Heritage

Capability Statement

tor aco

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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

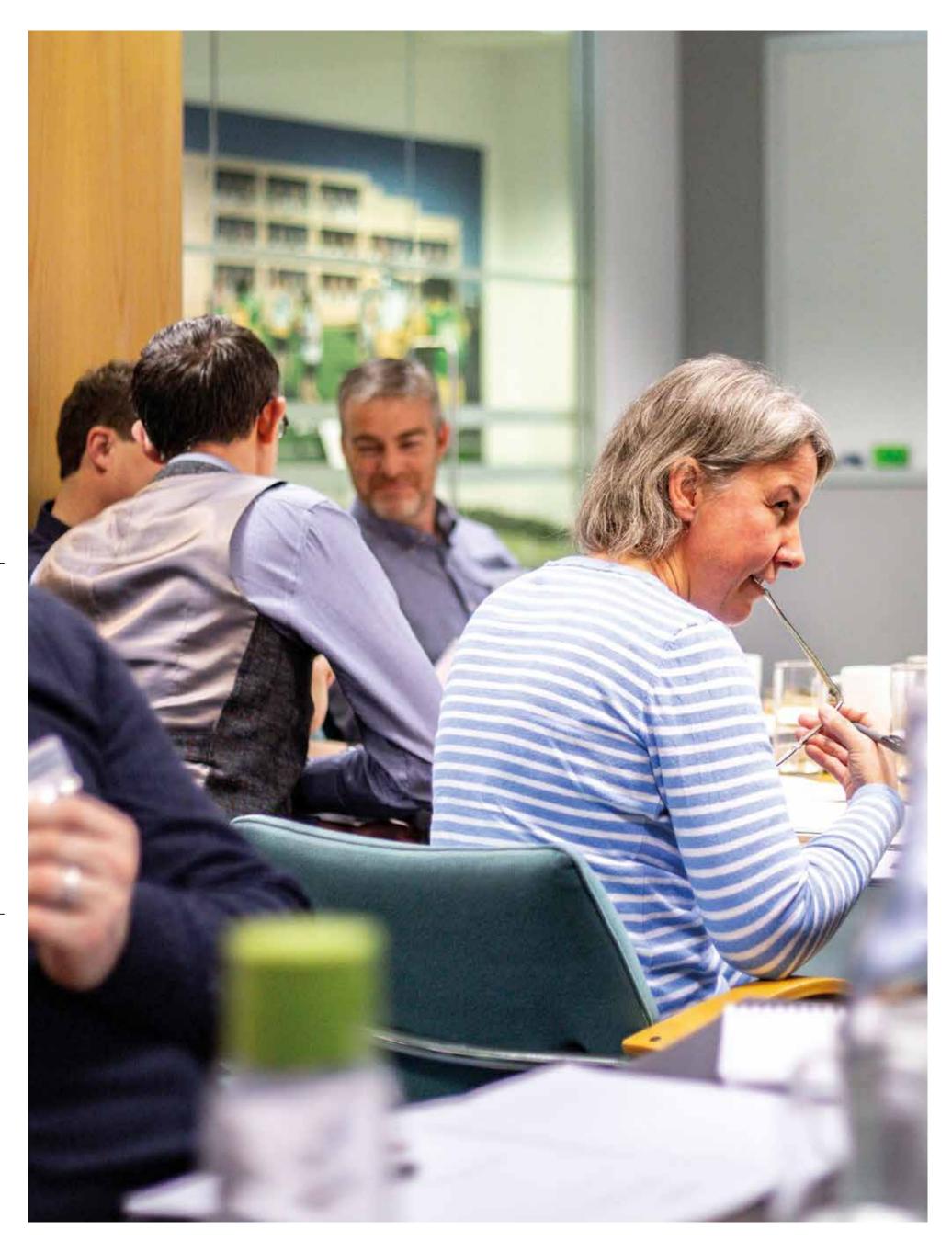
Our approach is always to start with people and continue to put them at the centre of every project. By giving every consideration to their physical, emotional, environmental and commercial needs, we exceed expectations and leave a sustainable and lasting legacy.

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.

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

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.

