

Heritage Led Regeneration



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Historic Environment Team Leader

Why?



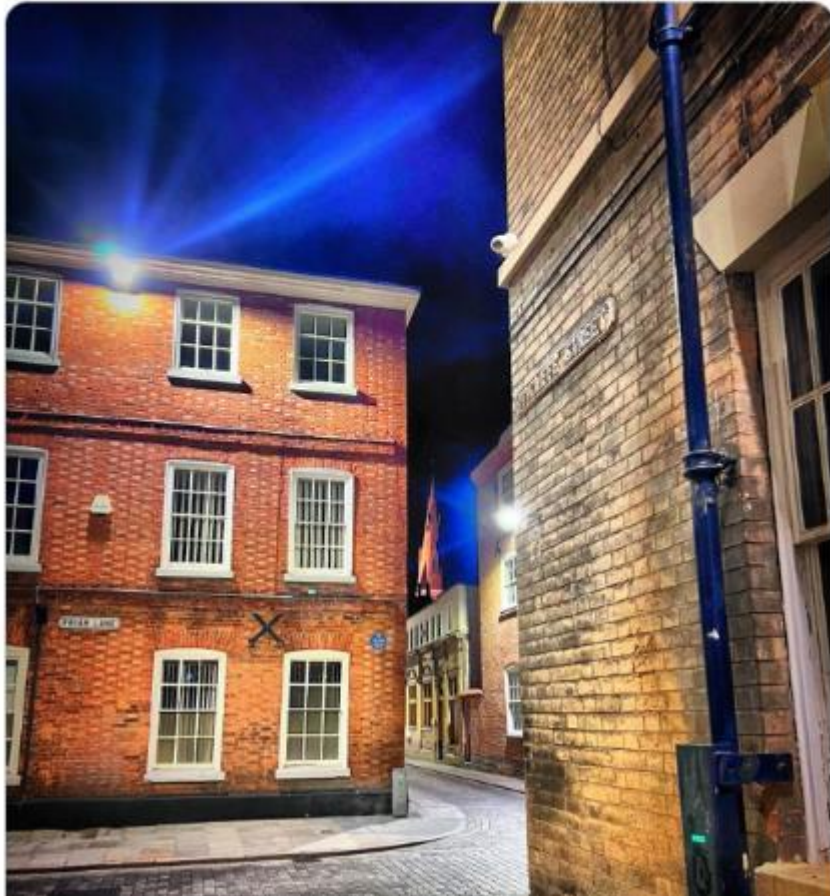
Cool As Leicester
@coolasleicester

...

Na'night, Leicester.

Let's make 2024 a goodun!

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Why?



Gertrude Stein (1937)
“..having come from Oakland...
...there is no there there.”





Why?

- Circa 50% of retail buildings were constructed before 1919
- Circa 10,000 conservation areas in England
- 90% of Towns Fund bids have heritage focus
- £6.7bn GVA generated by heritage related activity in 2019



Using cross-sectional and longitudinal local authority data, research concluded that heritage assets are important 'pull' factors influencing business location decisions ([Graves et al, 2017](#))

HERITAGE WORKS

A toolkit of best practice in heritage regeneration





Historic England

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 71 – Formulation and publication of proposals for preservation and enhancement of conservation areas.

