European Heritage Awards / Europa Nostra Awards (2024)
583-Conservation and Adaptive Reuse 1. Conservation & Adaptive Reuse

Shrewsbury Flaxmill Maltings

QbNyYMgP

Entry details

General information

Main country of application	United Kingdom*
Registration number	HA2024-UK-09
Name of the building, site or work of art	Shrewsbury Flaxmill Maltings

Address of the building, site or work of art

> Spring Gardens, Shrewsbury SY1 2SZ

Type (select one type only, as applicable):	✓ New addition to an existing building

Brief description of the project

> As a flagship heritage regeneration project for Historic England, Shrewsbury Flaxmill Maltings has been brought back to life as an adaptable workspace, leisure destination and social enterprise hub for 'the next 100 years' and demonstrates how historic buildings can be sustainably reused and restored after many decades in decline, through understanding, innovation, and a light touch to repairing the fabric. The project delivered a host of volunteering, training and local employment opportunities, ranging from construction skills to archival research. The project has provided public access to internationally significant heritage for interpretation, employment and the enjoyment of generations to follow.

Start date of the project	2017-01-01
Completion date of the project	2022-09-01
Website(s) of the project/nominee	https://www.shrewsburyflaxmillmaltings.org.uk/
Facebook page of the project, if any	https://www.facebook.com/FlaxMaltings/

Instagram page of the project, if any	https://www.instagram.com/flaxmaltings/
Any other relevant social media	https://fcbstudios.com/projects/shrewsbury-flaxmill-maltings
Does the site or heritage in question have national/regional/local cultural heritage designation or protection status in its country?	Yes

If yes, please specify:

> Shrewsbury Flaxmill Maltings is Grade 1 listed and sits within a Local Conservation Area.

Is the site or heritage in question included on the UNESCO World Heritage List, either as a single World Heritage Site or as part of one larger site?	No
If relevant, is the site/heritage accessible to the public?	Yes

If relevant, is the site/heritage accessible to people with disabilities?

> The site has been equipped with modern facilities to cater for a range of disabilities. All main floor plates are served by a new twin lift within the Kiln atrium.

Contact details

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Organisation of the entrant	Feilden Clegg Bradley Studios
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Website of the entrant	https://fcbstudios.com/
Name of the owner	Mr Alastair Godfrey

Owner's position	Project Lead, Shrewsbury Flaxmill Maltings
Organisation of the owner	Historic England
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Name of the project leader	Tim Greensmith
Project leader's position	Associate Architect
Organisation of the project leader	Feilden Clegg Bradley Studios
Email of the project leader	Tim.greensmith@fcbstudios.com
Telephone of the project leader	+441225852545

Other relevant participants

> Nick Hill – Historic England – National Conservation Projects Manager
> Christopher Blust - AKTII - Structural & Civil Engineer
> Oliver Chance - Croft Building and Conservation - Building Contractor
> Hugh Griffiths - E3 Consulting Engineers - Mechanical & Electrical Engineer
> Marc Dix - LT Studio - Landscape Architect
> Ryan Spillane - Gleeds - Quantity Surveyor

Concise summary

Concise summary

> Shrewsbury Flaxmill Maltings (previously known as Ditherington Flax Mill) has been referred to as the 'grandparent of skyscrapers'. When built in 1797, it was the world's first iron-framed building, a new technology developed to give better fire protection, that paved the way for modern-day buildings such as Paris' Tour Maine-Montparnasse, Frankfurt's Commerzbank Tower and Malmo's Turning Torso.
>
> For nearly a century, the site operated as a state-of-the-art steam-powered flax mill. It was later converted into maltings and during the Second World War the site was used as temporary military barracks. Following the closure of the maltings in 1987, the future of the site and its important buildings became increasingly uncertain. In 2005 Historic England stepped in as 'owner of last resort' to reverse the decline and lead a partnership to find a new beneficial use for this internationally significant heritage site.
>
> As a flagship heritage regeneration project for Historic England, Shrewsbury Flaxmill Maltings has been brought back to life as an adaptable workspace, leisure destination and social enterprise hub for 'the next 100 years' and demonstrates how historic buildings can be sustainably reused and restored after many decades in decline, through understanding, innovation, and a gentle touch to repair the fabric.
>
> The Euro 32.5 million project has provided a new exhibition, called The Mill, on the ground floor which tells the story of the site's role in the industrial revolution and in world architecture, along with a shop and café . Above, four floors of flexible office space will provide accommodation for around 360 people, circulation and meeting space within the Kiln for commercial tenants, and for visitor tours to the restored Jubilee Tower.
>
> The local community and wider interest groups were engaged to help energise interest in the project. Through developing a narrative around the site, hosting events, art exhibitions, and heritage open days there has been a positive increase in community involvement. The many events hosted, including art exhibitions, interpretation and heritage open days has

