

Conservation and Heritage Services

Understanding and safeguarding heritage assets

H+R have over 30 years of experience in providing heritage services to owners and professionals involved with listed buildings, scheduled monuments, buildings in conservation areas and non-designated heritage assets. Our team of qualified and experienced heritage surveyors, including those with IHBC membership and RICS conservation accreditation, can help owners and professionals care for, repair and maintain these heritage assets and manage change. We work closely with clients to assess their requirements and provide relevant services to effectively meet their needs.

+ Assessing heritage significance

Understanding the importance of a heritage asset and the value of its historic fabric is a crucial first step in exploring proposals that may involve alteration, extension or demolition. Through the assessment of architectural evidence and historic fabric, reviewing documentary sources and material analysis, H+R have the skills to identify and effectively describe the architectural and historic interests of heritage assets. H+R services include preparing statements of significance, heritage impact assessments and heritage statements.

+ Historic building analysis and recording

Historic building analysis is an important step in assessing significance and can also be a condition requirement where planning permission and listed building consent is granted for alteration, extension or demolition. It can be used to understand the development of buildings, to inform schemes of alteration and repair, document damage or loss, discharge planning conditions and inform wider research.

Our team of surveyors can provide different levels of building analysis and recording depending on client need, ranging from basic visual assessment, simple drawings and preparation of photographic records to more sophisticated metric survey. H+R are able to comply with Historic England's prescribed levels of recording.



+ Condition and maintenance surveys

H+R undertake condition surveys to meet a range of client requirements including pre-purchase surveys, condition surveys, buildings at risk assessments, Church of England quinquennial inspections, environmental or building performance surveys, schedules of dilapidation and preventive maintenance inspections. These types of survey establish the condition of a building or structure at a particular time and can be used to inform and prioritise remedial action. This information can be useful to help potential purchasers appreciate repair requirements, understand the implications of defects, identify repair and maintenance liabilities and develop planned preventive maintenance strategies with schedules of prioritised work.

+ Defect diagnosis and material analysis

Building defects and processes of decay often require detailed investigation to understand the underlying causes, assess how matters may develop over time and inform appropriate remedial action. Site and laboratory tests can also be used to identify materials, understand decay processes and assist in designing suitable solutions. H+R have long-standing experience of understanding and remedying building defects and failures with practical and cost-effective solutions.



+ Building Pathology

H+R specialise in Building Pathology and other forms of building investigation and remedial specification, with experience and specialist knowledge in building investigation techniques guiding an inter-disciplinary and holistic approach to investigations.

+ Specifications and schedules of work

Specifications and schedules of work are an essential component in planning, managing and implementing repair and refurbishment projects. H+R can prepare specifications or schedules as part of a package of project documentation, apply for listed building or scheduled monument consent, seek grants, obtain tenders or quotations and provide contract administration services.

+ Contract administration and project management

H+R offer a full range of services from inception to completion to suit the size and scale of individual projects involving listed buildings and ancient monuments. This can include liaising with local authority conservation and planning officers, Historic England and other statutory bodies. H+R are also able to manage mothballing strategies for vacant buildings to reduce the rate of decay whilst their future is under consideration.

+ Legal and expert witness services

Reports and expert evidence can be provided for a range of purposes, backed up with 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 market leaders in Building Pathology and 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.