

Heritage

Capability Statement  
2024

tor  
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[torandco.com](http://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.

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## 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.

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## 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.

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## 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.

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## 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.

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### 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.

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### 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.

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### 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.

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### 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.

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### 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.

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### 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 guiding principles. So our approach to masterplanning is designed to add lasting value for developers, partners, and the communities they serve.

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### 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.

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### 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.

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**Client**

Bloor Homes

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**Location**

Wellington, Somerset

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**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.

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.

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**Client**  
LifeCare Residences Ltd

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**Location**  
Hampshire

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**Expertise**  
Heritage  
Landscape architecture  
Planning



# 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.

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**Client**

Countryside

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**Location**

Suffolk

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**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

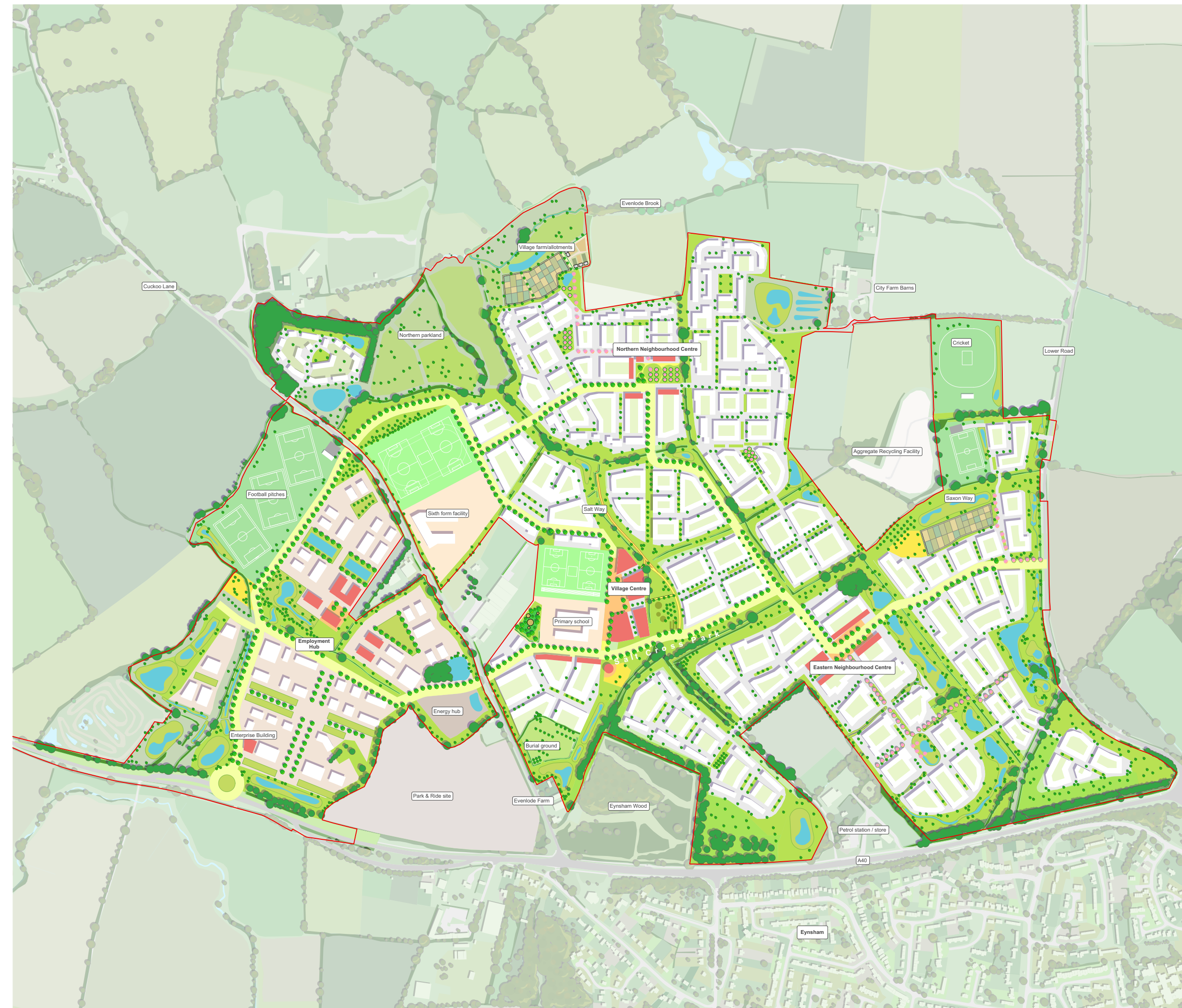
Grosvenor Development Ltd (GDL)

## 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.

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**Client**

Wind Energy / AES

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**Location**

Dumfries & Galloway

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**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.

