

Leiston Abbey

Theberton, Leiston, Suffolk, IP16 4TD

Flint & Masonry Ruin Site



Envisioning Sustainable Conservation: Sustainable Conservation Management Strategy & Stewardship Vision
2021 - 2041 (Free-to-Enter Site Pilot)

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Project Lead	Nicola Duncan-Finn



1.0: Report Introduction



This report sets out English Heritage’s high level inter-departmental ‘Vision’ for Leiston Abbey over the next 20 years. Underpinned by advocacy for adopting a holistic and Sustainable approach to the future management, conservation and maintenance of the site.

The new approach, proposed to be piloted at Leiston, is all about finding sustainable solutions to the challenges we face around conservation defects and long term maintenance, helping reduce risk, build resilience and find new opportunities to promote and deliver English Heritage’s charitable objectives.

Within Section 1 of this report background information about Leiston Abbey is presented and the wider context of the site, as 1 of 29 sites Flint and Rubble Masonry Ruins (FRMR) Free-to-enter sites in the East of England, is explored. A summary of the key challenges faced by this thematic group of structures due to (i) the inherent vulnerability of their flint and masonry structures (with high mortar to stone ratios) exposed to the weather on three sides and (ii) a significant backlog of conservation & repair defects that have built up over the last 100 years, is then presented.

Section 2 introduces the ‘Vision’ for realising a 20 year Sustainable Conservation Management Strategy (SCMS) for Leiston and is summarised across 7 key interconnected themes. The holistic review of which will be central to the development of the SCMS (summarised in Table 2). Each theme is then, in turn, explored separately and recommendations presented regarding prospective Short, Medium or Long Term ambitions for deliverables and outputs.

For ease of reference, Table 1 (opposite) provides a high-level snapshot of the timing and key outputs associated with each of the three phases. The timing and phasing of all possible deliverables across the three phases are ultimately designed to weave an incremental thread of resilience and sustainability into the fabric and stewardship of the site.

Finally, in Appendix 1 a Draft Action Plan and Cost Summary, summarising the recommendations and key outputs presented within this vision is given, alongside clarification of their optimal timing in relation to the specified Short, Medium and Long term time frames.

It is intended that this report will serve as a supporting evidence base for English Heritage’s formal application to EDF Energy for financial Mitigation/Compensation (under Section 106 of the Town and Country Planning Act 1990) concerning the Sizewell C` Nationally Significant Infrastructure Project (NSIP). A development that English Heritage considers will cause **less than substantial harm** but will result in a **significant and adverse impact** on the setting of Leiston Abbey (second site) during the construction phase. An assumption has been made that EDF S.106 monies would be drawn down from 2023 onwards in a profile way aligned with need.

Revision

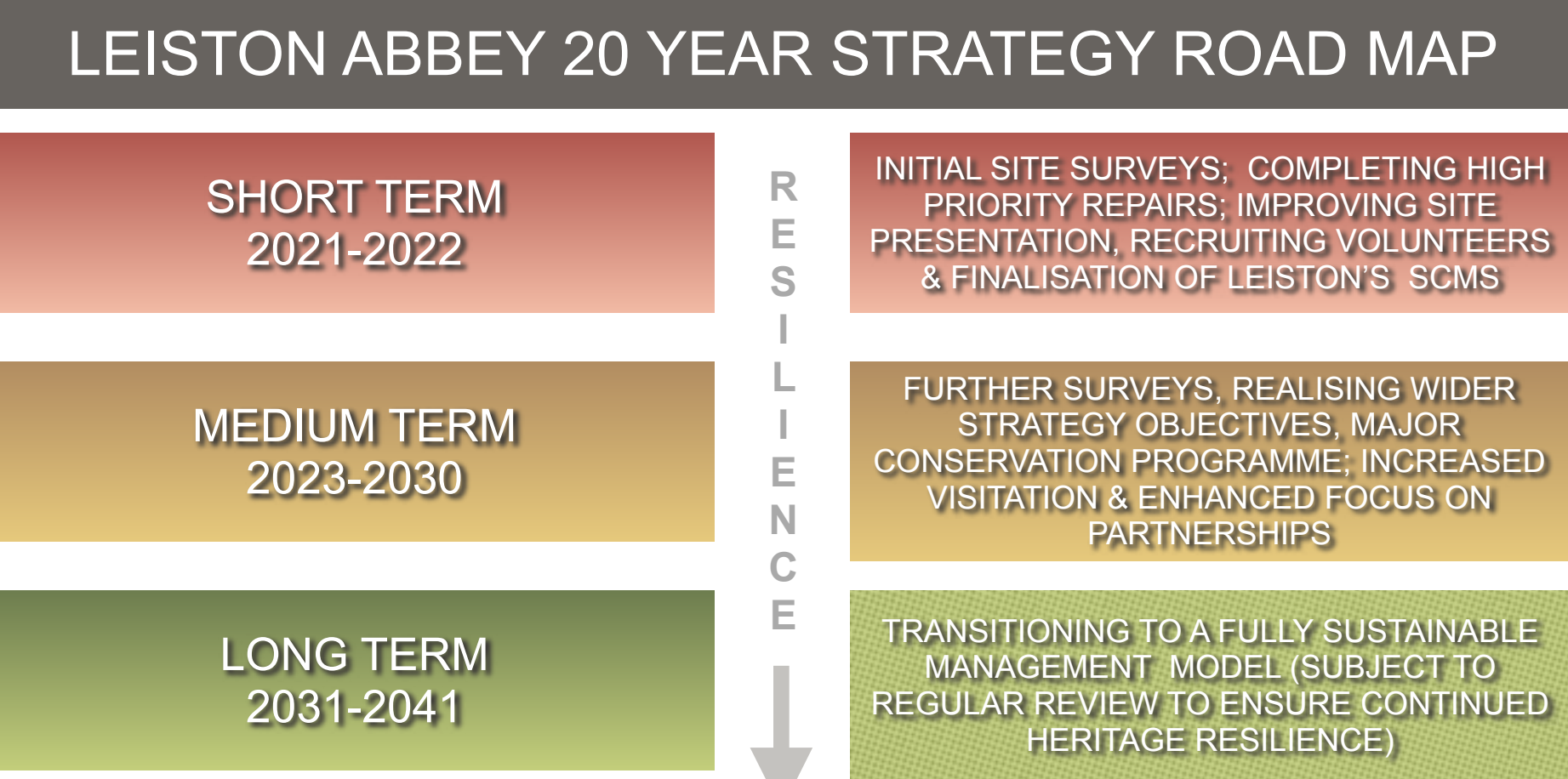


Table 1

Theme Ref:	Theme Focus
Theme A	Conservation & Maintenance
Theme B	Heritage Significance & Values
Theme C	Climate Resilience & Nature Conservation
Theme D	Infrastructure, Site Accessibility & Visitor Experience
Theme E	Community Participation & Engagement
Theme F	Partnerships & Knowledge Sharing
Theme G	Financial Sustainability


Table 2

County	Number of Sites
Bedfordshire	1
Cambridgeshire	1
Essex	4
Hertfordshire	3
Norfolk	18 (1 PTE)
Northamptonshire	1
Suffolk	4 (2 PTE)
TOTAL	32

Table 3



1.1: Leiston Abbey Guardianship Profile

LEISTON ABBEY GUARDIANSHIP SUMMARY	
SITE CATEGORY	Free to Enter Site.
PARISH:	Leiston - cum - Sizewell
DATE OF GUARDIANSHIP AGREEMENT :	17/12/1964
SITE FREEHOLD:	Pro Corda Trust Company No. 05829570 Registered Charity No. 1116213
EH MANAGEMENT PARTNER:	
MAINTAINED PROPERTIES AGREEMENT LAST UPDATED:	24/04/2020. (Term 5 Years)
EXTENT OF FREEHOLD:	The Abbey Ruins, Lady Chapel and Car Park Freehold of the site access drive and entry path (outside of the guardianship area) transferred to Pro Corda from St Edmundsbury & Ipswich Diocese in 2020 along with the guardianship area.
KEY CONTACT:	Andrew Quartermain CEO & Artistic Director
ADDRESS & CONTACT DETAILS:	Leiston Abbey Theberton Leiston Suffolk IP16 4TD  Tel: +44 (0)1728 831354 mail@procorda.com https://procorda.com
KEY EH RELATIONSHIP HOLDER:	Free Sites & Partnership Manager Katie Chown.

Local Stakeholder Index



Leiston-cum-Sizewell
Town Council



EASTSUFFOLK
COUNCIL



Suffolk
County Council



Suffolk
Wildlife
Trust

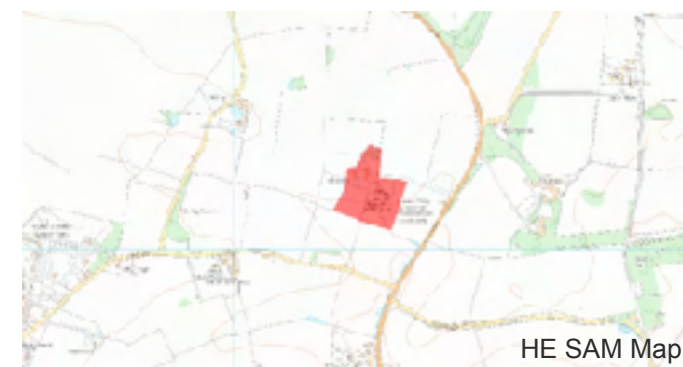


Health and Wellbeing
SUFFOLK

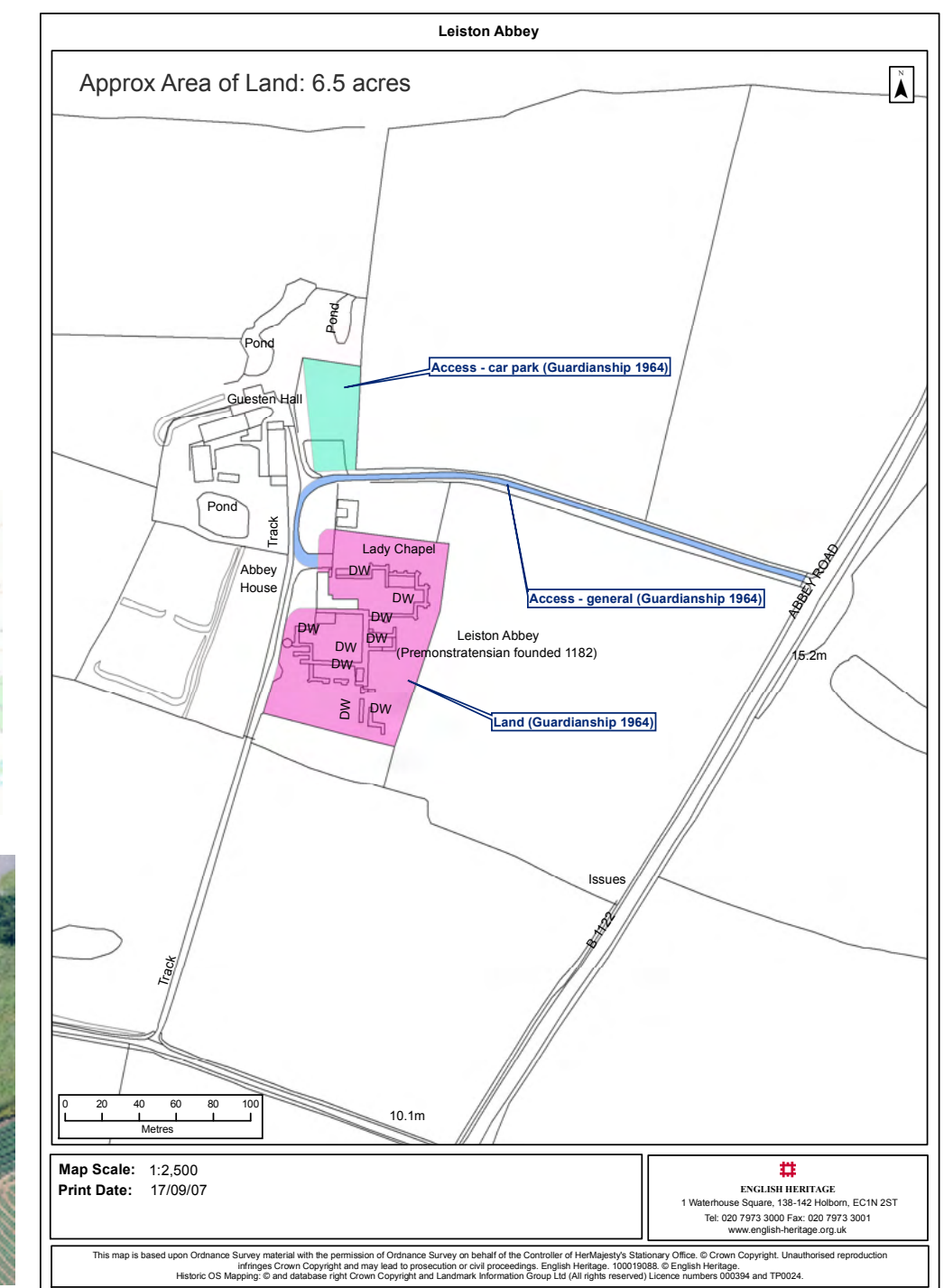


giving
nature
a home
rspb

DESIGNATION & GUARDIANSHIP PLAN SUMMARY			
TYPE	REF	DATE	Hyperlink.
Grade I Listed Building	1215753	01/03/1951	https://historicengland.org.uk/listing/the-list/list-entry/1215753
Scheduled Ancient Monument	1014520	13/04/1949	https://historicengland.org.uk/listing/the-list/list-entry/1014520



Protected through : Ancient Monuments Act (1979)



SITE ACCESS ARRANGEMENTS

ACCESS	Via track on B.1122 (Deed provides right of access but shared liability with land owner for access arrangements)
OPENING TIMES	Any reasonable day-light hour

1.2: Free to Enter Site Strategy for Leiston

Of the 420 properties/sites in English Heritage’s care, around 260 are free to enter for everyone to enjoy and experience. Each one of these special places can make a meaningful contribution to the lives of many thousands of people - those who live near them, those visiting an area on holiday and sometimes simply those who, for whatever reason, feel a special affinity with a place.

Our Free-to-Enter Sites, such as Leiston Abbey, have great potential to add value to people’s lives; improving wellbeing and in doing so, encouraging communities to understand and support English Heritage in its work. This has never been more so than since the start of the COVID-19 pandemic, when many people have spent more time than usual at their local Free-to-Enter Site or discovered it for the first time, making a visit part of their daily walk.

English Heritage’s primary aim with its Free-to-Enter Sites is to ensure that they are well maintained and presented, accessible, and safe for visitors to enjoy so that they can continue to be enjoyed by generations to come.

English Heritage is committed to ensuring that Free-to-Enter Sites are, wherever possible, placed at the heart of local communities. We achieve this through facilitating opportunities for volunteering in a range of roles, and by seeking out and engaging with local organisations.

This increased local engagement and participation encourage people living near a particular Free-to-Enter Site to treat that site as a local resource and to animate it in ways that meet the needs of its local community. This increases English Heritage’s ability to add value to the visitor experience at our Free-to Enter-Sites and to the quality of life of those people who live and work near to them.

A key element of English Heritage’s strategy for its Free-to-Enter Sites is to pilot new ways of working at them. In East Anglia, we care for a number of properties that are now mostly ruined and constructed primarily from flint which stand in rapidly deteriorating condition. We see Leiston Abbey and the East’s other +9Flint and Rubble Masonry Ruins (FRMR) in East Anglia as prime candidates for pilot initiatives linked to the development of long term Sustainable Conservation Management Strategy (SCMS) based approaches to conservation and the monitoring/surveying of their condition.

1.3: Introduction to Pro Corda

The monument at Leiston Abbey is immediately adjacent to a music school run by the Pro Corda Trust, a music and educational charity that owns the former Diocesan Retreat House at the Abbey (now known as Abbey House) and ancillary buildings.

The Pro Corda Trust was established in 1969 and is one of the UK’s leading chamber music schools. It specialises in small ensemble training, and provides residential music and performing arts courses and workshops for young people both at Leiston and at other venues across the country.

Since 1999 English Heritage has had a Maintained Properties Agreement (MPA) with Pro Corda Trust for the provision of some day-to-day elements of management of the monument. This agreement has typically run for 5 years at a time and has been renewed at the end of each term. The current agreement dates from 2020 and will expire in 2025.

Via the MPA, Pro Corda Trust provides supervision of the monument, grounds maintenance and litter picking, and ensures visitors are able to access it during any reasonable daylight hours. Also via the MPA, English Heritage permits Pro Corda Trust to use the Lady Chapel as a music teaching, rehearsal and performance space. Pro Corda Trust meets the costs involved in this use of the Chapel, such as paying for utilities, and maintains its interior and tests the services in the building.

From 2020 the MPA was amended to allow visitors to be able to view the Lady Chapel except when this is precluded by its use as a rehearsal, tutor or performance space or by the reasonable security requirements. English Heritage makes a financial contribution to the maintenance of the lane from the B1122 to the visitor car park and we permit free use of this car park by Pro Corda Trust.

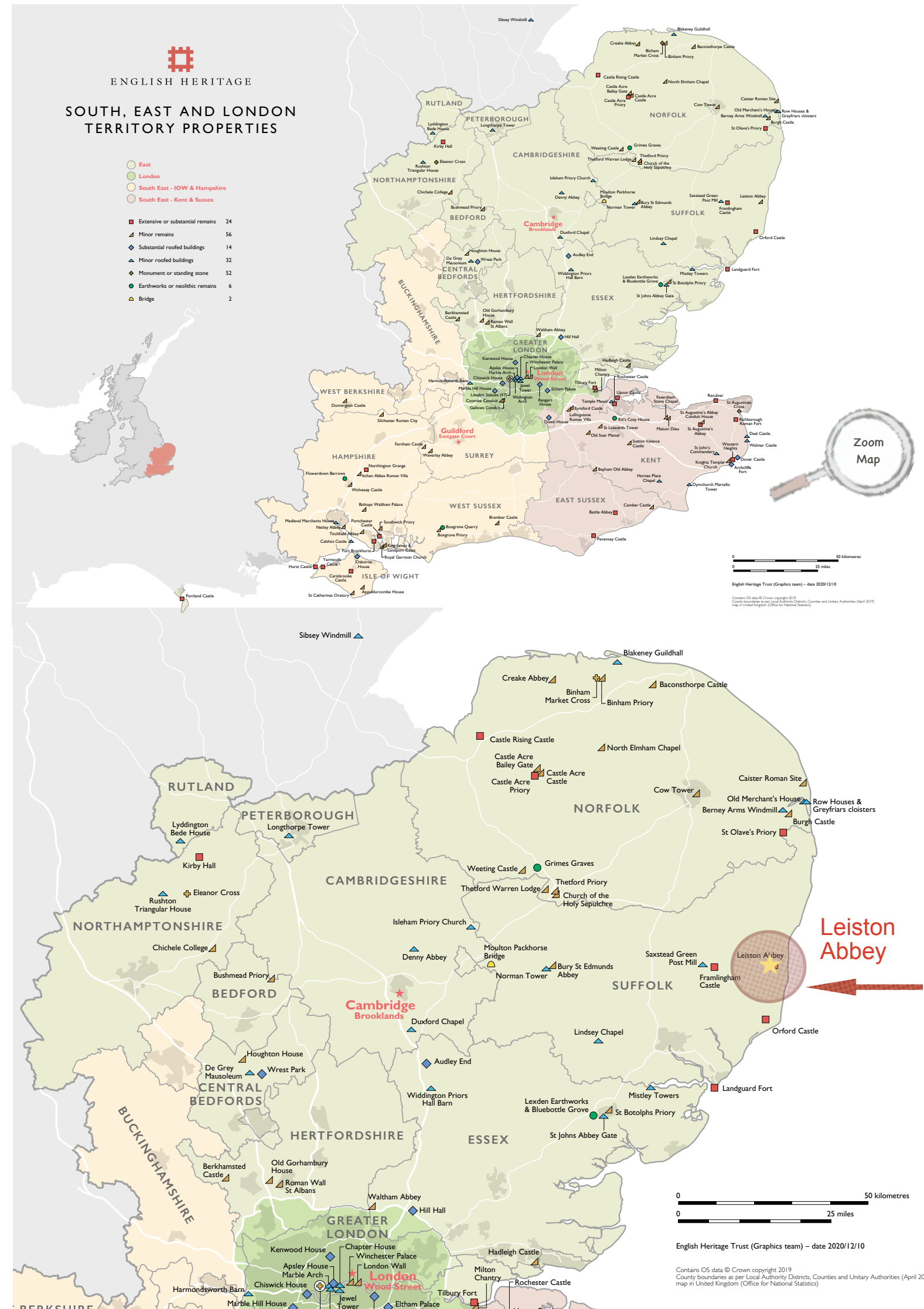
In addition to the benefit of the efficiencies of Pro Corda Trust maintaining our grounds alongside their own and their 24-hour presence for supervision of the joint site, they bring a new and increased audience to the monument from their students, the student’s and teacher’s families, and from people attending their events. This opens up opportunities for education in relation to heritage alongside Pro Corda Trust’s wider music and cultural arts offer.

In 2017 Pro Corda prepared an outline Estate Strategy for the Leiston Abbey Site, through which their aspirations for the site are clarified. Moving forward English Heritage is keen to review prospective synergies between elements of the Pro Corda Strategy and this EH Long Term Vision for Leiston.



1.4: English Heritage - East Anglia's Flint & Masonry Ruin (FRMR) Site Map & Index

Table *: Site Distribution & FRMR Location Index



County	Site Name	Rural	Semi Rural	Village Center Un-Landscaped	Urban / Fringe Landscaped	Urban Un-landscaped	ISOLATED
Beds	Houghton House						ISOLATED
Cambs	Longthorpe Tower					LMA	
Essex	Hadleigh Castle						ISOLATED
Essex	St Botolph's Priory				MPA		
Essex	St John's Abbey Gate				MPA		
Essex	Waltham Abbey Gatehouse				MPA		
Herts	Berkhampsted Castle				LMA		
Herts	Old Gorhambury House						ISOLATED
Herts	Roman Wall, St Albans						
Norfolk	Baconthorpe Castle						ISOLATED
Norfolk	Binham Priory	MPA					
Norfolk	Blakeney Guildhall					MPA	
Norfolk	Burgh Castle Roman Fort						
Norfolk	Caister Roman Fort	MPA					
Norfolk	Castle Acre Bailey Gate						
Norfolk	Castle Acre Castle						
Norfolk	Castle Acre Priory	PTE					
Norfolk	Cow Tower, Norwich					MPA	
Norfolk	Creake Abbey	MPA					ISOLATED
Norfolk	Castle Rising Castle & Norman Church	LMA					
Norfolk	Greyfriars Cloisters, Gt. Yarmouth						
Norfolk	North Elmham Chapel	MPA					
Norfolk	St Olaves Priory					MPA	
Norfolk	Thetford Church of Holy Sepulchre					MPA	
Norfolk	Thetford Priory					MPA	
Norfolk	Thetford Warren Lodge						ISOLATED
Norfolk	Weeting Castle						
Northants	Chichele College					MPA	
Suffolk	Bury St Edmunds Abbey					LMA	
Suffolk	Framlingham Castle					PTE	
Suffolk	Leiston Abbey	MPA					
Suffolk	Orford Castle*	PTE					

KEY: PTE English Heritage. Pay To Enter Site Free to Enter Site English Heritage MPA Free to Enter Management Partnership Agreement LMA Free to Enter Local Manager Agreement

1.5: East Anglia's Flint Ruins Conservation Profile, Key Challenges Summary

As illustrated in the Map & Schedule of East Anglia's ruined sites at 1.4, Leiston Abbey is one of 29 'Free to Enter' Ruin Sites in East Anglia cared for by English Heritage. Due to the absence of high quality naturally occurring building stone in the geology of the East Anglia Region, these structures are all broadly classified as being of mixed flint and rubble masonry construction, as opposed to solid block stone ashlar construction.

In addition to being highly significant heritage assets in their own right that have in some instances survived millennia, East Anglia's outstanding collection of ruins invariably also comprise important local landmarks and contribute markedly to a distinct sense of regional and local identity.

The most commonly occurring vernacular building construction materials present in this East Anglian rubble masonry ruins group include; flint in its various forms (whole pebble, knapped or squared); clunch (a pale and relatively soft chalk stone); some other honey/brown coloured local stones (such as Septaria in Suffolk and carrstone in Norfolk) alongside various local early soft red clay bricks.

Limited amounts of higher quality more durable stone, such as Barnack & Ketton oolitic limestone from the Lincolnshire/Rutland/Nottinghamshire/Lincolnshire regions also feature in the context of high-status key architectural features, such as door openings, columns and arches on the sites. A limited amount of Cairn Stone from France is also present across the sites.

This blend of coursed and/or randomly set facing wall materials form outer masonry leaves which envelope the compacted rubble cores. All of which would historically have been bound/pointed using mortars of naturally occurring local lime and aggregates. Inherently weaker traditional earthen based mortars also exist at a select few sites, particularly in the context of the rubble cores, such as Chichele College in Northants.

In the context of some sites, including Leiston Abbey, sections of historic wall facings have been lost to 'stone robbing' assaults or historic collapses. The occurrence of which invariably happened prior to the ruins' statutory protection as Nationally significant Ancient Monuments. Such robbed stones are, however, often still visible through their reuse in other buildings that make up the wider tapestry of vernacular architecture in the local environs.

In the context of many of English Heritage's ruined sites, between the early nineteenth century and the late 1980s, the Ministry of Works (MoW) and forebears completed extensive repair campaigns, aimed at consolidating and conserving the ruins for their preservation and re-presenting them for the public. Campaigns which, in a bid to prevent water ingress into the ruined roofless walls and protect their vulnerable rubble cores, frequently involved extensive re-pointing and consolidation of much of the external faces. The MoW works also extensively involved grouting to loose-fill rubble walls, in an attempt to structurally consolidate them along with wider structural interventions.

Although these works were well-intentioned and followed the best practice known to the MoW at the time, the techniques used, which incorporated dense cement mortars, now invariably pose significant conservation challenges. In many instances, such repairs are now beginning to unravel simultaneously at the majority of sites. Indeed, mirrored patterns of failure are commonly now diagnosed across the thematic group of ruins at the point of their quinquennial condition surveys. There are, however, clear nuances in the defect patterns noted across individual sites, owing to variations in individual facing material blends, a site's individual environmental context and the scope of all varied previous repair projects and maintenance regimes delivered over the last century.

Across the East Anglian Ruins English Heritage cares for, it is, however, now clear that a vast collective legacy of high-value built fabric defects, estimated to be in the region of c. £10m, exists. A defect backlog that will ultimately need to be strategically profiled and key vulnerabilities for repair prioritised across these 32 sites (3 of which are Pay to Enter Sites and 29 Free to Enter sites). Collectively this building group accounts for approximately 7% of the National Collection in English Heritage's care. Consequently determining more meaningful measures of success in relation to resilience levels of the fabric elements and presentation standards at sites will be critical. Due to the inherently dynamic nature of decay at historic ruins, full removal of every defect noted is regarded as an untenable aspiration and therefore profiling appropriate standards of presentation and conservation of individual elements (in line with Sustainable Conservation Principles) is essential. The fact that VAT on Conservation Works is generally irrecoverable at free to enter sites further increased the challenges of funding repair works sustainably across the collective ruin group.

