

# Heritage Services

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WEST WADDY ARCHADIA





- ♥ RIBA 2030
- ✦ Climate
- 💧 Challenge
- ⚡ Signatory

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# HERITAGE SERVICES AT WWA

The UK has a rich architectural heritage that extends beyond just buildings and includes 18 World Heritage Sites as well as Scheduled Ancient Monuments, Battlefields, Parks and Gardens, Conservation Areas, and other listed assets.

At WWA, we recognise the significance of safeguarding structures and buildings with architectural and historic interest from destruction, inappropriate alterations or other disturbance.

Our interdisciplinary team consists of Architects, Urban Designers and Town Planners, including specialists in conservation and heritage, and accredited PassivHaus Designers. Our team can offer bespoke specialist advice on heritage, sustainable design, ecology, as well as space audits, public realm design and masterplanning.

WWA work across many sectors ranging from residential, healthcare, specialist housing and education, from small-scale developments to large mixed-use schemes. Over the years we have collaborated with clients including commercial and private developers, charities and local authorities, associations, schools and universities as well as councils.

A few of our most distinguished projects have won awards:

- › **Manor Farm** – Green Apple Environmental Award
- › **Oakhouse Barns** – Civic Trust and RICS Conservation Awards Regional Finalist
- › **All Souls College Façade Restoration** – Oxford preservation Trust Award for Outstanding Contribution to Oxford
- › **Winterbourne Medieval Barns** - 2024 Civic Trust Awards Regional Finalist

# INTRODUCTION

With **138 years of consecutive practice** creating outstanding people-centric places that care for our heritage.

The UK has a wealth of unique historic heritage assets the conservation of which requires the kind of specialist skill and expertise upon which our team of architects and planners pride themselves.

Heritage assets provide an insight to the ethos and culture of the generations that first built and then adapted them and they often come with significant cultural and historic relevance.

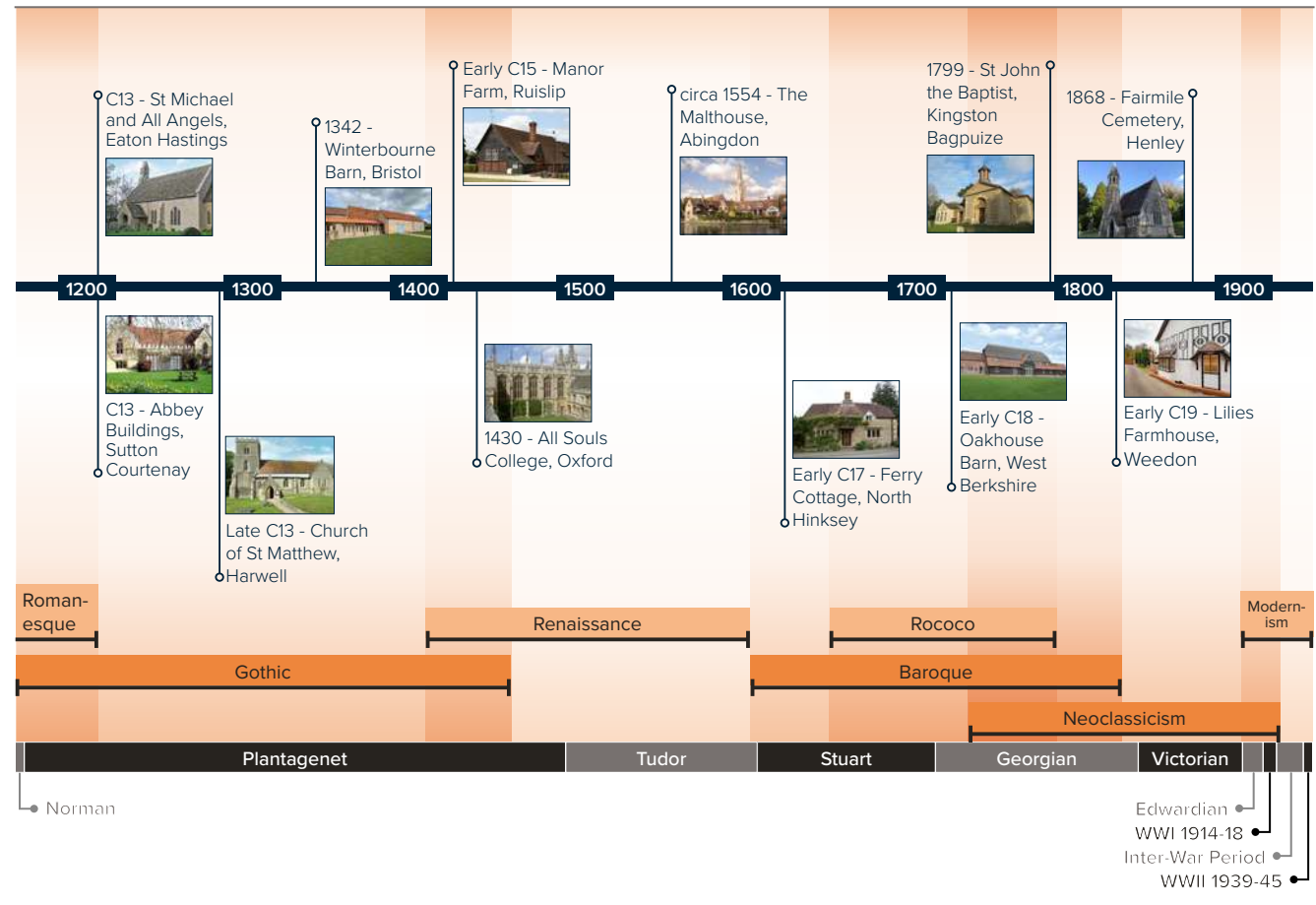
Our first step when considering the future use of any historic asset is first to examine its past. How has a building or site developed over the years from its original purpose or intent and how might this shape its future use?