(1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

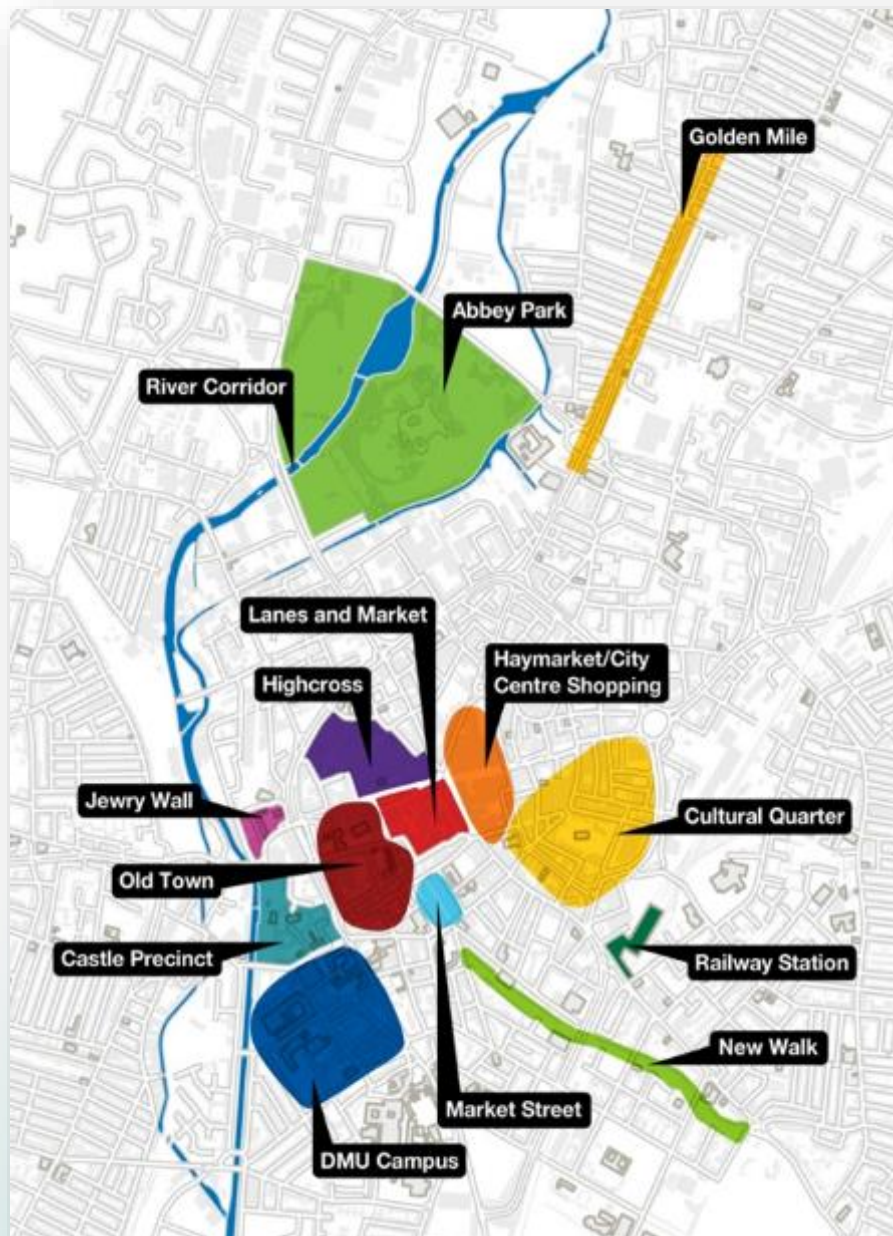
National Planning Policy Framework (2023)

214. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Enabling Development and Heritage Assets

Historic Environment Good Practice Advice in Planning Note 4





Leicester Economic Action Plan

A plan for jobs and growth: 2012 to 2020





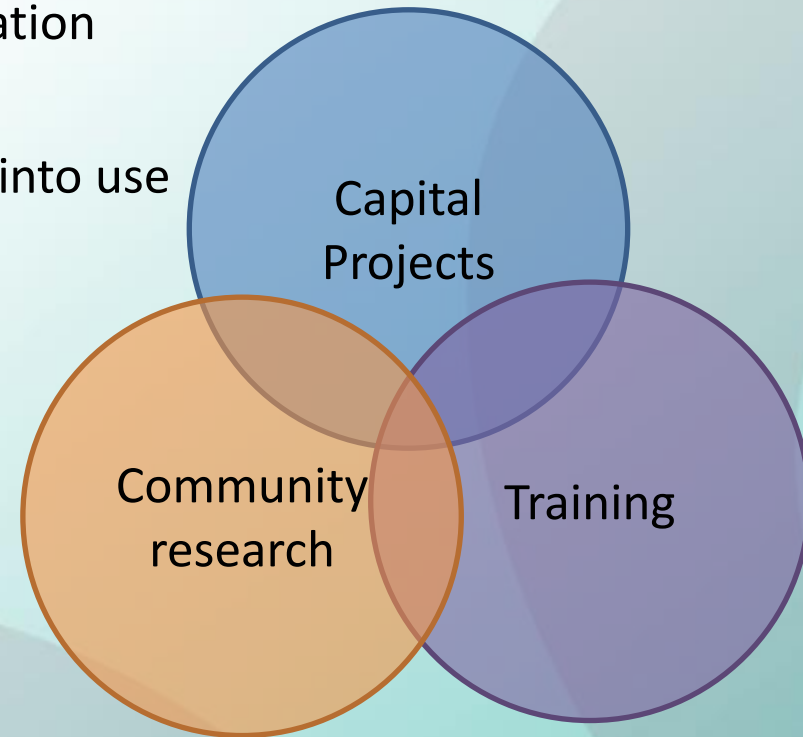
ENTRY

Leicester Heritage Action Plan

2018 – 2023

Greyfriars Townscape Heritage Initiative

- Five year project of conservation led regeneration
- £1.6m HLF and Council funded
- Repair, restoration and vacant buildings back into use
- Street improvements
- Training and community activities
- Partnership working



Richard III and Cathedral



Why this area?

