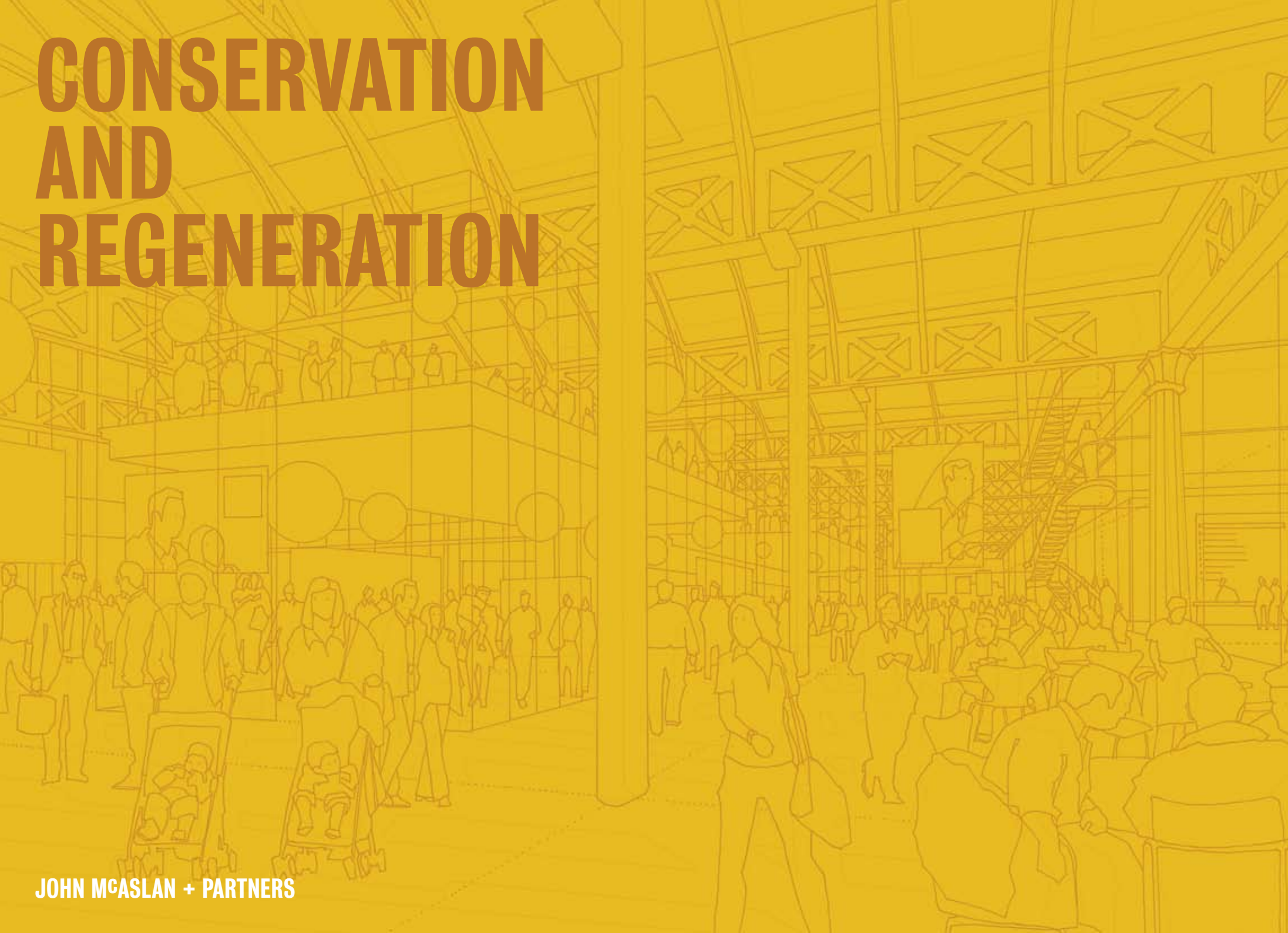


CONSERVATION AND REGENERATION



JOHN MCASLAN + PARTNERS' (JMP) AWARD-WINNING HISTORIC TEAM PRIDES ITSELF ON OFFERING AN UNDERSTANDING OF THE SIGNIFICANCE AND VALUE OF HISTORIC BUILDINGS AND SITES COMBINED WITH AN INFORMED PERCEPTION OF THEIR POTENTIAL FOR CHANGE. OUR PHILOSOPHY IS TO USE OUR KNOWLEDGE, EXPERIENCE AND SPECIALIST SKILLS TO UNLOCK THE VALUE OF HISTORIC FABRIC. INTELLECTUAL RIGOUR, A STRATEGIC UNDERSTANDING AND AN ALL-EMBRACING APPROACH ENSURE THAT A BUILDING'S SPECIAL CHARACTERISTICS ARE RETAINED AND ENHANCED WHILE FUTURE REQUIREMENTS, WHICH MAY ENTAIL EXTENSIVE INTERVENTIONS, ARE CAREFULLY AND SENSITIVELY CONSIDERED AND DEVELOPED.

GUIDED BY THE TENETS OF CONSERVATION BEST PRACTICE OUR INPUT WILL RANGE FROM STRATEGIC ADVICE ON STATUTORY REQUIREMENTS TO METICULOUS ANALYSIS OF HISTORIC MATERIALS AND FINISHES. OUR EXPERTISE, PRACTICAL APPROACH AND ABILITY TO WORK WITH A VARIETY OF STAKEHOLDERS, FROM INTERNATIONAL BODIES TO LOCAL GROUPS EQUIPS US TO WORK ON PROJECTS THAT RANGE FROM THE REDEVELOPMENT OF THE GRADE 1 LISTED KING'S CROSS STATION, AND ITS ENVIRONS TO THE CAREFUL DISMANTLING AND TRANSPLANTING OF A HISTORIC HOUSE IN THE ARABIAN GULF.

WORKING WITH A VARIETY OF DESIGNERS, WE CREATE STRIKINGLY INNOVATIVE ARCHITECTURE, ENSURING VIBRANT AND SUSTAINABLE CONTINUITY FOR OUR HISTORIC INHERITANCE.



IRON MARKET, PORT-AU-PRINCE

