

# 6. *Monitoring*



*The Liverpool Landing Stage* (1893) William F. Preston © NMGM

“The master tried to explain the matter; but was really half dead with fatigue, and all I could make out, amongst her scolding, was a tale of his seeing it starving, and houseless, and as good as dumb in the streets of Liverpool where he picked it up and enquired for its owner- Not a soul knew to whom it belonged, he said, and his money and time, both being limited, he thought it better to take it home with him, at once, than run into vain expenses there; because he was determined he would not leave it as he found it... This was Heathcliff’s first introduction to the family...”

Emily Bronte *Wuthering Heights* 1847



# Monitoring

## 6 a) Key Indicators for Measuring the State of Conservation

The nominated site in Liverpool comprises a massive area of diverse buildings, monuments, cultural landscapes and collections, and these need to be monitored in a variety of ways. Some aspects of the heritage assets have been the subject of assessment and survey as described in Sections 3 a) and 3 c) of this document. Further information is held in the form of records held by the Local Records Office, the Sites and Monuments Record, the National Monuments Record Centre, English Heritage, the NMGM and Liverpool City Council. These take the form of archives, files, photographs, measured drawings, site management databases, record databases, designations, listed building records and conservation area appraisals. These sources of information could all form a baseline against which change can be monitored, but some of them will need to be put into appropriate formats in the course of preparing the Management Plan.

Periodic monitoring is derived from Article 29 of the World Heritage Convention and will involve the Department for Culture, Media and Sport in reporting to the World Heritage Committee on the state of conservation of the United Kingdom's World Heritage Sites. The objectives of periodic reporting are to assess the overall application of the World Heritage Convention by the British Government and to assess whether the World Heritage values, for which individual sites are inscribed, are maintained.

For those organisations and individuals responsible for the conservation of the heritage assets in the nominated site in Liverpool, there is in any event an objective to undertake periodic monitoring to assess whether the policies and arrangements to secure the proper preservation of the heritage assets are effective and efficient.

In order to discharge the responsibilities imposed by the World Heritage Committee and to meet the local requirement for monitoring, the periodic monitoring will focus on progress with:

1. Identification of the heritage assets
2. Protection of the heritage assets
3. Conservation of the heritage assets
4. Presentation of the heritage assets
5. Education in respect of the heritage assets

Targets will be set through the Management Plan to monitor progress in each of the above-named stages.

### 1. Monitoring Identification

**Progress with Identification will be assessed:**

- ◆ By a formal review of the boundary of the nominated site. A part of the site may be so damaged by one of a number of events, such as fire, that it is no longer regarded as being of outstanding universal value and should be excluded from the site. Alternatively, new research, such as that being undertaken as part of the Historic Environment of Liverpool Project or further archaeological investigations, may lead to the importance of a building or site adjacent to the nominated site being reconsidered as having outstanding universal value and needing to be included in the site. It is therefore proposed that the boundary of the nominated site be reviewed every six years, but earlier reviews may be triggered by major events.
- ◆ By a formal review of the Buffer Zone. Similarly, intermediate events, further research or experience of managing the site may inform the reconsideration of the Buffer Zone, and this should also be reviewed every six years, but earlier reviews may be triggered by major events.

### 2. Monitoring Protection

**Progress with Protection will be assessed:**

- ◆ By a review of the number of listed buildings within the nominated site. The baseline figures for listed buildings of Grades I, II\* and II is known and any change from that baseline through de-listing, demolition, spot-listing or comprehensive review will indicate progress with the protection of individual buildings. As part of the Historic Environment of Liverpool Project, the listed buildings in Liverpool are being reviewed on a thematic basis and this should result in some changes to the number and grade of listed buildings.
- ◆ By a review of the conservation areas in the nominated site. The whole of the site is protected by conservation area status but Liverpool City Council has a statutory duty to review its conservation areas from time to time.

The policy framework related to those conservation areas and optional additional controls such as Article 4 Directions will also need to be reviewed and any changes tracked over time. In assessing policy frameworks for protection, the key documents will be contained in the Liverpool Unitary Development Plan, which is currently under review.

- ◆ By the adoption of Supplementary Planning Guidance for the nominated site. There is at present no specific Supplementary Planning Guidance for World Heritage Site issues, but if such guidance were produced and subjected to adequate public consultation, it could be adopted and give more certainty to all parties on the acceptable forms of development in the site and the Buffer Zone.
- ◆ By a review of the archaeological sites within the nominated site. At present there are no Scheduled Ancient Monuments within the site, but in a settlement that is at least 800 years old it is hard to believe that there are no sites that do not meet the criteria for being scheduled as an ancient monument, despite successive redevelopments. The Monuments Protection Programme is a thematic review of the current archaeological resource in England as a basis for selecting sites of candidates for statutory protection. The Merseyside Sites and Monuments Record keeps data on sites of archaeological interest within the nominated site, and this data informs archaeological responses to development proposals within the development control process. The baseline number of sites of archaeological interest within the nominated site, any changes to it and the number of planning applications which receive an archaeological input, will give an indication of progress with protection of the archaeological resource.