The proactive management and timely resolution of high priority defects will, however, ultimately be critical if these ruins are to remain safe for free public access and enjoyment in the long term, and ultimately passed down to future generations with their significance and heritage values largely intact. It is predicted that the costs to address the issues now being identified at the ruins will inevitably increase year on year if greater resilience is not built into the inherently vulnerable rubble structures. Particularly given the patterns of increased rainfall and heavy downpours, associated with climate changes, that can be so damaging to inherently vulnerable un-weather proofed ruin structures.



1.6: Rationale for selection of Leiston Abbey as EH's SCMS Free to Enter Pilot Site

English Heritage aspires for the ruins in its care to be managed in a way that ostensibly places them in a sustainable condition, steadily maintainable in the long term through a tailored cyclical preventive maintenance regime.

Estimated costs to address the legacy of Conservation and Repair defects recorded across English Heritage's Ruined Sites in the East, over the next 10 years, now, however, far surpasses the charity's predicted budgets for Planned Conservation Maintenance Projects.

Innovative approaches to developing both site specific operational Sustainable Conservation Management Strategies (SCMS), alongside tailored funding strategies to support the stewardship of Flint Ruins, is therefore a key priority for the charity in the East of England. In addition to simultaneously reviewing partnership opportunities with other organisations who share both English Heritage's passion for Heritage stewardship, and its commitment to promoting community engagement with EH sites at the heart of local communities.

It is envisaged that this report focused on the vision of '**Piloting a Sustainable Conservation Strategy at Leiston Abbey**' is therefore a key first step on the journey towards securing long term sustainable status for English Heritage's important East Anglia Ruins.

Leiston Abbey has been selected as the most suitable pilot site for development and realisation of a 'best practice' interdisciplinary SCMS following holistic appraisal of the high level conservation needs across all ruin sites in the East. In particular the site faces a broad variety of challenges and opportunities from which maximum lessons could be learned in the process of launching the pilot. Knowledge concerning which could then subsequently be transferred to similar sites in the care of both English Heritage and other parties responsible for ruin stewardship and management.

Piloting this Vision at Leiston will also be contingent on English Heritage successfully securing external funding towards the cost of realising the work packages detailed in this report. Which range from survey & consultancy outputs designed to inform adoption of a 'best practice' approach to the ultimate delivery of physical repairs projects themselves.

A broad range of prospective funding streams to support the outlined approach are currently under review by the EH Development Team and include prospective opportunities to seek financial mitigation (S.106 funds) from EDF as mitigation for the impact of the Sizewell C Nationally Significant Infrastructure Project (NSIP). A development that English Heritage considers will cause **less than substantial harm** but will result in a **significant and adverse impact** on the setting of Leiston Abbey during the construction phase.

Opportunities to boost the charity's capacity to deliver positive conservation and biodiversity outcomes through combining varied models of maintenance are also under active review. Ranging, for example, from the continued delivery of specialist works by conservators and experienced craftspeople to blended delivery of lower complexity work through networks of Conservation Guardian Maintenance Volunteers and Partnership organisations.

The core conservation works to be delivered as part of the proposed pilot would also be holistically aligned with the wider Key themes of a Sustainable Conservation Management Strategy, such as improving public access to the site and boosting opportunities for interpretation and visitor experience profiled throughout this report.

Delivery of Conservation in Action (CiA) events & initiatives during the course of the pilot would also bring positive benefits to the local community, wider visitors and members alike through promoting the value and impact of our core Conservation objectives and values. In addition to providing important opportunities, in the context of live works delivery, to promote uptake of career opportunities in the Heritage Construction Sector & Estate Management Professions, imperative to the continued sustainable management of the ruins by the next generation.



Lessons learned through Piloting a Sustainable Conservation Management Strategy (SCMS) at Leiston Abbey, concerning emerging best practice in both the development of Sustainable Strategies and technical conservation approaches for the specification, procurement and delivery of works will also be of immense value.

Effectively generating an invaluable knowledge bank, capable of influencing positive stewardship of other ruins in English Heritage's care, as well as the wider rich legacy of Ruined Heritage structures surviving across the East. Ranging from those owned by Local Charities and Parish Councils to those in the ownership and care of The Church of England's Parochial Church Councils and private individuals. A knowledge base that it is proposed will then be shared and enriched further through EH's contribution to the establishment and coordination of an '**East Anglia Ruin Network**' Think Tank group alongside other key stakeholders.



Step into England's story



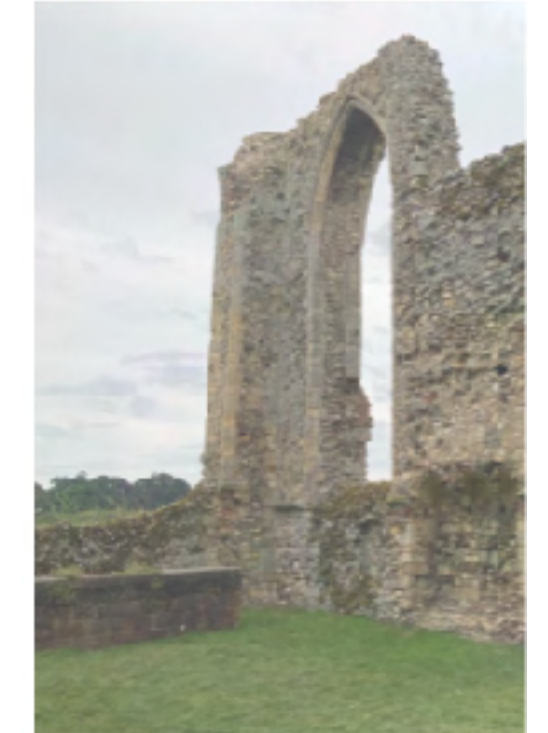
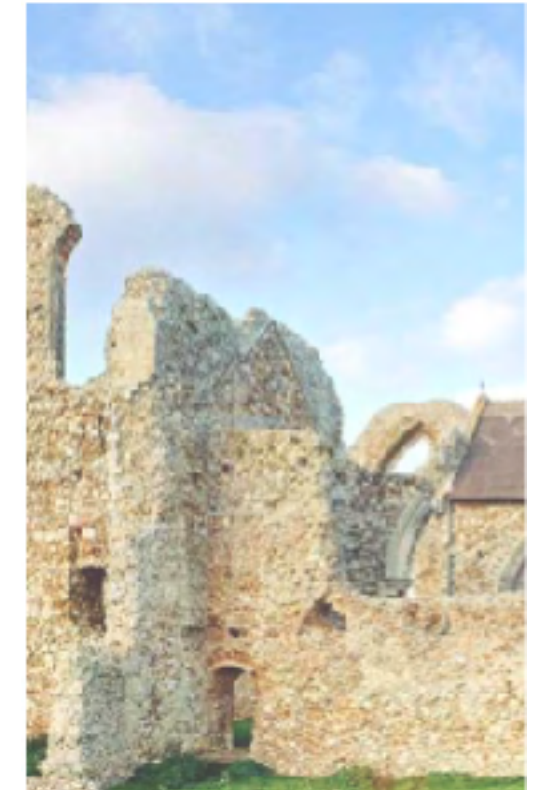
2.0: Leiston Sustainable Conservation Management Strategy Vision: Key Objectives & Core Themes

PRIMARY OBJECTIVE: Development of a holistic and interdisciplinary Sustainable Conservation Management Strategy (SCMS) for the management, conservation and maintenance of Leiston to be piloted over the next 20 years (Phased over the Short, Medium & Long Term).

SECONDARY OBJECTIVE: Preparation of a high level costed key outputs summary & Action Plan to focus delivery of defined Short, Medium and Long Term Strategies. Aligned with English Heritage's Financial Sustainability targets and profiling opportunities to attract wider investment/grants.

KEY THEMES:

- A. Conservation & Maintenance:** Comprehensive 'holistic' appraisal of the ruin site and its built fabric to inform the development of a Sustainable Conservation Management & Maintenance Strategy (SCMS) to be Piloted at Leiston Abbey. Including preparation of a High-Level Financial Plan for the future Stewardship of Leiston. Followed by delivery of Core Conservation Projects and an evidence-based optimised regime for cyclical Planned Preventive Maintenance (PPM)
- B. Heritage Significance & Values:** Aligning development of a future Conservation Management and Maintenance Strategy with a structured review of opportunities to sustain and celebrate Leiston's unique values and heritage significance. Including commissioning a refreshed Conservation Management Plan (CMP) and Conservation Framework (CF) to clarify significance hierarchies and target fabric condition standards.
- C. Climate Resilience, Landscape & Nature Conservation.** Boosting the site's resilience to Climate Change Scenarios through refined maintenance strategies. Alongside profiling opportunities for enhancing the site's biodiversity and its current environmental, ecological and nature conservation profile.
- D. Infrastructure, Site Accessibility & Visitor Experience:** Engage and inspire our visitors through piloting innovative ways to interpret and share the stories of Leiston Abbey. Alongside championing our cause and making improvements to the visitor welcome experience, site infrastructure and expanding inclusive access to the site.
- E. Community Participation & Engagement.** Realising opportunities for enhanced community involvement and engagement in the active monitoring, maintenance and management of the sites. Through the establishment of innovative EH Pilot Estates Volunteer 'Ruin Guardian Roles and 'Free to Enter Sites Ruin Monitor Roles'. Alongside developing meaningful opportunities for diverse groups of volunteers to engage in active Stewardship agendas supporting Health and Wellbeing agendas. Including coordinated 'hands-on' working parties to deliver physical conservation works and promote heritage craft and professional skills.
- F. Partnerships & Knowledge Sharing:** Building closer links with our management partner and wider local stakeholders. Additionally promoting opportunities for knowledge sharing and collaborative partnership working models with wider organisations responsible for the care of the unparalleled legacy of ruins throughout East Anglia. Including leading on the Establishment of an 'East Anglian Ruin Network' think tank forum and broader advocacy regarding Heritage Skills Training Agendas through Conservation in Action (CiA) events.
- G. Financial Sustainability:** Reviewing opportunities to boost EH's potential to deliver its core charitable aims through profiling fundraising and partnership opportunities. Alongside commitment to ensuring all charitable spend on maintenance is targeted to achieve lasting benefits and resilience at sites. Moving away from reactive on-going maintenance to core Preventive Maintenance that sustains the value of earlier investments over the long term.



2.1 (A): Estates Sustainable Conservation Strategy & Asset Management Plan (SCAMP):

The development of Sustainable Strategies for the long term management of the exceptional ruins in the National Heritage Collection, including Leiston Abbey, is a key strategic objective for English Heritage. Further underpinned by the 2019-2023 Sustainable Conservation Strategy & Asset Management Plan adopted by the Charity in April 2019. A strategy that launched our unique and innovative Asset Management Matrix, designed to profile and rank the needs of the c.420 individual sites in the collection relative to their Significance, Vulnerability and Condition. The definition of Sustainable Condition within the strategy is **‘a site/property that stands in a steady state that can be effectively and confidently maintained’**. Properties that are considered to already be in ‘Sustainable Condition’ will generally have a combined maximum asset Matrix Score of **50** out of a possible **125**.

The Sustainability Matrix Score for Leiston Abbey (based upon the 2021 detailed condition survey) is **80***.

Leiston Abbey is therefore **NOT** currently classified as a site in **Sustainable Condition**.

Correspondingly development of a site-specific ‘Sustainable Conservation & Management Strategy’ in the short term is now a key priority for English Heritage to secure a safe and viable future for the ruin over the medium and longer-term.

In order to develop a Sustainable Strategy, it is first critical to review and understand the existing condition of the site, profile particular conservation challenges and respond to these through the development of a new tailored evidence-based strategy. Accordingly, a detailed full condition survey of the site was completed by a specialist RICS Conservation Accredited Surveyor in English Heritage’s Building Conservation in September 2021.

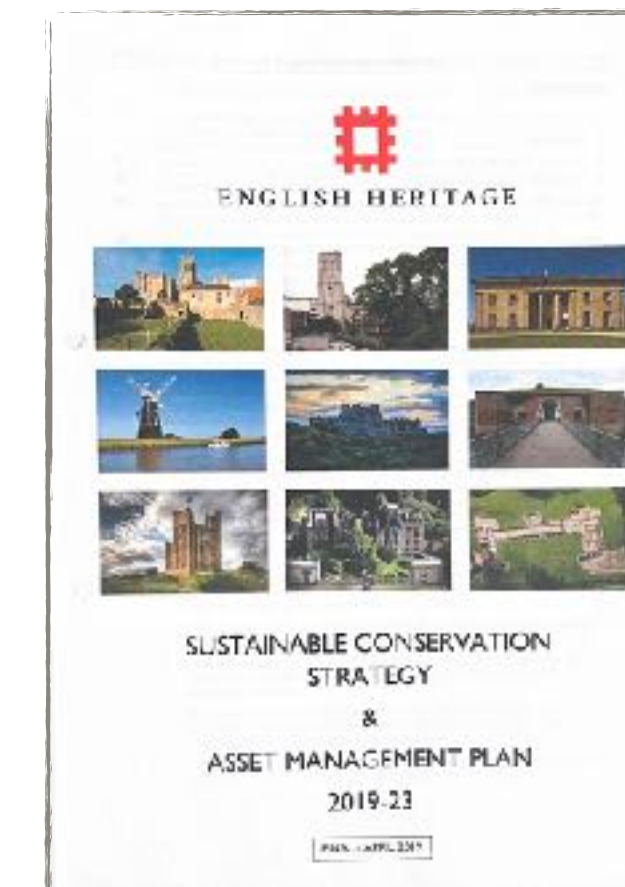
In order to ensure that a holistic (whole site) ‘best practice and innovative’ approach is taken to the future stewardship and conservation of the site, a suite of further specialist site-specific surveys and research reports will also be critical to supporting the best long-term outcomes. Further details of which are presented throughout this document and summarised in Appendix 1.

The 2021 full condition survey has identified a considerable increase in the value (£) of defects in the fabric of the site (confirmed by an independent QS). An outcome that necessitates a comprehensive review of funding options for core conservation investment work over the short and medium-term. Ultimately it will also be critical that the value of any future repair projects to be undertaken is sustained through a comprehensive supporting regime for cyclical and reactive maintenance over the longer term. Profiling of options in relation to cyclical and reactive maintenance models will also be reviewed in full as part of the development of Sustainable Management Strategies for the site and will be focussed on identifying a survey and maintenance regime that can be can be confidently managed and sustained in the long term.

English Heritage’s ambition (Pre-Covid) was to have 75% of its properties in sustainable condition by 2023. Given the vast impact of Covid-19 on both the charity’s funding position and operational continuity, achieving this ambition will now inevitably take a little longer.

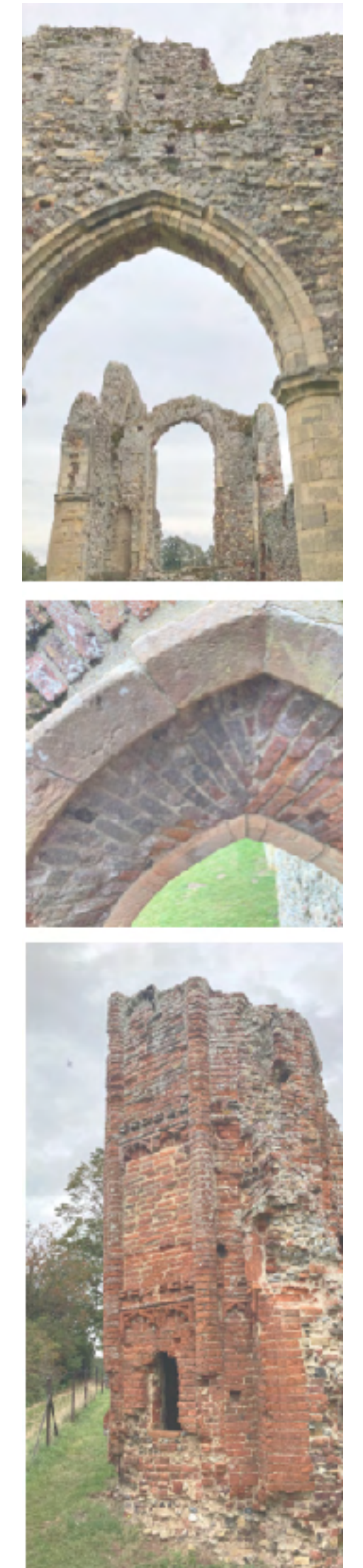
English Heritage Estates Department Vision:

‘To be a leading exemplary conservation charitable organisation, inspiring conservation professionals in sustainably conserving England’s heritage for future generations’.



Leiston’ English Heritage Sustainable Conservation Matrix				
YEAR	Significance Rating	Vulnerability Rating	Condition Written Report	SCORE *
2013	5	4	3	60
2021	5	4	4	80

*A score generated by multiplying the site’s Significance Value of (5) x a Vulnerability Value of (3) and the Condition Value of (3).



2.2 (A): Draft Sustainable Conservation Standard Ruined Masonry Structures

DRAFT

Ruined masonry structure, including high and low level masonry, some covered space, visitor access, grassed areas

B1 Ruin mainly over 2 metres eg Fountains Abbey 0010 Abbey Church

K2 asset type and examples

B2 Ruin mainly under 2 metres eg Hadrian's Wall 0010 Temple of Mithras

[1] Summary of required standards

Exposed ruined structures should be maintained stable and free from defects that would lead to an accelerated rate of deterioration to the fabric:
 Wall cappings will be maintained to minimise water ingress
 Safety-critical risks and security requirements will be managed to ensure compliance
 Vegetation causing deterioration will be routinely removed from masonry structures
 Actions will be taken to protect and enhance significant wildlife, habitats and natural resources
 Elements which support visitor use and enjoyment of the site: hardstanding, steps, guard rails, signage and fencing - should be both serviceable and presentable.

[2] Principal vulnerabilities for this asset type

Exposure to the weather resulting in water ingress, freeze-thaw action and wind erosion is the main threat to these assets. The stability of high level masonry may be an issue. Inappropriate repair methods may be accelerating deterioration and loss. These assets may be free sites and therefore vulnerable to unsocial behaviour.

[3] Standard for maintenance of external fabric

It is important to maintain legibility of these structures, therefore masonry should, as far as practicable, be kept clear of obscuring vegetation. In addition, woody vegetation, which can have a detrimental effect, should be removed. As far as possible, wall heads should be maintained to be impermeable, safe and stable. Additional protection should be considered for significant elements of the construction which are deteriorating because of their exposure to an external environment for which they have not been designed. Sustainable methods should be considered such as grouting to core masonry, sacrificial coats to surfaces or soft capping.

This standard is to be achieved by:
Monitoring and maintaining high level masonry in a stable condition so as to minimise the risk posed to staff and visitors.
Prioritising the maintenance of areas deemed to be most significant (as directed by the Conservation Management Framework) to prevent loss of fabric, legibility and surface definition.
Maintaining other areas on a longer cycle to preserve structural stability.
Effective management of the site to reduce the risk of damage to low level masonry from visitor footfall or poorly executed maintenance.
Removing all vegetation from brick elevations and copings immediately; removing invasive vegetation within 2 years of establishment and shallow-rooted vegetation at least every 4 years.

[4] Standard for maintenance of presentation rooms

Not applicable to this type of asset.

[5] Standard for maintenance of operational areas

Not applicable to this type of asset.

[6] Standard for management of water

Weatherproofing surfaces and rainwater goods should be maintained in good condition to discharge water away from solid ruined structures.

The care and maintenance of the asset must take due regard of the site's hydrology and drainage. Watercourses and drainage systems should be kept clear and free flowing so as to minimize the risk of flood events through climate change.

This standard is to be achieved by:
Keeping plans and records up to date.
Responding to reactive maintenance issues promptly.

[7] Standard for management of fire risk

Not applicable to this type of asset.

[8] Standard for building services

For those assets with a power supply for lighting or other visitor infrastructure, services should be maintained to ensure functionality and compliance.

This standard is to be achieved by:
Ensuring that the planned maintenance programme is carried out by suitably qualified and accredited personnel.

[9] Standard for sustainability

Impacts on the environment arising from the repair, maintenance and operation of the asset should be mitigated wherever and whenever feasible.

This standard is to be achieved by:
Using sustainable methods of repair
Designing and executing a maintenance regime which reflects the significance of the asset

[10] Standard for ecology

The site will be managed to retain the significance of the site whilst maximising the quality of the natural habitats.

Grounds maintenance should be carried out in a way that conserves and presents the historic site to the public whilst creating, for example, additional habitats for wildlife through appropriate mowing and boundary management. Areas of lawn within and around the structure should be serviceable and presentable, particularly in areas of heavy footfall and in front of signage.

This standard is to be achieved by:
Carrying out repairs to external building fabric in accordance with English Heritage's advice note, Vegetation on Walls (2014).

[11] Standard for survey of assets

The survey should clearly distinguish between fabric in good condition, defective fabric where a monitoring regime is appropriate, and defective fabric where intervention is required on a shorter or longer timescale.

The standard is to be achieved by:
Surveying assets (with reference to the HE Archive and previous surveys) on a 10-year survey cycle, combined with a digital survey and interim monitoring and inspection. Assets in dynamic decline should be surveyed on a more frequent cycle.
Executing a programme of routine from-the-ground and close-up inspections of high level ruined masonry.

2020

2.3 (A): Leiston Priory - Site Survey History

Comprehensive Cyclical Condition Survey and regular Health and Safety Inspection Regimes underpin English Heritage’s Sustainable Conservation & Asset Management Strategy. Informing key operational decisions regarding Cyclical Maintenance regimes, approaches to Reactive Maintenance issues and the Planning and Prioritisation of Planned Conservation Projects included on an English Heritage 5 year Project Plan. Regular condition monitoring of the Sites by the Estates Department is also complemented by Monthly Prime Safety Checks (focussed on ensuring the sites remain well presented, accessible and safe to enjoyed by visitors), completed by Free Sites and Partnerships Teams and Free Sites Monitor Volunteers (where these have been recruited to date).

SUMMARY

Prior to the 2021 Survey, the last full survey of the site was completed in 2008 (13 year ago). A localised condition review was undertaken in 2013 addressing the exterior and interior of the Abbey church and its’ two chapels, Until c.2013 It is believed that regular High level survey inspections were undertaken - these surveys do, however, appear to have been suspended until 2019 when they were re-commissioned as core conservation & resilience building tasks. Identified defect legacies will need to be addresses over the course of this 20 year strategy and prioritised to ensure site conservation standards and safety are balanced.

SHORT TERM 2021-2023

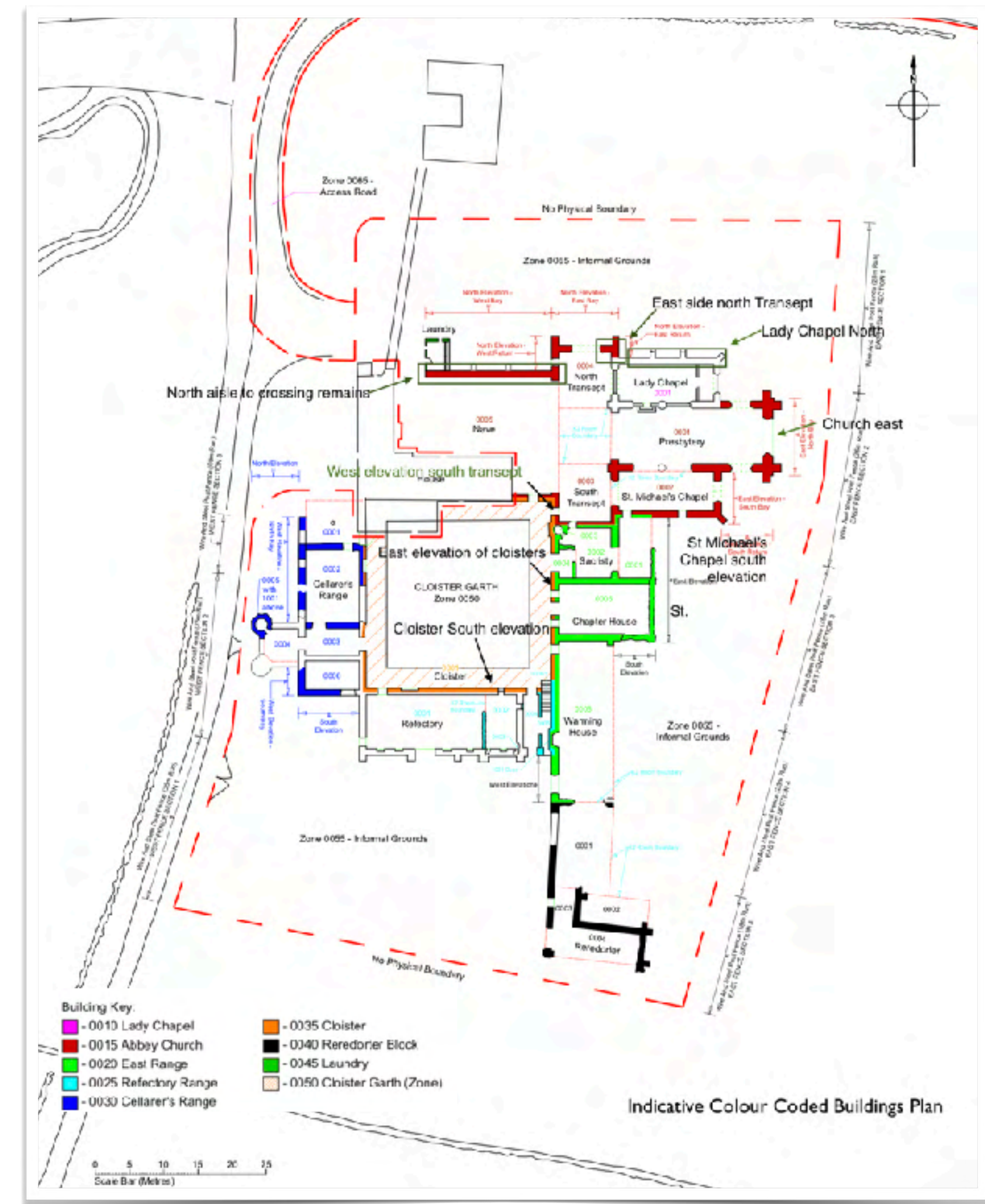
1. Quinquennial (QQ) Survey Report finalised for Oct’21
2. Rope Assess High Level Survey scheduled Oct ’21
3. Flint & Rubble Masonry Safety (FARMS) Survey Winter ’21 (biennial review) .