The Marché en Fer is an iconic building in Haiti. Closed as a result of Haiti's devastating earthquake it reopened within a year following a painstaking programme of conservation and repair. Saving the Iron Market has restored an important resource for the people of Haiti, allowing traders to revive their businesses, and providing a catalyst for regeneration of the wider market area. In addition, reconstruction work provided significant employment, allowing workers to develop a range of valuable skills. Working in close liaison with ISPAN, Haiti's Institute for the Safeguarding of National

Heritage, repair was carried out in accordance with conservation best practice, as expounded in the Charters of ICOMOS, the International Council on Monuments and Sites. Damaged elements of the south market were salvaged and repaired while the replacement north market was reconstructed in a manner sympathetic to the original

Our sensitive approach has ensured that this important building will maintain its status as a key destination and resource in Port-au-Prince for the 21st century and beyond.



DE LA WARR PAVILION, BEXHILL-ON-SEA

The Grade I listed De La Warr Pavilion, designed by Erich Mendelsohn and Serge Chermayeff in 1935 as a 'Palace for the People', is widely considered to be the most important British Modern Movement building of the inter-war years. Sadly, its technically innovative architecture resulted in unsustainable maintenance costs. The condition of the Pavilion when JMP was appointed to prepare a conservation masterplan reflected a cumulative decline over four decades. In addition, our historic team found significant shortcomings in the original specifications.