resulted in an increasingly involved community, who fully appreciate the impact the restoration of this important national landmark site will have on the area's wider regeneration.

Situated on the northern edge of Shrewsbury, the site reflects a time when Shropshire led the way in engineering. The buildings have evolved with their changing uses, and so this phase of their life brings more change. Its remarkable story is one of revolution, innovation and evolution.

Historical background

Historical background with dates

When built in 1797, the Main Mill at Shrewsbury Flaxmill Maltings was the world's first iron-framed building. For nearly a century, the site operated as a state-of-the-art steam-powered flax mill .

The flax mill complex ceased spinning in late 1880's and the site lay redundant for ten years before it was radically repurposed as a maltings by local maltster William Jones and engineer Henry Stopes in 1897. Many flax mill windows were blocked and the Main Mill lean-to, the Kiln and Jubilee Hoist Tower were built on top of the existing structures. The Maltings functioned from 1897-1987, with a break to serve as a temporary army barracks during WWII.

After the maltings closed in 1987, the future of the site and buildings became uncertain. Derelict for years, the challenge was to identify a future that protected and conserved the historic buildings while providing it with a viable and sustainable economic future.

Value and significance in its local/regional/national context

The Grade 1 listed Main Mill at Shrewsbury Flaxmill Maltings is a world first. The pioneering iron frame is what makes this an internationally important industrial heritage site. It was built by leading industrialist John Marshall and engineer Charles Bage in 1797 as the first 'fireproof' mill. Its importance was realised at the time but over the years its lineage was forgotten until academic research in the 1950s identified it as a world first.

The Maltings carries more local significance as its stories and artefacts are within living memory of residents. Finding a sustainable future required a balance to be struct between the academic and the living heritage. The site was renamed Shrewsbury Flaxmill Maltings to reflect a shared vision between the international significance of the original flax mill fabric and local significance of the maltings which is the source of local pride and identity.

Former and new use of the building/site, if applicable

1797 Built as a state-of-the-art steam-powered flax mill , adjacent to the newly opened Shrewsbury & Newport Canal.
1797-1887 Successful flax Main Mill business employing 800 workers at its peak. Extended to include Cross Mill, Warehouse, Dye House and Apprentice House.
1887-1897 Closed following the collapse of flax industry and sat redundant for 10 years.
1897 Converted into maltings with construction of the Kiln, Hoist Tower and lean-to.
1940-1945 Requisitioned as a barracks during WWII.
1987-2017 Closed as a Maltings and sat redundant for 30 years.
2017-2022 adapted as a workspace, leisure destination, social enterprise hub, visitor café.

State of conservation of the building/site/work of art before the project commenced

Failure of the local development market led to 30 years of redundancy. Vandalism, poor maintenance and under investment had left the building fabric in a perilous condition and top of the 'Heritage at Risk' Register.

In 2005, Historic England in its role of 'owner of last resort' stepped in to save the buildings from imminent collapse. The site was too large and too important to the local economy to be conserved as a monument. A pioneering building demanded a

pioneering solution which would allow the buildings to be put 'back to work' and evolve over the next 100 years.

Conservation work undertaken

Aims and objectives of the project.

Historic England appointed accredited conservation architects Feilden Clegg Bradley Studios to engage stakeholders in developing strategic proposals which resulted in a consented outline Masterplan 2011 and a Conservation Management Plan 2014. Working with our skilled engineers we developed a detailed understanding of the opportunities and constraints of this complex of fragile Grade 1 listed building. The emerging brief called for an exemplar of heritage-led regeneration, demonstrating best practice conservation in action plus heritage research and innovation in response to the climate emergency.