From Conservation Area assessments to the restoration of Grade I and Grade II listed buildings, historic garden reinstatement or consolidation and repair of Scheduled Ancient Monuments, our team assists clients in conserving the heritage of buildings and sites while also finding new, viable and sustainable uses which will ensure their preservation for generations to come.

Some of our services include;

- > Heritage Reports
- > Condition Surveys
- > Conservation Area Consent
- > Statements of Significance
- > Listed Building Consent
- > Quinquennial Inspections
- > Schedules of Maintenance & Repair
- > Heritage Lottery Fund applications
- > Restoration
- > Change of Use Applications
- > Energy Enhancements

## WWA Heritage Timeline



WWA have experience working on Scheduled Ancient Monuments, Grade I, II\* and II listed buildings as well as non listed heritage assets, parks and gardens



# ENERGY CONSERVATION IN HISTORIC BUILDINGS

WVA were appointed to undertake an energy audit of the front quad at All Souls College in Oxford, dating from 1438 and to propose options for reducing energy consumption and carbon emissions from this medieval Grade I listed building.

Arranged in a traditional collegiate style with individual staircases giving access to Fellows' accommodation, the building has a high thermal mass on the lower floors but a low thermal mass within attic accommodation. This combination of part stone and part timber posed a particular challenge to improving energy performance.

Significant data gathering was undertaken to analyse primary heat loss. Air pressure and smoke tests delivered remarkable results, demonstrating that a major issue related to full height voids behind panelling on perimeter walls acting as a chimney and permitting heated air to escape to atmosphere at eaves level.

Energy enhancements included preventing leakage at eaves level, enclosing open staircases, improved heating controls and enhanced insulation to roofs achieved by re-slating using modern multifoil insulation materials.

A second phase of works included replacing older gas boilers with modern alternatives. Overall energy savings of 40% have been achieved equating to 250,000 kWh and 70 tonnes of CO<sub>2</sub> annually.

