TEMPORARY USE
A POTENTIAL STRATEGY FOR
HISTORIC BUILDINGS AT RISK

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CONTENTS

ABSTRACT 6

Introduction 8

PART ONE: Temporary Use in Context 10
  Historical Review 12
  The relationship: vacancy and buildings at risk 17

PART TWO: Temporary Use in Practice: 19
  Methodology and the selection of Case Studies 22
  Overview of Projects 26
  Effect of Temporary Use on Built Fabric 30
  Responses and Perceptions of the Temporary Use 33
  In-Depth Case Studies 38

PART THREE: Temporary use and conservation 48

PART FOUR: Practical Recommendations 54

CONCLUSION 62

APPENDICES 66

1. Glossary of Recent Terminology
2. Table One: Overview of projects
3. Table Two: Effect on Built Fabric
4. Table Three: Responses and perceptions to the temporary use
5. Assessing the key priorities of the heritage sector today
6. List of Figures
7. Bibliography
INTRODUCTION

ABSTRACT AND RESEARCH METHODOLOGY
Temporary activities or ‘meanwhile’ uses are increasingly recognised as a means of bringing back vibrancy to blighted areas and value to lifeless buildings. They have the potential to increase economic and social value, whilst also making the best use of existing resources. This dissertation seeks to understand the recent phenomenon of temporary occupancy and examine its potential for shifting perceptions around historic spaces that are placed at risk through vacancy.

While temporary use is not a new idea, nor is it unique to any particular part of the world, in recent years temporary use has gained formal recognition as a tool in its own right. As utilisation cycles of buildings become faster, space increasingly at a premium and capital more flexible in terms of its physical location, it is inevitable that situations will arise where permanent or resolute solutions for securing heritage are not immediately viable. This study proposes temporary use as a potential tool for navigating this increasing demand for self-reliance.

The temporary use of vacant spaces creates a cost effective means of stimulating activity, greatly improving the prospect of attracting more permanent occupiers or long-term solutions. Ultimately this results in the survival, upkeep and maintenance of existing buildings, which translates into far-reaching economic, social and environmental benefits.

Through examining a diverse range of international case studies, where temporary use has been applied specifically to heritage spaces, the dissertation attempts to capture temporary use as a practical process. It looks at methods to ensure temporary use does not pose additional threats, but rather acts as a tool that is exceptionally fit for purpose when dealing with our most endangered heritage - buildings that are vacant, stalled or underutilised - buildings at risk.

INTRODUCTION

‘The best way to protect a building is to keep it occupied, even if the use is on a temporary or partial basis.’

- ENGLISH HERITAGE, 2011

A recent publication by English Heritage\(^2\) provides a good introduction to the subject of temporary use of historic buildings. It acknowledges that temporary use provides numerous advantages and commercial benefits for the conservation agenda. Despite this, even with the surge in popularity seen in recent years, temporary use is yet to gather further momentum within conservation discourse. There remains a lack of academic research or thorough data collection into the direct involvement or concern for conservation in the movement.

AIMS AND SIGNIFICANCE

This research paper tests the hypothesis that the best way to conserve a building, structure or site is to use it. It proposes temporary use in periods of vacancy as a potential conservation response for safeguarding our heritage. It aims to explore temporary use as a tool for avoiding deterioration through neglect when the occupancy of a building has stalled and investigate the potential of temporary use to generate ideas, social energy and economic funding for the conservation agenda.

The research is not just intended for people who are currently involved with the temporary use of buildings as it is they who already have this ambition in sight. Rather, it is intended for heritage professionals who are considering the potential of this movement for the first time, local planning authorities, who wish to include temporary uses in their planning strategies, and in particular, community organisations such as Building Preservation Trusts (BPTs) or those involved with ‘community right to buy’ schemes who are faced with the prospect of raising energy and funds to preserve a much-loved space or building.

In consulting with the wide variety of people involved, both formally and informally, it was recognised from an early stage that there is a massive appetite among people to get involved with temporary use. Despite this positive energy, there also emerged a frustration. People do not feel empowered or able to access resources to gain the capacity to work with the pressure of long-term commitments. This is where temporary use comes to the fore.

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\(^3\) ibid
Overview of Methodology

The following work examines 20 current case studies, where temporary use has been implemented in various contexts around the world, and looks specifically at how they have engaged directly and indirectly with heritage. These examples expose how temporary uses have been successful or unsuccessful and looks specifically at to what degree this has benefited or compromised the physical fabric of a space. The study also takes into account wider considerations, examining social and economic perceptions surrounding the temporary use and ultimately, any impact it has had on ensuring the future survival of the space for future generations. Whilst the case studies have been broadly selected to enhance breadth of knowledge, much of the analysis applied is specific to conservation in the current context of the United Kingdom.