The emerging conservation philosophy sought to conserve the enduring elements of both the flax mill and the maltings eras and to weave them together with a new contemporary layer which will usher in a new 'third age' under the name Shrewsbury Flaxmill Maltings. This approach supported 'preserve as found' and 'minimum intervention' approaches to retain primary fabric as a source of interpretation and inspiration.

The 'third age' philosophy allowed the fabric to be recycled and adapted to support the envisaged new opportunities and to evolve and respond to the changing environment. The conservation philosophy is legible in the brand and signage, in the sensitivity repaired and upgraded existing fabric and in the new bold interventions.

The site was the last brownfield site in the Shrewsbury project. It had been identified as a critical first step in the Northern Corridor regeneration strategy. The project aimed to invest in heritage to bring opportunity, increase local pride and kick start regeneration in the most deprived ward in Shrewsbury.

Historical and technical research undertaken for the project.

Historic England undertook historical research into the innovative technologies employed to create the factory's buildings and to cast light on the people responsible for the mill's construction and operation. The stories that emerged are summarised in a book entitled Ditherington Flaxmill and the Industrial Revolution. This publication was an important step in demonstrating a collective commitment to securing the site's future.

Geo-technical investigations revealed the building had been built on unstable ground and over a large aquifer. Unequal settlement between the walls and the frame had caused many beams to 'break their backs' over the outer columns. Incorrect assumptions and misunderstandings in the original engineering design had led to a completely insufficient bearing capacity for new use. Most significantly, a laser scan, micro drilling and borescope surveys revealed the large amounts of hidden timber within the masonry of the walls drawing comparisons to a 'ticking time bomb'.

Proposals to upgrade the thermal envelope led to a programme of technical research into hygrothermal performance of testing different internal insultation types to the solid masonry walls. The results of the research were published and presented at live seminars and Historic England's Technical Tuesday's web forum.

Design and conservation work carried out and the stages of implementation of the project.

n integrated solution was required for new fenestration, removal of rotten timber and strengthening of the fragile iron frame to address future loading, which avoided a forest of new columns in the historic interior spaces. A thirteen-step plan to safely remove the timber and reinstate the brick elevations was developed through negotiation between engineers and temporary works specialists through a trial bay. The cast iron beams were strengthened through cross building ties, new structural screeds, and stirrups, which tied the fragile cast iron frame back to the newly reinforced masonry.

The existing cast iron structure was to be put 'back to work' so had to be upgraded to achieve modern fire protection standards. Specialists were appointed to conduct paint removal trials and to develop the specification for intumescent

coatings to deliver a compliant upgrade, which also preserved the integrity of this highly significant fabric.

The Main Mill was originally built with 'great bricks' which were approximately one-third larger than standard bricks to reduce the burden of the 18th century brick tax. Many bricks were salvaged, cleaned off and re-laid in lime mortar. Northcot made 70,000 bespoke oversized bricks, all hand thrown, and kiln fired using traditional methods and weathered to match both colour and texture of the originals.

The existing slate roofs and cast iron rainwater goods were in dire condition through lack of maintenance, which had led to widespread water ingress. Following analysis by the Stone Roofing Association, a Welsh slate from Penryn was selected for replacement roofs. The 20 valley gutters on the Main Mill were found to be original and in reasonable condition, save for the joints, which had failed due to thermal expansion. The majority were repaired by local specialists Heritage Project Works and a new bespoke multi-gasket coupler introduced to address the original design flaw.

Problems encountered and justification for the decisions taken to overcome these problems, both before and during the project.

Initial attempts to Tender the whole project were unsuccessful due to its size, location and risk profile. This problem was eventually overcome by splitting the project into three separate contracts: stabilisation, shell and core, and fit-out, which specialists were able to price and deliver.

The existing stabilisation created an impediment to gaining access to carry out the permanent works. This uncertainty led to an unacceptable risk to quality, cost and programme. Historic England commissioned a trial bay to establish a baseline detailed methodology that could be priced by contractors.