- Buildings and streetscape in poor condition
- General lack of repair and maintenance
- Businesses moving out or closing down
- Property values falling
- Significant amount of vacant buildings and underused floor space, owners struggling to find tenants
- Area of economic deprivation
- Transient residential community with limited sense of place attachment
- In decline and deteriorating
- Tipping point





Developing the Partnership



Capital Projects: Public Realm Works







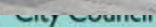
**Funding raised by
The National Lottery**

and awarded by the Heritage Lottery Fund



LOTTERY FUNDED







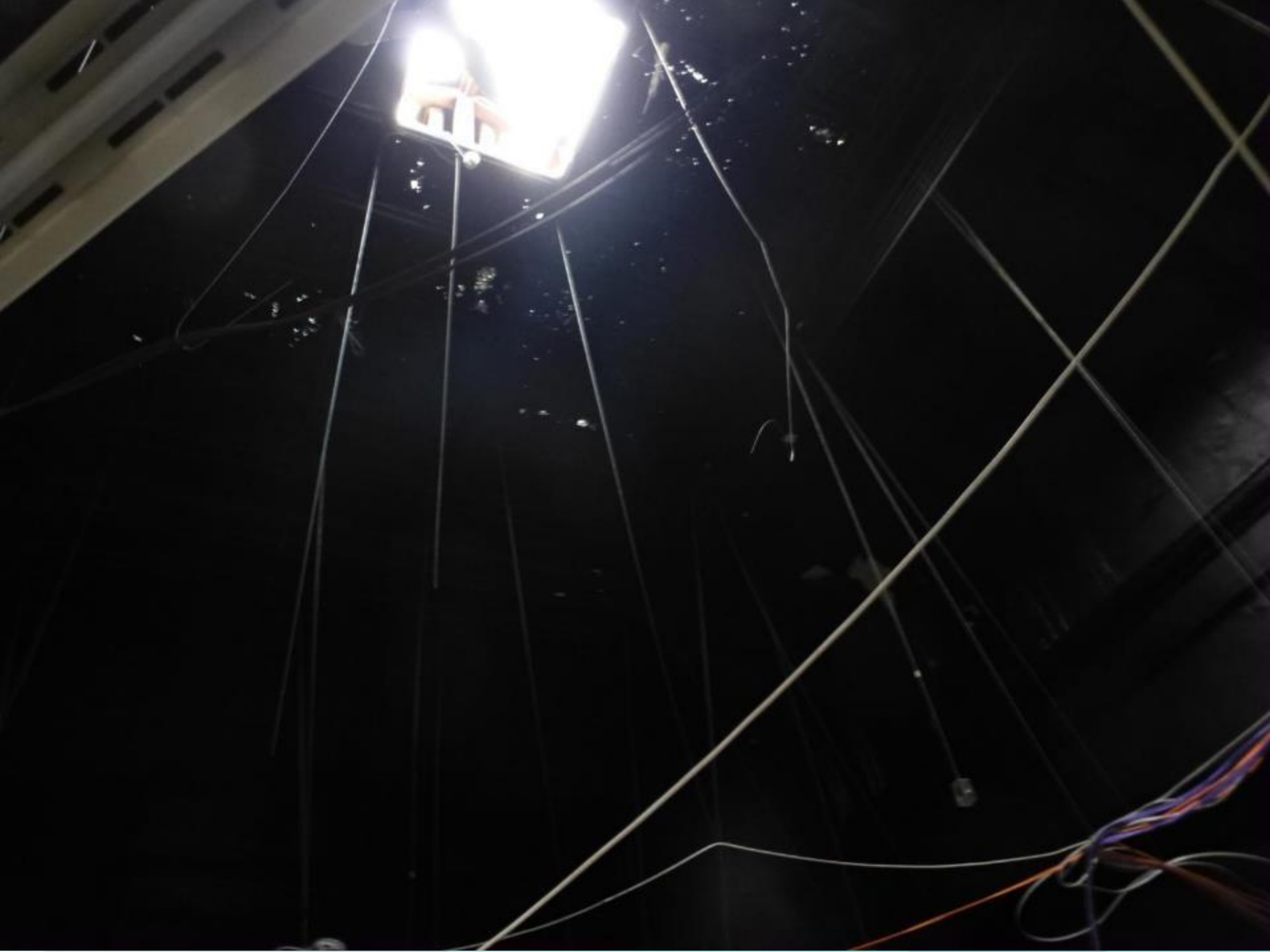


Buildings































Newarke Street



King Richard III Visitor Centre