RECENT SURVEY HISTORY		LEISTON ABBEY (382) LOT 8		
Survey Ref	Survey Type	Onsite Survey Completion	SURVEYOR	Notes
C300614/M/2005	High Level (Rope Access)	02/07/2005	The Whitworth Co-Partnership	
C300614/M/2006	High Level (Rope Access)	06/03/2006	The Whitworth Co-Partnership	
C300614/M/2007	High Level (Rope Access)	28/05/2007	The Whitworth Co-Partnership	
C300614/M/2008	High Level (Rope Access)	22/10/2008	The Whitworth Co-Partnership	
C300614/M/001	Condition (Full)	23/04/2008	The Whitworth Co-Partnership	26 Working Days for Surveyor inc Write up
C101814/M/101	High Level (Rope Access)	08/04/2009	The Whitworth Co-Partnership	
	High Level (Rope Access)	2011	TBC	
AA040684/AMP002	Condition (Review). Partial	27/06/2013	Jeff Dyer (EH Territory Surveyor)	Only Lady Chapel and Church (inc St Michael’s Chapel Included)
CMP PROJECT	High Level (Rope Access)	2nd 13th, 14th, 20th Oct 2020	Joe Picalli - Conservation Solutions.	High Level De-Veg & Consolidation CMP Project FY20-21
TBC	HE Structural Engineering Team	02/07/2020	Alasdair Massie Structural Engineer	To be repeated every 6 months
TBC	Condition (Full)	Summer 2021	Jeff Dyer - Territory Surveyor	Survey to be completed by Jeff Dyer
TBC	Flint & Rubble Masonry Safety Survey	Winter 2021	Jeff Dyer - Territory Surveyor	Survey to be completed by Jeff Dyer

INSPECTION REGIME						Safety Critical Register (SCR) High Risk			
DAILY PRIME CHECKS	WEEKLY PRIME CHECKS	MONTHLY PRIME CHECKS	QUARTERLY ESTATES RMFH INSPECTIO	6 MONTHLY ESTATES RMFH INSPECTION	ANNUAL DBA ESTATES RMFH REVIEW	BIENNIAL HIGH LEVEL DE-VEG & CONSOLIDATION	QUINQUENNIAL (5 YEARLY) CONDITION SURVEY	STRUCTURAL MONITORING REGIME	LIVE H&S ACCESS RESTRICTIONS?
		YES	YES			YES	YES		NO

2.4 (A): Leiston Abbey: Virtual Build Plan & Fabric References

Leiston Building/Wider Site Elements						
K2 : Site Reference	Element Name	Statutory Designations	Benchmark Standard	Last Condition Survey: [Date - Surveyor - Condition]	Previous Survey 2008 [Whitworth Co Partnership]	
382-0015	Abbey Church inc. St Michael's Chapel	Listed Grade I Scheduled Ancient Monument (Ref 1215753) (Ref 1014520)	MSR 2	2013 - J Dyer TS - Poor	TBC - Poor	
382-0030	Cellarer's Range	Listed Grade I Scheduled Ancient Monument (Ref 1215753) (Ref 1014520)	MSR 2	N/A	TBC -	
382-0035	Cloister	Listed Grade I Scheduled Ancient Monument (Ref 1215753) (Ref 1014520)	MSR 2	N/A	TBC -	
382-0050	Cloister Garth (Grass Zone)	Listed Grade I Scheduled Ancient Monument (Ref 1215753) (Ref 1014520)	MSR 2	N/A	TBC -	
382-0020	East Range	Listed Grade I Scheduled Ancient Monument (Ref 1215753) (Ref 1014520)	MSR 2	N/A	TBC -	
382-0010	Lady Chapel	Listed Grade I Scheduled Ancient Monument (Ref 1215753) (Ref 1014520)	MSR 2	2013 - J Dyer TS - Fair	TBC - Fair	
382-0045	Laundry	Listed Grade I Scheduled Ancient Monument (Ref 1215753) (Ref 1014520)	MSR 2	N/A	TBC -	
382-0025	Refectory Range	Listed Grade I Scheduled Ancient Monument (Ref 1215753) (Ref 1014520)	MSR 2	N/A	TBC -	
382-0040	Reredorter Block	Listed Grade I Scheduled Ancient Monument (Ref 1215753) (Ref 1014520)	MSR 2	N/A	TBC =	
382-0035	Access Road	Scheduled Ancient Monument (Ref 1014520) South and West only	MSR 2	N/A	TBC - Fair	
382-0030	Car Park Adjoining Guardianship Land	Scheduled Ancient Monument (Ref 1014520)	MSR 2	N/A	TBC - Fair	
Site Furniture & Fittings	Viewing Platform at R/O Refectory					
	Bin(s) No. TBC					
	Interpretation Panels x 2 Plus Guardianship Panel					
	Benches No & Locations TBC					
Natural Features	1 x Timber Railing between the Nave/South Transept and the Cloister 1 x Metal Railing in an opening to the South Transept					
	Trees [10.No.]. TPOs?					
	Landscape - Grass Length Varied (Agreed via MPA): Short Grass to be maintained at 30-60mm . Long Grass 75-150mm					
	Hedges					
Adjacent Building	Abbey House Pro Corda (A.K.A Retreat House)					



2.5 (A): Planned Preventive Maintenance (PPM) Regime

Planning and overseeing delivery of cyclical Planned Preventive Maintenance (PPM) is a core function of English Heritage’s territory Estate Management Team, and accounts for the greatest area of spend (c£16m per annum) in the charity outside of salary commitments and delivery of Major Projects. All sites, including Leiston Abbey have a site specific PPM Regime made up of cyclical and routine maintenance tasks spanning Grounds Maintenance, Building Conservation & Building Services (M&E) specialisms.

An efficient and well defined PPM Regime is central to both building resilience into the fabric of the estate and achieving Health & Safety operational compliance. As the saying goes, ‘a stitch in time saves nine’ and this is certainly the case with maintenance. Regular cyclical spend on maintenance tasks also serves as a key investment tool to minimise risks of escalating defect values that can be costly to address and lead to loss of heritage significance.

Historic maintenance regimes for the ruins now in English Heritage’s care have, however, been greatly varied over the last 50-100 years. Resulting in the build up of high value defect legacies at most of the ruins, Leiston Abbey included, as discussed further at 1.5.

An extract from the current PPM Schedule for Leiston, highlighting some of the core tasks is attached for reference. EH’s spend on PPM tasks at Leiston for FY20-21 is c£5500, inclusive of Building Conservation Maintenance, Compliance Tasks and Landscaping works to trees and hedges. Unplanned expenses addressed under Reactive Maintenance are in addition to this sum. Once Sustainable Conservation Status has been reconfirmed by the proposed Major Project - PPM Costs are anticipated to increase to c.£10k per annum to hold the ruin in a steady state.

PLANNED PREVENTIVE MAINTENANCE TYPICAL TASKS FOR LEISTON ABBEY			
Task	NSC Code	Task Family	Description
C100	C.100.10S:2	Removal of Vegetation (2 Yearly)	Control and Treatment of Woody Vegetation (Linear Meters)
C100	C.100.10S:2	Removal of Vegetation (2 Yearly)	Control and Treatment of Woody Vegetation (Square Meters)
C100	C.100.16:2	Removal of Vegetation (2 Yearly)	Remove Vegetation (Non Woody) by Hand (Square Meters)
C100	C.100.15:2	Removal of Vegetation (2 Yearly)	Remove Vegetation (Non Woody) by Hand (Linear Meters)
C100	C.100.26:4	Removal of Vegetation (4 yearly)	Removal of Moss (Square Meters)
C45	C45:21:4	Timber Treatments (4 Yearly)	Inspect, Prepare & Retreat Timber (Linear Meters)
	C45:20:4	Timber Treatments (4 Yearly)	Inspect, Prepare & Retreat Timber (Square Meters)
C30	C30: Various	Cleaning (Annually)	Various Brushing Steps, Washing surfaces etc
C47	C47:10:4	Painting (4 Yearly)	Inspect, Prepare and Repaint Mild Steel: and/or Cast Iron (Linear
C47	C47:65:4	Painting (4 Yearly)	Inspect, prepare and Repaint External Render, plaster and/or
C47	C47:41:4	Painting (4 Yearly)	Inspect, Prepare and Repaint Timber 1 finishing coat (Square
C47	C47:70:4	Painting (4 Yearly)	Inspect, Prepare and Reapply woodstain (Square Meters)
C50	C50:150:A	Fencing, Railings and Gates (Annually)	Inspect and Oil/Lubricate Ironmongery and Locks
C95	C95:90:A	Site Signs and Furniture (Annually)	Inspect and Wash Signs: (Annually)
C70	C70:50:A	Hard Landscaping (Annually)	Brush Hard Surfaces (Annually)

In line with EH’s Sustainable Conservation ambitions, a thorough review of current PPM regimes, intended to maximise their alignment with Sustainable Conservation ambition, is planned to commence in summer 2021 across all EH sites. With further review following the point when Leiston reaches Sustainable Condition.

Honing robust PPM regimes for the East Anglia ruins in isolation would, however, no longer be sufficient to address their inherent vulnerability and the large defect legacy enveloped in the walls of the ancient structures. Prioritisation and delivery of a series of larger scale conservation projects designed to establish baseline sustainable condition, followed up with delivery of longer-term PPM regimes that respond to the unique needs of each site, will therefore be essential.

The scope and scale of the larger/major conservation projects will need to be determined on a site by site / zone by zone basis, factoring in the need to address all key vulnerabilities and safety risks present, whilst addressing significance priorities too. In the intervening period between now and the delivery of the larger projects set to commence from 2023 a number of smaller scale ‘holding projects’, designed to address immediate Health & Safety risks and potential risks to loss of historic fabric, will also be essential and these have now been programmed into a 5 Year Project Plan.

It is also important to note that until the major works programmes are completed across the ruins, increasing numbers of sites are likely to require temporary additions of safety fencing to mitigate risks posed by risks of falling masonry in the short-medium term. Resulting in restrictions to public access

The essential need to progress such a high volume of major repair works across the ruin group over the next 10 years ultimately presents English Heritage with financial challenges to overcome alongside navigation of technical conservation challenges. For this reason and in line with EH’s commitment to long-term Financial Sustainability (explored further at 2.23 (G)) the charity is committed to actively profiling opportunities to secure external investment towards the cost of delivering the series of Major Project at the ruins.



1. The current General PPM Regime (expanded to enhance Building Services PPM coverage) will continue to be delivered up until 2023/24 when it is proposed the Major Project will be required
2. Following the major project (proposed for FY24/25 completion) a revised baseline PPM regime will be delivered for Regular Building Conservation and Building Services PPM tasks. In addition to the separate Survey & PPM De-Veg PPM items (detailed on 2.17(A)), the masonry consolidation specific PPM Items (detailed at 2.6A(4) and Grounds Maintenance Landscape PPM items detailed at (2.16 & 2.17).
3. EH’s annual payment to ProCorda through a Maintained Properties Agreement, also covers some PPM tasks relating to landscape management and rubbish collection (The scope of this work is open to variation by agreement but is anticipated to continue into the long-term.)



2.6 (A): Leiston Abbey Conservation & Maintenance Profile:

Leiston Abbey has stood in a predominately ruinous, dynamically deteriorating, state for c500 years, significantly longer than it was occupied as an Abbey. With much of the surviving fabric of the Abbey's various phases now in generally poor condition. Notably, the site has deteriorated from average to poor condition since it was last fully surveyed in 2008. Sitewide the inherently vulnerable fabric is beginning to succumb to progressively fast rates of deterioration, increasing the possible risks of both material falling from height and the accretive loss of heritage significance.

Archive records have confirmed that the Ministry of Works carried out two significant repair campaigns at Leiston, the first between 1956 - 1964 and the subsequent round in 1968-71. Leiston, when compared with many of the other Ruin sites in East Anglia, appears to have been less vigorously restored by the Ministry of Works Direct Labour force than others. With particularly notable survival of extensive historic pointing and bedding mortar that would benefit from being sampled and mapped thematically across the site to inform our approach to future repairs. Since the last MoW project, only a couple of relatively small scale conservation projects are known to have been completed at the site since the 2008 full condition survey, including some localised brickwork and masonry repairs to the cellarer's range, gatehouse, presbytery wall heads and north side of the nave.

In the context of modern repair projects that re-visit areas previously repaired by the MoW, quick (chemical set) curing Natural Hydraulic Lime (NHLs) have been specified most commonly for repair work. As these have been repeatedly judged by the specifying architects/surveyors to have been more compatible with the dense MoW cementitious mortars than more traditional softer lime putty or hot lime mortars. The high rate of surviving historic pointing and significant inclusions of soft clunch stone, however, dictate that the use of more traditional lime putty and hot lime mortars, with high free lime content, could be feasibly considered/trialled for use at the site and this will need to be further explored.

A notable feature at Leiston that presents unique conservation challenges is the extensive variety of different materials used collectively at the site, including flint, clunch, brick and several as yet unidentified other local honey-coloured stones. To many elevations a mixture of brick, clunch and un-knapped pebble flints all intersect and the historic cores of some walls are now extremely vulnerable due to loss of facework exposing their loosely bound porous core. A scenario that presents technical conservation challenges that are further exacerbated by the vast height of a significant proportion of the standing ruins, making high-level inspections more difficult and repair works more complex.

Following completion and review of the next full Quinquennial (QQ) Survey and Flint and Rubble Masonry Safety (FARMS) surveys scheduled in Spring 2021 (as detailed at 2.3(A)), greater clarity will be achieved regarding the scale and scope of urgent works and the wider major conservation project now needed at the site. However, it is the shared opinion of the Territory Surveyor and Senior Estate Manager that the value of works now required is likely to be far greater than the £205k defect value estimate (excluding VAT, Professional Fees and contingency) previously recorded in 2008/2013. With a more realistic estimation for the works required to place the ruin into a Sustainable Condition likely to sit closer £500k (700k inclusive of VAT, Professional Fees and a Healthy Contingency.) The ultimate long-term approach to be taken in respect of the most sustainable treatment of the vulnerable clunch stone elements (quoins, wall fabric and other decorative relief) has significant potential though to impact both the total cost of the major project and the ongoing long-term maintenance & Conservation costs. It is therefore proposed that obtaining specialist Stone Technical Assessments (alongside advice from Historic England's Technical Buildings Research Group) must now be a priority. See 2.15C for further information relating to the challenges surrounding Clunch and their interrelationship with climate change scenarios.

SHORT TERM
2021-2022

MEDIUM TERM
2024-2030

LONG TERM
2031-2041

The Territory Survey and Senior Estates Manager concur that two independent repair projects should be profiled for the site over the next 5 years (before 2026)

1. The first Conservation Project will respond to recommendations from the scheduled FARMS survey regarding any high risk areas where masonry is at risk of being dislodged or falling. **Budget estimate £50k**
2. The larger, more extensive site wide Major Conservation project, **estimated at c£700k** exclusive of VAT, Fees and Contingency (critical to re-conferring a Sustainable State of Conservation at the site) would likely require completion no later than FY 24/25 if the cost of further holding projects is to be avoided.
3. In the intervening period between these two repair projects, it is also envisaged that a suitable annual budget of **c£2,000 per annum** will need to be allocated for localised making good of patches of loose masonry at low level under Response/Reactive maintenance or other specialist cyclical contract.
4. Following the major project, in order for the site's Sustainable Condition Status to be maintainable in the long term (without the need for huge large-scale projects every 40-50 years) a budget figure of c. **£5,000** will need to be allocated as PPM at 5 yearly intervals to keep on top of potential small issues within the ruin fabric that could escalate if left unaddressed. With such work being completed in addition to any ad-hoc response repairs that may be required to address localised risks of falling masonry.

Significant potential exists for Conservation Maintenance Volunteer models (2.21(E)) to assist with the delivery of lower complexity works under professional guidance of the Estate Management Team. The lower significance areas of the site where such a volunteer model could viably be deployed, are proposed to be mapped within the context of a future Conservation Framework document (See 2.11(B)).



2.8 (A): Conservation & Repair: Technical Survey & Research Requirements

Unlike many of the Ruin sites in East Anglia, Leiston Abbey does not appear to have any ongoing-substantial issues with surface water drainage or flooding in close vicinity of the historic ruins. Such issues will, however, need to continue to be monitored medium to long-term, as climate change impacts, including increases in precipitation and other environmental changes, may increase associated pressures. (See 2.12(C) for more information). In this respect a particular focus on the zones of rain throw off from Lady Chapel will be particularly relevant.

Drainage challenges are, however, present in the car park which would benefit from a wider update and refurbishment, EH's priority for the short-medium term will, however, need to focus on buildings resilience into the ruins. Budget costs for an extensive refurbishment of the carpark are in the region of c.100k including drainage and it is a project that aligns with the vision ProCorda detailed within their 2017 strategy (also See 2:18 for further information regarding EH's accessibility vision).

The thatched Lady Chapel and single storey Laundry are the only two roofed/weatherproof structures on the site within the guardianship area. A full refurbishment of the Lady Chapel, into a stunning chamber music performance and teaching space, was completed by ProCorda and the Diocese of St Edmundsbury & Ipswich in 2017. Extension of EH's repairing and maintenance obligations for the repair of the exterior of the Lady Chapel (including the thatched roof and all other building fabric elements) was subsequently confirmed by Michael Guy - Head of Legal Services for English Heritage 07/01/19. Responsibilities for the interior of the Chapel, including internal decoration and maintaining and testing the services requires for its permitted use as a music teaching, rehearsal and performance space continue to sit with ProCorda.

The on-going care and maintenance of the Lady Chapel's thatched roof, which comprises a unique feature of the site, will be critical to sustaining the investment made in refurbishing the chapel. Some technical concerns have previously been expressed in relation to the detail and abutments of the thatched roof and so it is proposed that a specialist Thatching consultant is commissioned to assist EH in determining an optimal strategy for the future maintenance of this important future. Promoting an approach of regular cyclical maintenance and care (including prospective re-dressing of the thatched roof and checking of abutments, to avoid the premature need for more costly full re-thatch).

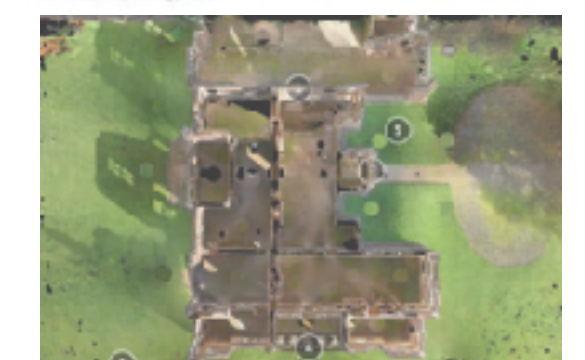
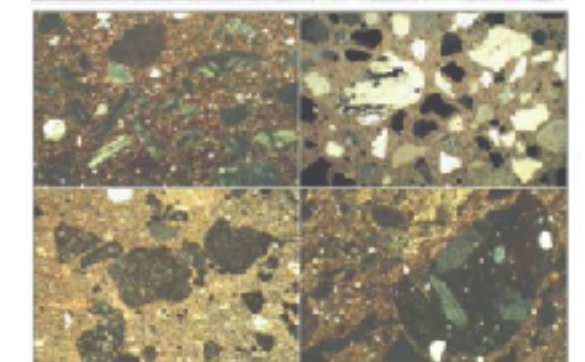
The development and refinement of technical specifications for the Conservation & Repair works required over the Short and Medium term will require some key areas of additional technical research and surveys to be commissioned in the Short Term. Including a comprehensive review of the existing stone, and mortar sampling in order to ascertain the optimal maintenance regime to build resilience in the context of repeated wetting, drying, freezing and thawing cycles the walls endure.

Technological & Scientific advancements in the field of heritage surveying and defect mapping, including Laser Survey & modelling, also hold great potential to improve the quality of decision making and advocacy for 'best practice' sustainable ruin conservation. Commissioning a full Laser scan of the site, alongside a digital topographical survey, will be highly beneficial as it will provide both a full detailed record of the site and will provide a reliable data set from which full sets of digital plans & elevations can be created. Both of which will be critical when developing specifications and advancing Scheduled Ancient Monument Consents for future Conservation works programmes. Laser Scan data sets captured at Leiston also have potential to interface with innovative software tools designed to map defect patterns and rates of decay over time. Such as that developed by Heriot Watt University, Historic Environment Scotland (HES) and The University of Edinburgh in 2018. (Laser Scans also provide valuable data for interpretation too as detailed at 2.19(D)).

SHORT TERM
2021-2022

Priority Technical Fabric Assessments & Surveys (See Appendix 3 for further details)

1. Commissioning a 3D Laser Scan / Cloud point Model of the site, rendered with Photogrammetric ortho-rectified photographs (also of great benefit for the future identification of defects / condition monitoring, works specification for repair projects and interpretation)
2. Full Topographical Site survey of the site, including Desk Based Assessment of Geological and Hydrological site characteristics, to assist in development of Landscape Management Strategies, review Current Drainage Strategies and profile risks associated with climate change.
3. Geological Survey, Identification (potentially including Petrographic analysis) and Mapping of the diverse variety of facing stones used in the construction of the abbey (mapped digitally onto the 3D Laser Scans) to inform repair approaches, clarify future resilience of surviving stones and inform the selection of stone for future repair projects.
4. Sampling and analysis of mortar across the site (from different key phases of construction & repair) to clarify their technical composition and to inform specification of localised repair works in the respective areas.
5. Specialist Stone Condition Surveys and Options Appraisals relating to the future options available for responding to the ongoing extensive deterioration of clunch stone features at the site



2.9 (A): Summary of Condition & Logged Defect Values - 2021



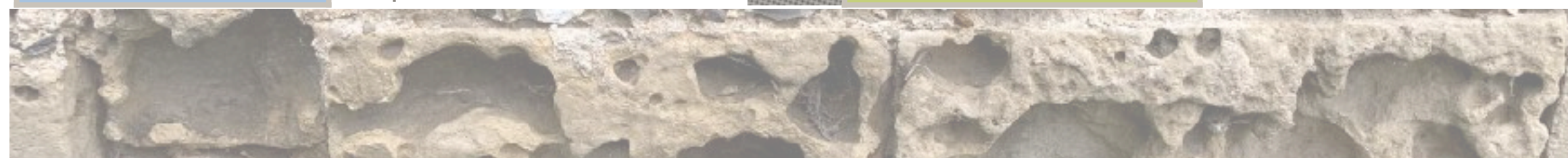
LEISTON ABBEY. E SERIES (K2) SITE CONDITION REPORT DEFECT VALUE SUMMARY £* for ruins (Last Survey)		
Defect Priority	Buildings £	NOTE
Priority 0	28,279	All £ values quoted relate to net/base defect values identified by a QS with access costs shown as a lump sum. Costs are based upon delivery in 2022 and will be subject to annual inflation relative to indexation. Including Infrastructure elements. These figures exclude: 20% Prelims (Mobilisation/on-costs) 20% Not Recoverable VAT 10% Contingency c. 7- 10% Professional & Contract Admin Fees
Priority 1	79,449	
Priority 2	80,275	
Priority 3	145,802	
Priority 4	109,030	
Priority 5	514	
Access Costs Across P0-4	243,400	
TOTAL £	686,749	

All £ values quoted relate to net/base defect values identified and verified by an independent QS in Sept 2021. Professional Fees & Contract Administration costs will be varied depending upon future work packages but will vary according to how works are packaged. An estimate of 7-10% is given. These will be subject to annual inflation.

Categorisation of Condition Survey Recommendations - English Heritage Asset Management Plan (AMP)



Defect Priority	Timescale for Works	Condition Rating	Description
Priority 0	Immediate/Urgent Works	A - Good (1)	Optimum Condition
Priority 1	Essential Within Months	B - Fair (2)	Generally satisfactory with minor problems
Priority 2	Within Two Years	C - Average (3)	Average - Predominantly Stable
Priority 3	Within Quinquennial Cycle	D - Poor (4)	Deteriorated and Generally Unsatisfactory
Priority 4	10 years - 2 cycles	E - Very Bad (5)	Extensive Significant Problems
Priority 5	General Monitoring Required	UNKNOWN	



SHORT TERM
2021-2022

Urgent works/holding works will be completed by English Heritage between 2021 and 2022

MEDIUM TERM
2023-2030

The Major Project will ideally run between 2023/2024. N.B: Sums added to the spreadsheet (See 2.6 (A)) are inclusive of VAT, Prelims and Contingency, but exclude Professional fees and contract admin fees that will vary depending upon how works are packaged. The main Conservation Project would be most expediently packaged in two phases. Phase 1 covering the Church and Phase 2 Relating to the Reredorter and Cloisters. This approach would also mean all grades of defects are addressed at the same time in order to make the best use of costly access. Further detailed Breakdown for Costs for the Major Conservation Project are given at Appendix 4 (With Major Conservation Project and Wider Infrastructure Improvements as defined by EDF separated).

2.10 (B): Heritage Significance & Values: Key Considerations at Leiston



Isacc Johnson - Undated : Source Yale Centre for British Art

<https://collections.britishart.yale.edu/catalog/tms:10713>



Summary of Heritage Significance

Leiston survives as one of the most extensive monastic remains in Suffolk. The original abbey was founded close to the sea at Minsmere in 1182, but repeated flooding led to the abbey being moved to the present site in 1363. The order was a House of the Premonstratensians who were Augustinian Canons Regular. They lived in great piety and austerity and were known as being efficient farmers. The 'new' abbey was built by Robert de Ufford and had several chapels, fine flint chequer work on the exterior walls and delicate tracery in the Perpendicular windows. Some of the architectural features are Norman in style as building materials were brought from the earlier abbey at Minsmere. In 1380 the new buildings, with the exception of the church, were damaged by a fire, signs of which can still be seen. The abbey was suppressed in 1535 and came to Charles Brandon, Duke of Suffolk. A farmhouse was built into the south-west corner of the nave and the church was used as a barn. The farmhouse has additions from the 18th and 20th centuries. In 1918 Miss Ellen Wrightson bought the ruin and surrounding farm and restored the Lady Chapel and converted the farmhouse into a retreat. The ruins passed to the Ministry of Works in 1964 and the rest of the site, including former agricultural barns outside of the scheduled area, converted for use by the Pro Corda Trust as teaching and performance spaces for the music school.

Significant features

The choir and transepts remain almost to full height and there are portions of three ranges of claustral buildings including the Chapter House, Refectory and Cellar. There is also one of a pair of fine Tudor brick built gate towers remaining. The Lady Chapel is currently used as a chamber music performance and teaching space. The farmhouse now known as Abbey House (referred to as Retreat House in the Listing Description), is outside of English Heritage guardianship and solely used by the Pro Corda music school.

Target Conservation Standards Aspirations aligned with EH' 'Sustainable Conservation' approach.

As a monument of exceptional national and international significance Leiston Abbey should be maintained and interpreted to an exemplary standard. In order to achieve this EH needs to design and implement maintenance and conservation regimes of the highest quality, responding to the inherent vulnerability of ruined structures as well as the need to conserve their significance and maintain safe access for public enjoyment and learning. This will protect the site as a whole, but specific to the monument it will safeguard the significance of the place, particularly the evidential and communal values of the site.

There are opportunities to enhance the site as well as to preserve it. Leiston has a strong and special character, and a sense of place peculiar to its setting. These qualities can be enhanced by the removal, where possible, of intrusive modern features, and of the sympathetic addition of infrastructure designed to supplement the experience and understanding of any visitors. These might include interpretation signage, seating and, subject to a review, enhanced viewing platforms.

2.11 (B): Heritage Values & Significance: Tools to Enhance Understanding

In line with EH's Sustainable Conservation Policy, comprehensively profiling the history, significance, values and vulnerabilities of Leiston Abbey and its surviving ruins, will be critical to ensure appropriate benchmark condition standards are determined for individual fabric components that make up the site and to enable effective prioritisation of repairs.