The success of this project led to WVA being commissioned by Oxford City Council and BRE to develop an online Heritage Energy Efficiency Toolkit for the City Council.

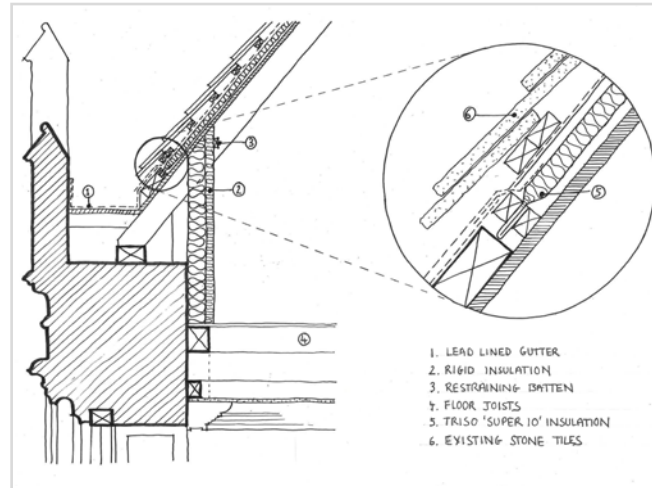


Image Top Left: Detailed section of energy enhancement methods.

Images Bottom and Top Right: Enhanced insulation to roofs can be achieved by re-slating using modern multi-foil insulation materials.

# SPECIALIST CONSERVATION TO PRESERVE HISTORIC STRUCTURE AND CHARACTER

WWA have a depth of experience working within the heritage sector including Scheduled Ancient Monuments, Grade I & II listed buildings as well as non listed heritage assets. Managing Director Philip Waddy is an accredited Conservation Architect who regularly works on heritage projects requiring Heritage England approval.

Repair, conservation, and development near to a listed building or within a Conservation Area requires the utmost skill and care in the design and detailing of traditional materials and construction methods.

Heritage work can range from pure conservation as in the example at Manor Farm, Ruislip, to modernisation and adaptation. A common starting point is to undertake a detailed condition survey. The collective city-centre campus of the Oxford Colleges, requires an ongoing schedule of maintenance and inspection to ensure buildings remain safe and perform efficiently.

Philip Waddy is also responsible for over 20 churches in the Oxford diocese which he inspects every five years to ensure repairs are undertaken regularly. This process also enables forecasting of longer term conservation needs.

The cupola at St John the Baptist church, Kingston Bagpuize is a defining feature in the skyline of the village. After decades of deterioration, the timber and lead cupola needed to be replaced. In addition to a carefully composed set of drawings and specifications, there was careful management of the specialist trades during off-site fabrication of the joinery was required to ensure that traditional methods and materials were carried out as specified.

The viability of many heritage projects relies on grant funding of one sort or another. WWA are very familiar with the process of seeking and securing investment from Heritage England and the Heritage Lottery Fund. Once this funding is secured, we understand the importance of making sure the consultant team pull together to deliver on time and on budget.





