

DETAILED PROJECT PLAN

HLF Programme Area			
Area	Programme Title	Main Area (tick one box only)	Links to Other Areas
A	Conserving or restoring the built and natural features that create the historic landscape character.	✓	
B	Increasing community participation in local heritage		✓
C	Increasing access to and learning about the landscape and its heritage		✓
D	Increasing training opportunities in local heritage skills		✓
E	Scheme staffing, overheads and running costs		

PA6

Higher Uppacott: A Dartmoor Longhouse



Higher Uppacott (©DNPA, Kerenza Townsend)

Heading	Content
Summary	Higher Uppacott is a grade I listed longhouse with early - mid 14 th century origins where the lower-end shippon remains intact. This designated heritage asset has international significance and is emblematic of Dartmoor's medieval farming built heritage. A range of enhancement opportunities have been identified to express our developed vision for the former farmstead heritage buildings and site. This longhouse asset is owned by Dartmoor National Park Authority who is seeking to significantly improve the viability of the resource through improved authentic presentation and access, and provision for a diverse range of visitor experiences, like for example specialist groups with vernacular and medieval interests, schools etc.
Project description	The care of Higher Uppacott for nearly 700 years through many generations has ensured its transmission down through time and this rare survival now requires a major investment of resources, volunteer time and visitors in order to sustain this significant icon of Dartmoor's cultural

heritage within our National Park purposes, and implicit in HLF LP objectives.

A vision for informed change and full use of the buildings and site has emerged during 2013 in order to ensure a coherent approach and fitness for purpose. It has been developed through engagement with specialist professionals and lay people so as to identify needs and opportunities relevant to the heritage asset itself and potential audiences. Constraints of the site, access and fragile nature of historic fabric have presented a difficult challenge when balancing these with future anticipated uses of the buildings and site etc. and potential adverse impacts from for example, increased climatic variations and visitor footfall numbers.

The longhouse is a nationally rare cultural heritage asset of which most (over 120) now survive within the National Park. Higher Uppacott is one of the very few surviving Dartmoor longhouses where the shippon remains unconverted.

The Dartmoor longhouse sits naturally at the heart of a LP scheme where built heritage is a principle focus for our MTMTE project.

Higher Uppacott is a grade I listed designated heritage asset located within an isolated triangular site with an historic route between Ashburton and Tavistock to the east side and two lanes on the remaining sides. A recent quinquennial condition survey outlines a planned maintenance programme for a five year period and shows the site and buildings at Higher Uppacott to be in poor condition.

The project involves physical work to preserve and enhance the designated heritage assets, their settings and the site. This is based on good building conservation practice where informed understanding and identification of significance, heritage value have been identified as a pre-requisite to decision making and includes:

- Preparation of a Conservation Plan
- Use of a Historic Buildings Survey and recent review
- Specialist professional advice from English Heritage
- Professional conservation, architectural and surveying
- Specialist professional ecological advice

The project includes provision of better access to the building for people with disabilities and improved car parking; through a small car park for people with disabilities and the negotiation of an access agreement with a neighbouring landowners to improve the availability of car parking for organised events.

As well as on site interpretation which will be determined in detail as the project progresses there will be an ongoing programme of events to allow people to understand the changes to the building.

Conflicts between different types of heritage include: this is all covered fully in the Conservation Plan

	Meeting conservation standards for each kinds of heritage and value: All works will require listed building consent
Beneficiaries and communication	<p>Who and / or what will benefit from this project? Visitors to the building will benefit from the improvements made and have a better understanding of the significance of the building. Neighbours will benefit from the improvements to the external fabric, a recent meeting highlighted their concern for the building and full support for the improvements made. The building itself will benefit and with the full maintenance programme now clarified and agreed this will ensure it remains in a good state of repair.</p> <p>Key messages for the project The importance of this building, locally and in Devon, medieval significance and transhumance Buildings tell a story, this building has changed and adapted over the centuries Opportunities for people to learn how to undertake restoration of their own building, particularly significant for those living locally (the neighbours) who have expressed a desire to learn from the work going on at Higher Uppacott Come and get involved through volunteering and friends of Higher Uppacott.</p> <p>Communication media to be utilised. Events and guided walks will be maintained throughout the project The work on the project will be profiled on the MTMTE website Regular updates by email and annual visit for the neighbours. Encourage participation of Friends and potential involvement of a Charitable Trust</p> <p>How you will store heritage information, update it and make sure it is accessible in the future? All information will be stored at DNPA offices and also archived through the Dartmoor Trust archive</p>
Project buy-in	<p>Who has been involved in developing the project or been consulted about it? In what ways will they be involved when it comes to project delivery?</p> <ul style="list-style-type: none"> • Through the development phase many specialists have visited Higher Uppacott and a full survey by a Conservation Architect (Allen Van De Stein) has been completed, plans and a vision drawn up. this has been priced by an independent quantity surveyor. • Keystone consultants have drawn up a Conservation plan for the building. (Both of these pieces of work have been funded by the DNPA not part of the development phase budget). • English Heritage (EH) have been engaged throughout. (EH Inspector of Historic Buildings and Areas, EH Fire Safety Advisor, EH Collections Officer) • A local thatcher who has previously done work on the roof has