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**Client**  
Audley Retirement

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**Location**  
Hampshire

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**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.

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#### Client

Countryside and London and Quadrant Housing Trust

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#### Location

South Acton

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#### Expertise

Planning  
Environmental planning  
Landscape architecture  
Heritage  
Graphic design  
Geographic information systems

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#### Awards

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



# Awards

2023	Brent Design Awards - Winner Mixed Use - Grand Union Phase 1	2017	Planning Awards - Finalists for Wing, Cambridge Airport in Planning Permission of the Year, Planning for Housing Growth, Stakeholder Engagement in Planning and for Silverstone, Finalist for Promoting Economic Growth	2013	BCSC Gold Awards - Whiteley Town Centre - commendation - New Centres category	2007	RTPI Awards - Award for Heritage - Mercedes-Benz World, Surrey	2004	RTPI Awards - Award for Planning for Business - McLaren Technology Centre, Woking
2021	Local Authority Building Control - Winner - Best High Volume Housing - Tree Tops			2013	RTPI South East Planning awards - Award for outstanding planning to deliver growth - Milton Park local development order	2007	RTPI Awards - Award for Spatial Strategies - Marine Spatial Planning	2004	RTPI Awards - Commendation for Planning for Business - Portland Fuel Bunkering Facility, Dorset
2021	British Homes Awards - Finalist - Development of the year (20-100 units) - Tree Tops			2013	Hertfordshire Building Futures Awards - Winner of the Retrofit for the Future Award - Warner Bros. Studios Leavesden	2007	British Homes Awards - Commendation for Housing Project of the Year - Vision @ Devonport, Devon	2004	Richmond Society Commendation for Marshgate Primary School in acknowledgement of a positive and beneficial contribution to amenity in Richmond-upon-Thames
2021	RTPI South West Awards - Finalist - Excellence in planning delivery - Tree Tops	2016	Construction Computing Awards - Best Use of IT in a Construction Project - Farnborough International Exhibition and Conference Centre	2013	London Planning Awards - Commendation - Best Built Project Five Years On - Stonebridge Estate	2007	South East RTPI Awards - Award for Development in a Sensitive Area - Rolls Royce Motor Cars Headquarters and Manufacturing Plant, Goodwood, West Sussex	2002	RTPI Awards - Award for Planning for Business and the Economy - Marine Transfer Facility, Isle of Wight
2021	Landscape Institute Awards - Winner Excellence in Biodiversity Conservation and Enhancement - Trumpington Meadows	2016	Local Authority Building Control National Finals - Best High Volume New Housing Development - The Citrus Building	2012	MIPIM Awards - Best Industrial and Logistics Development - McLaren Production Centre	2007	South East RTPI Awards - Commendation for Good Practice in the use of the Planning Process - Mercedes-Benz World Draft Conservation Plan	2002	Public Private Finance Awards - Winner: Best Education Project Below £20m - Jewish Free School and London Borough of Brent (Architect)
2021	RTPI South West Awards - shortlisted for Excellence in Planning Delivery - Tree Tops	2016	Landscape Institute Awards - Best Urban Design or Masterplanning Highly Commended - Barton Park	2012	Civic Trust Award - Community Recognition Award - Crewe YMCA	2007	Elmbridge Borough Council Design Award - Mercedes-Benz World, Surrey	2001	British Construction Industry Awards - Highly Commended: Small Projects Category - Marine Transfer Facility, Isle of Wight (Planning and Environmental Consultant)
2019	Local Authority Building Control South East - Winner Best Large Commercial Project - Farnborough International Exhibition and Conference Centre	2016	Planning Awards - Planning for Housing Growth Highly Commended - Wilton Hill	2012	East of England RTPI - Planning Achievement Award - Warner Bros. Studios Leavesden	2006	Building, BD & Property Week Regeneration Awards - Finalist: Best Design-led Regeneration Project - Stonebridge Estate, London	2001	Civic Trust Awards - Commendation for a valuable contribution to the quality and appearance of the environment - The Ropewalk, Somerset