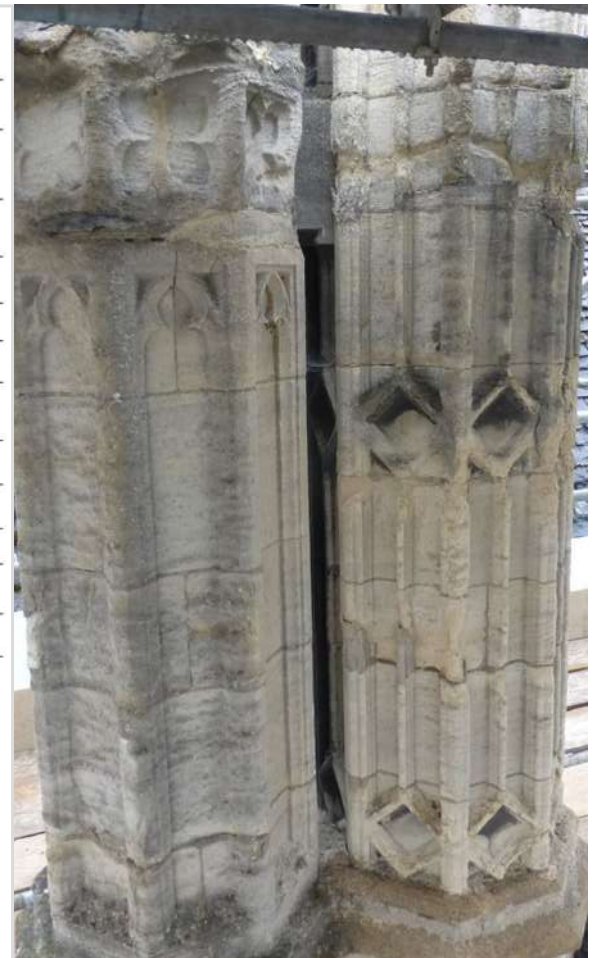
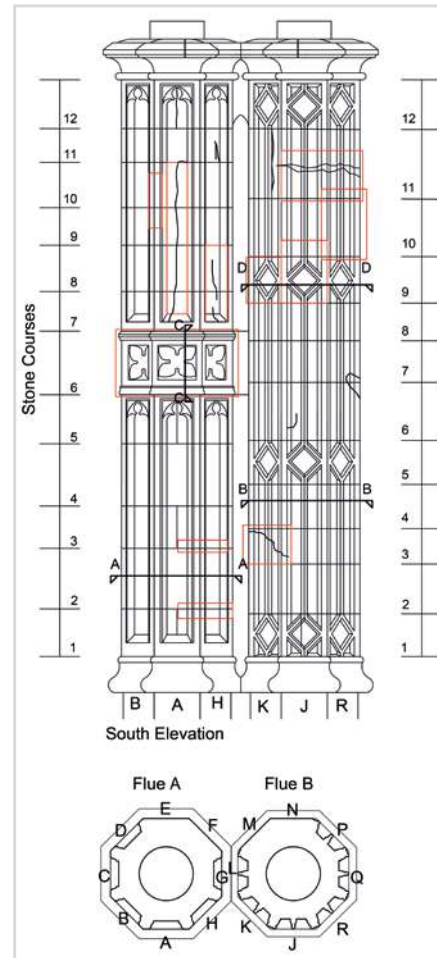


Image Top Left: Manor Farm, Ruislip.

Image Bottom Left: Repairs to All Souls College facade and chimneys.

Above Images: Show the careful extent of repair detailing necessary to satisfy conservation officers to achieve listed building consent. A thorough set of drawings pays dividends on site, with the scope of works so clearly defined, it allows tight control over budget and cost.

Main Image Opposite: The cupola repair at St John the Baptist, Kingston Bagpuize.



# PRESERVING RELIGIOUS BUILDINGS

As an experienced conservation practice, WWA regularly undertake projects for churches and other religious buildings.

Accredited conservation architect and Managing Director, Philip Waddy, looks after approximately 20 churches within the Oxford Diocese undertaking quinquennial inspections and repairs as well as larger scale alterations and extension projects.

Past church projects include:

- › the restoration of tower and bells - St Mary le More, Wallingford and All Saint's Chilton.
- › creation of toilet and service facilities – All Saints Lockinge and Holy Trinity Ardington.
- › specialist repairs to fabric and memorials – St Margarets Oxford and St John the Baptist, Kingston Bagpuize.
- › creating new facilities for worship – Wallingford Christian Assembly and Peachcroft Ecumenial Centre, Abingdon.

The preservation of ecclesiastical heritage requires specialist skills which WWA offer. However, we also have the imagination, creativity, and a track record to demonstrate how modern interventions within historic structures can be successfully integrated.



Top Images: Restoration of the bells and tower of St Mary le More Wallingford, All Saint's Chilton.  
Image Bottom Left: Restoration, Pusey Chapel, Oxford.