	<p>assessed and priced the work required thatching specialists</p> <ul style="list-style-type: none"> • The Local Stakeholders Group have visited and discussed the proposals with key officers • The neighbours have been on a tour of the building to look at the proposals and gain a better understanding of the building. A number had never been in before. • One of the neighbours is currently negotiating with the DNPA on an access agreement to improve parking for organised events. A draft Heads of Agreement is attached.
Project lead	<p>Dartmoor National Park Authority: Head of Recreation and Estates – oversee project management; Historic Buildings Officer – advise of historical significance and Senior Outreach Officer - to ensure a full visitor programme and interpretation programme.</p> <p>These staff are best qualified to manage this project</p>
Partners / contractors etc.	<p>Conservation Architect and QS, Historic Buildings Consultant English Heritage Thatching Contractor Community Groups and Visitors, Craft and Rural Skills Specialists.</p>
Project development	<p>During the year the original proposals were examined and it was decided to engage a conservation architect to develop a vision for the site and consultants to produce a Conservation Plan. Best advice has therefore been sought from recognised specialists to shape suitable conservation proposals.</p> <p>Production of a fully developed vision with budget costings. Proposals based on full measured survey, archaeological analysis and understanding, identification of significance and impact assessment, informed decision making and planned outcomes for heritage assets and their values.</p> <p>Conservation plan and architects drawing attached with costed programme of works from quantity surveyor.</p> <p>During the year the building has suffered some set backs which have meant that emergency work has had to take place to the repair a collapse of the boundary wall, treat roof timbers in the Shippon to protect from woodworm and some repairs to the thatch which suffered greatly from the winter storms.</p>
Activities and Timetable	<p>A detailed project programme for proposed works is attached. In summary the works are:</p> <p>Year 1: Essential repairs and preparations for planned conservation works. Application for Planning Permission and Listed Building Consent made</p>

April 2014 and August 2014 for all proposed works. Installation of new windows, thatch renewal (45%), commencement external works (50%) and internal works (90%),

Year 2: Complete: thatch renewal, external/ internal works except Barn Cottage.

Year 3: Longhouse outshut roof and Barn Cottage roof works etc. Decorations.

Year 4: No building works planned.

Year 5: No building works planned.

A gantt chart summarising this is overleaf

	Activity Timeline	Y1											Y2				Y3					
		7	8	9	10	11	12	1	2	3	4	5	6	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
	PA6 Higher Uppacott																					
	Main Work Areas and Activities																					
1	Access, Parking and Landscape Works																					
2	Yard Works																					
3	Thatch Renewal-phased re-thatching 85%																					
4	Outshut Re-roofing																					
5	Barn Cottage -Re-roofing and replacement windows																					
6	Representation of Longhouse Interior																					

Budgets	Cost Breakdown		
Estimated Total Cost	Cost:		Contingency:
	£ 172,550		£ 0
VAT	a. Is VAT applicable?	b. Is VAT reclaimable?	c. VAT amount:
	YES	YES	£32,590
Lead Partner Contributions	Type:	Secured:	Unsecured:
	Cash (source): DNPA	£ 100,000	£0
	Staff:	0	£0
	Volunteers:	£ 0	£ 0
	In-kind: DNPA team	£ 19,300	£0
	TOTAL:	£ 119,300	£ 0
Other Contributions	Type:	Secured:	Unsecured:
	Cash (source):	£0	£0
	Staff (source):	£0	£0
	Volunteers (source):	£0	£0
	In-kind (source):	£0	£0
	TOTAL:	£0	£0
<i>Moor than meets the eye contribution</i>	Contribution:		Intervention Rate (%)
	£ 53,250		31%