The terrible fires at Grenfell Tower 2017, Macintosh School in Glasgow 2018 and Notre Dame 2019, brought a renewed focus on the fire safety. Building Control and Fire Brigade required substantial betterment of existing structure to justify the change of use. Intensive negotiation led to bespoke fire safety improvements such as mist systems and fire curtains which maintained the special character.

Building and conservation techniques and materials employed and any traditional crafts and skills that were used.

Croft Building & Conservation worked on a comprehensive programme of repair, reuse and retrofitting, combining modern sustainable practice with traditional materials and over 80 skilled craftspersons.

70,000 new bricks were hand thrown to match the originals. Many existing bricks were salvaged and re-used including original pavers which were skilfully re-used to form the new window cills. All bricks were laid and pointed in lime mortar, which has many advantages over cement in terms of aesthetics, flexibility and breathability. It also enables bricks to be recycled to achieve design life of 300 years plus.

The thermal upgrading strategy called for a 'hot lime' repointing mortar for its high capillary water absorption and water vapor permeability. Historic England brought leading experts to site to train specifiers and site operatives in the successful application of this historic technique which is undergoing a revival in the UK conservation industry.

Results and impact

Summary of the main results achieved and knowledge that has been gained. List the ways that the project/initiative contributes to the preservation and/or enhancement of the historical, cultural, environmental, educational and/or social values of the heritage in question. Mention the project's impact on conservation policy and practice, if any.

The Grade 1 listed Main Mill 'grandparent of the skyscraper' has been saved and brought back into sustainable use with public access and new community of creative workers.

The Kiln has been repurposed as a dramatic entrance atrium and vertical circulation providing level access to the upper floors, including investment in connections to future phases.

The remaining redundant heritage buildings have been made watertight and ready for future conversion as the need is established.

The wider site has been decontaminated, utilities installed and landscaped increasing biodiversity, protecting and nurturing endangered species on the site.

A thriving Café with a plant-based menu is the social heart of the site and is a tangible example of the values of the Flaxmill Maltings project.

The social and economic impacts are being studied by Historic England's Value Evaluation team.

The travel plan has delivered improved public transport connection in partnership with the Local Authority, along with new facilities to support sustainable transport such as: electric car charging, storage and tenant showers.

A ground source heat pump is providing low carbon heat for most of the year, whilst the breathable thermal insulation is reducing heat loss whilst maintaining a healthy internal environment. Both installations have been featured as case studies on Historic England's Technical Tuesday podcast.

Historic England's historic research has been published in the form of a book. Ongoing research projects by volunteers and academics are uploaded on the Local Authorities web-based archives.

Lessons learnt from the heritage regeneration project have been disseminated through the onsite interpretive experience, industry magazine articles, web-based forums and a series of university lectures. The project is regularly offered as a case study for research students.

Aspects of the project that can be considered innovative within its area or field.

The Main Mill's Grade 1 listing is due to its structural innovation, but pioneering designs often carry design flaws which are ironed out in later iterations. It is perhaps fitting that a building of such structural engineering innovation should require an ingenious structural repair and strengthening solution.

The cast iron frame had suffered cracking due to settlement and was under engineered by today's standards. Traditional repairs would have required extensive rebuilding which was not consentable or economically viable. Structural engineers AKTII devised an innovative method of strengthening the masonry around the existing iron to enable it to act as an alternative load path in the event of failure. This brilliant solution meant the entire existing iron frame could be put back to work with the addition of a hidden steel grillage and six new columns at ground floor. The innovations have been published in the Institute of Civil Engineering Journal.

Measures to ensure the sustainability/future viability of the project (in terms of future plans and funding).

There are eight listed buildings on the site. This project delivered four of the buildings and improved the viability of the remaining redundant buildings through the following works:

The Malt Kiln will serve as an entrance and vertical circulation to the upper floors of the Warehouse and Cross Mill in future phases.

Restoration of the Cross Mill roof was added in 2020 as part of Cultural Recovery Funded works.

Holding works to the Dye House enable meanwhile uses, building the case for future grant funding.