It should be mentioned from an early stage that this work does not advocate the implementation of temporary use on every vacant or heritage building at risk. On the contrary, it argues that all avenues must be explored in detail on a case-by-case basis, in an attempt to ensure the long term integrity of our heritage assets.

Dissertation Outline

To bridge the knowledge gap and, make this a usable document the following chapters are structured in a way that aims to be easy to navigate and digest. In PART ONE Temporary Use in Context, the history of temporary occupancy is outlined, along with a look at how recent economic and social factors are shaping it as a widely practiced and recognised approach. It then goes on to highlight the current lack of research and understanding when it comes to applying temporary uses to heritage buildings and especially to buildings at risk.

To ground the research in a practical context, PART TWO Temporary Use in Practice introduces 20 case studies. Here, the primary research conducted is reliant on the experience and factual outcomes of these projects to generate data. This data is then used to develop an overview of the general nature of temporary use, which is yet to be provided elsewhere. This methodology enables the results to be quantified in the inquiry of:

- the physical impact of the temporary use on built fabric;
- any economic consequences (for example income, further grant-funding or jobs generated) and
- the social perceptions that surround a space and how these differ before, during and after a temporary use is implemented.

Through examining the wide range of people and processes involved, a rudimentary understanding of these frameworks can be explained. This is complemented throughout with qualitative data which enables the points raised to be confirmed and explained in a real-world context. This mixed-methods approach to research has proved critical in considering this subject as a whole. The results of these findings are then built upon with five ‘in-depth’ case studies. Each gives a thorough analysis of how individual cases of temporary use have been implemented.

PART THREE Temporary Use and Conservation outlines the key threats and priorities facing the heritage sector today and looks at ways in which temporary use may play a role in addressing them. It provides evidence to support this movement as more than simply a trend, or passing phase, but something that can be used as a relevant conservation instrument in our towns and cities well into the future. It looks specifically at the threats vacancy poses to heritage buildings and how these can be mitigated through the instigation of temporary use.

These points are put into useful guidelines in PART FOUR Practical Recommendations. This builds upon the findings that emerged through the Case Studies to provide a general, yet functional framework that may be applied as a resource for future action and collaboration in a wide variety of contexts.

Temporary uses are usually called for when budgets are minimal and the potential risks to a building are huge. For this reason, PART FOUR also gives guidelines for setting boundaries, explicitly outlining ways to mitigate risks before they arise and goes on to state where temporary uses should not be considered as appropriate action.

Finally, key recommendations for heritage professionals, local authorities and community groups are proposed. The findings are then summarised and conclusions are drawn.
“Between the jugaad\(^1\) culture of the Indian village, the temporary structures built by jobless architects, the pop-up shops, the infrastructure-savvy squatters and open source shelter-makers, the Treehouse Galleries, urban barns and Temporary Schools of Thought, just maybe something new is being born.”

—Douglas Hine.

The Space Hackers are Coming 2012 \(^2\)

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\(^1\) *jugaad*: a colloquial Hindi word often used to signify creativity to make existing things work or to create new things with meagre resources.

It is first important to distinguish ‘temporary’ from ‘normal’ use in the context of the built environment. Temporary use for the purpose of this paper has less to do with quantifying time and more to do with intention.

“Temporary uses are those that are planned from the outset to be impermanent... temporary uses are those that seek to derive unique qualities from the idea of temporality.”

- Haydn and Temel, 2006

Temporary uses arise through seeing a gap or an opportunity in the urban environment. This could be a vacant building, an underutilised space or a period of time where a development has stalled. While temporary use can be applied in many contexts and to numerous building types, this research is particularly focused on spaces that are considered to have heritage value.

All temporary uses are conceived with a particular intention. This could be to provide an area with integral services or vitality, to openly engage with the public and surrounding community, to maintain a much-loved building or to fulfil a more commercial ambition. While spaces and intentions vary greatly, temporary uses can be unified through their relationship to impermanence.

As temporary occupancy is not a new idea, this chapter aims to document its history, while positioning temporary use as a counter argument to the historical quest for permanence in the built environment. Firstly, traditional perceptions of architecture and the occupation of space are examined, along with the contribution temporary uses have made in the shaping of our market economy. It then goes on to look at temporary use from a planning perspective, where traditionally permanence has also been valued. Finally, reasons are given for the high rates of vacancy currently experienced in numerous towns in cities across the world. The risks and pitfalls that vacancy poses are then outlined, uncovering the particular threats they pose.