Commissioning a range of wider supporting Archaeological Assessments and Technical Construction Material Conservation Appraisals (detailed at 2.8(A)) to inform the new CMP also exhibits significant potential to enhance the rigour of research and knowledge base underlying recommendations for the sustainable conservation strategies to be realised in the medium to long term. Whilst simultaneously providing positive opportunities for enhanced understanding of the site's significance and history that can be interpreted to enrich visitor experiences

Conservation Management Planning & Conservation Framework Report Development

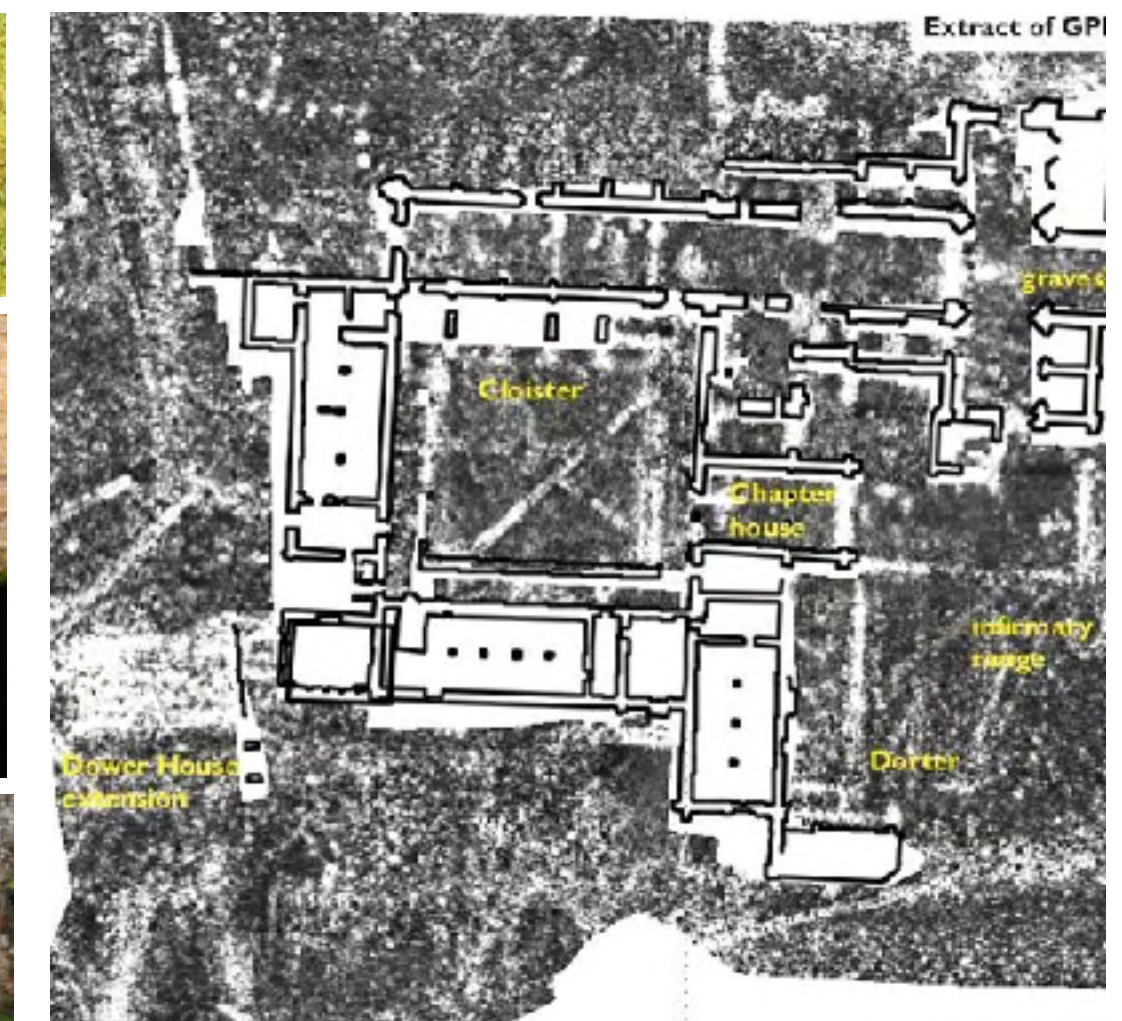
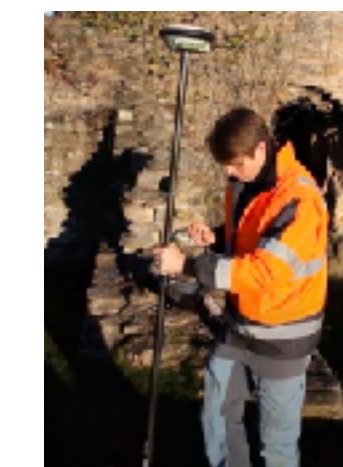
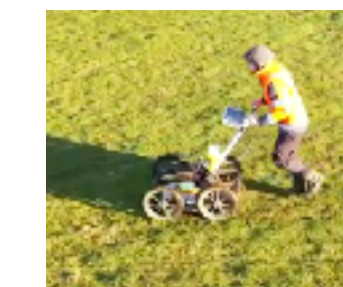
SHORT TERM
2021-2022

1. The last Conservation Statement for Leiston which dates from 2002 (Copied at APPENDIX 2 is now outdated and no longer conforms with sectoral best practice approaches advocated by Historic England. Commissioning a refreshed Conservation Management Plan (CMP), incorporating a comprehensive review of all primary and secondary archival sources for the site (including those relating to the scope of previous MoW representation and repair projects (1956-1964 & 1968-1971)), will therefore be a critical step to developing Sustainable Strategies for the Management of the Site.
2. An updated CMP will also critically provide a robust evidence base to inform the preparation of a multidisciplinary Conservation Framework Report (CFR). The purpose of which will be to provide an indication of how conservation strategy can be operationalised by the Territory Estates Management Team through targeted programmes of Conservation repair works and Planned Preventive Maintenance regimes designed to sustain the significance of the site. The CFR will also critically present categorisation and mapping of site significance hierarchies, alongside identification of those areas/ elements most at risk. Identifying and defining conservation management strategies designed to respond to the key vulnerabilities identified.

MEDIUM TERM
2023-2030

Recommended additional Archaeological & Archival Assessments

3. Detailed Archaeological Building Fabric Appraisals of the standing ruins. Mapping the phasing and various construction forms present throughout the digitally (including potential overlay into the 3D Laser Scans plans and models (see 2.8 (A) (2)).
4. Full geophysical survey to establish the potential for buried archaeology across the entire site (alongside a full Desk Top review and digitisation of what surveys we already have). With potential to also enhance public understanding and enjoyment of the site.
5. Digitisation of Historic Leiston Archives, within the Historic England (HE) Archive and other Archives (Including the HEStructural Engineers), to inform CMP & CFD Significance assessment and development of repair priorities.



Illustrations of Geophysical Survey at EH's Bayham Abbey

2.12 (C): Climate Change and Heritage Resilience

Researching and modelling the current and emerging impacts of Climate Change on the historic Environment, including the Nationally Significant sites English Heritage cares for, is a matter of increasing priority in the Heritage Management Sector.

Ultimately prompting comprehensive sectoral review of options available to mitigate physical impacts of Climate Change on Heritage Structures. Including consideration of such things as fabric adaptations (e.g introducing new water & drainage provision) alongside making concerted attempts to build resilience into the historic fabric of heritage properties and the wider historic environment. A summary of the wider anticipated impacts of Climate Change on the Historic Environment over the next 40 years are illustrated in the table to the right.

In the context of historic buildings, the delivery of high standards of cyclical Maintenance is widely recognised as one of the key strategies available for building resilience into the historic built environment and is therefore a key focus for English Heritage. The development of robust strategies to respond to challenges Leiston Abbey faces though Climate change will therefore be a key requirement.

Conservation Challenges posed at Leiston Abbey by Climate Change.

The Flint and Rubble Masonry Ruins in East Anglia, due to their composite construction (with high mortar to masonry ratios) and absence of roofs to shed rainwater, are inherently vulnerable to increased precipitation patterns, characterised by higher rainfall volumes in winter and heavier rain episodes across summer, autumn and winter.

For example, clunch stone (a soft and highly porous chalk stone taken from the lower cretaceous chalk bed that runs across east of England) used extensively in Leiston's construction, is at particular risk of both wind related erosion (vortex scour) and surface scaling (face loss) following repeated freeze thaw actions preceded by heavy precipitation. Whilst the application of sacrificial lime based shelter coats to the face of the clunch stones may in principle prolong survival of the stone face, such applications will be costly to maintain over the long term and therefore careful consideration will need to be given to the extent of shelter coating/nano-line washing advocated, and whether or not it would be appropriate to instead embrace inevitable natural attrition to some degree. For example, though prioritising shelter coating in the context of more significant and decorative clunch features such as window tracery and carved corbels whilst allowing for natural dynamic decline of the face of the clunch in other less significance areas of the construction. The fact that quarried clunch is now in limited supply and so like for like replacement also does not represent a sustainable option further influences ultimate decisions that will need to be taken.

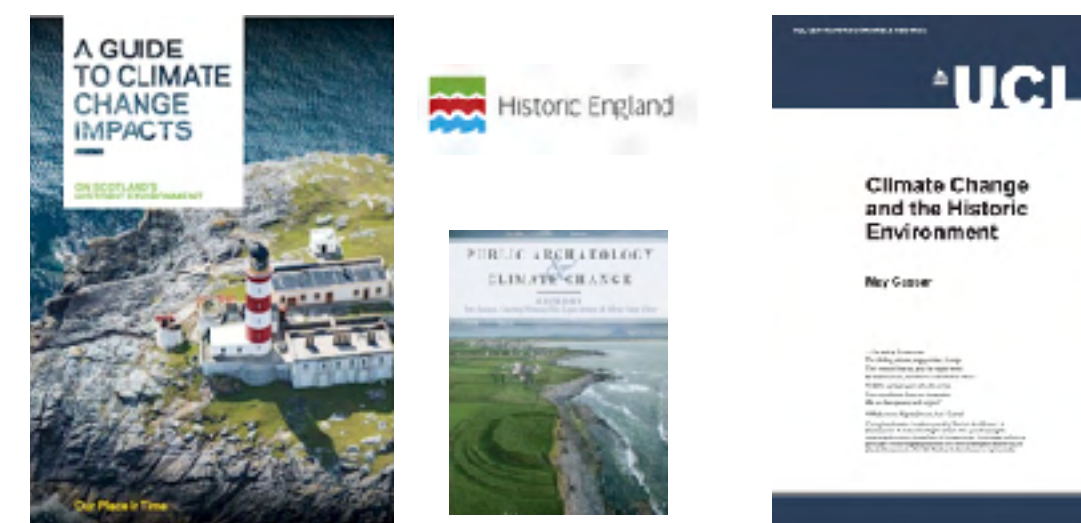
Other alternative & innovative emerging conservation strategies, such as the introduction of soft turf capping to wall heads at risk of water ingress, as opposed to introducing labour intensive rough racking (graded stone capping set in durable mortar mixed) to wall heads is also being reviewed and trialed successfully across several historic sites in the country, including ruined sites in the care of English Heritage. Review of the potential for Soft Capping to be successfully employed at Leiston should be undertaken.

Summary of Climate Change Built Environment Impacts.	
MAIN CHANGES	Summary of Impacts
Higher Temperatures	Higher day time peaks Higher Night time lows Higher winter temperatures Enhanced urban heat island effect Reduced Air Quality (e.g increase in summer ozone episodes) Health Implications, e.g. get stress in the frail and elderly
Drier Summers and Drought	Reduced water availability/shortages Reduced water quality Reduced soil moisture content / increased subsidence Change in biodiversity Health implications
Sea Temperature Rise	Sea Level Rise Increased sea surge height
Increased Precipitation	More rainfall in winter Heavier rain in winter and summer/ hail/snow (but less snow) Increased River Flooding Increased Evaporation and flooding Health implications
Higher Wind Speeds	Increased storm damage Outage of emergency, infrastructure and transportation services
Habitat Impacts	Impact on a range of species and habitats by the year 2050

Adapted from a North climate Change Adaptation Group Publication



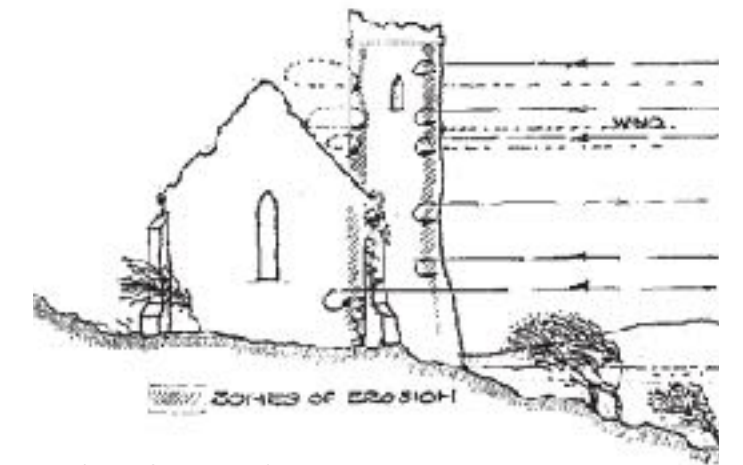
Useful Guidance - Climate Change & The Historic Environment



<https://historicengland.org.uk/research/current/threats/heritage-climate-change-environment/what-effects/>



Alveolar Weathering / Wind Scouring Example at Leiston Abbey



John Ashurst: Conservation of Historic Ruins



Clunch Stone Face loss following prolonged wetting and subsequent freeze thaw cycles.



Soft Capping to a historic ruined wall at Hailes Abbey in Gloucestershire

2.13 (C): Ruin Landscape Setting and Landscape Management Considerations

Site Landscape Significance and Setting:

Leiston Abbey can be described as a scenic and rural site of considerable natural beauty. Indeed, the rural character and context of the site, abutting open fields, makes a marked contribution to the special heritage interest, setting and historic significance of the site. Additionally the survival of nationally significant monastic ruins such as Leiston makes a significant contribution to the unique cultural character of the wider East Anglian Landscape.

Leiston Abbey's un-compromised rural setting also serves to positively enrich the visitor experience. Through providing both a peaceful culturally stimulating place where the story of the Abbey can be appreciated, and through offering a valuable relaxing retreat destination away from the hustle and busy of daily life.

Promoting a Landscape Management regime that supports the conservation and optimisation of the site's unique landscape character is therefore an important objective for English Heritage. Alongside which positive advocacy for the conservation of the site's wider landscape setting will also be central to sustaining Leiston's unique heritage values and significance for future generations.

Wildlife & Nature Conservation Profile:

Whilst the site is recognised as having some potential as a valuable habitat for local wildlife, the site is not currently designated for its nature conservation interest. The last Wildlife Appraisal of the Site completed in 1999, however, flagged the existence of nearby ponds known to be used by legally protected Great Crested Newts (*Triturus cristatus*).

The biodiversity and habitat potential of the site is also positively enriched through the natural, chemical free, management of the site over many years. An attribute which has in principle effectively boosted the potential of this permanent grassland as a natural carbon sink that can be enriched through wider biodiversity enhancements.

The ruin walls currently support a range of specialised wall plant species such as Polypody (*Polypodium vulgare*) and Pellitory-of-the-wall (*Parietaria judaica*). All of which can cause challenges if not actively managed. Pellitory in particular can be troublesome as its roots establish deeply. Ruined structures are also broadly recognised for their potential to support wider habitats including bat colonies. There are some issues on the site at present due to activity of burrowing animals which needs to be addressed for the long term protection of the ruins.

Site Presentation:

The current landscaping and presentation of the site was designed and executed c.1956-1964, and reflects a typical formal presentation style realised at ruins across the wider country by the Ministry of Works (MoW) during the period.

The re-presentation of EH Ruins by the MoW between 1930-1970 invariably introduced a formal landscaped aesthetic at the ruin sites. Substantively different from the picturesque and romanticised Gilpinesque presentation of actively decaying ruins, abundant with vegetative growth, that was celebrated as the norm between the 17th and 20th centuries.



18th Century Presentation of Leiston

Henry Davy *British*, b.1793, d.1865

Etching of Remains of Leiston Abbey, Suffolk

Sir Joseph Kinsey bequest

<https://christchurchartgallery.org.nz/collection/74-895/henry-davy/remains-of-leiston-abbey-suffolk>

Sustaining the MoW curated presentation of the ruins with tightly clipped lawns inevitably will become more challenging in the face of climate change and incurs a significant carbon footprint from use of heavy machinery. Reviewing opportunities to establish more biodiverse presentation standards, without compromising historic significance and values is therefore also a core interdisciplinary focus under review by English Heritage.

Grounds Maintenance currently accounts for the highest element of Planned Preventive Maintenance Regime spend at most 'Free to enter' sites in the East of England and beyond. Invariably transitioning to alternative regimes, where any investments made in landscape management can boost wider biodiversity benefits is worthy of full review. Any such changes will, however, have to be carefully balanced with English Heritage's core commitment to conservation and stewardship of the protected site and its embodied values & significance.



<https://heritage-directory.properties/english-heritage/leistonabbey>

2.14 (C): Landscape, Nature and Ecology - Part 1



Presented below is a Habitat Condition Assessment and a summary of potential alternative Landscape Management Strategies and approaches that could be considered / explored for Leiston Abbey. The proposals have been developed by the EH Landscape Manager and reflect high level summaries. These prospective projects comprise works beyond minor variation of the existing grass management regime at the site which is delivered by EH's partner Pro Corda.

Existing Habitat Condition Assessment:

The mesotrophic grassland on site appears to be primarily MG1 (False Oat Grass, *Arrhenatherum elatius* grassland), a tall neutral grassland community, whose average species richness can vary. Additional species at Leiston found in the unmanaged grassland include Meadow Buttercup (*Ranunculus acris*), Musk Mallow (*Malva moschata*), Common Yarrow (*Achillea millefolium*), Plantain (*Plantago* spp), Common Teasel (*Dipsacus fullonum*), White Deadnettle (*Lamium album*) and Common Dandelion (*Taraxacum officinale*). These additional features are currently found in areas 1 and 2.

MG1 grasslands are widespread throughout England and the associated floristic species at Leiston are common. The grassland areas at Leiston Abbey however are unlikely to have had any direct chemical or fertiliser applications. There is potential nutrient run off and chemical drift from adjacent fields, but these areas in general provide examples of unimproved grassland, which is becoming rarer in England and can serve as positive carbon storage.

There are patches of OV24 Stinging Nettle community, particularly around the copse area to the south of Area 1. This community is dominated by Stinging Nettle (*Urtica dioica*) and is indicative of high nutrient areas, usually where there has been some soil disturbance. Nettles are important habitats for a wide range of invertebrates such as ladybirds and aphids, which are protected between the stinging hairs of the leaves from grazing animals. These insect prey, in turn, attract amphibians, hedgehogs and birds. Stinging nettles also provide good habitat for Peacock, Small Tortoiseshell and Comma Butterfly caterpillars whose food source is Stinging Nettle. These butterfly species are locally recorded in the area.

There are additional small patches of Bramble (*Rubus fruticosu*) scrub which has a high wildlife value, providing nectar sources for invertebrates, food and safe nesting habitat for birds and mammals. Areas 3 and 4 are currently managed short (30mm) to medium height (75mm) rough grassland.

1a & 1b*. Leiston Meadow Grass Biodiversity Enhancement Project: Plan at 2.17(C)

Areas 1 and 2 should be managed as small hay meadows, with the grass cut and collected each year between mid-July and mid-August with actual cutting dates dependent on the weather. In the initial years, an additional cut late October would be beneficial. The annual cut and collection will help reduce nutrient levels, allow other plant species to flourish in the sward and help to control rank grass growth.

Remove all ragwort and creeping thistle in the late spring and early summer period during the flowering period and before seed set. Preferred removal method is hand pulling when the ground is wet (the root system needs to be pulled up with the plant for successful eradication) or consider spot spraying each plant as a last resort for control.

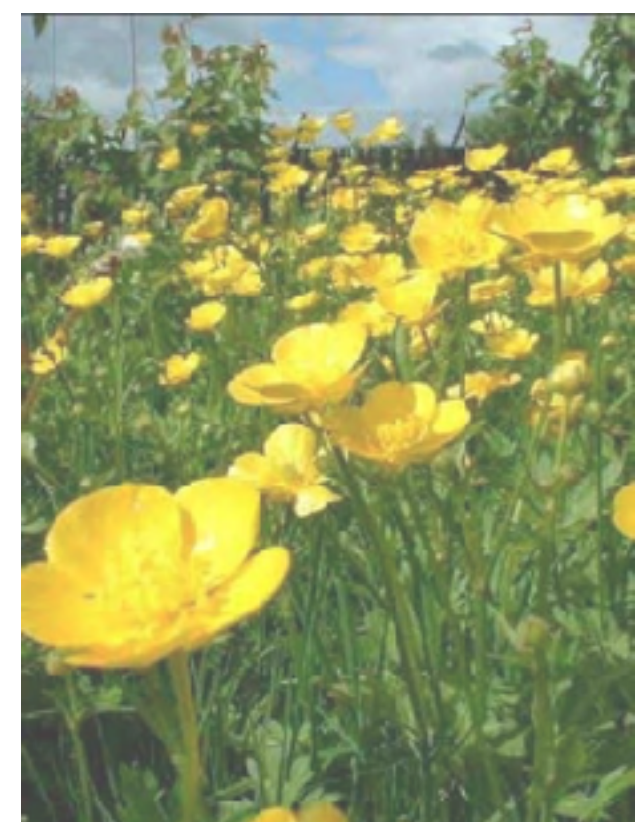
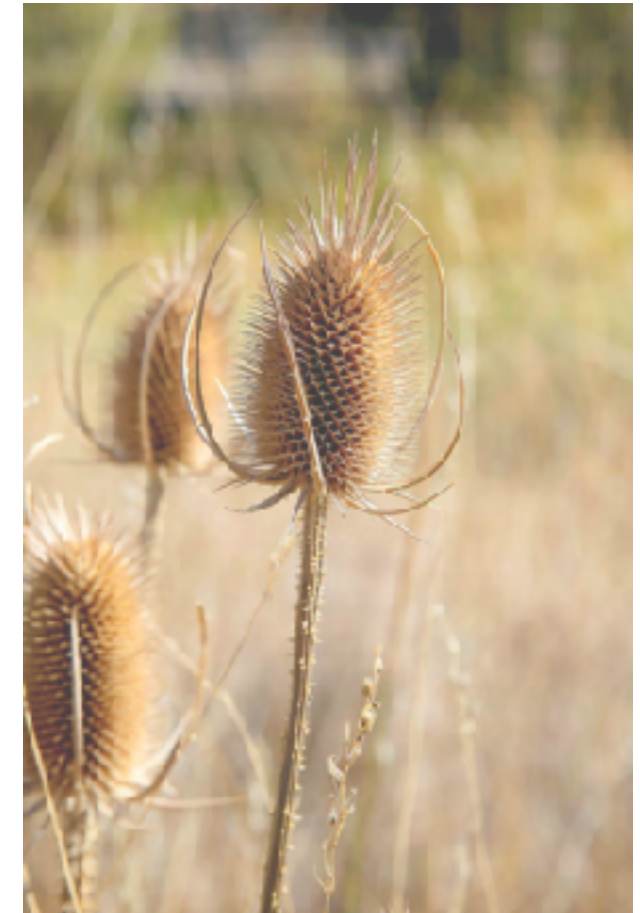
Mow paths through each small meadow area to allow public access. Any monument structures to be 2m clear of long grass all round structures.

Areas 1 and 2 would also benefit from the addition of wildflower plug plants of associated species in typical MG1 grassland. The plugs could be introduced after the October cut and before the winter period during the first year of management. This will allow the plug root systems to develop within a shorter grassland environment and improve establishment in the following spring. Recommended plug species include Greater Knapweed (*Centaurea nigra*), Wild Carrot (*Daucus carota*), – (Wild Carrot), Cowslip (*Primula veris*) and Ox -Eye Daisy (*Leucanthemum vulgare*).

Wildflower plugs to be introduced in rough 0.5m² patches, covered with geo textile mesh and secured with biodegradable pegs to stop rabbit disturbance. The whole site is surrounded by open farmland and occasional rabbit digging and disturbance occurs throughout the area.

In the second year of management an introduction of Yellow Rattle (*Rhinanthus minor*) is recommended to further weaken the rank grasses, as it parasitises grass roots. This species prefers a meadow management regime to flourish and requires some light ground disturbance around grass roots when the seeds are sown.

The introduction of plugs is preferable to scarification followed by over seeding the longer grassland areas at Leiston as they provide more robust establishment in MG1 type habitats.



2.15 (C): Landscape, Nature and Ecology Proposal - Part 2

Areas 3 and 4 are likely to form the same type of mesotrophic grassland to that found in areas 1 and 2 if they are left to mature. An option exists to also allow these areas to mature in the spring and early summer in the first year, with the same hay management regime to Areas 1 and 2 recommended between July and mid-August. These areas can then be reassessed for species richness and suitability for wildflower plug plant introduction.

All of the above activities provide an opportunity to involve local volunteer groups of all ages and there is scope to set up a specific site-based volunteer group. It is noted though that the impact of such a management regime in Area 3 will need to be carefully considered in relation to its context within the heart of the ruined structure.

Wider Possible Landscape Enhancement Opportunities items:

1. Commissioning wider **biodiversity & Wildlife Surveys at the Site** survey will assist in clarifying the Natural Conservation Values of the site and will provide an important benchmark for reviewing prospective impact of desirable changes in current regimes.
2. PPM Works to Existing Trees and ongoing review of PPM Regimes for Grassland and mowing regimes outlined at 2.16
3. Review of options available to mitigate risks to the structural integrity of the ruins and buried archaeology arising from rabbit burrowing activity. (3.b) Including possible introduction of resilience building measures, such as rabbit fencing if deemed appropriate.
4. Review options for the replacement of the aged single bin at the site and explore opportunities for introducing a small picnic area, with picnic tables and benches alongside new bins (including Dog waste bin).
5. Area 1 by copse. Consider locally produced bug hotels and creating stacks of decaying wood to provide additional habitat resource for invertebrate egg laying and hibernation. These need to be located in south facing sunny regions around the edges of the copse and grassland and slightly raised off the ground. Also consider leaving some grass piles around the same area as a reptile refuge. All of these options need to remain undisturbed.
6. Small meadow establishment areas. Leave a small section of these areas unmanaged each year to provide refuge for invertebrates and larvae over the winter period. Rotate location of this area each year.
7. Boundary hedge. A managed hedge runs along the east side of Area 2, separating the site from adjacent farmland. Consider laying this hedge using local hedge laying techniques with binders woven along the top. This will keep future hedge growth thick and easy to manage while promoting traditional management techniques. Leave 1m long grass strip along length of hedge line site side, removing any woody growth within this area annually.
8. Review of wider landscaping upgrades, including removal of tired trees and shrubs and planting of new.

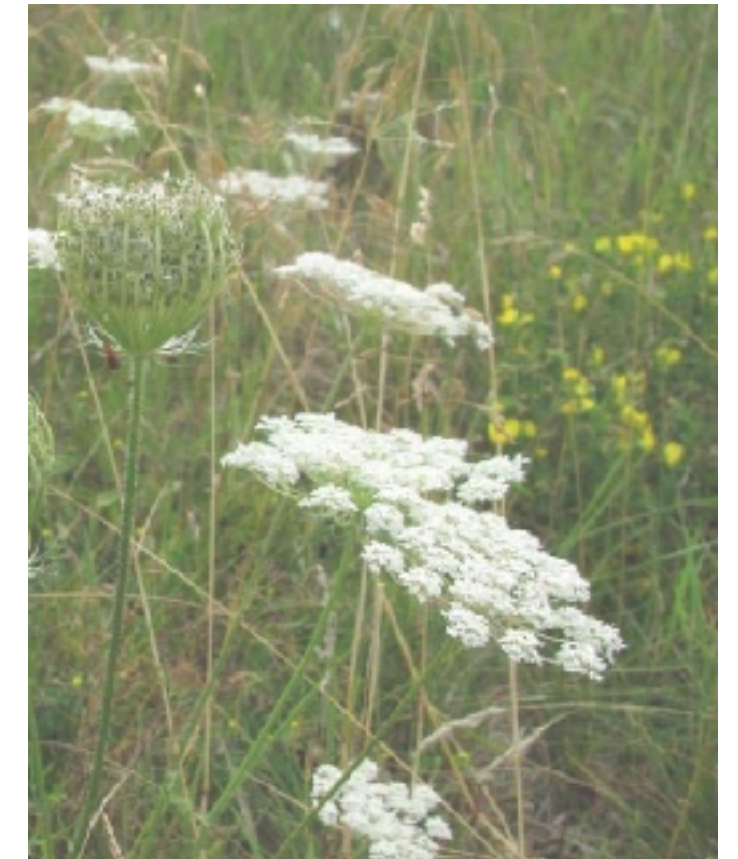
SHORT TERM
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Aerial Photograph of the Site showing Areas to be considered for site biodiversity diversification and enhancements.