Outline planning permission was obtained for 120 residential units on the surrounding development sites to create a fitting context to the heritage asset. Acquisition of two properties key to delivering the masterplan.

Demolition of unviable structures, decontamination, construction of an access road and carparking, utilities, bat house (as part of bat licence) and repairs to historic structures such as the east and west retaining walls.

Environmental sustainability of the project and contribution to climate action (in terms of results, techniques, materials employed, methodologies etc.), if relevant.

The architects used FCBS Carbon, an online carbon modelling tool, to minimise the carbon impact. Recycling and reuse saved 80% of the carbon of a new build. Operational energy has been minimised by insulating the walls with wood fibre and roofs with sheep's wool. Task lighting reduced electricity by 20%. Renewable heating energy comes from a ground source heat pump.

Embodied carbon:
• New build elements emitted 113 kgCO2e/m2, or 472.5 tCO2e
• Retained elements kept 886.4 tCO2e "in use"
• Ratio of retained to new was 65% to 35%
• LETI "A+" rating for embodied carbon

Operational energy:
• Predicted annual energy use: 136 kWh/m2.year
• New glazing saves 65,300 kWh/year, insulated roofs 92,700 kWh/year and walls 17,600 kWh/year
• Total saving of 175,500 kWh/year or the equivalent of 17.5 houses annual energy use
• Estimated 30 years carbon savings based on thermal upgrades and GSHP: 925 tCO2e

Project's interaction with the surrounding community and landscape.

We engaged with the local community and wider groups to help energise interest in the project. Through developing a narrative around the site there has been a positive increase in community involvement. The many events hosted, including exhibitions and heritage open days has resulted in an increasingly involved community, who fully appreciate the impact the restoration of this important national landmark will have on the area's wider regeneration.

The site was the last brownfield site in Shrewsbury to be remediated and now serves as an ecological bridge between the former canal corridor and an SSSI. The section of canal in front of the Main Mill was blighted by asbestos roofed sheds which were cleared, and a new wildflower meadow planted to create a public path around the site. To the north a former railway spur was designated as a protected ecological area with roosts and setts constructed for endangered species.

Dissemination of the project's results and knowledge gained and any outreach or educational activities.

Historic England has carried out a 'Value Evaluation'. The results show the project has stimulated the local economy and is now the focus of civic pride. Crime figures in the area are reported to be down by 27% and the value of development land and housing is rising in line with growing optimism.

The sustainable travel plan has resulted in a new park and ride bus-stop, electric vehicle charging and extension of the cycle network improving green transport. The Café serves plant-based foods, and the Shop sells locally produced products. The project has created jobs and opportunities for all generations to use the facility as a hub of their community. The café has recently extended its opening hours into early evening events. The proprietors report this has attracted more locals who now wave at each other as they enter and recognise their friends.

Involvement of youth, community and/or non-traditional audiences.

A heritage skills programme was delivered during the construction works, using the site itself as a tool for learning. Between 2017 and 2020 a programme of heritage skills activities supported by the Andrew Lloyd Webber Foundation was delivered with work placements, site tours and training events were targeted at all levels from students to industry professionals.

The engagement with the community led to the following:
• Changing the name from Ditherington Flax Mill to Shrewsbury Flaxmill Maltings.
• Smithy & Stables Visitor Centre and demolition of South Silo during Phase 1.
• Former canal landscape brought into Phase 3 scheme.
• Marshall's Court new steps omitted, and tree belt instigated.

- Wingfield Close tree belt instigated.
- Kiln South Vault added to interpretation.
- New rear access road added to site vehicle free.
- Community archaeological dig behind Apprentice House.
- Railway triangle cycle path widened plus turning head.
- Friends group ran the 'Flaxivity' youth club in redundant buildings.

Transferability of the initiative to other contexts and its scalability potential.