Image Bottom Right: Quinquennial Inspection at St Michael and All Angel's Church, Eaton Hastings.  
Main Image Opposite: The cupola repair at St John the Baptist, Kingston Bagpuize.







# THE MALTHOUSE

Abingdon, Oxfordshire

## CONVERSION

It is believed this riverfront building was formerly a dyehouse associated with Abingdon Abbey. It continued to remain so until the 18th century, and a dyehouse once owned by the Abbey was noted in the area near the river in 1554.

The Tomkins family had converted the building into a Maltings by 1767 and eventually used it as the hub for all of their business ventures that relied on the river for trade.

By the late 19th century, the wharf had become redundant and the property was sold to a local solicitor who commissioned Harry Redfern RIBA (1861–1950) to completely renovate the building in an Arts and Crafts style to create a private dwelling with offices.

Throughout the second half of the 20th Century the building was owned by Culham College Institute and mostly utilised as an office and teacher training facility.

The Grade II listed complex was purchased in 2004 and converted to include the practice's offices as well as two private residences with riverside gardens. Modern offices and gorgeous living spaces with riverside gardens have been created in a charming and extremely historic house by retaining and restoring original features like inglenook fireplaces, oak-panelled rooms and leaded light windows.

Currently, WWA still proudly occupy The Malthouse as its headquarters, serving as a living example of how we really create environments that value its heritage and its people. We welcome clients and colleagues to visit us to experience the fine character of this wonderful building.









# FAIRMILE CEMETERY COLUMBARIUM

Henley

## LISTED STRUCTURE

This small 1868 Grade II listed, Non-Conformist Chapel at Fairmile Cemetery was redundant and in poor condition prior to our appointment. This was an unusual commission in that our client had no idea what could be made of the building. Initially instructed by Henley Town Council to investigate possible alternative uses, WWA suggested that the chapel could be converted into a Columbarium as a cost-effective way to secure a new use via public subscription – i.e. the renting of niches in which to store funeral urns.

The first part of our commission was to prepare a specification for the repair of the fabric of the building. Rainwater had entered the structure of the building over many years due to neglect. Dampness was rife therefore making it essential to rectify these defects and allow time for the building to dry out completely.

Most of the internal render of the chapel was in a dense sand/cement render. Being impervious, it was retaining moisture from damaged roofs and rainwater goods and in some areas had already separated from the brick backing. Large sections of render had fallen away at both low and high levels.

To allow the walls to “breathe,” WWA specified all dense renders be removed and the inside be re-rendered with a natural lime render. The client was recommended to install background heating at a low level to prevent the new columbarium joinery from moving too much when the seasons changed. The chapel is heated using four tubular electric heaters that are hidden by custom casings and placed in each of the chapel's four corners.

After the exterior repairs were finished and the interior render was removed, the structure was allowed to naturally dry for a while before the lime render was applied. According to the ideas and layouts decided upon with the client, the specialised joinery was put into production during this time.

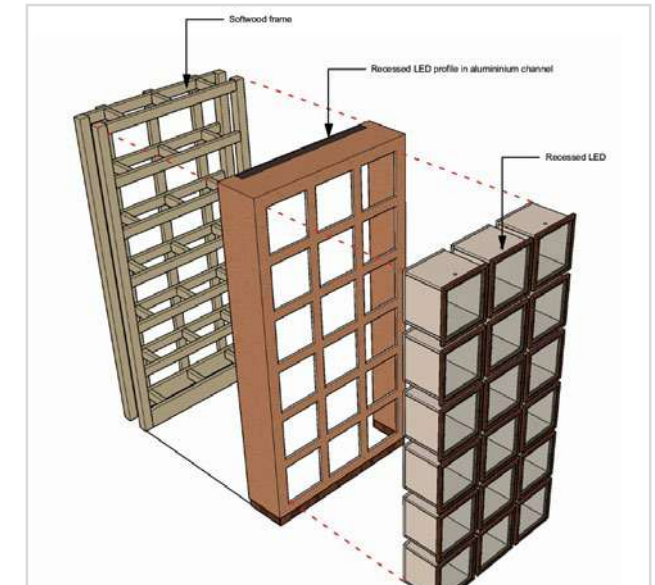
Heritage Lime Render with a three-coat lime wash was chosen for the interior render. Prior to the fitting of the casings, great care was taken to monitor the drying out of the render and limewash finish. All components were housed inside the chapel and given time to acclimatise for many weeks before fitting.



