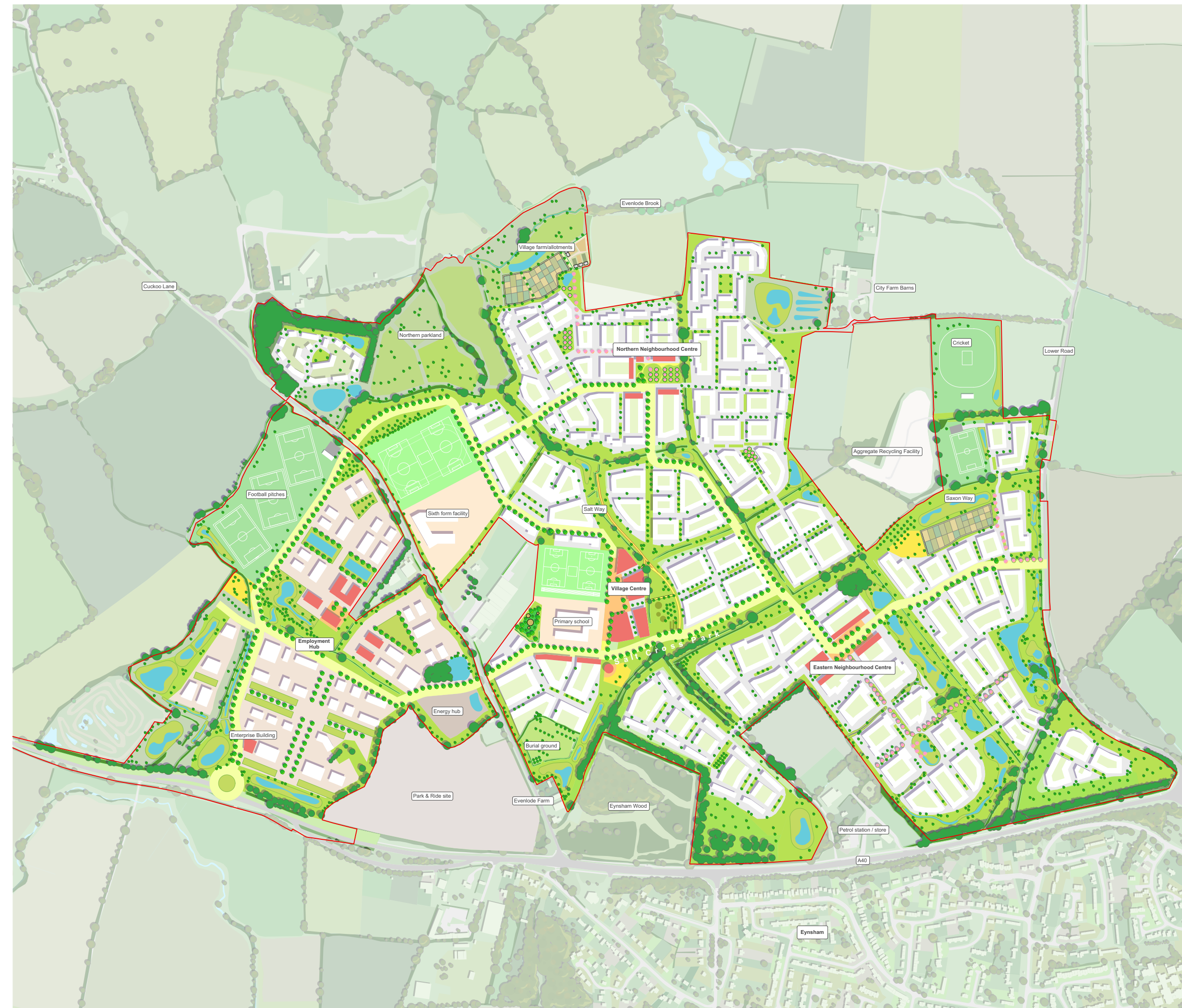
Grosvenor Development Ltd (GDL)

Location

Eynsham

Expertise

Lead-designer and masterplanning
Landscape architecture
Heritage
Ecology
Graphic design



Penhaligon's

British luxury fragrance brand Penhaligon's asked us to work on their rejuvenation of the brand, focusing on their existing shops across the UK and the identification of new premises within historic buildings.

Client
Penhaligon's

Location
Various locations

Expertise
Town planning
Heritage
Architecture

For each project we produced robust and comprehensive heritage impact assessments and undertook the necessary consultation with design and conservation officers to secure listed building consent, planning permissions and/or advertisement consent as required.

Established in 1870, Penhaligon's pride themselves on their heritage and celebrate this through their choice of heritage premises and buildings with distinctive shopfronts. Our design team produced a manual to assist them in identifying a consistent brand, and we subsequently assisted with the implementation of these design measures, identifying the heritage value of each property and why it is important to celebrate this in line with the corporate branding of Penhaligon's.



Wind farm

experience

We have acted as heritage advisor for a portfolio of wind farm sites across the U.K.

Three sites from one portfolio were progressed to application stage. North Rhins wind farm, on the west coast of Scotland, was granted planning permission and is now operational. Newfield and Earlishaugh wind farms, located in Dumfries and Galloway and Scottish Borders respectively, were submitted to Scottish Government and failed to gain permission at public inquiries.

We undertook all necessary archaeological and built heritage assessment work for two successful wind farms in the East of England at Lissett Airfield, near Bridlington and Sixpenny Wood, near Goole both of which are now operational. We worked closely and collaboratively with GIS, Landscape and Ecology colleagues to determine the least constrained areas of the Orkney Islands that led to our client selling a portfolio of sites with land option agreements to a prospective developer.