### 3. Monitoring Conservation

#### Progress with monitoring Conservation will be assessed:

- ◆ By updating the Buildings At Risk Registers. English Heritage maintains a Buildings At Risk Register for Grade I and II\* listed buildings (and scheduled ancient monuments) to promote concerted action and as a framework for determining funding priorities. Liverpool City Council maintains a Buildings At Risk Register for all listed buildings within the city, for the same reasons. Both registers are regularly revised following rapid surveys. The baseline registers and any changes to them will give a good indication of progress with the conservation of buildings.
- ◆ By reviewing detailed surveys of specific buildings. It is good estates management practice to undertake regular condition surveys of buildings. For example, churches belonging to the Church of England, such as St.

Nicholas's Church on Chapel Street, undertake quinquennial surveys, and these are valuable in identifying deterioration of buildings. Analyses of known condition surveys will inform progress with the conservation of buildings. The Management Plan will promote the carrying out of regular condition surveys on more buildings.

- ◆ By reviewing the number of Conservation Plans and their effectiveness. There are at present Conservation Plans for St. George's Hall, NMGM's buildings on William Brown Street and the Bluecoat Arts Centre. Such Conservation Plans identify how the proper conservation and maintenance of the buildings will be achieved. The review of the effectiveness of existing Conservation Plans will inform progress with the progress in the conservation of those specific buildings. The Management Plan will encourage the production of Conservation Plans for more buildings and a review of the number of Conservation Plans will also inform progress with the conservation of buildings in the nominated site.
- ◆ By reviewing Conservation Area Appraisals. Conservation Area Appraisals are in various stages of production for all of the Conservation Areas in the nominated site. They provide a robust subjective assessment of the state of conservation of the conservation areas and the character of them. Regular reviews of the Appraisals will give an indication of progress with the conservation of conservation areas. They will be particularly useful in assessing the overall impact of improvement to surfaces, street-works and general public realm works.
- ◆ By reviewing the extent of public realm works. Massive public realm works have recently been carried out in the Ropewalks Area and on Old Hall Street and there are proposals in hand to carry out further major works between Lime Street and the river. Reviews of the money spent and the square footage improved will provide a quantitative indication of progress with the conservation of the public realm.
- ◆ By reviewing the level of grant-aid and levered-in funds. Various sources of grant aid are, and will be, available to assist in the cost of the conservation of buildings and areas. Reviews of the resources devoted to physical conservation, both in grant-aid and in the value of levered-in funds from owners will provide another measure for the progress made towards the conservation of the site.
- ◆ By reviewing the effectiveness and quality of development control decisions. The quality of decisions made in determining planning applications can have a dramatic impact on the conservation and appearance of the nominated site. It is relatively easy to measure the

number of decisions but more difficult to measure the quality of decisions. Nevertheless, the Management Plan should attempt to devise some kind of scoring system to measure quality as well as quantity, and this should then give some measure of progress with conservation of the site.

- ◆ By reviewing the impact of transportation factors. The high volume of traffic through some parts of the site has a negative impact upon the conservation of the site, in terms of causing physical damage and impairing appreciation of the buildings. A review of the number of vehicles using specific streets would provide a measure of whether the situation is improving or deteriorating.
- ◆ By a review of the number of monuments/public art that are treated. There are a large number of monuments and public art in the nominated site and many of them are in need of repair and/or restoration works. A review of the number of such monuments that are properly treated would give a measure of progress towards their conservation.

#### *4. Monitoring Presentation*

It will not be straightforward to effectively monitor this particular factor because many aspects of it are subjective and intangible, but attempts to monitor progress with Presentation can be made:

- ◆ By a review of the number of facilities open to the public.
- ◆ By a review of the number of visitors attracted to the facilities in nominated site.
- ◆ By carrying out surveys of visitor satisfaction with the facilities at the site.
- ◆ By carrying out a survey of the number and quality of interpretive publications, interpretation boards, websites and audio-visual material.

#### *5. Monitoring Education and Training*

This is another difficult factor to effectively monitor, but the Management Plan will need to consider how best this can be done. Any such monitoring should include:

- ◆ A review of the number of organised educational visits made to the site by schools and colleges.
- ◆ A review of direct training provision for training in conservation and tourism skills at colleges in the vicinity of the nominated site.

### *b) Administrative Arrangements for Monitoring the Property*

The basis for most of the effective monitoring of the nominated site is already in place through the established records and practices of the authorities and agencies of the Liverpool World Heritage Site Bid Core Steering Group. In particular Liverpool City Council and English Heritage have statutory and discretionary powers in respect of building conservation in its widest sense. Through the work of the World Heritage Officer, whom they jointly fund, they can play a co-ordinating role in the collection and collation of the necessary information. The Management Plan, the Core Steering Group and the World Heritage Officer can ensure that any gaps in the administrative arrangements for effectively and regularly monitoring the site are filled.

### *c) Results of Previous Reporting Exercises*

There have been no previous reporting exercises specifically for World Heritage Site monitoring, as the site is only now seeking nomination, but extensive records are maintained by Liverpool City Council, English Heritage, the National Monuments Record Centre, the Local Records Office, Merseyside Sites and Monuments Record, NMGGM and others. These are available to form a baseline and for comparisons to be made with future surveys. This should then enable the effectiveness of conservation to be measured.

The basis for the future good management of the site is in place. In particular, the arrangements for securing the conservation of its buildings, monuments and cultural landscape of outstanding universal value are in place, together with a balanced approach to ensuring they have sustainable economic uses. The future of Liverpool - Maritime Mercantile City is in conservation through regeneration.