Outputs	<p>Site, setting and context re-presented in relation to the significance of heritage assets;</p> <p>Buildings brought into good condition;</p> <p>Conservation and enhancement works improve quality of the resource; Improved access, yard & garden provide wider enjoyment, including all ability access</p> <p>Improved education and interpretation and community engagement.</p>
Output indicators and targets	<ul style="list-style-type: none"> • Building in good repair • All works completed to timeline • Number of public events increased to 20 a year involving 400 people. • Volunteer group established • Peoples understanding of the building is improved
Outcomes	<ul style="list-style-type: none"> • Heritage will be in a better condition Heritage assets in the form of buildings, site and setting significantly conserved and enhanced, with substantial improvements achieved in the areas of access for all, condition and presentation, and interpretation.

	<ul style="list-style-type: none"> • More people and a wider range of people will have engaged with heritage Visitor numbers increased and people's understanding of the building improved. 																				
Evidence	<p>Physical evidence for completed works in accordance with project programme. All work will be subject to before, during and after photographs Feedback surveys from events and activities held on site</p>																				
Wider context	<p>This project links with PB6 Managing Volunteers. Volunteers will be recruited with a desire to set up a volunteers group for Higher Uppacott. The project links with PC1 Discovering the Dartmoor Story. There will be interpretive material developed to help tell the story of medieval farming using Higher Uppacott. The project links to PB3 Moor medieval, a community project to uncover how medieval farmers settled on and worked the moor.</p> <p>Higher Uppacott has for some time been dated to the late 14th Century. Recent study through the Conservation Plan now suggests it was originally built earlier than this and probably at the start of the 14th Century.</p> <p>This reassessment makes it an important indicator of the re-colonisation of Dartmoor through the Medieval period as the change from a transhumance-based agriculture to a more settled development took place.</p>																				
Legacy and maintenance of benefits	<p>Higher Uppacott is at the threshold of our understanding of medieval Dartmoor, its farming tradition, farm buildings and heritage. There is much to be learnt and understood from the physical survivals and in-depth investigations into the movement of animals and life during this period on Dartmoor. Opening up and making the longhouse more accessible to all who are interested in heritage.</p>																				
Risks and Risk Mitigation	<table border="1"> <thead> <tr> <th colspan="4">Project risk register</th> </tr> <tr> <th>Nature of the risk</th> <th>Severity</th> <th>Likelihood</th> <th>Measures taken to minimise</th> </tr> </thead> <tbody> <tr> <td>Listed building consent and planning permission not received for the proposed works</td> <td>H</td> <td>L</td> <td>A conservation plan has been produced and English Heritage engaged at all stages of project design. DNPA planners aware of proposals</td> </tr> <tr> <td>Neighbours do not sign access agreement</td> <td>M</td> <td>M</td> <td>This is a possibility, we could retain informal arrangement which works well at the moment but relies on goodwill of current owner. Continue looking for other solutions</td> </tr> <tr> <td>Problem recruiting for Friends group</td> <td>H</td> <td>L</td> <td>Some work done through the development phase, focus group visits in the first year for people with specific interest in old buildings</td> </tr> </tbody> </table>	Project risk register				Nature of the risk	Severity	Likelihood	Measures taken to minimise	Listed building consent and planning permission not received for the proposed works	H	L	A conservation plan has been produced and English Heritage engaged at all stages of project design. DNPA planners aware of proposals	Neighbours do not sign access agreement	M	M	This is a possibility, we could retain informal arrangement which works well at the moment but relies on goodwill of current owner. Continue looking for other solutions	Problem recruiting for Friends group	H	L	Some work done through the development phase, focus group visits in the first year for people with specific interest in old buildings
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	<p>Commons consent for all ability car park not achieved</p>	<p>H</p>	<p>L</p>	<p>Local people have been consulted and are happy with proposals</p>
<p>Background information</p>	<p>Architectural Concept Study by Van der Steen Hall Architects (2013) Higher Uppacott Conservation Plan (HLF compliant) (2013) Measured survey of Higher Uppacott site and buildings (2013) Dartmoor Historic Environment Character Assessment (2014) Recent publication: Dartmoor's Alluring Uplands by Harold Fox (2012)</p>			