Client

Wind Energy / AES

Location

Dumfries & Galloway

Expertise

Planning
Environmental planning
Landscape architecture
Heritage
Geographic information systems



Stanbridge Earls

Retirement village

We were appointed as heritage consultant for the planned development of a retirement village at a former school.

Client
Audley Retirement

Location
Hampshire

Expertise
Landscape architecture
Heritage

The site included a grade II* listed house, of medieval origins, that had been expanded c.1900 in Arts and Crafts style, and a number of other garden buildings, as well as large areas of poor quality school buildings across the grounds.

In collaboration with our landscape architecture team we completed an analysis of the multiple historic phases of the house and designed a landscape setting to support the application for areas of new build and conversion of the listed buildings.

An additional phase of work after construction work had commenced on site, covered the detail of the planned conversion for the main house to create public spaces in the principal rooms and residential apartments in the less sensitive upper floors.



Acton Gardens

Acton Gardens is one of the largest regeneration initiatives in West London, redeveloping the mid 20th century estate and reconnecting it to the surrounding Victorian streets and Acton town centre.

We were involved from the beginning in providing an assessment of the complex historic development of South Acton, the post-war comprehensive redevelopment, and the relationship to the surviving historic areas.

We produced the assessment of the archaeological potential across the master plan area and managed the archaeological investigations prior to construction for each phase.

The team continues to work to secure reserved matters approvals for the later phases. For the most recent application, in relation to the replacement of tall buildings at the west side of the site, we provided detailed assessment of the potential for effects on the setting of the grade II* Gunnersbury Park registered park and related listed buildings.

Client

Countryside and London and Quadrant Housing Trust

Location

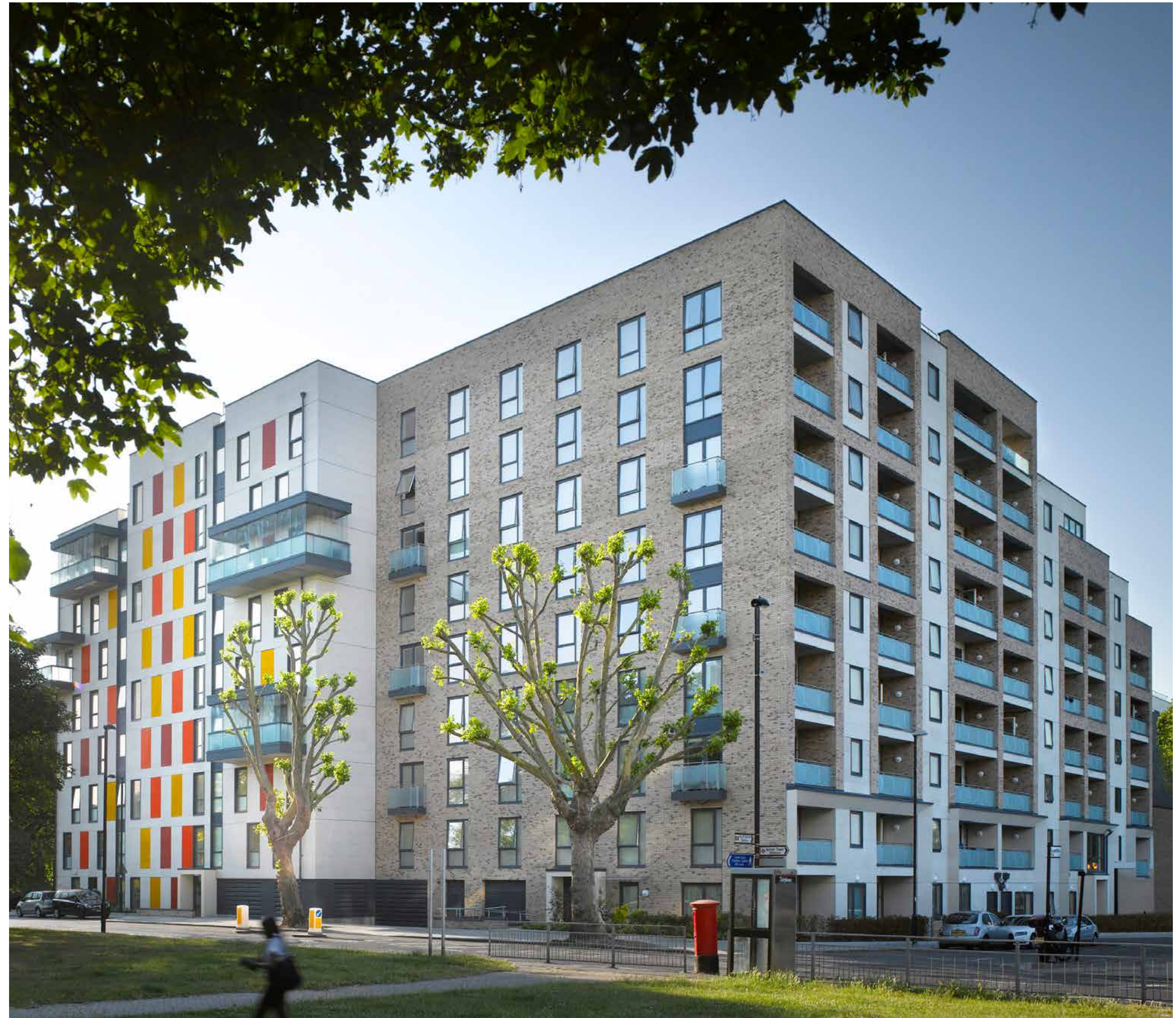
South Acton

Expertise

Planning
Environmental planning
Landscape architecture
Heritage
Graphic design
Geographic information systems

Awards

2014: London Evening Standard New Homes Award – Best Regeneration Project



London
Bournemouth
Birmingham

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