Historic England holds out the project as an exemplar of heritage led regeneration building on their research 'Heritage Counts 2014' and 'Engines of Prosperity 2017'. Knowledge transfer was achieved through a programme of training opportunities, in person and online seminars, socio-economic value studies and post occupancy evaluation. The project team matched this commitment with individual and collaborative initiatives. The structural engineers published the innovative strengthening strategy in the Institute of Civil Engineers journal. The M&E engineers have published the environmental strategy in Institute of Historic Conservation 'Context' journal. The architects have delivered five years of annual lectures to five leading universities. The contractor delivered training placements, visitor tours and traditional craft skill days. All parties have contributed to Historic England Technical Tuesday seminars. The project was most recently used as a case study for a delegation from Cleeves Flax Mill in Limerick.

Any related work that still needs to be completed, if applicable.

There are eight listed buildings on the site. This project has delivered four of the heritage buildings and improved the viability of the remaining four redundant buildings. The remaining buildings will be converted in response to the need and when grant further funding becomes available. Feasibility studies have been completed for the four remaining redundant buildings to guide future funding and partnership opportunities.

The consented new build of 120 sustainable homes will complete the mixed-use masterplan and further contribute to regeneration. Historic England require the development to be an exemplar of 21st century workers housing. They intend to bring forward development as the housing market improves and the full socio-economic impact of the project is reflected in values, to ensure the development provides an appropriate setting to the heritage buildings.

European and international dimension

European significance of the project/initiative/nominee.

Shrewsbury Flaxmill Maltings has been referred to as the 'grandparent of the skyscraper'. When built in 1797, it was the world's first iron-framed building, a new technology developed to give better fire protection, that paved the way for modern-day buildings such as Paris' Tour Maine-Montparnasse, Frankfurt's Commerzbank Tower and Malmo's Turning Torso.

The heritage at Shrewsbury Flaxmill Maltings is a satellite to heritage of nearby Coalbrookdale which is designated as 'the birthplace of the industrial revolution' due to significant technological developments that happened there. At the heart of Coalbrookdale lies the UNESCO World Heritage Site of Ironbridge which has recently been restored by English Heritage and received a Europa Nostra award in 2020.

Costs of the project/initiative

Costs of the project (in euro), financial and management arrangements, funding partners and/or the type of funding.

Construction Cost: Euro 26.5
Project value: Euro 32.5

> Funding came from a variety of sources: National Lottery Heritage Fund Euro 24m, Historic England Euro 5.8m, Local Enterprise Partnership Euro 1.6m, Shropshire Council Euro 1.1m. Funding for heritage skills training and special projects was raised though crowdfunding, charitable trusts and individual philanthropy. Equally as important as donations is the giving of time through volunteering. Volunteers have dedicated over 17,000 hours of their time to bring the story of this special place and its people to life since 2010.
>
> The project was fully designed and broken down into three traditional single stage construction contracts with bills of quantities to control cost and quality. The project team pursued a collaborative approach to project management. Historic England's in-house project manager, the design team and main contractor were in constant liaison developing trust and investment in the project direction. Historic building risks were managed through extensive surveys, on site trials, specialist input.

Funding provided by the European Union or the EEA/Norway Grants (including programme, year and amount of the Grant), if any.

> In 2015 the European Regional Development Fund partly funded the conversion of the former Smithy and Stables into a base for volunteers and visitors to enable them to engage with the regeneration project as it happened. The Main Mill and Kiln project was not eligible to European Union funding.

Additional information

How would winning the European Heritage Award / Europa Nostra Award benefit you, your project and/or your organisation?

> We believe further recognition of their achievements will help Historic England to utilise the Shrewsbury Flaxmill Maltings project as a case study for sustainable refurbishment of a Grade 1 listed building. It would also add credibility to its ambitions to be an exemplar of heritage led regeneration.

In case this submission is the winner of the Grand Prix, what will the monetary award be used for?

> NA

In case this submission is the winner of the Grand Prix, who will be the recipient of the monetary award?