Above Image: 1868 Non-Conformist Chapel.

The wooden joinery is made up of softwood subframes and stained hardwood niches that are positioned away from the perimeter walls to allow for ventilation. There are many sizes and layouts of niches to provide variety and flexibility, and each niche has its own LED light fitting.

The Columbarium was a modest but intriguing commission that encouraged innovative solutions for the reuse of an abandoned structure where moisture management was essential for the successful installation of custom joinery. By renting niches to the public, it also generates an income for ongoing care and maintenance of this historic asset.



Above Image: 3D cross section of a column.

Main Image Opposite: Completed Columbarium.







# ALL SOULS COLLEGE

Oxford



We appreciate and value the team's knowledge, expertise, and sensitivity in relation to historic buildings, together with their strong awareness of the need for practical solutions which also address energy conservation requirements.

Dr Sarah Beaver, All Souls College

## HERITAGE

For over a decade and under the direction of accredited conservation architect Philip Waddy, WWA has been appointed to undertake a series of conservation-led projects for All Souls College Oxford.

Starting with an energy audit of the 1438 front quad, we examined options for reducing energy consumption and carbon emissions from this medieval Grade I listed building. Significant data gathering and testing of the structures was undertaken before specifying improvements to thermal efficiency and air tightness. Overall energy savings of up to 40% have been achieved equivalent to a saving of 70 tonnes of CO2 annually.

Subsequent works for the College include a series of stone conservation and restoration works to the south and west public facades and to the internal kitchen quad elevations. Other projects at All Souls include the complete remodelling and fit-out of the Porters Lodge and College kitchens.

Specialist cleaning techniques and replacement stone have combined to transform the appearance of the building achieving an Oxford Preservation Trust Public Realm Conservation Award.

WWA are proud to be able to continue supporting the important contribution these assets make to the social, cultural and economic sustainability of the City of Oxford ensuring the preservation of All Souls College for generations to come.

The facade restoration phase was awarded the **Outstanding Contribution to Oxford** award by the **Oxford Preservation Trust Conservation Awards**.



Above Images: Repairs and restoration being undertaken of heritage structures.  
Main Image Opposite: High Street elevation of All Souls College.







# MANOR FARM

Ruislip

## MIXED USE

The site is owned by the London Borough of Hillingdon and includes a series of important historic structures including the 13th Century Grade II\* listed Great Barn, the 15th Century Grade II listed Manor Farmhouse and the 'Little Barn', a Grade II structure circa 1600. The site also contains earthworks associated with a former motte, itself a Scheduled Ancient Monument.

This rich past, which can be found right in the centre of Ruislip, was not completely appreciated or understood by most residents. The project's objectives were to fix and restore the buildings while also acting as a catalyst to increase public awareness of the site's larger heritage value and to improve interpretation and understanding of the structures.

Acting in the role of Lead Consultant, WWA directly engaged other conservation specialists and worked closely with English Heritage and the Heritage Lottery Fund whose grant assistance was crucial to deliver the project.

The project involved transforming the location into a hub for heritage and education. The Great Barn was restored and transformed into a performance hall and multi-purpose space for community activities. The 'Little Barn' was converted into a local library, while the Manor Farmhouse was sensitively repaired, and the ground floor converted to form an interpretation centre and education facility. Craft workshops and a small community café are also part of the complex.