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 deskbased 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 (ClfA) and the Institute of Historic Building Conservation (IHBC), to whose high standards all our advice and reporting is completed



Heritage capability statement

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.







Heritage capability statement

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.

Mercedes-Benz

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.

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Heritage capability statement

"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



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.





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.

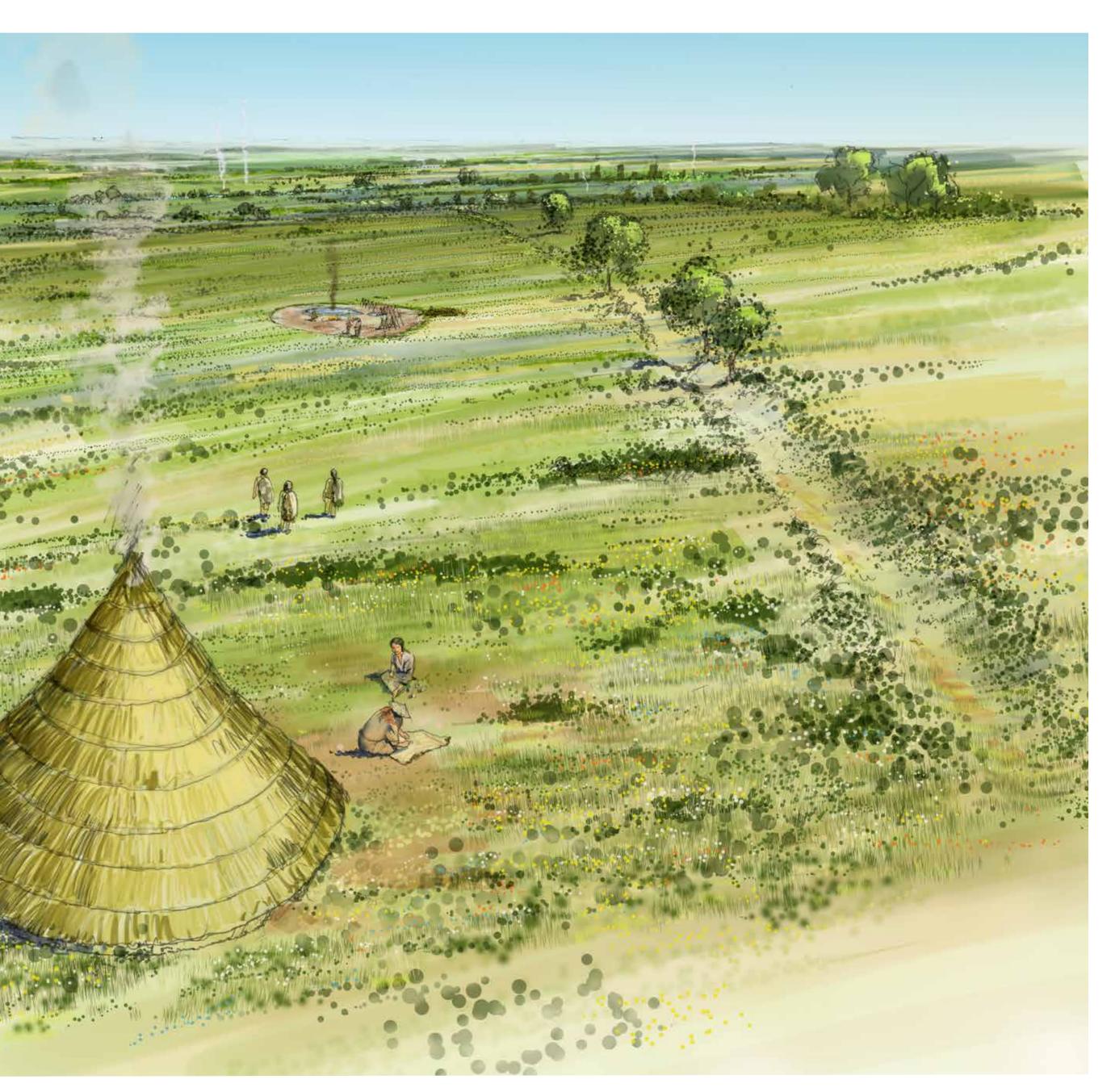
Client Countryside

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.