N.B: All proposals would be subject to thorough review and consultation with Historic England Inspectors to review acceptability of the proposed diversification and enrichment of site biodiversity.



2.16 (C): Leiston Abbey Landscape Management Photographs ...



Area 1: Lower Section



Area 1: Top Section



Area 2: Along hedge line

2.17 (C): Leiston Abbey Landscape Management Photographs Contd ...



Area 2: Middle Section



Area 3: Section



Area 4: General view

2.18 (D): Infrastructure and Site Accessibility

Site Summary

General Access, Paths & Facilities

Although the site is reasonably flat, due to being surrounded by large areas of grass (which is uneven in places) it is not fully suitable for DDA access. Whilst a DDA vehicle/wheelchair may get around the outer grassed areas of the site and into the main ruin zones such as the Nave, North & South Transepts and Presbytery the remaining parts of the site will not be accessible. Further more partially able persons will have trouble negotiating the steps in / changes of levels on the site.

The paths around the South and East sides of the site, where the land is wet, are more even but are often waterlogged and would benefit from upgrading. The upgrade and refresh of the existing viewing platform at the end of the Refectory should also be profiled. No WC is currently available at site for visitors or EH Staff & contractors.

Site Entrance, Car-park and Way-finding

The access drive (outside of the guardianship area) has recently been re top-dressed to smooth out potholes and uneven surfaces collaboratively with ProCorda. In the medium to long term this area would benefit from more comprehensive repairs. The Access to the site is un-gated and so provides free access to visitors at reasonable times of day (in accordance with the Maintained Properties Agreement).

The current Car park, comprises an upgrade to a former grassed parking area, and is crudely surfaced with an unbound compacted material on a shallow base. As such there are recurrent issues of potholes and flooding in areas due to drainage challenges and uneven distribution of the top dressing. In the medium to long term, subject to securing available funds, EH would welcome the opportunity to work collaboratively with ProCorda to prepare a proposal enhance this key element of site infrastructure.

Way-marking to the ruins from the Carpark, accessed via narrow footpaths could also be improved through the addition of associated new signage and would hold advantages for both EH and ProCorda.



KEY Legislation & Advisory Documents

- The Disability Discrimination Act (DDA) 1995
- National Disability Council Code of Practice
- Easy Access to Historic Properties - English Heritage. (2015)
- Easy Access to Historic Landscapes - English Heritage (2015)
- Disability Rights Commission - Code of Practice
- The Equality Act 2010
- Good practice guides from Visit England / Visit Britain



EH Site 'Accessibility' Ambition

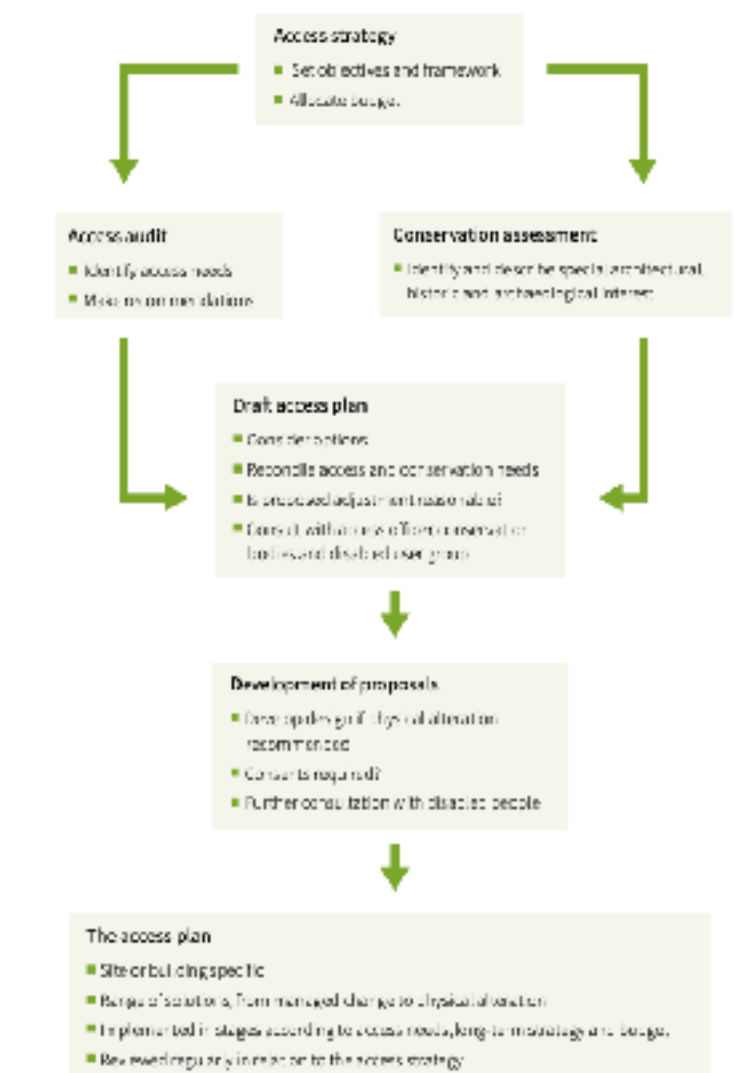
SHORT TERM
2021-2022

1. **Proposal:** Commission an Access Audit of the site - through which physical barriers to access may be identified. Following which a recommendations report will identify courses of action that are reasonably appropriate under the Disability Discrimination Act (DDA) 1995. Opportunities for engagement with a wider visitor base will also be considered.

REVIEW /AUDIT:

- External Approach
- Car Park & Paths
- Change in Levels
- Entrance
- Ramps
- Stairs
- Internal Spaces
- Signs
- Local Facilities WC etc

Special Educational Needs and Disability (SEND) Access Improvements focused on optimising visitor experience and sharing information on site accessibility



<https://historicengland.org.uk/images-books/publications/easy-access-historic-landscapes/heag011-easy-access-to-historic-landscapes/>

MEDIUM TERM
2023-2030

2. Deliver New Accessibility Strategy to enhance Visitor Experience, with a particular focus on improving accessibility for visitors with additional needs and upgrading visitor routes through the site.
3. Car Park Refurbishment / Upgrade Project. To include full drainage upgrade alongside sub-base upgrade and new surface dressing. Opportunity to deliver in partnership with Pro Corda to be reviewed as this was also one of the Objectives of their 2017 Outline Estates Strategy.

2.19 (D): Visitor Experience & Site Interpretation

English Heritage’s ruined sites in the East of England are valuable local heritage assets that serve as important cultural focal points at the heart of local communities. As the sites are predominantly set in rural areas they also have strong appeal as valuable, peaceful relaxing places, offering an escape from the hustle and bustle of daily life. Treasured destinations for culture seekers fascinated with history, but also beautiful scenic retreats for local residents, dog walkers, leisure walkers and cyclists alike to enjoy.

Leiston Abbey is typical in this respect, and features on two established Public Rights of Way walking routes within Leiston-Cum-Sizewell, featuring in the published Leiston Town Trail attached at 2.20 (D). One of which is a 4 mile direct route on the Pilgrim Path and the second is via a longer 10 mile circular route. The site car-park, that is shared with ProCorda, also provides access for people travelling by car.

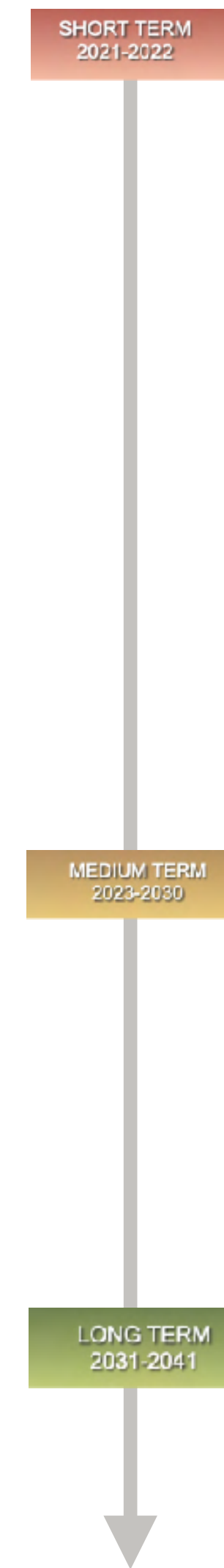
Leiston is recognised in the emerging East Suffolk Cultural Strategy as a major player in Suffolk’s Culture, Arts and Heritage offer. A status underpinned by various opportunities for cultural enrichment in the town, ranging from visits to the Abbey Ruins and attendance at Music Events run by ProCorda, to exploration of the historic town of Leiston itself where the Long Shop Museum and the independent Film theatre are located.

Precise visitor numbers to the Leiston Abbey Site have not been recorded to date, although it is estimated that in excess of 8 million people a year now access English Heritage’s Free to Enter Sites for leisure and recreation each year. The familiarity of local communities with EH Free to Enter sites, and associated visitation numbers, is also known to have increased during Coronavirus Lockdowns. When more people than ever before sought out cultural enrichment and nature experiences on their doorstep to boost their health and wellbeing amidst the backdrop of national crisis.

Interpretation at the site is currently limited to the principal Guardianship Panel and further series of interpretation panels (see example photographs to the right) that are now tired, delaminating and in need of replacement. The English Heritage website additionally provides a summary description of the site, extracted from the Leiston Heritage Unlocked Guidebook published by EH in 2002-6, and some links for further reading. The proposed research to inform an updated Conservation Management Plan (CMP) and Laser Scan Models to inform Condition Monitoring and Conservation works specification, identified earlier in this report, exhibit positive opportunities to add greater value to the visitor offer through informing a refreshed interpretation scheme in the Medium term.

Visitor research (data and insight) regarding possible options for future interpretation strategies and approaches would also prove extremely valuable. Ranging from profiling interest in a variety of ‘heads up’ (exploration and discovery) focused interpretation and Habitat experiences to more immersive opportunities for Sensory stimulation. That could, for example, include (i) opportunities to encounter the previous sights and residents of the Abbey site whilst walking around the site through (ii) augmented reality via personal phone VR/lidar technology or (ii) through listening to medieval chamber music (accessed via a podcast) from a listening bench set amidst the ruins. Potential partnership working with ProCorda on a musical themed interpretation project would also be desirable.

EH Site Interpretation Ambition Summary



1. Purchase and Installation of replacement interpretation panels at the site. The design and layout of which has recently been agreed.
2. Review options to enhance linkage of the site to other heritage and ecological assets in the local vicinity (See 2.20(D))
3. Plan a series of Conservation in Action (CiA) events to coincide with physical repair projects at the site, including events for National Heritage Open Days in Sept. That could be publicised through local networks and targeted at children in local schools, including ProCorda students.
4. Conduct Visitor Research to identify typical Visitor profile and preferences relating to future Interpretation Schemes over the Medium and Long Term*
5. Review opportunities to enrich web-resources / online interpretation resources through use of Laser Scans of the structure, proposed to be completed to inform essential Condition Monitoring, Defect Mapping and Conservation Works specification. (See 2.8 (A) (1))
6. Review opportunities to enrich web-resources / online information concerning the site as a result of research undertaken to inform the refreshed Conservation Management Plan
7. Long-Term enrichment of on-site Physical Interpretation Offer at site as well as virtual interpretation platform online, including possible Partial Augmented Reality. Exact Brief ultimately dependant on findings from visitor surveys.



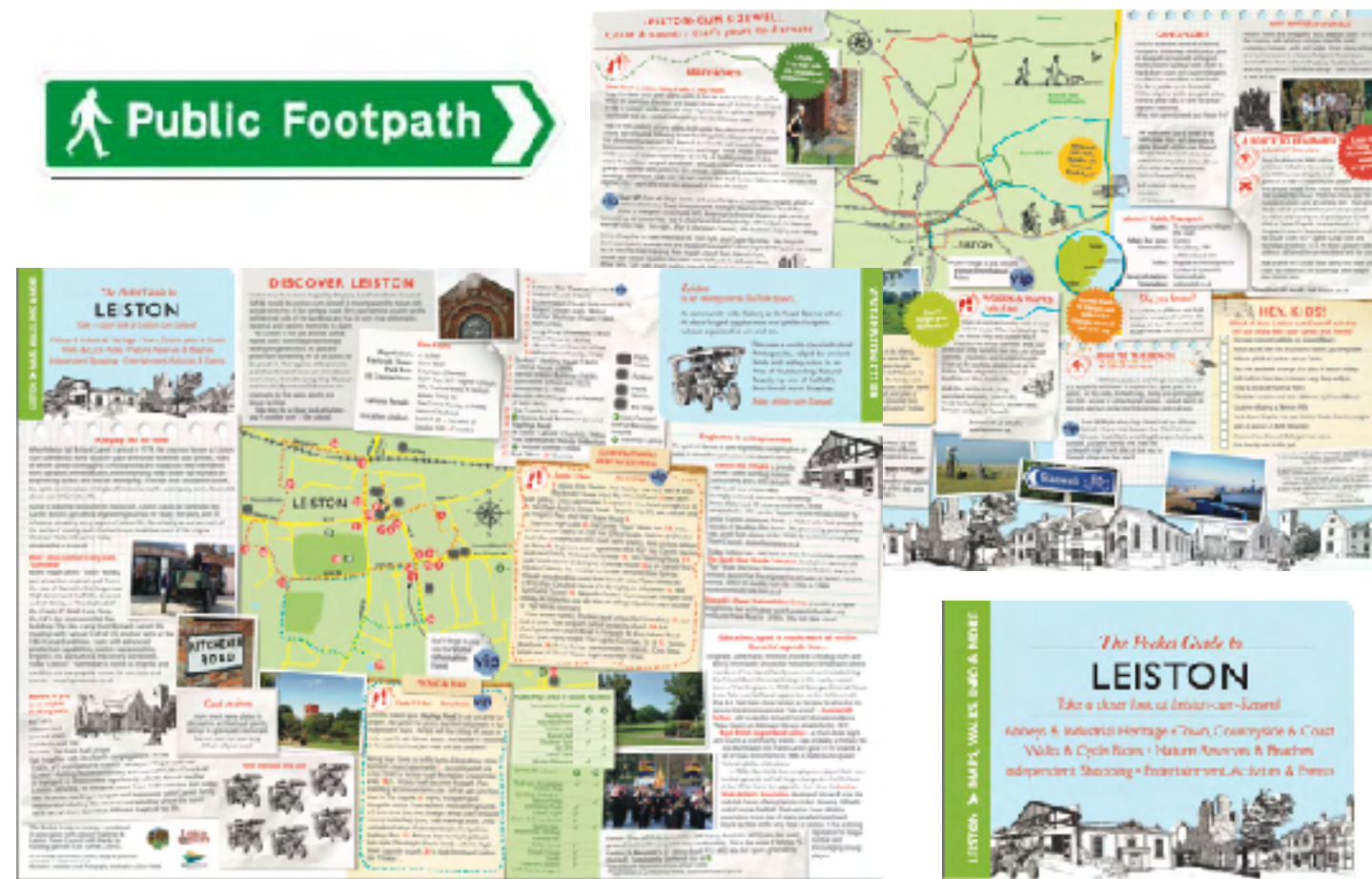
2.20 (D): Wider Area Heritage & Cultural Offer / Outdoor Activity

WIDER HERITAGE / CULTURAL OFFER IN LEISTON

- 4 Miles to Saxmunden
- 4 Miles to Aldeburgh
- 13.7 Miles to Southwold
- 25 Miles to Ipswich



LEISTON FOOTPATHS AND WALKS



OTHER EH SITES NEARBY

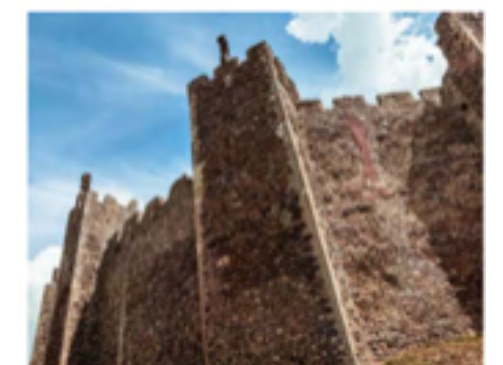
LEISTON ABBEY
0.77 miles from leiston
The nearly 14th century remains of an abbey of Premonstratensian canons. Among Suffolk's most impressive monastic ruins, with some spectacular architectural features.
Suffolk, East of England



ORFORD CASTLE
8.17 miles from leiston
Discover one of England's most complete and unusual keeps at this fascinating visitor attraction in Suffolk.
Suffolk, East of England



FRAMLINGHAM CASTLE
9.71 miles from leiston
Framlingham Castle is a magnificent 12th century fortress with a long and colourful past which makes a fascinating family day out in Suffolk.
Suffolk, East of England



SAXTEAD GREEN POST MILL
11.78 miles from leiston
Saxtead Green Post Mill is a corn mill, whose whole body revolves on its base and was one of many built in Suffolk from the late 13th century.
Suffolk, East of England



LANDGUARD FORT
21.67 miles from leiston
Landguard Fort is the site of the last opposed sea-borne invasion of England in 1667 and the first land battle of the Royal Marines.
Suffolk, East of England

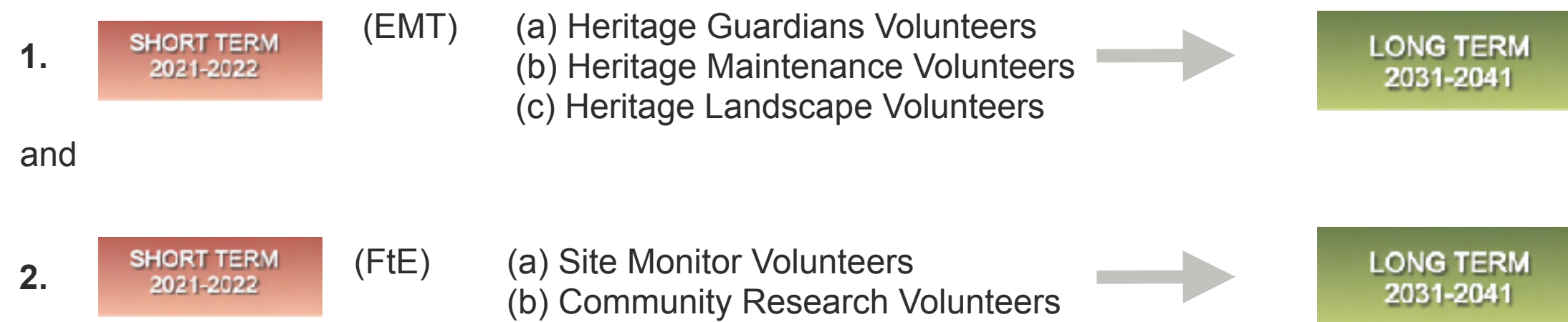


Further info: <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/view-definitive-maps-of-public-rights-of-way/>

2.21 (E): Community Participation & Engagement: Volunteering

English Heritage's Free to Enter (FtE) Site Teams and the Estate Management Teams (EMT) are jointly committed to promoting opportunities for local Communities and Free Site Partners to engage with participatory Stewardship at our Ruined Sites in the East of England.

Commitment that has culminated in an inter-departmental vision to launch Regional Networks of the following Volunteering Roles:



Each of which it is envisaged will afford positive and rewarding opportunities for local communities to become more actively engaged in the care of their local sites, fostering an enhanced sense of community connection with EH sites, whilst also supporting local health and wellbeing advocacy.

It is also envisaged that attracting regular volunteers also exhibits significant potential to boost English Heritage's capacity and capability to deliver our core charitable outcomes.

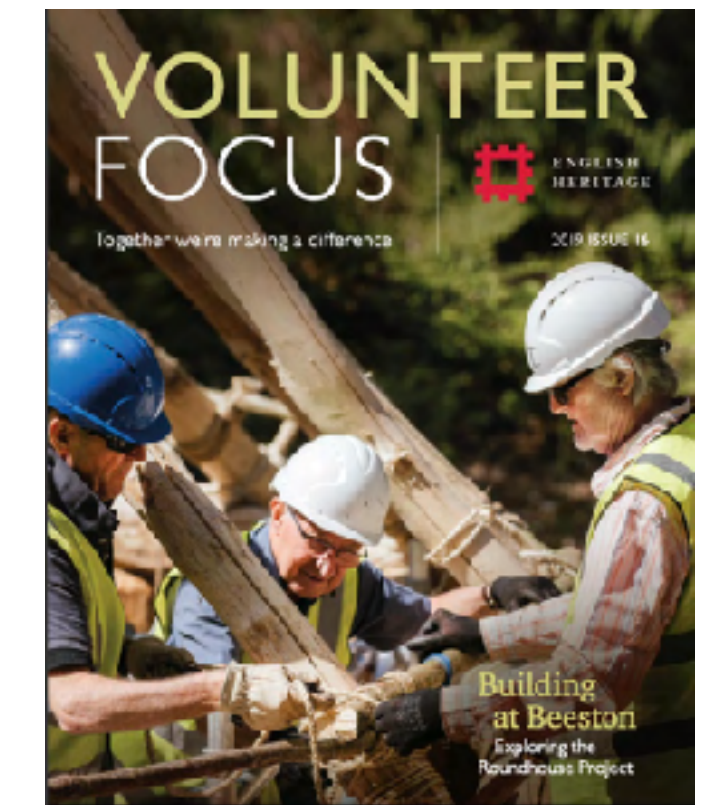
Facilitating the launch of a coordinated Volunteer Programme at the ruined sites, including the purchase of equipment required to facilitate launch of the new volunteering posts, will therefore be a key objectives of this Sustainable Conservation Vision Pilot proposed to be launched at Leiston.

Whilst Leiston Abbey is not at this time afflicted by Vandalism or Heritage Crime, some ruined sites in urban areas suffer significantly from such issues and evidence suggests that the mobilisation of Volunteering roles in such contexts exhibits potential to reduce both the severity and frequency of such incidents.

Establishment of these Volunteering Roles will in some instances result in set-up costs e.g, which would include purchase of equipment to support the tasks to be delivered by the volunteers.



English 2020 Volunteer Survey Extract



* Establishment of the Volunteering Roles will have an initial cost followed by smaller annual cyclical sustaining budget

2.22 (F): Partnerships & Knowledge Sharing

Building Heritage & Community Networks

Exploring prospective collaborative partnerships with other active local heritage action groups is desirable. Including the SPAB Fenland & Wash Regional Group (Covering Cambs, Suffolk, West Norfolk and South Lincolnshire) and the Norfolk SPAB Regional Group; as well as other active local Built Environment / Heritage Sector advocacy groups.

Heritage Construction & Craft Skills Training Advocacy

With fewer people now entering into traditional craft skills training programmes than ever before, English Heritage is committed to championing the importance and value of both heritage skills and crafts and Professional Heritage Management careers. Including forging links with Local Further Education Providers, to potentially provide some hands-on opportunities to care for our sites alongside promoting Heritage Skills training and advocacy agendas through Conservation in Action (CiA) events. Such partnerships have recently been piloted at the ruins of Bury St Edmunds Abbey also in the care of English Heritage.

Heritage Advocacy & Knowledge Sharing

English Heritage's Vision to operationally refine and pilot its approach to Sustainable Conservation of ruined structures at Leiston Abbey, represents an innovative and exciting proposal. It also prompts significant opportunities to partner with other Heritage organisations and researchers to establish a fresh baseline for industry best practice in respect of the care of wider ruined structures. Both in respect of technical conservation approaches and the development and operational mobilisation of holistic sustainable strategies for long term ruin stewardship.

Consequently, English Heritage also aims to work collaboratively with other partners to champion the establishment of a focussed East Anglia Ruin Network (EARN) alongside the Leiston Pilot. The primary objective of which will be to enhance collaborative inter-organisational knowledge sharing central to ruin stewardship across wider East Anglia. Advocacy for the establishment of EARN also aligns with objectives of a live MSc Research Project, exploring the value of partnerships and heritage networks in mapping inter-organisational sustainable approaches to ruins in Norfolk, being advanced by English Heritage's Senior Estates Manager for the East & London, Nicola Duncan-Finn in 2021.



1. Promoting Heritage Advocacy & Knowledge Sharing through establishment of :



East Anglia Ruin Network (EARN)

2. Exploring Potential Partnership Opportunities in the immediate community and local area.



2.23 (G): Financial Sustainability

In 2015 when the English Heritage Charitable Trust was formed, EH was awarded a £52 million Conservation Maintenance Programme (CMP) Government Grant to address many historic defects throughout the estate. Over the last 6 years it has, however, become increasingly clear that the £52m Grant alone will not be sufficient to top up wider Annual Maintenance Budgets to the degree required to Secure Sustainable Conservation Status for the entire portfolio of 420 sites EH cares for.

Much progress has, however, been achieved with the Grant Assistance over the last 5 years and the £52m Grant is now fully committed to be spent by 2023. With those funds spent and allocated to date targeted towards sites profiled to have the greatest need and highest Conservation (SCAMP) Matrix Scores between 2015-2020.

Our knowledge regarding defect profiles and the urgency of repair priorities at individual sites is, however, growing clearer all the time, as our detailed Asset Management Data is being updated each year following a rolling programme of Comprehensive Quinquennial Condition Surveys across all sites nationally.

As the CMP Grant Programme is now fully committed, Leiston Abbey will not directly benefit from this funding stream. The development of wider funding strategies for the Maintenance and Conservation of Leiston and other ruins in 'dynamic decline' is therefore now a critical priority in the East of England.

Prior to the C-19 pandemic, EH was on track to financial self sufficiency by 2023 and a 10 year programme of larger conservation projects, resourced outside of the Government Grant from EH Revenue, was being developed. Covid-19 has, however, knocked English Heritage off-course on its journey to becoming self-sufficient by 2023 and the current financial situation is serious.