We have preserved and disseminated the heritage value of the site by increasing its role as a local community attraction. The Manor Farm complex now forms a vibrant facility for the local community and successfully promotes the heritage value of the site.



WWA provided town planning, heritage and architectural services on this prestigious project. The project was awarded **Bronze in the international Green Apple Environment Awards** which **recognise, reward and promote environmental best practice** around the world.









# WINTERBOURNE MEDIEVAL BARN

Bristol

## MIXED USE

Winterbourne Medieval Barn is a building of national importance dating from 1342 and is Grade II\* listed. The barn is an outstanding example of a raised-cruck construction, one of the largest and earliest of its kind, and is unique in being one of the few buildings of the medieval agrarian economy still surviving in England. Working with the Winterbourne Medieval Barn Trust and South Gloucestershire Council, WWA led the transformation of the site and buildings into a heritage centre for the local community.

The Practice was appointed as architects and lead consultants for the design, specification and administration of the building and conservation works on site, which has successfully secured the future of the barn and the wider site for future generations. The restorations of this heritage site were funded by the National Lottery Heritage Fund.

The completed project revitalises the site as a local heritage centre and venue for weddings, music and theatre performances, a wide range of educational and family activities and craft workshops for local artists and businesses.

A particular skill is needed to balance the often-conflicting demands between increasing commercial activity at a historic site such as this whilst at the same time ensuring that the special characteristics that make the site so significant are not harmed by the intensification of use. WWA understood these issues and the Winterbourne Barn scheme was successfully delivered given the complexities of the scheme by our team of specialist architects and planners, further enhancing our reputation in the heritage sector.



What the Trust looked for - we wanted someone who could balance the architectural needs of a Grade II Listed Building with the requirements of a Business Plan that will support a sustainable future.

Sue Parsons, Winterbourne Trust









# OAKHOUSE BARNES

Berkshire

## BARN CONVERSION

The farmstead comprised a group of four traditional Grade 2 listed barns that had become fragile and fallen into disuse and disrepair having been replaced by modern buildings elsewhere. The barns for conversion included two noteworthy early 18th-century aisled barns with timber framing that are representative of the area's vernacular character.

The barns were sensitively converted to four residential units of considerable style. Full-height vaulted living areas create space and light where threshing floors used to be with open galleries and mezzanine floors creating useful additional space for study areas and bedrooms.

The original timber frame of these historic structures has been carefully repaired and exposed to view, celebrating the carpentry of the traditional craftsmen who originally built the barns. Areas of Berkshire red brickwork are similarly left exposed internally.

Two further smaller open-fronted barns originally used for livestock and implement storage form part of the grouping. They have been repaired and are used for parking, refuse and garden storage. Bats and barn owls had lived in the barns while they were not in use for farming. The project designated special facilities for barn owls and portions of roofs as bat voids in order to preserve their presence.

The costs of maintaining and converting listed barns can be high and frequently residential use is the only economic solution. The historic integrity of such buildings can be damaged by subdivision and domestic paraphernalia if not converted sensitively. To the greatest extent feasible, the historic character and context of the barns at Oakhouse have been preserved as a key objective of this project.

Fine attention to detail by our architects enabled competitive fixed-price tenders to be sought for the conversions with the lowest-priced contractor completing the works to a high standard and well within the original contract price.

The high level of detailed design attention and active project management from the practice has ensured a stunning result for our client.









# LILIES FARMHOUSE

Aylesbury

## RESTORATION

The project comprised of the sensitive refurbishment of the entire Grade II listed property and the conversion of the adjoining carport into a new living, kitchen, diner. The works also included the resolution of significant damp issues as a result of high external ground levels and inappropriate internal linings. The refurbishment is an example of utilising breathable materials such as foamed glass insulation and limecrete flooring with wood fibre insulation to complement the building's historic solid wall construction bringing the performance of prime living areas up to modern standards.