2019	Planning Awards - Winner Best Housing Scheme (Fewer than 500 homes) - Berry Court	2015	The Planning Awards - Planning for economic growth - Milton Park	2011	International Hotel Awards - Best Hotel Architecture and Best Small Hotel Design - Chewton Glen Country House Hotel	2005	RTPI Awards - Award for Sustainable Communities - Stonebridge Estate, London	1999	RIBA Southern Region - Chairman's Award - New office development - 250 Winnersh Triangle Reading (Landscape Architect)
2019	Planning Awards - Highly Commended - Planning Permission of the year - Grand Union	2015	Scottish Quality in Planning Awards - Delivering in Partnership - Hillington Park	2011	South East RTPI Awards - Overall Winner and Planning for Business - McLaren Production Centre	2005	RTPI Awards - Award for Spatial Strategies - Poole Bridge Regeneration Initiative	1999	RTPI Awards - Commendation - Planning for Passive Solar Energy
2019	First Time Buyer Readers' Awards - Winner Best Urban Regeneration Project - Acton Gardens	2015	RTPI South East Awards - Excellence in Planning to Create Economically Successful Places - Whiteley Town Centre	2011	Premier Guarantee Excellence Awards - Small Development - 23 Western Avenue, Branksome Park, Poole, Dorset	2005	RTPI Awards - Award for Spatial Strategies - Taunton Vision	1997	Highways Agency - Winning competition entry (Landscape Architect) - Poole Harbour Crossing, Dorset
2018	Planning Awards - Best Housing Scheme (500 homes or more) - Winner - Tadpole Garden Village	2015	RTPI South East Awards - Excellence in Planning to Create Economically Successful Places - Newbury Racecourse	2010	RTPI Awards - Planning Consultancy of the Year 2010	2005	South West RTPI Awards - Best submission: Other Planning Work - Poole Bridge Regeneration Initiative	1996	Plain Language Commission - Plain Language Award for Stonebridge Housing Action Trust leaflet 'Stonebridge Into the 21st Century'
2018	RTPI Learning Partner Award - Commended	2014	Planning Awards - Planning for Housing Growth - Barton Park, Oxford - Winner	2010	RTPI Awards - Commendation for Spatial Strategies - Clay Country Vision Eco-Town, Cornwall	2005	British Association of Landscape Industries Awards - Grand Award - McLaren Technology Centre, Surrey	1992	RIBA Competition - First Prize - Stella Ideas Competition, Newcastle & Gateshead
2018	South Coast Property Awards - Architectural Practice of the Year - Winner	2014	Planning Awards - Planning Consultancy of the Year - Highly Commended	2010	RTPI Awards - Commendation for Spatial Strategies - Clay Country Vision Eco-Town, Cornwall	2005	British Association of Landscape Industries Awards - Principal Award for Mainly Soft Landscaping (over 1 hectare) - McLaren Technology Centre, Woking	1991	RIBA Competition - First Prize - Morecambe Seafront Competition
2018	South Coast Property Awards - Property Client Service - Winner - Chewton Glen Treehouses	2014	Planning Awards - Planning Permission of the Year - Dollis Valley Estate Regeneration - Highly Commended	2010	South West RTPI Awards - Commendation - Clay Country Vision Eco-Town, Cornwall	2005	RIBA Award - McLaren Technology Centre (Town Planner, Environmental Consultant, Landscape Architect)		
2018	Planning Awards - Finalists for Planning Permission of the year - Silverstone	2014	Evening Standard New Homes Awards - Winner of Best Large Development - Trumpington Meadows	2010	RICS London Region Awards - Regeneration Award - Stonebridge Estate, London (master planner, with Shepheard Epstein Hunter)				
2017	The Sunday Times British Homes Awards - Finalist - Tadpole Garden Village	2014	Evening Standard New Homes Awards - Winner of Best Regeneration Project - Acton Gardens	2009	South West RTPI Awards - Commendation - Tremough Campus Extension, Cornwall				
2017	RTPI Awards for Planning Excellence - Employer Award for Excellence - Winner			2008	European Urban and Regional Planning Awards - Joint Winner Public Participation in Planning - Stonebridge Estate, London				

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Birmingham

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