

Conservation and Heritage Services

Understanding a building and its maintenance

H+R have long experience of providing professional conservation and heritage services to property owners, building managers, project teams, developers and heritage organisations. Early involvement in conservation and refurbishment projects can help to define priorities and make best use of resources, whilst at the same time ensuring original building fabric is recognised and retained. We can provide relevant specialist services as well as general procurement, contract administration and project management services. H+R staff are members of the IHBC or have RICS conservation accreditation.

+ Significance and values

A statement of significance or conservation management plan—which identifies why a building or site is important and how it can be protected or enhanced during works—is often the first step in planning a project. Complex projects can require managed input from various disciplines together with relevant research and analysis.

+ Analysis and recording

Understanding a building or site lies at the heart of developing a practical programme of work. Analysis of architectural evidence, on a large or small scale, can inform different aspects of a project, whilst recording—whether by simple drawing or sophisticated metric survey—can provide a means of communicating proposals and forming a project archive.

+ Material analysis and testing

Processes of decay often require detailed investigation to understand the underlying causes and inform suitable remedial action. Site and laboratory tests can be undertaken to assist in diagnosing defects.



+ Condition surveys

A range of survey formats can be provided, including pre-purchase surveys, building or condition surveys, heritage significance assessments, quinquennial inspections, heritage impact assessments, environmental surveys and schedules of dilapidations. In all cases, assessment is made of construction and condition before providing practical recommendations for repair, maintenance or other works. Advice can also be given on aspects of preventive conservation for buildings with historic fixtures, fittings and finishes.



+ Specifications and schedules of work

Detailed documentation for repair and refurbishment projects can be provided for seeking grants, obtaining listed building or scheduled monument consent and procurement by quotation, tender or negotiation. All works are fully scheduled to avoid variations and additional costs being incurred during the construction phase whilst making best use of traditional materials and construction methods.

+ Maintenance

Preventive maintenance is based on a thorough understanding of condition, user requirements, priorities and available resources. Maintenance services can include initial and periodic surveys, schedules of prioritised works, procurement, contract administration and advice on proactive mothballing strategies for buildings out of use. Advice can also be given on aspects of preventive conservation for buildings with vulnerable finishes and contents.

+ Contract administration and project management

A full range of pre- and post-contract services are available to suit the size and scale of individual projects, along with project management and a comprehensive support service for projects involving historic buildings and ancient monuments. This can include liaison with heritage and statutory authorities.

+ Legal and expert witness services

Reports and expert evidence can be provided for a range of purposes, backed up by relevant technical and scientific information.



H+R are an independent team of building professionals and material scientists. We specialise in investigating problems in buildings, building materials and building occupancy. We are the market leaders in Building Pathology and in heritage conservation. In particular, H+R work with problems involving damp and decay, affecting organic and inorganic materials, and the health of occupants.

We can work with you to preserve original materials and methods of construction where these have architectural or historical significance.