> NA

How did you find out about the European Heritage Awards / Europa Nostra Awards?	Word of mouth
Is this the first time that this entry has been submitted to the European Heritage Awards / Europa Nostra Awards?	Yes
On a scale of 1-10, how satisfied are you with this online submission form?	✓ 10
By submitting your data, photographs and other material to the European Heritage Awards / Europa Nostra Awards you agree to the processing and sharing of your data in	✓

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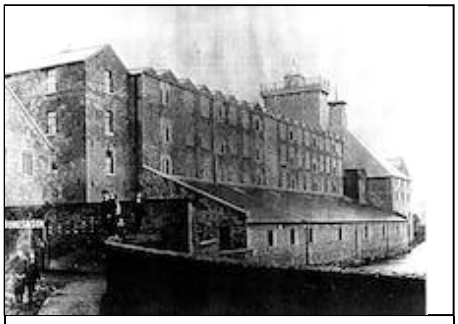

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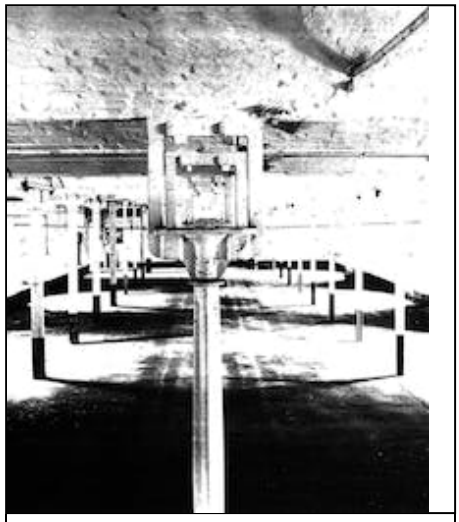
02 Shrewsbury F... 4.8 MiB



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07 Shrewsbury F... 913 KiB

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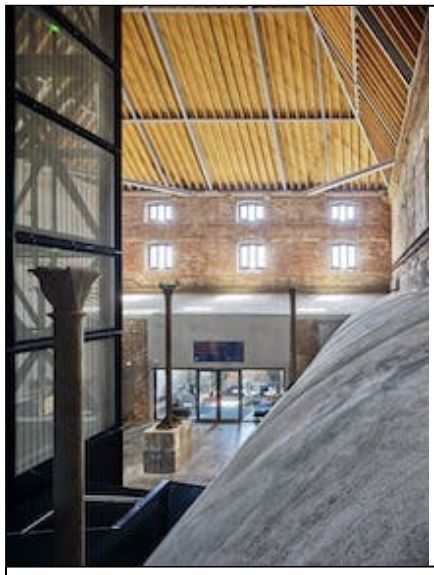

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17 Shrewsbury F... 4.3 MiB

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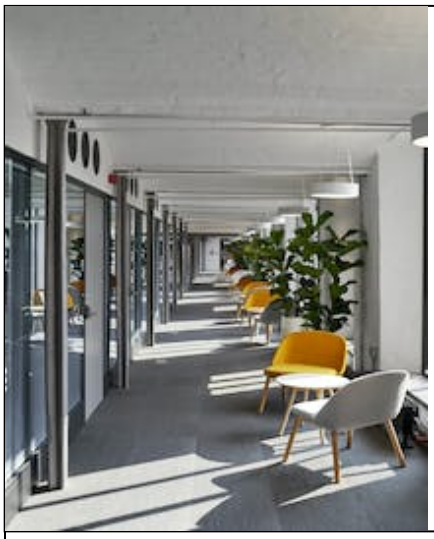
21 Shrewsbury F... 2.7 MiB



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27 Shrewsbury F... 3.7 MiB

28 Shrewsbury F... 3.4 MiB

29 Shrewsbury F... 4.1 MiB

30 Shrewsbury F... 4.9 MiB

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Shrewsbury Flax... 83 KiB

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Shrewsbury Flax... 605 KiB

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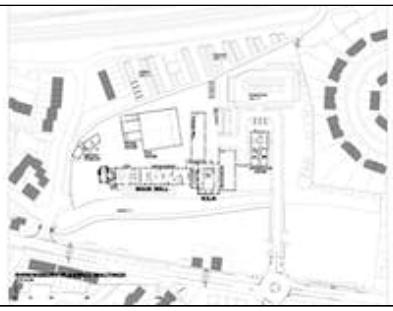

Shrewsbury Flax... 1.3 MiB

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Shrewsbury Flax... 113 KiB

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Shrewsbury Flax... 105 KiB

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HA2024 Entrant ... 230 KiB

Co-funded by the European Union

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