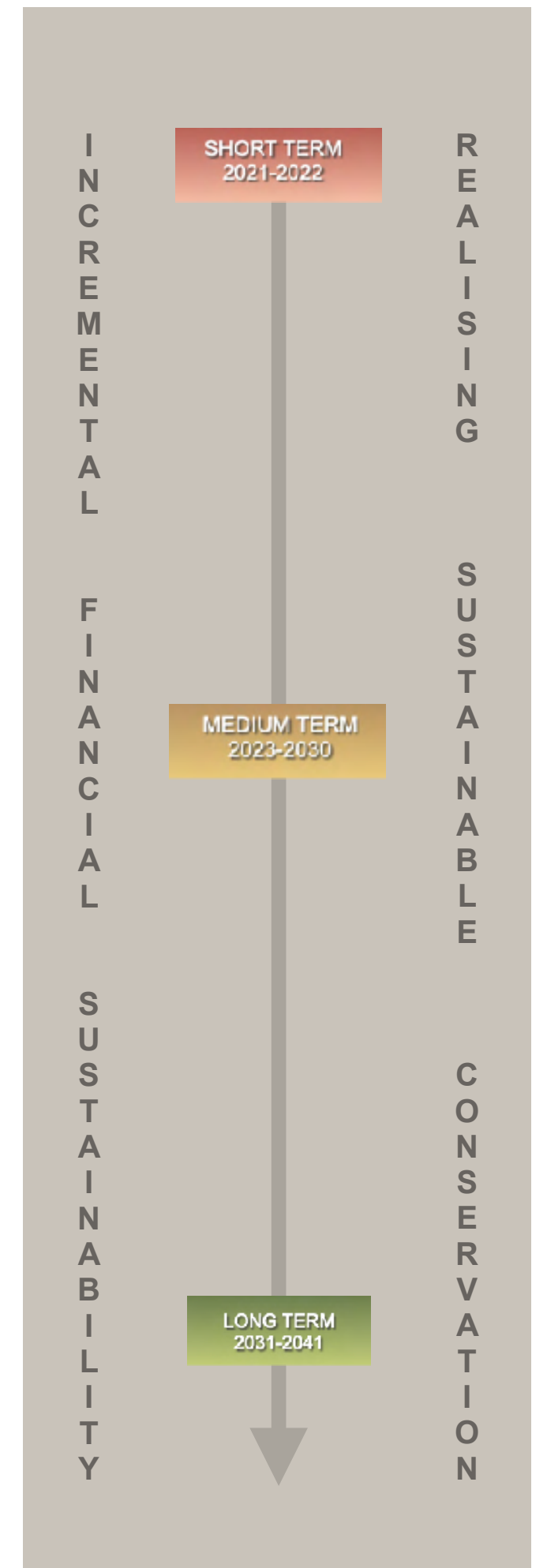
More than 50% of our income is generated from visitors to our sites, particularly at Stonehenge where 75% of visitors are from overseas. As a result, our unrestricted revenue was estimated to be c.£65m lower than originally budgeted in 20/21. Some of this lost income has been mitigated by cost savings and government support measures, such as furlough, but we are still expecting to make a net unrestricted deficit of c. 8.2m.

In order to stabilise the charity and ensure we remain solvent, we need to continue to control our expenditure in FY21/22. Our conservation and maintenance budget (c. £22m on average annually) was £8m lower in 2020/21 and will be £7m lower in 2021/22. This means that we will inevitably have to postpone some projects for the foreseeable future in order to focus on those where the conservation need is most urgent. We also need to balance investment between urgent conservation and visitor improvements that will, in turn, increase revenue for the charity.

Any external support for specific and important projects, such as those presented in this report for Leiston Abbey, would enable us alleviate the impact of this reduction. Enabling us to drive forward projects which would otherwise have to be postponed and preventing additional expenditure down the line through further deterioration. Such investment also has great potential to support the heritage supply chain, workforce and skills when they are most vulnerable, and boosts the local economy. Finally It is important to note that this Report and associated Action Plan presents EH's aspirational vision for the site over the next 40 years. In the current climate, it cannot, however, be regarded as an ultimate statement of EH commitment to complete all of the detailed works within the timeframes outlined.

Charitable spending priorities will always be subject to continuous review, with spend at individual sites balanced and prioritised to ensure funds are targeted at the sites with greatest need across the entire EH collection. Ultimately full realisation of the Sustainable Vision for Leiston presented in this report, particularly those priorities identified in the Short and Medium term, will be dependent upon successfully securing external funding to boost financial commitments English Heritage is able to commit through its annual revenue budgets

Although summaries of costs for realising the vision are presented throughout this document, a focussed summary is given in Section 3. Further detailed information is given in the the associated detailed spreadsheet Action Plan.



3.0: Conclusion & Next Steps ...

Whilst English Heritage has a number of aspirations at Leiston Abbey, as outlined in this document, by far the most important and most significant in scale is the return of Leiston Abbey to a sustainable condition. Without English Heritage achieving this goal, the visitor experience will be unavoidably compromised, and over a relatively short period of time, sections of the property would need to be closed to the public for safety reasons.

The road map outlined at Page 2 and copied again in Table 1 here, identifies the most urgent and pressing work to be completed in the short term period (2021-22). By establishing a robust baseline of the building's condition, engaging local people to contribute to low level maintenance tasks (as EH volunteers) and then developing a strategy to address the most pressing conservation works over the medium term period (2023-2030) (before the condition of the site deteriorates further).

Subject to blending both internal English Heritage budgets and third party funding, this report demonstrates that English Heritage can quickly move the site into a condition where a thorough long term sustainable conservation approach will protect the ruin for many years to come ... for future generations and those beyond.

See APPENDIX 1 for a Draft Action Plan and Cost Summary, summarising the recommendations and key outputs presented within this report, alongside clarification of their timing in relation to the specified Short, Medium and Long term time frames. A summary of these high level costs is presented in Table 2 opposite.



Revision

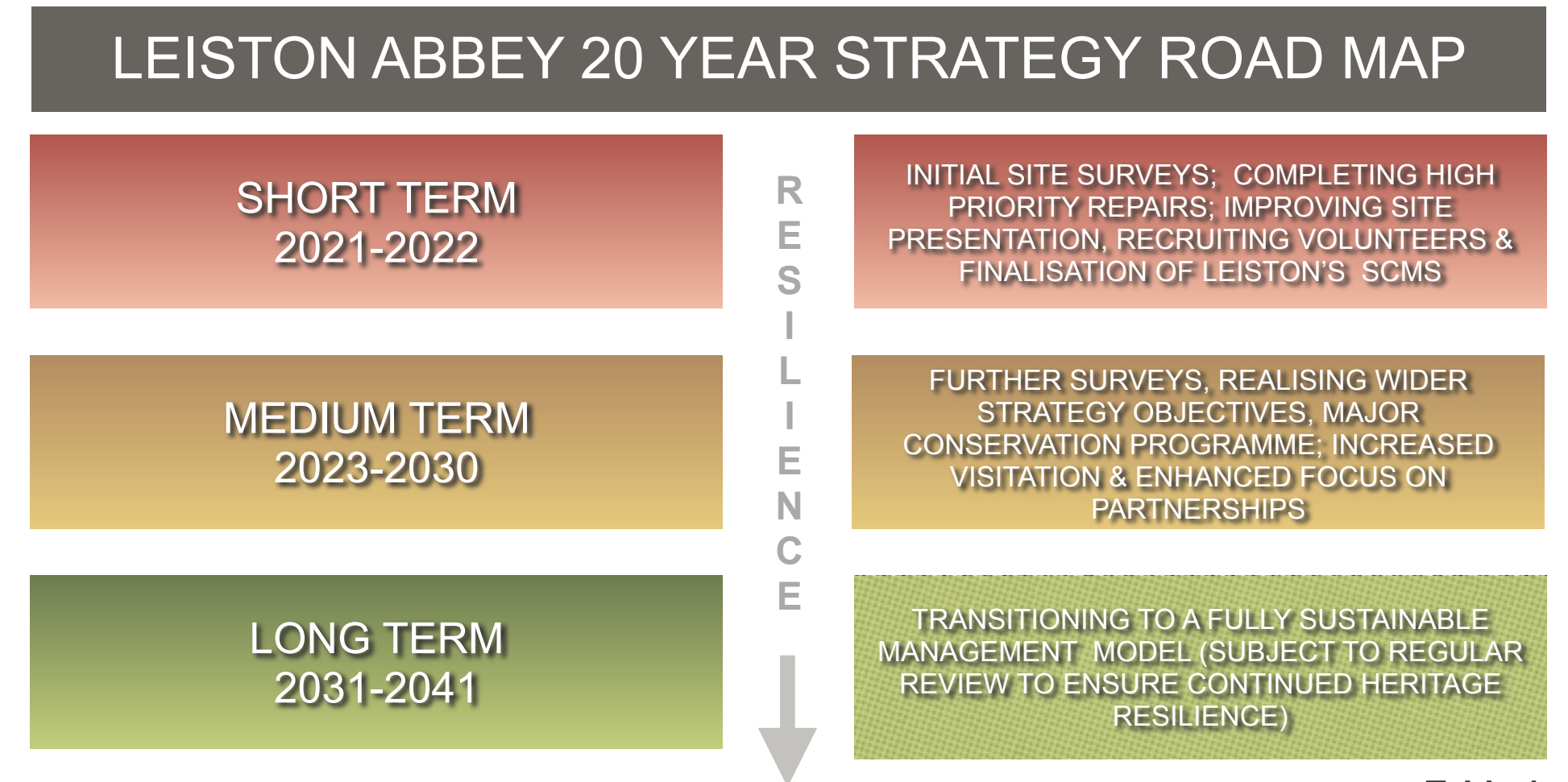


Table 1

COSTS £ FOR REALISING 20 YEAR VISION

FULL VISION	ENGLISH HERITAGE	FUNDING AMBITION
SHORT TERM 2021-2022	78,500	182,250
MEDIUM TERM 2023-2030	185,500	1,220,974
LONG TERM 2031-2041	276,500	7,500
£1,951,224	£540,500	£1,410,724

Table 2

APPENDIX 1: Key Action Plan Summary P1 - Theme A - Conservation & Maintenance

LEISTON DRAFT ACTION PLAN: KEY DELIVERABLES & COST SUMMARY																			
Report Page Ref	THEME CATEGORY	REQUIREMENT / OUTPUT DESCRIPTION	OUTPUT CLASSIFICATION	RESOURCING	Time in Days	FFR RATE per unit (inc VAT unless specified)	VISION YEAR START	FINANCIAL YEAR F KNOWN	FUNDING SOURCE STRATEGY	Frequency	ACTION PLAN PHASE			SCMS MATRIX OUTPUT SCORE	TOTAL ACTION COST OVER 20 YEAR VISION				NOTES
											S	M	L		SHORT-TERM - 2021-2022	MEDIUM TERM - 2023-2030	LONG TERM - 2031-2041	TOTAL COST OVER VISION (inflation)	
											Total Cost ST	Total Cost	Total Cost LT						
2.3 (A) (1)	A	Gull/Gullion (GG) Condition Survey & GB Valuation	CYCLICAL CONDITION SURVEY	EH - S/M Team	30	£7,500	Y1	FY21/22 (21)	ENGLISH HERITAGE	5 Yearly	S	M	L	80	£7,500.00	£7,500.00	£14,000.00	£29,000	
2.3 (A) (2)	A	High Level Rope Access Wall Head Survey (QU aligned)	CYCLICAL CONDITION SURVEY	EXT CONTRACTOR	4	£5,000	Y1	FY21/22 (21)	ENGLISH HERITAGE	5 Yearly	S	M	L	80	£5,000	£5,000	£10,000	£20,000	
2.3 (A) (3)	A	Flint/Rubble Masonry Safety Survey	CYCLICAL HERITAGE SURVEY	EH - S/M Team	8	£1,500	Y1	FY21/22 (21)	ENGLISH HERITAGE	3 Yearly	S	M	L	80	£1,500	£1,500	£3,000	£4,500	This figure allows for additional days working at risk up and producing the safety report only and does not include site survey days. The survey days are built into the main QU inspection. This approach would be reliant upon the same surveyor completing both the QU and FARMSS survey.
2.5 (A) (1)	A	Regular PPM Regime at Site, Pre Delivery of Major Project Works Scheduled for FY24/25	CYCLICAL MAINTENANCE PPM	EXT CONTRACTOR	TBC	£6,000	Y1	FY21/22 (21)	ENGLISH HERITAGE	Annual	S	M		28	£6,000	£6,000	£0	£22,000	
2.5 (A) (2)	A	Revised PPM Regime once Baseline Sustainable Condition has been achieved (For B&C (Not Masonry Conservation related items), and M&E items only. Landscape, Masonry and De-Veg are factored in separately.	CYCLICAL MAINTENANCE PPM	EXT CONTRACTOR	TBC	£4,000	Y8	FY25/26	ENGLISH HERITAGE	Annual		M	L	28	£0	£20,000	£40,000	£60,000	
2.5 (A) (3)	A	Pro Corda Maintained Properties Agreement Payments	CYCLICAL SITE MANAGEMENT COSTS	MFA	TBC	£8,000	Y1	FY21/22 (21)	ENGLISH HERITAGE	Annual	S	M	L	27	£10,500	£4,500	£85,000	£130,000	The current MFA makes payment for keeping the site accessible, regular checks, litter bin emptying, grass maintenance.
2.6 (A) (1)	A	PROJECT 1: High Priority Hoisting Works Following Farms Survey	PROJECT (HERITAGE FAIRIE)	EXT CONTRACTOR	N/A	£10,000	Y8	FY20/21 (20)	EXT FUNDING AMBITION	One Off	S	-	-	80	£10,000	£0	£0	£10,000	This work will certainly be required in the Short Term. Occurrences in the longer term would not be predicted if regular PPM Maintenance was completed.
2.6 (A) (2)	A	PROJECT 2: Major Conservation Projects to main ruin site, procs obtained by independent QS following E. & detailed survey Summer 2021.	PROJECT (HERITAGE FAIRIE)	EXT CONTRACTOR	N/A	£1,027,224	Y4	FY24/25 (24)	EXT FUNDING AMBITION	One Off	-	M	-	80	£0	£1,027,224	£0	£1,027,224	
2.6 (A) (3)	A	Provisional Sum for Response Maintenance to Hold Between PROJECT 1 (2.6 (A) (1)) & PROJECT 2 (2.6 (A) (2)).	CYCLICAL MAINTENANCE RESPONSE	EXT CONTRACTOR	4	£2,000	Y8	FY26/27 (26)	ENGLISH HERITAGE	One Off	-	M	-	88	£0	£2,000	£0	£2,000	This is a one off project to address any small masonry balances identified between the Hoisting Project (Project 1) and the Major Project (Project 2).
2.6 (A) (4)	A	PPM Regime for Routine Masonry Repairs at the Risk on a quinquennial cycle.	CYCLICAL MAINTENANCE PPM	EXT CONTRACTOR & VOLUNTEER	10	£5,000	Y8	FY26/27 (26)	ENGLISH HERITAGE	5 Yearly	-	-	L	80	£0	£5,000	£10,000	£15,000	This figure may need to be updated / varied in order to allow for Volunteer involvement. This will need to be proffered closer to the time of delivering the work.
2.7 (A) (1)	A	High Level (Rope Access) De-Vegetation & Consolidation (Not Full Survey 2.3 (A) (2))	CYCLICAL MAINTENANCE PPM	EXT CONTRACTOR	4	£3,500	Y8	FY23/24 (23)	ENGLISH HERITAGE	W/HT	S	M	L	22	£0	£7,000	£7,000	£14,000	On 3 year then 5 year cycles - this needs to be worked out as we don't want to duplicate any de-veg work completed during the high level survey completion.
2.7 (A) (2)	A	General Fabric De-Vegetation 2-6m (Not Rope Access)	CYCLICAL MAINTENANCE PPM	EXT CONTRACTOR	TBC	£2,500	Y1	FY21/22	ENGLISH HERITAGE	3 Yearly	S	M	L	24	£2,500	£7,500	£7,500	£17,500	
2.7 (A) (3)	A	General Fabric De-Vegetation Below 2m	CYCLICAL MAINTENANCE PPM	VOLUNTEER	4	£1,000	Y2	FY21/22 (22)	ENGLISH HERITAGE	Biennial	S	M	L	23	£1,000	£3,000	£6,000	£10,000	This will allow for professional supervision by one construction specialist for each event. Long term this cost could potentially be mitigated by partnership working with other organisations for potentially as a Value add condition arising from the MTC contracts.
2.8 (A) (1)	A	Full Risk Laser Scan to build 3D point cloud mesh model with Photogrammetry render. Also achieving a full digital point cloud survey of the site (creating a benchmark for long term deterioration of decay monitoring and repair specifications).	SPECIALIST SURVEY	EXT CONSULTANT	TBC	£15,000	Y1	FY21/22 (21)	EXT FUNDING AMBITION	One Off	S	-	-	81	£15,000	£0	£0	£15,000	
2.8 (A) (2)	A	Full Topographical Site Survey including Desk Based Assessment of Geological and Hydrological characteristics.	SPECIALIST SURVEY	EXT CONSULTANT	TBC	£7,500	Y1	FY21/22 (21)	EXT FUNDING AMBITION	One Off	S	-	-	81	£7,500	£0	£0	£7,500	
2.8 (A) (3)	A	Geological Stone Survey (Identification & Mapping)	TECHNICAL FAIRIE ASSESSMENT	EXT CONSULTANT	TBC	£8,000	Y2	FY21/22 (22)	EXT FUNDING AMBITION	One Off	S	-	-	28	£8,000	£0	£0	£8,000	
2.8 (A) (4)	A	Mortar Analysis & Sampling	TECHNICAL FAIRIE ASSESSMENT	EXT CONSULTANT	N/A	£5,000	Y8	FY26/27 (26)	EXT FUNDING AMBITION	One Off	S	-	-	80	£5,000	£0	£0	£5,000	
2.8 (A) (4)	A	Stone Conservation Sustainable Conservation Model- Colours Appraisal	FEASIBILITY OPTIONS APPRAISAL	EXT CONSULTANT	N/A	£7,500	Y1	FY21/22 (21)	EXT FUNDING AMBITION	One Off	S	-	-	28	£7,500	£0	£0	£7,500	

See 3.0 for Totals Summarised by Phases (Short, Medium & Long Term)

N.B: Snapshot taken from detailed (fully filterable) spreadsheet accompanying this Report. Included to aid high level referencing between costed action plan and report narrative. Please refer to spreadsheet for detailed costing overviews and phasing breakdowns.

THEME A	SHORT-TERM 2021-2023	MEDIUM TERM 2024-2030	LONG TERM 2031-2041	20 YEAR VISION
EH CYCLICAL SPEND	£55,000	£117,000	£168,500	£340,500
FUNDING AMBITION	£93,000	£1,027,224	£0	£1,120,224
SUB TOTAL	£148,000	£1,144,224	£168,500	£1,460,724

* Updated to Reflect Survey Data Sept 2021

APPENDIX 1: Key Action Plan Summary P2 - Theme B - Heritage Significance & Values

LEISTON DRAFT ACTION PLAN: KEY DELIVERABLES & COST SUMMARY																			
Report Page Ref	THEME CATEGORY	REQUIREMENT/OUTPUT DESCRIPTION	OUTPUT OR ASSIGNMENT	RESOURCES	Time in Days	ESTIMATE POP/UPR (or V1 if more appropriate)	VISION YEAR START	FINANCIAL YEAR KNOWN	FUNDING SOURCE STRATEGY	Frequency	ACTION PLAN PHASE	SCMS MATRIX OUTPUT SCORE	TOTAL ACTION COST OVER 20 YEAR VISION				NOTES		
													SHORT TERM - 2021-2023	MEDIUM TERM - 2024-2030	LONG TERM - 2031-2041	TOTAL COST OVER VISION (+inflation)			
													Total Cost ST	Total Cost	Total Cost LT	Total Cost			
2.11 (E) (1)	B	Conservation Management Plan (including archive review and review of past reports campaigns and projects)	MANAGEMENT TOOL	EXT CONSULTANT	N/A	£18,000	Y2	FY22/23 (22)	EXT FUNDING AMBITION	One Off	S	-	-	24	£18,000	£0	£0	£18,000	
2.11 (E) (2)	B	Conservation Framework Report	MANAGEMENT TOOL	EXT CONSULTANT	30	£5,000	Y2	FY22/23 (22)	EXT FUNDING AMBITION	One Off	S	-	-	23	£5,000	£0	£0	£5,000	
2.11 (E) (3)	B	Detailed Archaeological Standing Building Fabric Appraisal (Mapping, Drawing & Conclusion)	SPECIALIST SURVEY	EXT CONTRACTOR & SUBCONTRACTORS	TBC	£10,000	Y2	FY22/23 (22)	EXT FUNDING AMBITION	One Off	S	-	-	18	£10,000	£0	£0	£10,000	
2.11 (E) (4)	B	Full Geophysical Survey	SPECIALIST SURVEY	EH - HE S.A	30	£7,500	Y8	FY28/30 (28)	EXT FUNDING AMBITION	One Off		M	-	18	£7,500	£0	£0	£7,500	Delivered through the shared service this would be circa half the cost of tendering externally for the same work. It is noted too that the surfaces of shortgrass would be preferable to long and so therefore it may need to be completed in phases as the grassland is managed.
2.11 (E) (6)	B	Full Digitisation of Leiston Historic Archives - including purchase of hardware setup for volunteer support	PROJECT (ARCHIVE HISTORY)	VOLUNTEER	TBC	£7,500	Y8	FY28/30 (28)	EXT FUNDING AMBITION	One Off	V	M	-	31	£0	£7,500	£0	£7,500	

THEME B	SHORT TERM 2021-2023	MEDIUM TERM 2024-2030	LONG TERM 2031-2041	20 YEAR VISION
EH CYCLICAL SPEND	£0	£0	£0	£0
FUNDING AMBITION	£40,500	£7,500	£0	£48,000
SUB TOTAL	£40,500	£7,500	£0	£48,000

See 3.0 for Totals Summarised by Phases (Short, Medium & Long Term)

N.B: Snapshot taken from detailed (fully filterable) spreadsheet accompanying this Report. Included to aid high level referencing between costed action plan and report narrative. Please refer to spreadsheet for detailed costing overviews and phasing breakdowns.

APPENDIX 1: Key Action Plan Summary P3 - Theme C - Climate Resilience, Landscape & Nature

LEISTON DRAFT ACTION PLAN: KEY DELIVERABLES & COST SUMMARY																			
Report Page Ref	THEME CATEGORY	REQUIREMENT / OUTPUT DESCRIPTION	OUTPUT CLASSIFICATION	RESOURCING	Time in Days	ESTIMATE per unit (incl VAT excl resources)	MBCN YEAR START	FINANCIAL YEAR F KNOWN	FUNDING SOURCE STRATEGY	Frequency	ACTION PLAN PHASE			SCMS MATRIX OUTPUT SCORE	TOTAL ACTION COST OVER 20 YEAR VISION				NOTES
											Start	End	Phase		SHORT-TERM - 2021-2023	MEDIUM TERM - 2023-2030	LONG TERM - 2031-2041	TOTAL COST OVER VISION (incl VAT)	
											Start	End	Phase		Total Cost ST	Total Cost	Total Cost LT	Total Cost	
2.16 (C) (1A)	C	Leiston Meadow Biodiversity Enhancement Project (establishment of the on-site network for delivery & funded separately (See VOL UNTEERS REF 016))	PROJECT (BIODIVERSITY/GRASS)	EXT CONTRACTOR & VOLUNTEER	TBC	£15,000	22	FY 22/23 (22)	EXT FUNDING AMBITION	One Off	S	-	-	24	£12,000	£0	£0	£12,000	
2.16 (C) (1B)	C	Leiston Meadow Biodiversity Project Ongoing Management Inc. Grounds Maintenance	CYCLICAL MAINTENANCE PPM	EXT CONTRACTOR & VOLUNTEER	TBC	£5,500	23	FY 23/24 (23)	ENGLISH HERITAGE	Annual	S	M	L	27	£5,500	£28,000	£55,000	£69,000	This element of work could be significantly supported through blended volunteers and contractors in the long term. Also, some of the wildflower plugs are planted by volunteers. Review will need to be made as to the viability of increased volunteer contributions and potential decrease in annual Grounds Maintenance Costs once the relative success / capacity of the proposed Leiston Landscape Volunteer has been trialled.
2.17 (C) (1)	C	Biodiversity & Wildlife Surveys at the Site (inc Bat Surveys)	SPECIALIST SURVEY	EXT CONTRACTOR	TBC	£5,000	21	FY 21/22 (21)	EXT FUNDING AMBITION	One Off	S	-	-	27	£5,000	£0	£0	£5,000	
2.17 (C) (2)	C	Tree Maintenance and Works	CYCLICAL MAINTENANCE PPM	EH - EMT Team	TBC	£1,000	21	FY 21/22 (21)	ENGLISH HERITAGE	Annual	S	M	L	27	£3,000	£7,000	£10,000	£20,000	Tree Maintenance SCR inspectors.
2.17 (C) (3A)	C	Rabbit Management Options Appraisal	FRAMEWORK OPTIONS APPRAISAL	EXT CONTRACTOR	TBC	£2,500	21	FY 21/22 (21)	EXT FUNDING AMBITION	One Off	S	-	-	24	£2,500	£0	£0	£2,500	
2.17 (C) (3B)	C	Introduction of Humane Rabbit Management / Penning	PROJECT (BIODIVERSITY/GM)	EXT CONTRACTOR	TBC	£20,000	23	FY 23/24 (23)	EXT FUNDING AMBITION	One Off	-	M	-	23	£0	£20,000	£0	£20,000	
2.17 (C) (4)	C	Site Site Furniture Upgrade, Filter Run & Reestablishment of Beetle / Insect	PROJECT (INFRASTRUCTURE)	EXT CONTRACTOR	TBC	£7,500	22	FY 22/23 (22)	EXT FUNDING AMBITION	One Off	S	-	-	21	£7,500	£0	£0	£7,500	
2.17 (C) (5)	C	Introduction of Bug Hole Habitats	PROJECT (BIODIVERSITY/GM)	VOLUNTEER	TBC	£1,000	22	FY 22/23 (22)	EXT FUNDING AMBITION	One Off	S	-	-	21	£1,000	£0	£0	£1,000	Potential opportunity as an event. If successful, sponsored, it will be a member and community event.
2.17 (C) (6)	C	Rotation of Long Meadow Refuges Areas for Invertebrate refuge	CYCLICAL MAINTENANCE PPM	EXT CONTRACTOR	TBC	0	26	FY 24/25 (24)	ENGLISH HERITAGE	Annual	-	M	L	23	£0	£0	£0	£0	This will involve an increase in the standard regime but will bring opportunities for establishing a more diverse biological profile. The nature of the works are detailed in 2.16 (C) (1b).
2.17 (C) (7)	C	Traditional Hedge Laying Enhancement Project & Subsequent Annual Maintenance	CYCLICAL MAINTENANCE PPM	EXT CONTRACTOR & VOLUNTEER	TBC	£500	24	FY 24/25 (24)	ENGLISH HERITAGE	Annual	-	M	L	23	£0	£3,000	£5,000	£8,000	
2.17 (C) (8)	C	Wildlife Site Landscaping Refresh (Trees & Shrubs)	PROJECT (BIODIVERSITY/GM)	EXT CONTRACTOR & VOLUNTEER	TBC	£10,000	27	FY 27/28 (27)	EXT FUNDING AMBITION	One Off	-	M	-	22	£0	£10,000	£0	£10,000	

THEME C	SHORT-TERM 2021-2023	MEDIUM TERM 2024-2030	LONG TERM 2031-2041	20 YEAR VISION
EH CYCLICAL SPEND	£8,500	£49,000	£70,000	£127,500
FUNDING AMBITION	£28,000	£30,000	£0	£58,000
SUB TOTAL	£36,500	£79,000	£70,000	£185,500

See 3.0 for Totals Summarised by Phases (Short, Medium & Long Term)

N.B: Snapshot taken from detailed (fully filterable) spreadsheet accompanying this Report. Included to aid high level referencing between costed action plan and report narrative. Please refer to spreadsheet for detailed costing overviews and phasing breakdowns.