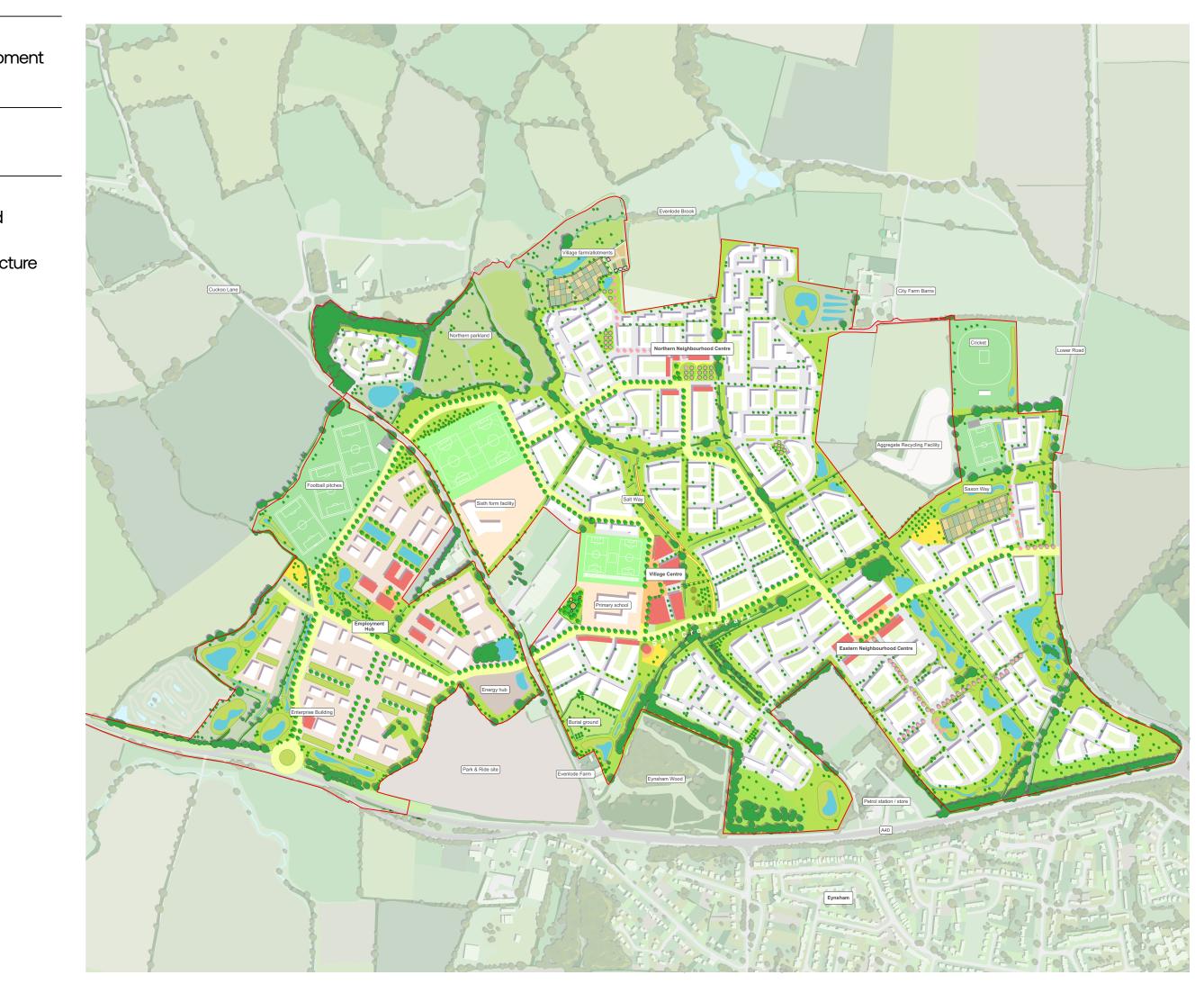
Client

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.

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.