The Lilies Farmhouse restoration included a touch of contemporary minimalism to allow the exposed parts of the historic fabric to really show their beauty. Within the converted carport, vaulted ceilings were introduced to display the historic roof structure and historic setts were lifted and relaid as a hearth below the new log burner. Modern fixtures and fittings such as the kitchen and lighting were then chosen to contrast with these traditional features.

WWA were appointed for a full services commission from concept design stage through to construction and handover stages. During this time design proposals were developed iteratively with the client in advance of the preparation and submission of a full Planning and Listed Building application for the site. Following approval, a detailed pack of construction information was prepared and tendered, and a Building Contract was administered for the works on site.







Lilies Farm



# THE ABBEY

## Sutton Courtenay

### RESTORATION

One of the most historic buildings in Oxfordshire, the 13th Century Grade I listed medieval Abbey at Sutton Courtenay underwent a major feasibility study attracting Heritage Lottery funding in a programme estimated to cost £3 million.

WWA were appointed by the owners, "The Abbey Sutton Courtenay" a Charity rooted in the Christian tradition and open to the wisdom of all people and faiths, to undertake a conservation management plan which lead to a restoration programme of the Abbey. The building is on the site of a former priest's house that was mentioned in the Domesday Book.

The Abbey was built by the Benedictine Abbey of Abingdon and used for monastic purposes. In 1284 it was handed over to the Courtenay family who were Lords of the Manor of Sutton.

Our work involved engagement with English Heritage in preparing the proposals and working with the client and local planning authority to secure listed building consent.





# FERRY COTTAGE

North Hinksey Conservation Area,  
Oxford

## RESTORATION & EXTENSION

Ferry Cottage is a Grade II listed house, situated within the North Hinksey Conservation Area, and has been renovated and extended by WWA. The original cottage which dates from the early 17th Century is constructed of coursed stone with ashlar quoins and is formed of two bays. A poor quality, two-storey extension to the cottage had been added in the late 20th Century, containing a kitchen and bedrooms above. This extension, with a catslide roof extending down to ground floor level, obscured the whole rear elevation of the original listed cottage.

The late 20th Century addition has been removed and a contemporary extension now takes its place. West Waddy Archadia designed the new structure to be subservient to Ferry Cottage and of simple proportions and detailing. This extension is over two levels, one of which is recessed into the ground. The addition has a respectful relationship to Ferry Cottage achieved by creating a glass link between old and new which ensures that the property's rear elevation remains unobstructed and retaining its integrity and legibility as a listed building.

The extension features a large open-plan kitchen and dining space at ground floor level. This space is well-lit with three large roof lights and full-height glazing that spans the full width of the rear elevation, overlooking the garden. The extension is flanked on either side by full-height stone walls, using the same coursed stone as the cottage however this time with recessed joints, to visually differentiate between old and new.

In the glazed link between the extension and cottage, a new timber staircase leads down to the basement level which contains two bedrooms, each with their own

ensuite, as well as a guest bathroom and utility spaces. The bedrooms and rear utility open out onto a rear sunken lightwell, containing tiered planting beds leading up to the garden.

The rooms within the cottage have also been carefully restored and retain many of the original period features. The lower-level features two reception rooms with

original stone fireplaces, exposed first floor timber floor structure, and original panelled internal doors. Original joinery details, such as window seats to the front-facing elevation, have carefully been repaired and restored. The original timber curved staircase leads up to the master bedroom and bathroom. Here the original roof structure is expressed overhead, and the original floorboards have been brought back to life.





# MEET OUR EXPERT TEAM

WWA is an innovative multi-disciplinary practice of Architects, Urban Designers and Town Planners with a rich pedigree of successful projects delivered over our 138 year history. We offer outstanding client focussed services embracing the natural crossover between built environment disciplines and we consistently deliver high quality projects on time and on budget.

Our team of town planners offer added value to clients with an exceptional success rate in achieving planning consent.

Find out more about our team and the outstanding projects they deliver, via our website and social media.



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