APPENDIX 1: Key Action Plan Summary P4 - Theme D - Infrastructure, Site Accessibility & Visitor Experience

LEISTON DRAFT ACTION PLAN: KEY DELIVERABLES & COST SUMMARY																				
Report Page Ref	THEME CATEGORY	REQUIREMENT/OUTPUT DESCRIPTION	OUTPUT CLASSIFICATION	REQUIREMENT	Time in Days	ESTIMATE per unit (per UK Labor applicable)	VISION YEAR START	FINANCIAL YEAR END	FUNDING SOURCE STRATEGY	Frequency	ACTION PLAN PHASE				SCMS MATRIX OUTPUT SCORE	TOTAL ACTION COST OVER 20 YEAR VISION				NOTES
											S	M	L	T		SHORT-TERM - 2021-2022	MEDIUM TERM - 2023-2030	LONG TERM - 2031-2041	TOTAL COST OVER VISION (+inflation)	
																Total Cost: £K	Total Cost	Total Cost LT	Total Cost	
2.20 (D) (1)	D	Leiston/Abbey Access Audit	FEASIBILITY/OPTIONS APPRAISAL	EXT CONTRACTOR	TBC	£5,000	Y2	FY 22/23 (22)	EXT FUNDING AMBITION	One Off	S	-	-	26	£5,000	£0	£0	£5,000		
2.20 (D) (2)	D	Delivery of Access Strategy Phase 1: Leiston Access Upgrade including Paths and Mowing Lower	PROJECT (INFRASTRUCTURE)	EXT CONTRACTOR	TBC	£25,000	Y4	FY 24/25 (24)	EXT FUNDING AMBITION	One Off	-	M	-	24	£0	£25,000	£0	£25,000		
2.20 (D) (3)	D	Delivery of Access Strategy Phase 2: Car Park Upgrade	PROJECT (INFRASTRUCTURE)	EXT CONTRACTOR	TBC	£100,000	Y6	FY 26/27 (26)	EXT FUNDING AMBITION	One Off	-	M	-	25	£0	£100,000	£0	£100,000	Prospective Partnership Project with Friends	
2.21 (D) (1)	D	Purchase and installation of updated interpretation panels for the site	PROJECT (INTERP)	EXT CONTRACTOR	TBC	£2,000	Y1	FY 21/22 (21)	EXT FUNDING AMBITION	One Off	S	-	L	28	£10,000	£0	£10,000	£20,000		
2.21 (D) (2)	D	Review options to enhance linkage of the site to other heritage and ecological assets in the locality	PROJECT (PARTNERSHIPS)	EXT CONSULTANT	TBC	£1,000	Y3	FY 21/22 (21)	EXT FUNDING AMBITION	5 Yearly	S	M	L	22	£1,000	£2,000	£3,000	£6,000	Long term this work could in principle be developed into a Community Research Volunteer Role	
2.21 (D) (3)	D	Conservation in Action (CIA) Events during Live Conservation Works	PROJECT (PARTNERSHIPS)	EXT VOLUNTEERS	TBC	£2,500	Y3	FY 23/24 (23)	EXT FUNDING AMBITION	VARIED	S	M	L	28	£500	£5,000	£5,000	£10,000	Generally one event per year but 4 events would be run during the Major Conservation Event. The events would centre on the Heritage Skills and variety of materials at the site (brick, stone, thatch, flint, naturalia, etc). These events could in principle also be supported through volunteers through Action (CIA) within the 10 Year (10 Year) (MTC) cyclical contracts	
2.21 (D) (4)	D	Visitor Research regarding Interpretation Opportunities	PROJECT (INTERP)	EXT CONSULTANT	TBC	£2,500	Y3	FY 23/24 (23)	EXT FUNDING AMBITION	One Off	S	-	-	22	£2,500	£0	£0	£2,500		
2.21 (D) (5)	D	Expanded Interpretation Offer including recommendations from Visitor Research Surveys and aligned with Digital user Survey Outputs	PROJECT (INTERP)	EXT CONSULTANT	TBC	£10,000	4	FY 24/25 (24)	EXT FUNDING AMBITION	One Off	-	M	-	24	£0	£10,000	£0	£10,000		
2.21 (D) (6)	D	Enhancement of Online Interpretation and web resources, incorporating new research. Archive materials/issues identified through technical auditing surveys and outlined in the Conservation Management Plan (2011) (CMT)	PROJECT (INTERP)	EXT CONSULTANT	TBC	£5,000	4	FY 24/25 (24)	EXT FUNDING AMBITION	One Off	-	M	-	23	£0	£5,000	£0	£5,000		
2.21 (D) (7)	D	Long Term of Site Interpretation Enhancements alongside upgrades to site of interpretation facilities (as possible) development.	PROJECT (INTERP)	EXT CONSULTANT	TBC	£10,000	Y10	FY 30/31	EXT FUNDING AMBITION	One Off	-	M	-	20	£0	£10,000	£0	£10,000		

THEME D	SHORT -TERM 2021-2023	MEDIUM TERM 2024-2030	LONG TERM 2031-2041	20 YEAR VISION
EH CYCLICAL SPEND	£11,000	£2,000	£13,000	£26,000
FUNDING AMBITION	£8,000	£155,000	£5,000	£168,000
SUB TOTAL	£19,000	£157,000	£18,000	£194,000

See 3.0 for Totals Summarised by Phases (Short, Medium & Long Term)

N.B: Snapshot taken from detailed (fully filterable) spreadsheet accompanying this Report. Included to aid high level referencing between costed action plan and report narrative. Please refer to spreadsheet for detailed costing overviews and phasing breakdowns.

APPENDIX 1: Key Action Plan Summary P5 - Theme E - Community Participation & Engagement

LEISTON DRAFT ACTION PLAN: KEY DELIVERABLES & COST SUMMARY																			
Report Page Ref	THEME CATEGORY	REQUIREMENT/OUTPUT DESCRIPTION	OUTPUT CLASSIFICATION	RESOURCING	Time in Days	PERMITS per unit (to be taken separately)	VISION YEAR START	FINANCIAL YEAR F INNOVATION	FUNDING SOURCE STRATEGY	Frequency	ACTION PLAN PHASE			SCMS MATRIX OUTPUT SCORE	TOTAL ACTION COST OVER 20 YEAR VISION				NOTES
											S	M	L		SHORT TERM - 2021-2023	MEDIUM TERM - 2023-2030	LONG TERM - 2031-2041	TOTAL COST OVER VISION (inflation)	
															Total Cost £	Total Cost	Total Cost £	Total Cost	
2.23 (E) (1a)	E	Establishment of Heritage Guardian Volunteers - set up equipment	PROJECT (VOLUNTEER)	EH - EMT & VOLUNTEERS	TBC	£2,500	Y2	FY21/22 (22)	EXT FUNDING AMBITION	One Off	S	-	-	20	£2,500	£0	£0	£2,500	
2.23 (E) (1a*)	E	Annual Costs associated with continuing the Heritage Guardian Volunteer Roles	CYCLICAL VOLUNTEER	EH - EMT & VOLUNTEERS	TBC	£500	Y3	FY 22/23 (23)	ENGLISH HERITAGE	Annual	S	M	L	20	£1,000	£3,500	£5,000	£9,500	
2.23 (E) (1b)	F	Establishment of Heritage Maintenance Volunteers - set up equipment	PROJECT (VOLUNTEER)	EH - EMT & VOLUNTEERS	TBC	£3,500	Y2	FY21/22 (22)	EXT FUNDING AMBITION	One Off	S	-	-	20	£3,500	£0	£0	£3,500	
2.23 (F) (1a*)	F	Annual Costs associated with continuing the Heritage Maintenance Volunteer Roles	CYCLICAL VOLUNTEER	FH - FMT & VOLUNTEERS	TBC	£500	Y3	FY 22/23 (23)	ENGLISH HERITAGE	Annual	S	M	L	20	£1,000	£3,500	£5,000	£9,500	Costs of operating the volunteer model are estimates and are based upon covering T&B and any essential kit/principal. EH's time contributing to, coordinating and facilitating the events has not been factored in. Link to Anna E Kemp's Volunteer's Team on the
2.23 (E) (1c)	E	Establishment of Heritage Landscape Volunteers - set up equipment	PROJECT (VOLUNTEER)	EH - EMT & VOLUNTEERS	TBC	£2,500	Y2	FY21/22 (22)	EXT FUNDING AMBITION	One Off	S	-	-	20	£2,500	£0	£0	£2,500	
2.23 (E) (1c*)	E	Annual Costs associated with continuing the Heritage Landscape Volunteer Roles	CYCLICAL VOLUNTEER	EH - EMT & VOLUNTEERS	TBC	£500	Y3	FY 22/23 (23)	ENGLISH HERITAGE	Annual	S	M	L	20	£1,000	£3,500	£5,000	£9,500	
2.23 (E) (2a)	E	Establishment of Site Monitor Volunteers - set up equipment	PROJECT (VOLUNTEER)	EH - FE & VOLUNTEERS	TBC	£1,500	Y2	FY21/22 (22)	EXT FUNDING AMBITION	One Off	S	-	-	20	£1,500	£0	£0	£1,500	
2.23 (F) (2a*)	F	Annual Costs associated with continuing the Site Monitor Volunteer Roles	CYCLICAL VOLUNTEER	FH - FE Team	TBC	£500	Y3	FY 22/23 (23)	ENGLISH HERITAGE	Annual	S	M	L	20	£1,000	£3,500	£5,000	£9,500	
2.23 (E) (2b)	E	Establishment of Community Research Volunteers - set up equipment	PROJECT (VOLUNTEER)	FH - RF & VOLUNTEERS	TBC	£1,500	Y2	FY21/22 (22)	EXT FUNDING AMBITION	One Off	S	-	-	20	£1,500	£0	£0	£1,500	
2.23 (E) (2b*)	E	Annual Costs associated with continuing the Community Research Volunteer Roles	CYCLICAL VOLUNTEER	EH - FE & VOLUNTEERS	TBC	£500	Y3	FY 22/23 (23)	ENGLISH HERITAGE	Annual	S	M	L	20	£500	£3,500	£5,000	£9,000	

THEME E	SHORT -TERM 2021-2023	MEDIUM TERM 2024-2030	LONG TERM 2031-2041	20 YEAR VISION
EH CYCLICAL SPEND	£4,000	£17,500	£25,000	£46,500
FUNDING AMBITION	£10,500	£0	£0	£10,500
SUB TOTAL	£14,500	£17,500	£25,000	£57,000

See 3.0 for Totals Summarised by Phases (Short, Medium & Long Term)

N.B: Snapshot taken from detailed (fully filterable) spreadsheet accompanying this Report. Included to aid high level referencing between costed action plan and report narrative. Please refer to spreadsheet for detailed costing overviews and phasing breakdowns.

APPENDIX 1: Key Action Plan Summary P6 - Theme F - Partnerships & Knowledge Sharing

LEISTON DRAFT ACTION PLAN: KEY DELIVERABLES & COST SUMMARY																			
Report/Phase Ref	THEME CATEGORY	REQUIREMENT/OUTPUT DESCRIPTION	OUTPUT CLASSIFICATION	RESOURCING	Time in Days	ESTIMATE per unit (incl VAT) (see spreadsheet)	VISION YEAR START	FINANCIAL YEAR IF KNOWN	FUNDING SOURCE STRATEGY	Frequency	ACTION PLAN PHASE			SCMS MATRIX OUTPUT SCORE	TOTAL ACTION COST OVER 20 YEAR VISION				NOTES
											S	M	L		SHORT-TERM - 2021-2023	MEDIUM TERM - 2024-2030	LONG TERM - 2031-2041	TOTAL COST OVER VISION (incl inflation)	
														Total Cost ST	Total Cost M	Total Cost LT	Total Cost		
223 (F) (1)	F	Establishment of East Anglian Ruin Network (EARN) Establishment of the Network ... Knowledge Sharing Forum	PROJECT (PARTNERSHIPS)	E4 - EMT & VOLUNTEERS	TBC	£1,000	Y1	FY21/22 (21)	EXT FUNDING AMBITION	Biannual	S			26	£1,600	£0	£0	£1,600	It is envisaged that this initiative will be run alongside other bodies and that the respective annual costs will ultimately be achieved via sponsorship of the Heritage Advocacy Group. Review potential with E4's current Farmers and wider Scotral roads.
223 (F) (2)	F	Exploring Partnership Opportunities within the Local Area through volunteer networks. (223 (F) (2))	PROJECT (PARTNERSHIPS)	E4 - FE & VOLUNTEERS	TBC	£250	Y1	FY21/22 (21)	EXT FUNDING AMBITION	One Off	S	M	L	27	£750	£1,250	£2,500	£4,500	

THEME F	SHORT-TERM 2021-2023	MEDIUM TERM 2024-2030	LONG TERM 2031-2041	20 YEAR VISION
EH CYCLICAL SPEND	£0	£0	£0	£0
FUNDING AMBITION	£2,250	£1,250	£2,500	£6,000
SUB TOTAL	£2,250	£1,250	£2,500	£6,000

See 3.0 for Totals Summarised by Phases (Short, Medium & Long Term)

N.B: Snapshot taken from Detailed (fully filterable spreadsheet accompanying this Report. Included to to aid high level referencing between Costed Action Plan and Report Narrative. Please refer to spreadsheet for detailed costing overviews and phasing breakdowns.

APPENDIX 2: Leiston Abbey Conservation Statement: 2002 - Part 1

LEISTON ABBEY SUFFOLK : A CONSERVATION STATEMENT

SUMMARY

1 INTRODUCTION

- 1.1 The purpose of this Conservation Statement is to provide an overview of why Leiston Abbey is significant, and to offer guidance as to how that significance will be retained in future. This is an unusual property insofar as several parties have an interest in the site. As well as the normal policies regarding maintenance, repair, presentation and education, specific policies are needed to guide decisions regarding new uses and new buildings on or near to the monument. There are also complex management issues that need to be addressed.
- 1.2 This document has been written by Andrew Derrick, Inspector of Historic Buildings. It has been prepared in consultation with John Ette, Inspector of Ancient Monuments, and Mo Crump, Manager of Pro Corda. It is a baseline document, to be reviewed and expanded upon as and when resources allow or major proposals present themselves.
- 1.3 The Ancient Monuments Terrier is attached at Annex 1 and a Deed Plan at Annex 2. The Abbey ruins are owned by the Diocese of St Edmundsbury and Ipswich, and are in the guardianship of the Secretary of State. The diocese retains certain responsibilities for the repair and maintenance of the Lady Chapel (*NB the terrier says these responsibilities are now with Pro Corda, but that is not Mo Crump's understanding*). The guardianship land also includes the car park, and the Secretary of State shares with the Diocese (pro Corda?) responsibility for the maintenance of the access road.
- 1.4 Clarify respective ownership of Diocese and Pro Corda – is the Deed Plan 'A' correct? Shows barn etc in Diocesan ownership.
- 1.5 The field to the east of the abbey ruins belongs to the Diocese and is farmed by Mr R G Rope.

2 DESCRIPTION

- 2.1 Leiston contains the extensive remains of a house of Premonstratensian or 'white' canons, dedicated to St Mary the Virgin and established in 1383 by Ranulf de Glanville, Chief Justice to Henry II. The Premonstratensians were a preaching order following the so-called rule of St Augustine. The order derives its name from the house established in 1121 at Premontre in Northern France. Theirs was an austere order, comparable in many respects to the Cistercians, and the founder St Norbert had close connections with St Bernard of Clairvaux. Their statutes required that houses should be established outside of towns, from which they served a number of parishes. The present site was in fact the second house established by the order in this part of Suffolk, a late 12th century establishment at Minsmere having been abandoned on account of the unsuitability of the land. Building stone being a scarce and expensive resource in East Anglia, part of the abbey church from Minsmere was reconstructed at Leiston, lending the building what must have appeared to some late 14th century eyes a quite archaic character.

- 2.2 Buildings of the Premonstratensian order share many characteristics with Cistercian houses of the same date and both consciously departed from contemporary Benedictine and Cluniac models. Typical features include a square-ended aisleless presbytery, and solid walls dividing transeptal chapels. A plan of Leiston Abbey church and its monastic buildings is attached at Annex 3.
- 2.3 Leiston follows the usual Premonstratensian arrangement of the monastic and domestic buildings. The cloister is located on the south side of the nave. The chapter house gives off the eastern claustral range, and was divided down the middle by a row of columns. Adjoining this to the south was the warming house, with the dormer above. The refectory or frater gave off the south range of the cloister, i.e. was on the opposite side to the church, and was built over an undercroft. Giving off the west range of the cloister was the cellarer's house and the interface between the abbey and the world. Here there would have been a guesthouse and here, about 1500, was built a handsome brick gatehouse; one turret survives fairly intact.
- 2.4 The monastic kitchen is thought to have been located in the area of uneven ground to the south of the refectory. A large building that formerly lay in the field to the east of the claustral buildings was probably the infirmary hall. Beyond this a ditch has been located, which is thought to mark the eastern boundary of the precinct.
- 2.5 About 57m to the north west of the abbey church are the remains of an outer court, surrounded on three sides by a ditch, probably the remains of a moat. This area contains two buildings of monastic date, one of which, the so-called tithe barn, was put to agricultural use in the post-medieval period, but its original use seems obscure. The other, the so-called Guesten Hall, was most likely used as guest accommodation; after falling into dereliction its fabric has recently been consolidated and incorporated into new accommodation.
- 2.6 Further earthworks of likely medieval date are visible in the paddock to the west of the abbey church. The abbey church and monastic buildings are fully described in the Scheduling description (attached as Annex 4)
- 2.7 Following the Dissolution, the Abbey and its lands were granted to Charles Brandon, Duke of Suffolk. As was commonly the pattern, the site was used as a quarry for building materials. In the late 16th century a farmhouse was built into the south aisle, and in the early 19th century this was extended with a new range running across the west end of the nave to form an L-shape. The east end of the Abbey church housed granaries, cow-houses and stables, thus ensuring the survival of the Lady Chapel.
- 2.8 In 1918 Miss Ellen Wrightson bought the Abbey for the purposes of setting up a place of retreat. The Lady chapel was brought back into use as a place of prayer, although much of its agricultural character, including the thatched roof and masonry infilling of some openings was retained. Extensions were built to Abbey House, one on the north of the Regency range and a larger four storey block to the south, occupying the site of the West End of the north cloister range.
- 2.9 At her death in 1946 Miss Wrightson left the property to the Diocese of St Edmundsbury and Ipswich. The ruins went into guardianship, but the Diocese retains an interest in and certain responsibilities for the Lady Chapel. In 1977 The Diocese sold Abbey House to Pro Corda, an organisation devoted to nurturing young musical talent, particularly ensemble playing. In addition to the house, Pro Corda acquired an acre of land to the north, including the tithe barn and the Guesten Hall, the latter of which they have rebuilt and converted. New practice

accommodation has also been built. Other new buildings include single storey practice rooms on the land to the north of the abbey church. These are extensions built by Pro Corda onto a garage and workshop, put up by the Ministry of Works for the Diocese to replace structures which had been removed from the north transept and north aisle.

- 2.10 In 1999 English Heritage entered into a local management agreement with Pro Corda.

3 SIGNIFICANCE

3.1 Designations

The Abbey Ruins, Abbey House, the tithe barn, guesten hall and adjoining buildings are all within the designated Scheduled Ancient Monument (County no 27). The Scheduling Map is attached (Annex 5).

The Abbey ruins are also listed grade I, and Abbey House (listed as Retreat House), the tithe barn and Guesten Hall grade II (Annexes 6, 7 and 8).

Leiston Abbey lies within the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty. *Look up lpa policies.*

3.2 Architectural, Historical and Archaeological Significance

The ruins of Leiston Abbey are fairly extensive and are of particular interest as a single-phase development by one of the lesser-known orders. In the words of the scheduling description, 'Leiston Abbey is considered to include some of the finest surviving monastic remains in Suffolk and is one of the most completely preserved examples of a Premonstratensian monastery in England'. The comparative wealth and corresponding architectural aspirations of this house are evidenced in the former existence of a central tower and nave aisles, and in the extensive use of flushwork. The remains of the Abbey church and monastic buildings are of exceptional architectural, historical and archaeological significance, both in local and national terms.

The north wall of the nave shows signs of former openings and adaptations, relating to post-dissolution agricultural use. A thatched building here was converted into additional accommodation for the retreat centre, but was burnt down in 1938. The wall has been made good, but the remains of the old windows present a rather discordant and possibly confusing (to visitors) appearance. At the west end of the north aisle there is an intrusive shed, previously a custodian's hut and now Pro Corda's laundry.

The Lady Chapel was converted to agricultural use in the post-dissolution period, and retains its 17th century roof and thatched covering. There is extensive blocking of arcade and window openings, reusing abbey fabric augmented with brick. The horizontal stained weatherboarding incorporating leaded windows belongs to the 20th century conversion back to religious use. The Lady Chapel is of exceptional significance in terms of its surviving (and reused) medieval fabric. The post-dissolution conversion to agricultural use is of considerable significance. The 20th

APPENDIX 2: Leiston Abbey Conservation Statement: 2002 - Part 2

century adaptations are of *moderate* significance, although the chapel was very attractively fitted out in the days of the retreat house. Sadly in recent years it has not received the same loving attention.

Abbey House stands over the south aisle and west end of the church and incorporates abbey walling. However it is a worthy historic building in its own right, comprising a rendered timber framed 16th century range over the former aisle and an early 19th century western range in white Suffolk brick. These parts of Abbey House are of *considerable* architectural and historical significance.

The c1920 addition to the south of Abbey House straddles the south nave wall, and is a large four-storey building not without its own picturesque charm. The extension on the north side of Abbey side, presumably of the same date, is more utilitarian, although its northern elevation is enlivened by a projecting stair turret and a large window. Although these additions are included in the grade II listing, their inherent architectural merits must be regarded as *moderate*, with some elements (e.g. the external plumbing on the south wall overlooking the cloister) positively *intrusive*. However, the general effect of Abbey House in relation to the ruins is considerably picturesque, and should be regarded as one of the *exceptional* features of Leiston Abbey. We must view with considerable gratitude the decision of the Diocese to sell the house to Pro Corda, thus averting the prospect of acquisition by the Department for the purposes of 'unpicking' the post-monastic elements (HBC report by D Sherlock IAM August 1978).

The single storey practice rooms to the north of the abbey church are highly *intrusive* in views to and from the ruins.

On the eastern side of the outer court/farmyard to the NW, the so-called **the barn** is a C15th (i.e. monastic) structure of seven bays, with flint walls, stone quoins and buttresses and a thatched roof. Although much altered in the course of its life as an agricultural building and subsequently, the barn is of *considerable* architectural significance. As part of the monastic complex its archaeological and historical significance is *exceptional*.

On the north side of this outer court, the **guesten hall** was probably built as guest accommodation for the monastery. Its rebuilding from 1986-93 from a ruinous state, incorporating surviving the medieval fabric, was carried out with flair and sensitivity. This building is of *considerable* architectural significance and *exceptional* archaeological and historical significance.

The new **practice room** adjoining the guesten house on the western side of the court is a tactful addition, with a flint masonry elevation towards the medieval building but otherwise primarily weatherboarded. It is well designed and sits happily in its context and while it therefore cannot be described as intrusive, equally it cannot be regarded as significant.

The **cart lodge/shed** on the south side of the court is a brick and flint structure, previously open-fronted towards the farmyard. Like the adjoining wall, it appears to be 19th century in date. In themselves these elements are of *moderate* significance, but like so many of the later buildings at Leiston Abbey they incorporate historic material

which may be of exceptional significance. The historic significance of the boundaries and alignments needs to be considered further.

3.3 Nature Conservation, Wildlife and Landscape Significance

Leiston Abbey is a 'B' category site, i.e. it has sufficient interest to require a visit from the Nature Conservation Manager and Landscape Manager (*who they?*) when grounds maintenance contracts are renewed.

The Wildlife Statement of 1999 is attached at Annex 9. While not currently designated for its nature conservation interest, the site supports unusual habitats, which English Heritage has a responsibility to take into account in the management of the property. The masonry walls support a range of specialised wall plant species, the ponds are known to be used by legally protected great crested newts, and Pro Corda report the activity of pipistrelle bats in the barn. The nature conservation and wildlife significance of the site is therefore *considerable*.

Leiston is an outstanding and picturesque historic building lying in a rural setting in a designated AONB. Its landscape significance is *exceptional*.

4 VULNERABILITY AND CONSERVATION ISSUES

- 4.1 The building fabric of the abbey ruins needs regular maintenance and repair, and should be subject to regular inspection. At the time of writing the Whitworth Co-Partnership has recently carried out a survey on behalf of English Heritage.
- 4.2 The car park resembles a lunar landscape and discourages visitors from leaving their cars in the proper place. This needs urgent attention.
- 4.3 The post-dissolution historic buildings at Leiston Abbey and their current use by Pro Corda are an asset to the site. Nevertheless, there is always a tension between the demands of conservation and adaptation where historic buildings remain in active use, and at Leiston this needs to be handled with particular sensitivity.
- 4.4 The Pro Corda practice rooms to the north of the abbey ruins are particularly intrusive, and their removal highly desirable. Also desirable is the removal of the flat-roofed structure at the west end of the north aisle (but not the masonry walls that enclose it). In recompense for the loss of the accommodation entailed by the demolition of the practice rooms, alternative provision for new accommodation may be required. *(I could add here: Such provision which is consideration should be given to allowing new accommodation for Pro Corda outside and against the north aisle wall of the nave. There was a building here until 1938, and the window and door openings survive in the aisle wall, presenting a rather sorry appearance. Rebuilding within the ancient monument is controversial, but is nevertheless worth considering both as a possible enhancement of that area and as a quid pro quo for the demolition of the practice rooms. This could only be justified with an architectural design of the highest quality; the Guesten Hall shows what is possible. But this is suspiciously like an evaluation of a proposal - should it come out?)*
- 4.5 While alterations to Abbey House are of not within the control of English Heritage or the Secretary of State (unless they impinge on the SAM), we should continue to liaise with Pro Corda over changes in these areas. Internal alterations

may have 'knock on' effects elsewhere e.g. the reduction or relocation of dormitory accommodation.

- 4.6 Means of escape from Abbey House is another issue. It is understood that an external metal fire escape was removed in the 1970s. Its reinstatement is highly undesirable, and we will be looking to Pro Corda to achieve internal solutions to the problems of means of escape, provided that this can be achieved in a manner that is compatible with the special interest of the building.
- 4.7 The future management of the Lady Chapel also needs to be reconsidered. At present repair and maintenance responsibilities are split between the Diocese (pro Corda?) and the Secretary of State. We need to establish from the Diocese whether they wish to retain an interest in the building, and if not, to make arrangements for its future repair and management. It is desirable, although not essential, that it should continue to be fitted up for worship. That however need not exclude alternative uses e.g. for Pro Corda recitals. The Diocese owns various valuable items in the chapel, some of which have been taken into the house for safe keeping by Pro Corda.
- 4.8 The barn is used as a recital space by Pro Corda, and is draughty in the winter months. New doors on the western elevation may improve things, as would an internal lobby. An external porch would be unwelcome. A lean-to on the northern side of the barn is desired by Pro Corda, and there would be no objection to this in principle (there was such a structure previously), although this should be better detailed than the similar addition which has been added on the south side. *Delete this?*
- 4.9 Pro Corda would also like to develop the site of the cart lodge/ store on the south side of the outer court. A single storey building would be acceptable here, subject to detail, archaeology, salvage of materials etc. *Delete?*
- 4.10 At present the Lady Chapel is not wheelchair accessible. A permanent architectural solution for wheelchairs would be difficult, and a demountable timber solution may be appropriate. This needs to be considered as part of a general access audit of the site.
- 4.11 It is most unsatisfactory that the land to the east of the abbey, within the precinct and the site of monastic structures, should continue to be put to the plough (*or is it John? Have you put a stop to this since it was included in the SAM?*). This land should be brought within the guardianship site at the earliest opportunity, and in the meantime a management agreement should be drawn up with the Diocese and farmer with a view to stopping the ploughing.
- 4.12 This is a free site, and there are no plans to introduce charging or naming (*am I right?*). There is a brown sign on the main road. On site, interpretation is basic but adequate and unobtrusive. There is no current leaflet, although Pro Corda would like to produce their own. It is desirable that the enthusiasm and interest of the local manager should be thus harnessed, although English Heritage will doubtless wish to agree on the text and format of such a leaflet.
- 4.13 The educational potential of Leiston Abbey is considerable. In addition to the opportunities identified in the EH Education Service leaflet (annex 10), the presence on site of Pro Corda and the proximity of Aldeburgh offers musical opportunities. Summer concerts in the ruins for schools/members?