Leicester Cathedral



De Montfort University
The Museum
Newarke Houses Museum

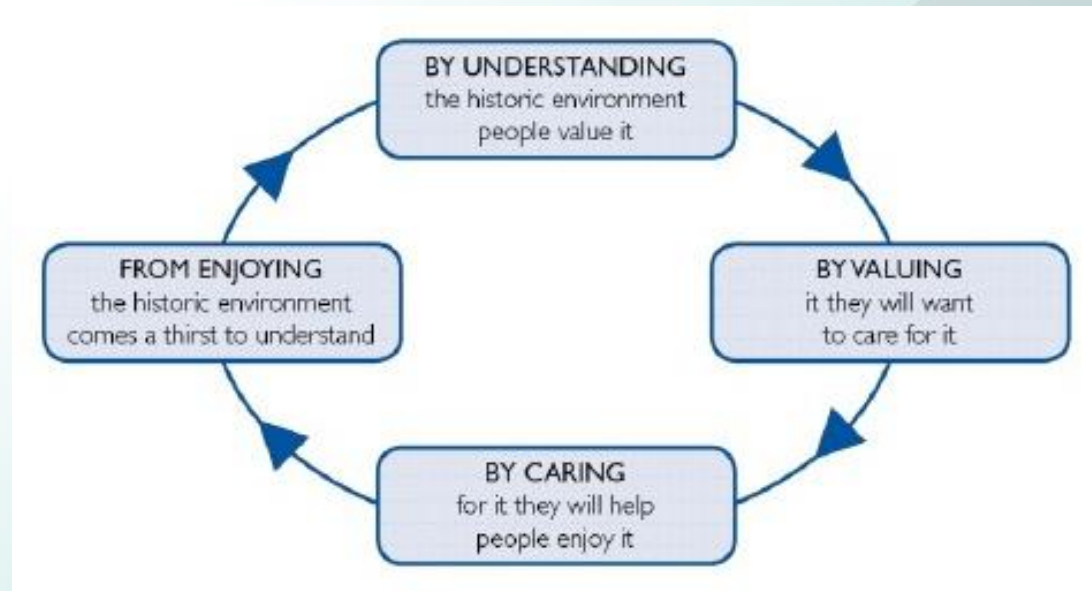


New Walk
Leicester Rail Station



Complementary projects

1. Events in vacant spaces
2. Training
3. Walking tours
4. Heritage Open Days
5. Competitions
6. Community research
7. Performances
8. Oral history
9. Student projects



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Students to create audio tour of one of Leicester's oldest and most historic districts

By [PA_Warzynski](#) | Posted: December 04, 2015









Date	Theme
28th April	Suffragettes
26th May	Arts & Crafts
30th June	Green Bicycle Mystery
28th July	Georgians
25th August	Let's Ride Leicester/Richard III
29th September	War Time Leicester
27th October	Victorians