Client

Penhaligon's

Location Various locations

Expertise

Town planning Heritage Architecture





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 Earlshaugh 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.

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.

Client

Audley Retirement

Location Hampshire

Expertise Landscape architecture Heritage





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 postwar 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





AWCICS

	2024	Housing Design Awards - Hill Rise, Woodstock	2017	Planning Awards - Finalists for Wing,	2013	BCSC Gold
	2023	Brent Design Awards - Winner Mixed Use - Grand Union Phase 1		Cambridge Airport in Planning Permission of the Year, Planning for Housing Growth,	2013	commenda RTPI South
	2021	Local Authority Building Control - Winner - Best High Volume Housing - Tree Tops		Stakeholder Engagement in Planning and for Silverstone, Finalist for Promoting Economic Growth		outstandin Park local d
	2021	British Homes Awards - Finalist –Development of the year (20-100 units) - Tree Tops	2016	Construction Computing Awards - Best Use of IT in a Construction Project - Farnborough	2013	Hertfordsh of the Retro Bros. Studi
	2021	RTPI South West Awards - Finalist - Excellence in planning delivery - Tree Tops	2016	International Exhibition and Conference Centre Local Authority Building Control National Finals - Best High Volume New Housing Development - The Citrus Building	2013	London Pla Best Built F
	2021	Landscape Institute Awards - Winner Excellence in Biodiversity Conservation and			0010	Estate
	2021	Enhancement - Trumpington Meadows RTPI South West Awards - shortlisted for	2016	Landscape Institute Awards - Best Urban Design or Masterplanning Highly Commended - Barton Park Planning Awards - Planning for Housing Growth Highly Commended - Wilton Hill	2012	MIPIM Awa Developme
		Excellence in Planning Delivery - Tree Tops	2016		2012	Civic Trust Award - Cr
	2019	Local Authority Building Control South East - Winner Best Large Commercial Project			2012	East of Eng Award - Wa
		 Farnborough International Exhibition and Conference Centre 	2015	The Planning Awards - Planning for economic growth - Milton Park	2011	Internation
	2019	Planning Awards - Winner Best Housing Scheme (Fewer than 500 homes) - Berry	2015	Scottish Quality in Planning Awards - Delivering in Partnership - Hillington Park		Architectur Chewton G
	2019	Court Planning Awards - Highly Commended - Planning Permission of the year - Grand Union	2015	RTPI South East Awards - Excellence in Planning to Create Economically Successful Places – Whiteley Town Centre	2011	South East Planning fo Centre
	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 – Newbury Racecourse	2011	Premier Gu Small Deve Branksome
	2018	Planning Awards - Best Housing Scheme (500 homes or more) - Winner - Tadpole Garden	2014	Planning Awards - Planning for Housing Growth – Barton Park, Oxford – Winner	2010	RTPI Award Year 2010
	2018	Village RTPI Learning Partner Award - Commended	2014	Planning Awards - Planning Consultancy of the Year - Highly Commended	2010	RTPI Award Strategies Cornwall
	2018	South Coast Property Awards - Architectural Practice of the Year - Winner	2014	Planning Awards - Planning Permission of the Year - Dollis Valley Estate Regeneration –	2010	South Wes Clay Count
	2018	South Coast Property Awards - Property Client Service - Winner - Chewton Glen Treehouses	2014	Highly Commended Evening Standard New Homes Awards - Winner of Best Large Development - Trumpington Meadows	2010	RICS Londo
	2018	Planning Awards - Finalists for Planning				Award - Ste planner, wi
	2017	Permission of the year - Silverstone The Sunday Times British Homes Awards -	2014	Evening Standard New Homes Awards - Winner of Best Regeneration Project - Acton Gardens	2009	South Wes Tremough
20	0017	Finalist - Tadpole Garden Village RTPI Awards for Planning Excellence - Employer Award for Excellence - Winner			2008	European l
	2017					Awards - Jo Planning -