5 POLICIES: PRINCIPAL POLICY OBJECTIVES

5.1 Protection

APPENDIX 2: Leiston Abbey Conservation Statement: 2002 - Part 3

To place the conservation of Leiston Abbey and the protection of its significance at the heart of future planning and site management.

5.2 Conservation, Repair and Maintenance

To implement effective regimes for maintenance and repair, protecting significance and historic integrity and observing exemplary standards of conservation practice.

5.3 Enhancement and improvement

To enhance the historic character and visual qualities of the site where feasible, by the removal of intrusive elements and by ensuring sensitivity and the highest quality of design for any new buildings or landscaping.

5.4 Information, Recording and Research

To develop understanding of Leiston Priory through recording and research, and ensure its preservation in an accessible form within a comprehensive archive.

5.5 Access and Interpretation

To encourage public understanding and enjoyment of the site, promoting a high degree of physical and intellectual access and meeting the needs of a broad variety of users.

6.0 POLICIES FOR PROTECTION

- 6.1 To minimise risk to the historic fabric, above and below ground, in the course of normal public use and any special events that might be held in the future.
- 6.2 To protect the ecological value of the site, and to seek to resolve any conflict on the basis of knowledge, advice and agreement. Damaging woody vegetation on the walls should be controlled using spot treatment or weed wipes only, to protect any botanical interest, and to preserve the picturesque qualities of the ruin.
- 6.3 To meet all statutory and legal requirements for the protection of the site, and the health and safety of individuals and the requirements of disabilities legislation.

7.0 POLICIES FOR CONSERVATION, REPAIR AND MAINTENANCE

- 7.1 To ensure regular and effective programmes of land and buildings maintenance, with planned monitoring, inspection, conservation and repair, where necessary reviewing and revising existing arrangements.
- 7.2 To ensure that all new works, whether new works, conservation or repair, are informed by clear and detailed understanding of the site, are preceded by appropriate research and investigation of the historic fabric, and are fully recorded.

- 7.3 To carry out all works in accordance with the highest standards of conservation, retaining significance, avoiding loss of historic fabric and ensuring an appropriate quality of design, materials and workmanship.

8.0 POLICIES FOR ACCESS AND COMMUNICATION

- 8.1 To ensure that enjoyment and understanding of the site and buildings are open and accessible to all. A disability audit of the site is required, and, where reasonable, physical barriers to access removed, to ensure compliance with the Disability Discrimination Act 1995.
- 8.2 To develop interpretation within a clear and coherent interpretative plan, encouraging understanding of the principal areas of interest and facilitating access to information.
- 8.3 To develop the range of educational provision for schools and other groups, as an important element in interpretation and the promotion of access.

9.0 PROPERTY SPECIFIC POLICIES *or are these too much like proposals?*

- 9.1 To work with Pro Corda towards a development plan for the site which accommodates their needs and secures our objectives, as outlined above.
- 9.2 To work with the Diocese to resolve issues of management regarding the Lady Chapel, its use, its contents and its adaptation.
- 9.3 To work with the Diocese and tenant farmer to secure the incorporation of the land to the east of the abbey within the guardianship site.
- 9.4 To investigate the potential of the site for outdoor musical performances.

REFERENCES

1. A.W Clapham FSA: *The Architecture of the Premonstratensians*, with special reference to their buildings in England. 1923, reprinted in *Archaeologia*, 12 April 1973.
2. *St Mary's Abbey, Leiston: The Retreat House and Conference Centre of the Diocese of St Edmundsbury and Ipswich*. Guidebook, out of print.
3. AM Terrier File AA 40684
4. Information File AA 040684/INF

ANNEXES

1. AM Terrier
2. Deed Plan
3. Plan of Abbey Church and Buildings
4. Scheduling Description
5. Scheduling Map
6. List descriptions - Abbey ruins, Abbey House
7. List description - Barn
8. List description - Guesten Hall
9. Wildlife Statement
10. EH Education Service Leaflet

A: Conservation Management Plan

A Conservation Management Plan (CMP) is a key Strategic Planning document used in Conservation Management Planning worldwide. It is commonly structured in two halves, aligned with defined best industry practices for maintaining Heritage Assets. CMPs are significantly more detailed than Conservation Statements.

The first section is concerned with establishing the history of the site and mapping the constellation of heritage significance and values underpinning the site's special interest. The essence of which is protected through the site's statutory/legal definition as a Scheduled Ancient Monument.

Within the second section of the document strategies and policies are presented concerning the management and conservation approaches to be adopted at the site. Including detailed reference to long term sustainable management and maintenance strategies over the Short Medium and Long Term.

B: Conservation Framework

A Conservation Framework (CF) focuses on the requirements of conservation maintenance within the context of the wider strategic operational management plan for a site (including that outlined in the Policy (second) section of a CMP). CFs have been developed for use internally by English Heritage to align with the charity's Sustainable Conservation Asset Management Strategy and wider charitable objectives.

A CF will provide a summary account of the significance of a heritage asset, and will also provide an indication of how conservation strategy should be targeted to protect, maintain and sometimes enhance that significance of a site. Ultimately balancing the significance, vulnerability and condition profile of an individual site's component elements.

CFs are also designed to play a key role in directing allocation and prioritisation of financial resources available for site conservation.

C: Accessibility Audit / Survey

Completion of the Accessibility Audit will be an important step in mapping how long term visitor experience and enjoyment of the site can be enhanced.

The outcome of this assessment will shape thinking concerning future upgrades to site infrastructure, parking, wider facilities etc.

The assessment will also consider how the site can be made more accessible to a more diverse audience.

D: Laser Scan Survey

A detailed laser scan survey of a site will provide a three-dimensional record of the fabric of Leiston Abbey and its setting in perpetuity. Models formed from the laser scan data sets will also assist significantly in the development of detailed specifications for the conservation of the site.

Pre- and post project laser scans also exhibit the potential to benchmark condition profiling for the site. Alongside monitoring rates of decay and the performance of future repairs.

The cloud point data from the scans also has added value in the context of opening up future interpretation possibilities for the site. Including, for example, the development of 3D digital models of the original building as it once stood.

Finally, laser scans represent incredibly powerful tools to engage stakeholders and site visitors with the scale of the Major Conservation works now required at the site.

E: Topographical Survey

A full topographical survey of the site will be of great value in determining site levels and mapping the current arrangements for site drainage and water management, clarifying pressure points and areas where revised drainage or land management may be most appropriate.

This survey will also be of value in accurately mapping the interactions of the natural landscape features, trees etc with the built fabric. This survey will also clarify opportunities to enhance site water management according to current site levels.

The importance of understanding levels at the site will increase as a greater hydrological pressure is potentially placed on the land and base of walls arising from long term climate change associated impacts.

F: Geological Survey

The origin, provenance and categorisation of each of the materials found in the context of Leiston Abbey Ruins, remain un-profiled and undocumented. Geological mapping of the materials used in the context of the site will therefore be critical to informing future repair specifications and to assist in the sourcing of materials for repair.

Petrographic analysis of existing materials will also assist in the development and determination of repair specifications for the site. Including the development of suitable mortar specifications that are holistically profiled to ensure maximum compatibility with the variety of materials surviving in the composite construction of the ruined walls.

G: Mortar Analysis

A range of historic materials survives at Leiston Abbey. Including brick, local septaria, clunch, oolitic limestone, flint and chalk. Analysis of historic mortars will be of value in helping determine future approaches to conservation. Critically though, it is noted that historic mortar replication may not always prove appropriate given that the profile of the originally roofed building has changed so much through ruination.

However, critical analysis of the current mortar's technical profile, alongside a review of the current environmental conditions, will be vital. Such analysis will need to be completed by independent building conservation scientists to ensure the most robust specifications are determined.

The results of the analysis will also inform specifications for future Scheduled Ancient Monument Consent Applications.

H: Stone Consolidation Survey

Records concerning the detailed conservation and consolidation approaches to the historic stonework at the site over the last century are limited. Detailed stone condition surveys are therefore required to review evidence of the prospective application of earlier surface consolidants. In addition to helping to inform the likely benefits and/or risks of adopting a range of technical conservation strategies.

Such surveys, when reviewed alongside general geological analysis, will also provide a key evidence base to inform the most appropriate technical conservation strategies moving forward. For example, a stone previously treated with surface consolidants may have a unique soluble salt profile that is now contributing to the ongoing deterioration of the fabric.

APPENDIX 4: QS Costed Quinquennial Survey Report Summary - Sept 2021 - Page 1



LEISTON ABBEY
BUDGET COST FOR CONSERVATION OF ABBEY RUINS AND ATTENDANT INFRASTRUCTURE



Nicola Duncan-Finn
Senior Estates Manager
English Heritage Estates
24 Brooklands Avenue
Cambridge CB2 8BU

SEPTEMBER 2021

CONSERVATION OF ABBEY RUINS		
Section	Heading	Budget Cost £
0010	Lady Chapel Large roofed rectangular chapel. The thatched ridge needs to be addressed quite urgently. The external elevations are generally in very fair condition. Minor issues to be addressed across the South elevation, but more importantly attention required to the West elevation window surround and brick infilling and not least deteriorating clunch work to the embedded crossing tower column at the South end of this elevation. Allowance made for treating silvered oak to the external face of the door, windows and South elevation boarding. Interior generally quite satisfactory. No allowance made for renewing internal (presumed) limewash paintwork as this is not an English Heritage responsibility.	62400
0015	Abbey Church Tall walls comprising Presbytery, North and South Transepts, St. Michael's Chapel and part of the Nave. Large window openings to the Presbytery and North Transept. Small window openings to the Nave North elevation reflect post-medieval adaptation of the structure. Wall heads are barely visible from ground level, but the vertical wall ends to the North and South Transept West walls are in very poor condition. The major overhaul also required to the paired buttresses to the outer corners of the Presbytery. The large window surround to the North Transept needs significant conservation works. The East door opening, window opening and 2No ragged openings to St. Michael's Chapel South elevation, 1No high-level window opening to the South Transept South elevation and ragged opening to the Nave South elevation are also in poor to very poor condition. Some overhaul also required to the small window openings and attendant joinery to the Nave North elevation along with adjacent severed beam ends. Internally particular attention is required to the embedded crossing tower column to the North side of the South Transept East wall as well as engaged columns to the North and West walls to St. Michael's Chapel. Indeed, the allowance for ashlar stone replacement to the crossing tower column is significant. This pattern is reflected to a lesser extent elsewhere to the East end of the Presbytery, St. Michael's Chapel North and East walls and South Transept East wall where to varying degrees appreciable ashlar or roughly squared masonry replacement or conservation has had to be allowed for. Attention is also particularly required to the arched recesses to St. Michael's Chapel East wall and at a high level to the North Transept West wall. Also, a general level of minor repairs to the building fabric including de-vegetation. This requirement is very extensive to St. Michael's Chapel West wall and extensive to the Nave North wall.	229300

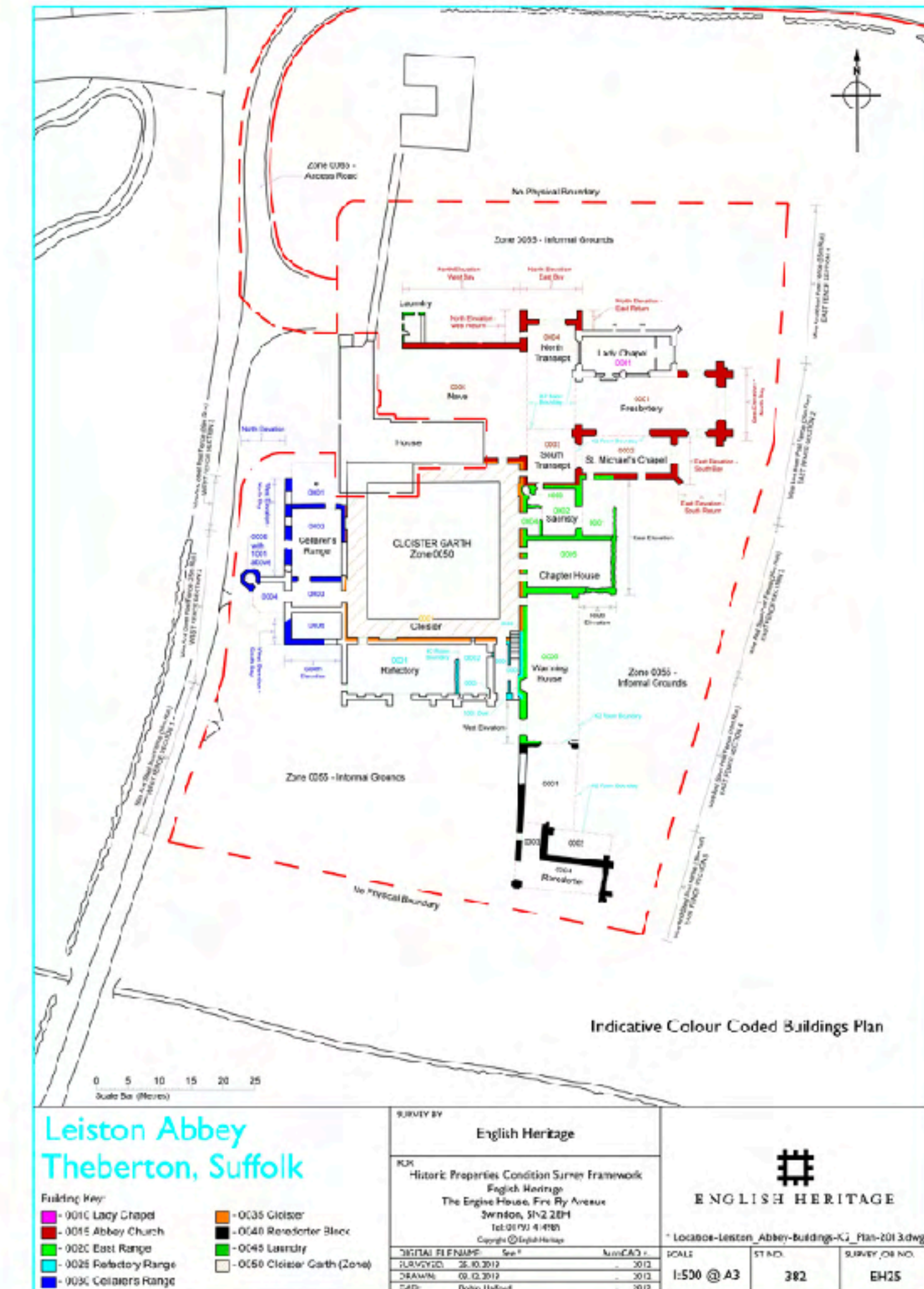
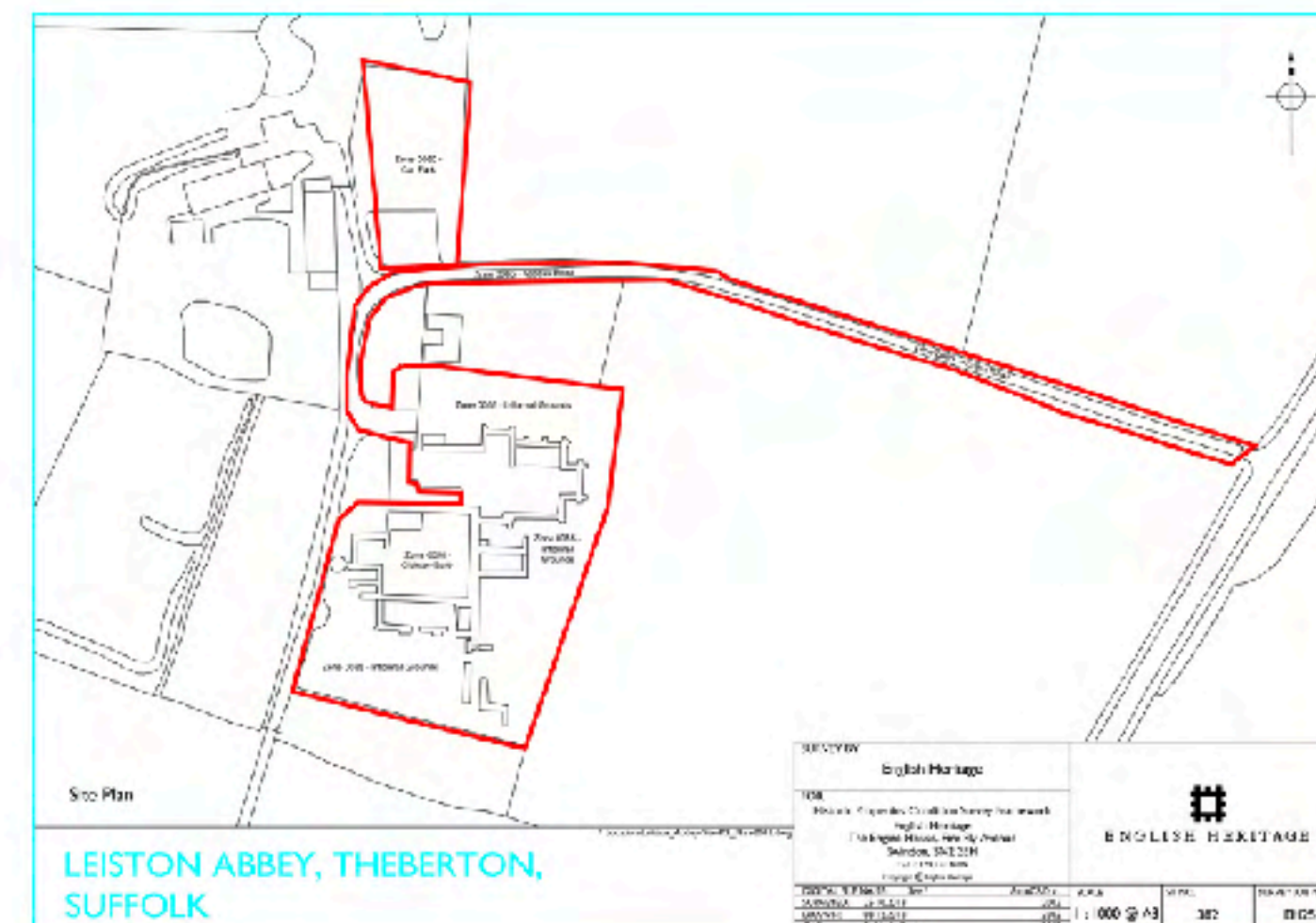
0020	East Range A cluster of small rooms at the North end of the range plus adjacent Chapter House and much larger Warming House of which only the North and West walls remain. Major works required to the tall adjacent East return wall to the South Transept to the Church and not least the deeply eroded strip of clunch work and adjacent vertical wall end. Also, notable patch repairs were required over the adjacent door opening and to the vertical wall end to St. Michael's Chapel. Structural repair is required to the wall between rooms 0002 and 0004. Resolve water ingress over the remaining vaulting to the South side of Room 0004 and make good consequent deterioration to the building fabric. Repair the West recess to the South side of Room 0002 and recess to the South side of Room 0004. Also, repair the West door reveals to Rooms 0004 and 0005 and the West window reveals to Room 0005. Repair the vertical wall end to the West elevation South of the Viewing Platform and defects to the steps in the wallhead both North and South of Room 0005. Extensive repairs are required across the North wall to Room 0006 and to a slightly lesser extent the North wall to Room 0005. Also, a general level of minor repairs to the building fabric including de-vegetation; notably to the adjacent walls to the South Transept and St. Michael's Chapel. Significant erosion to brickwork along the West wall to Room 0006 to be monitored.	71500
0025	Refectory Range Rooms distinguished by the large open space of the Refectory with its tall West gable wall and large arched window opening. Also elevated viewing platform over the barrel-vaulted room to the East end of the range. This construction would be only very locally in poor to the very poor condition were it not for major deterioration at low level to the West elevation (and focus on the door opening) and structural issues related to the paired timber beams embedded in the arched opening to the Room 0004 East wall. Both locations will require a major overhaul; the extent of which has yet to be fully determined. The Room 0002 South wall window opening, Room 0004 North wall door opening, and Room 0005 South wall window opening are much lesser items, but all are in very poor condition. By comparison, works required to the large West gable window opening are relatively minor, 2No recesses and 1No ragged opening to the Room 0001 South wall are also in very poor condition along with 1No recess to the adjacent West wall to this room. Extensive brick repointing is required to the Room 0004 East wall and to the adjacent barrel-vaulted ceiling to Room 0005 and to a much lesser extent the brick vaulting to Room 0003. The pulpit and 2No buttresses to the South elevation are also in poor condition. Also, a general level of minor repairs to the building fabric including de-vegetation; most notably to the Room 0001 South wall and particularly at the West end to that wall and adjacent elevation.	103500

APPENDIX 4: QS Costed Quinquennial Survey Report Summary - Sept 2021 - Page 2

0030	Cellars Range A row of clearly once vaulted rooms with the addition of later brick gatehouse to the West side; all which is locally in a poor to very poor condition. Extensive works are required to address the reveals to the large arched opening to the South elevation and door opening to the West elevation North section. Lesser works are required to openings elsewhere. The wallhead to the Room 0001 West wall needs a major overhaul along with that to the Room 0003 West wall North section and walling adjacent same. However, the real issue is with the vertical wall ends where major works are required at no less than 6No locations including the North elevation adjacent to the gatehouse, South elevation and Room 0002 South wall West section and walling adjacent same. In addition to this, particular attention is required to the Room 0002 East wall brick infill panel and arched recess and 3No recesses to the Room 0004 North wall. The base to the West and Northwest elevations to the remaining gatehouse tower need localised structural repair. Ornate brickwork to the gatehouse also needs a careful overhaul. Also, the general level of minor repairs to the building fabric including de-vegetation and notably to the Room 0001 West wall and Room 0006 South wall.	116800
0035	Cloister Comprising the four walls facing onto the central garth. Extensive works are required to three door surrounds and one window surround. Significant localised disrepair to be addressed to three further locations along the East wall and 2No locations to the North section of the West wall. Also, the general level of minor repairs to the building fabric including de-vegetation.	11400
0040	Reredorter Block Much depleted remains of a large L-shaped building which is locally in a very poor condition. Extensive works are required to the surround serving the large East arched opening. Significant localised repairs are required to the South elevation vertical wall end, 2No West elevation vertical wall ends and the Room 0003 East Wall vertical wall end. Also, significant repairs are required to the Room 0001 rectangular recess, Room 0002 buttress, Room 0003 East wall and Room 0003 West wall part blocked opening and arched recess. Also, the general level of minor repairs to the building fabric including de-vegetation.	37100
0045	Laundry Small largely modern building. Previously the admissions kiosk. Requirement to replace flat roof covering, replace entrance door and one window and replace ceiling. Also repaint externally and internally.	16500
	Sub-total	£648500
	Preliminaries at 20%	129700
	Sub-total	£778200
	Contingency at 10%	77820
Total excl. Professional Fees, Further Surveys etc & VAT		£856020

INFRASTRUCTURE		
Section	Heading	Budget Cost £
0050	Cloister Garth Square sward at the centre of the Cloisters. Replace much worn interpretation panel.	550
0055	Informal Grounds Overhaul fencing to the West side of the site and replace worn interpretation panel.	3700
0060	Car Park Basic standard of car park with gravel now driven into the bare earth below. Upgrade with appropriate sub-base and drainage. Also replace very dilapidated tarmac margin adjacent access road, provide car park sign and guardianship markers.	41650
0065	Access Road Numerous repairs to address rutted tarmac wearing surface especially by entrance into the site and by car park. Also works to speed bumps and signage.	15300
	Sub-total	61200
	Preliminaries at 20%	12240
	Sub-total	73440
	Contingency at 10%	7344
	Total excl. Professional Fees, Further Surveys etc & VAT	80784

JRD/ 10.09.2021 Rev



APPENDIX 5: Key EH Stakeholder Index / Contact Information

NAME	EH DEPARTMENT	ROLE	EMAIL	Telephone Number	Working Days
BAIN, Robin	Estates Dept - Estates Management	Landscape Manager	[REDACTED]	TBC	FT (Mon - Fri)
BRINDLE, Steven	Curatorial - Properties Curation Team	Senior Properties Historian	[REDACTED]	TBC	FT (Mon - Fri)
CHOWN, Katie	HPD - Free to Enter Sites	Free Sites Partnership Manager	[REDACTED]	TBC	FT (Mon - Fri)
DENNY, Chris	HPD - Commercial Estates	Portfolio Surveyor	[REDACTED]	[REDACTED]	[REDACTED]
DUNCAN-FINN, Nicola	Estates Dept - Estates Management	Senior Estates Manager (East & London)	[REDACTED]	[REDACTED]	FT (Mon - Thurs)
DYER, Jeff	Estates Dept - Survey & Asset Management Team	Territory Surveyor	[REDACTED]	TBC	PT. (Tues - Fri)
FREELAND, Jessica	Curatorial Dept - Learning & Interpretation	Interpretation Manager (Small & Free Sites Projects)	[REDACTED]	TBC	FT. (Mon - Fri)
GARLAND, Shelley	Curatorial Dept - Properties Curation Team	Senior Properties Curator	[REDACTED]	TBC	FT (Mon - Fri)
HALE, Keeley	Estates Team Estates Management	Building Conservation Manager	[REDACTED]	TBC	FT (Mon - Fri)
HAWKINS, Geoffrey	HPD - Commercial Estates	Portfolio Surveyor	[REDACTED]	TBC	FT (Mon - Fri)
LANGFORD, Nadine	Curatorial Dept - Learning & Interpretation	Interpretation Manager (Small & Free Sites Projects)	[REDACTED]	TBC	PT. TBC
SAVAGE, Joe	Curatorial Dept - Learning & Interpretation	Senior Interpretation Manager (Small & Free Sites Projects)	[REDACTED]	TBC	FT. TBC
STEVENS, John	HPD Dept - Commercial Estates	Head of Commercial Estates	[REDACTED]	TBC	FT (Mon - Fri)
SYDNEY, Alex	HPD - Investment & Involvement / Free to Enter Sites	Head of Investment & Involvement	[REDACTED]	TBC	FT (Mon - Thurs)

V.3 - 21.09.21

In the first instance, please address any enquiries or queries about this report to Nicola Duncan-Finn (Senior Estates Manager), Chris Denny (Portfolio Surveyor) and Katie Chown (Free Sites Partnership Manager).