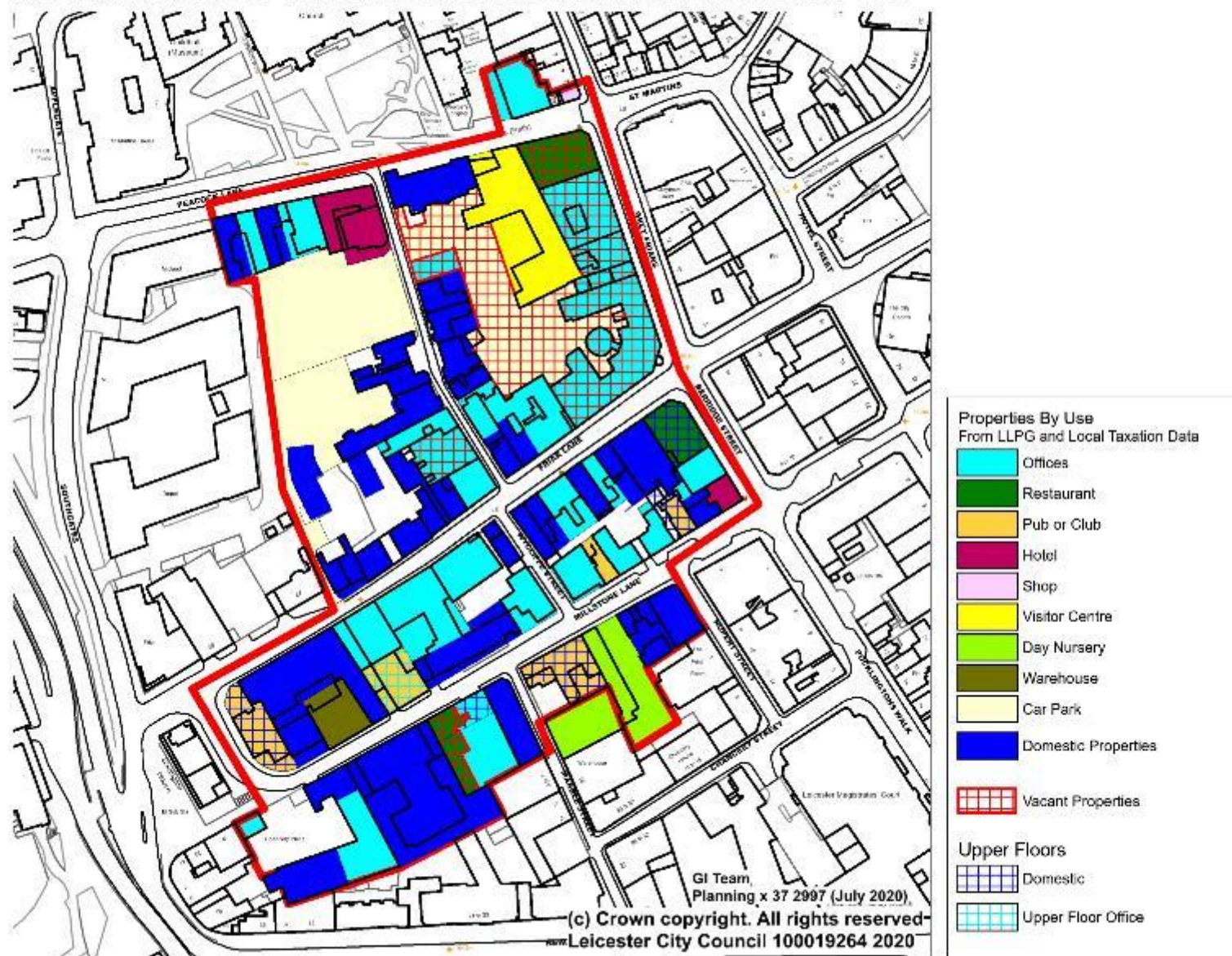




Outputs

- 30 buildings restored, repaired and enhanced;
- 20 additional buildings improved independently of the THI;
- 5000 square metres of public realm improved;
- Vacant space brought back into use;
- 2,000+ people engaged in events, training and tours;
- Evident change in perceptions - 90% agreed most historically important area in 2017, compared to 64% in 2014
- Overall private investment in the area estimated at over £10 million

Map Showing Property Uses - With Separate Upper Floors Overlaid and Vacant Units Shown - 2020



GREYFRIARS TOWNSCAPE HERITAGE INITIATIVE

[Home](#) [Restoration](#) [History](#) [Events](#) [Learning Resources](#) [Contact](#)



Greyfriars Townscape Heritage Initiative

Learning Resources from the Greyfriars Scheme

The Greyfriars Townscape Heritage Initiative aimed to provide opportunities for people to learn about their shared heritage and specifically about the development of Leicester as a city. The history of the Greyfriars Conservation Area is integral to that story.

Some examples of the learning resources and projects undertaken can be found here. You can also find out more about the Greyfriars area of Leicester in our [history section](#).



Student Work



**Evaluation
Report**



**Walking
Tours**

High Street Heritage Action Zone

Revitalising Church Gate & Granby Street



Challenging times...

- Pandemic;
- Inflation;
- Grant ratios;
- Conservation accredited consultants;
- Spatial dynamics;
- Communication strategy;
- Funding.



National Lottery Heritage Fund

Key priorities:

- saving heritage
- protecting the environment
- inclusion, access and participation
- organisational sustainability



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