- Id Awards Whiteley Town Centre dation - New Centres category
- h East Planning awards Award for ng planning to deliver growth - Milton development order
- hire Building Futures Awards Winner rofit for the Future Award - Warner lios Leavesden
- lanning Awards Commendation -Project Five Years On - Stonebridge
- ards Best Industrial and Logistics ent - McLaren Production Centre
- t Award Community Recognition rewe YMCA
- gland RTPI Planning Achievement Arner Bros. Studios Leavesden
- nal Hotel Awards Best Hotel ure and Best Small Hotel Design -Glen Country House Hotel
- t RTPI Awards Overall Winner and or Business - McLaren Production
- uarantee Excellence Awards elopment - 23 Western Avenue, ne Park, Poole, Dorset
- rds Planning Consultancy of the
- rds Commendation for Spatial - Clay Country Vision Eco-Town,
- st RTPI Awards Commendation ntry Vision Eco-Town, Cornwall
- don Region Awards Regeneration tonebridge Estate, London (master vith Shepheard Epstein Hunter)
- st RTPI Awards Commendation -Campus Extension, Cornwall
- Urban and Regional Planning Joint Winner Public Participation in Stonebridge Estate, London

- 2007 RTPI Awards Award for Heritage Mercedes-Benz World, Surrey
- 2007 RTPI Awards Award for Spatial Strategies -Marine Spatial Planning
- 2007 British Homes Awards Commendation for Housing Project of the Year - Vision @ Devonport, Devon
- 2007 South East RTPI Awards Award for Development in a Sensitive Area - Rolls Royce Motor Cars Headquarters and Manufacturing Plant, Goodwood, West Sussex
- 2007 South East RTPI Awards Commendation for Good Practice in the use of the Planning Process - Mercedes-Benz World Draft Conservation Plan
- 2007 Elmbridge Borough Council Design Award -Mercedes-Benz World, Surrey
- 2006 Building, BD & Property Week Regeneration Awards - Finalist: Best Design-led Regeneration Project - Stonebridge Estate, London
- 2005 RTPI Awards Award for Sustainable Communities - Stonebridge Estate, London
- 2005 RTPI Awards Award for Spatial Strategies -Poole Bridge Regeneration Initiative
- 2005 RTPI Awards Award for Spatial Strategies -Taunton Vision
- 2005 South West RTPI Awards Best submission: Other Planning Work - Poole Bridge **Regeneration Initiative**
- 2005 British Association of Landscape Industries Awards - Grand Award - McLaren Technology Centre, Surrey
- 2005 British Association of Landscape Industries Awards - Principal Award for Mainly Soft Landscaping (over 1 hectare) - McLaren Technology Centre, Woking
- 2005 RIBA Award McLaren Technology Centre (Town Planner, Environmental Consultant, Landscape Architect)

- 2004 RTPI Awards Award for Planning for Business - McLaren Technology Centre, Woking
- 2004 RTPI Awards Commendation for Planning for Business - Portland Fuel Bunkering Facility, Dorset
- 2004 Richmond Society Commendation for Marshgate Primary School in acknowledgement of a positive and beneficial contribution to amenity in Richmond-upon-Thames
- 2002 RTPI Awards Award for Planning for Business and the Economy - Marine Transfer Facility, Isle of Wight
- 2002 Public Private Finance Awards Winner: Best Education Project Below £20m - Jewish Free School and London Borough of Brent (Architect)
- British Construction Industry Awards Highly 2001 Commended: Small Projects Category -Marine Transfer Facility, Isle of Wight (Planning and Environmental Consultant)
- 2001 Civic Trust Awards Commendation for a valuable contribution to the quality and appearance of the environment - The Ropewalk, Somerset
- 1999 RIBA Southern Region Chairman's Award - New office development - 250 Winnersh Triangle Reading (Landscape Architect)
- 1999 RTPI Awards Commendation Planning for Passive Solar Energy
- Highways Agency Winning competition 1997 entry (Landscape Architect) - Poole Harbour Crossing, Dorset
- 1996 Plain Language Commission Plain Language Award for Stonebridge Housing Action Trust leaflet 'Stonebridge Into the 21st Century'
- 1992 RIBA Competition First Prize Stella Ideas Competition, Newcastle & Gateshead
- 1991 RIBA Competition First Prize Morecambe Seafront Competition

London Bournemouth Birmingham Bristol

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