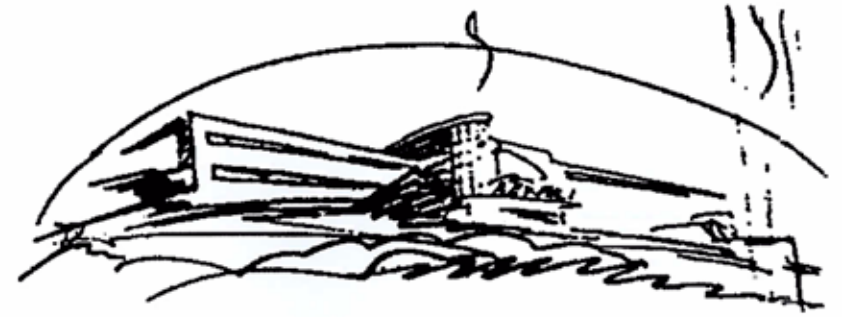
We prepared a strategic overview of the Pavilion's capabilities which was welcomed by all stakeholders, from local amenity groups to English Heritage. The masterplan informed proposals for repair and adaptation highlighting the building's architectural significance, while identifying long term conservation requirements.



Clockwise from above left -
The Pavilion in its 1930s
heyday; an early Mendelsohn
sketch; De La Warr today;
the stunning stairway, and
beneath, the restored Aalto
chairs

The proposed strategy attracted funding from the Heritage Lottery Fund amongst others. JMP was centrally involved throughout, drafting business plans and devising novel ways of attracting additional income, for example, raising money to rehabilitate the Aalto furniture, uncovered during a site survey.

De La Warr Pavilion is an example of the stamina required to see landmark projects through to completion, emphasising a key attribute of the historic unit, its enthusiasm for meaningful liaison with all stakeholders. The Pavilion's success has made Bexhill a key player in a variety of tourism initiatives. The building won the celebrated Europa Nostra Award for Conservation.



KING'S CROSS, LONDON

King's Cross Station was designed by Lewis Cubitt in 1852. No longer able to meet the needs of modern day travel, Network Rail appointed JMP to prepare and execute a masterplan for redevelopment. The Historic Team has been central to the process throughout, preparing a Conservation Management Plan at the outset to ensure that all stakeholders understood the building's history, recognised its significance and appreciated its vulnerabilities. The Plan's proposed policies, subsequently adopted by all stakeholders, guided the subsequent redevelopment ensuring that the significant elements of the station are being conserved and enhanced.

The Historic Team's role has been wide ranging advising on historic building techniques, developing strategies for repair, ensuring effective discharge of all Listed Building Conditions and working closely with specialist artisans to conserve the historic fabric. Our knowledge coupled with our understanding of conservation theory and practice has enabled the project team to develop a strikingly innovative response to Network Rail's requirements.



Clockwise from above -
The new concourse provides access into the listed building; using traditional tools to shape the Welsh slate; entrance contrasts the new with the old; King's Cross, on its opening in 1852





THE ROUNDHOUSE, LONDON

The Roundhouse was built in 1846 to service locomotives. Redundant after eight years it served as a gin warehouse until the 1970s when it became a venue for rock concerts and experimental theatre. In 1983, the Grade II* listed Roundhouse closed and was placed on English



Heritage's Buildings at Risk Register. In saving this building JMP created an environment for local youths to develop their creative talents, alongside a world class performance venue. The project has won a number of awards, including the prestigious Europa Nostra Award for Cultural Heritage.

Conservation included cleaning and repair of the building's four million bricks – the guiding principle being to do as much as necessary, but as little as possible. A significant intervention concerned the vaulted undercroft: with the approval

of English Heritage, radial walls enclosing unusable spaces were removed to install leading edge technologies in recording studios for young people.

The work has been a stunning success meeting the client's aspirations, at the same time bringing back to life a well loved and iconic historic building.

HALLFIELD ESTATE, LONDON

Hallfield Estate, designed in the 1950s by Berthold Lubetkin, was one of the first postwar estates to adopt modernist principles. Designated a Conservation Area it is well loved and has been well cared for. Over the years there have been inevitable changes, as well as the emergence of defects, some related to the construction method, some resulting from lack of maintenance.

We have prepared a feasibility report on repair options and are now preparing tender documents for extensive refurbishment. The commission is sensitive, requiring JMP to meet resident requirements while safeguarding the special qualities of the design. The distinctive façades contrast solid and void, light and shadow. The slim steel windows with varied fenestration patterns contribute to the overall facade design. Repair of the concrete as well as any replacement of windows has

to be carefully evaluated to ensure architectural quality is retained while technical demands and modern day requirements are addressed.