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4 Considered to have inheritance value for future generations.
ARCHITECTURE AND PERMANENCE

‘Firmitas, Utilitas et Venustas’, said Vitruvius, in that order.
(Durability, Functionality and Beauty)

The quest for permanence is something deeply connected with classical ideals of architecture. The way in which we inhabit space is however, impermanent. Temporary construction, use and occupation are not new phenomena: temporary ventures have always been an integral feature of cities that were conceived and built for the long-term.5

In many countries, especially throughout Europe, there is a tradition of holding temporary, typically outdoor events such as festivals and markets, concerts and expositions. Often associated with trading and interaction, temporary use has been one of the fundamental principles in the formation of today’s market economy 6.

While there is significant literature surrounding temporary architecture, or buildings that have been designed with a short life span in mind (figure 1), the concern of this research is with the temporary occupancy and inhabitation of architecture, rather than its physical construction or deconstruction.

Figure 1: The Eiffel Tower is a classic example of a structure that was conceived as temporary, but has gone on to be a permanent fixture and important icon.

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Many cities have a strong history of semi-legal and illegal temporary occupation. A BBC Radio 4 program documenting the history of informal dwelling broadcast in 2011, documented that squatting was ‘a big issue in the Peasants’ Revolt of 1381’ and that temporary occupation was necessary in many cities throughout the UK after the Second World War in combating homelessness. The mid 20th century saw another wave of squatting, arising out of the late 1960s housing crisis that maintained full momentum well into the 1970s. Here emerges a pattern. When property prices rise and occupiable building space is in short supply, temporary occupation occurs.

If we assess the direction in which our cities have progressed and become formalised, layers of legislation related to planning, building control, fire prevention and public health have combined to produce ever-more permanence in the built environment. The practice of city planning is traditionally geared towards long-term growth. Tools such as zoning and master planning are relatively inflexible instruments designed to regulate future development. These tools were created to protect private interests as well as public welfare, and they work well in an environment of consistent growth. However, with more economic instability, and ever-increasing rates of building vacancy, the rigidity of this model is swiftly becoming outdated. There is a demand for alternatives that are not solely focused on land use plans and new development. Implementing temporary activity sparks the re-thinking of existing spaces, which is critical for the future vitality and liveability of our cities.

As of 2010, more than half of the world’s population lived in urban areas and by 2050, this proportion is forecast to increase to 7 out of 10 people (IFHO, Global Health Observatory). As more and more of us lead lives in urban environments, spaces of informality, intuition and play are increasingly vital. From a protection point of view as demand for space increases, the ability to justify significance and make solid arguments for the retention of historical identity will have to be increasingly considered.

Since the post-war period, temporary use, particularly in cases of has produced varying attitudes that we continue to see today, ranging from compassion through to outrage. However, perhaps due to increasing economic pressures, temporary use is now recognised as a valid tool in urban planning to relate the built environment to social context. This is in order to achieve spaces that inspire a sense of identity and positive social activity and interaction particularly when space is at a premium.

Recovery from the post 2008 global financial crisis has demanded ways to activate and convert passive vacant spaces into public assets, creating a focus on a local planning and community partnerships. This has been gaining momentum through language, media and more recently, formal policy.

If we continue to fast-forward to the current climate, recent years have seen government policy surrounding housing and infrastructure shift towards the encouragement and legalisation of certain types of temporary use. ‘Meanwhile’ and Pop-Up phenomena are increasingly popular. The movement is growing, evolving, and can be seen to be taking a more formal structure within a number of countries especially throughout Europe, the U.S. and Canada as well as in Australia.

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9 Jim Frank., 2011
10 Perhaps because property value and trading has sky-rocketed in recent years, squatting is a form of temporary use that continues to be actively discouraged.
11 This has become a practiced concept in the UK with the ‘Meanwhile Space’ leading the way since 2009 with the ‘Meanwhile Project’. The project was established to enable community uses of vacant property and sites by the Department of Communities and Local Government (DCLG) and led by the Development Trusts Association (now Locality).
In recent years, global economies have undergone massive fundamental change. Despite an increasing demand for space in our cities, economic downturns, functional redundancy and development and ownership issues have seen an increase in the number of buildings that appear ‘unmarketable’ in the medium to long term.\textsuperscript{12}

The immobility and general inaccessibility of the current property markets is acting to force people to find alternative access rights to space. Despite this growing need, in the context of the United Kingdom, the most recent recession continues to see one in six shops empty \textsuperscript{13} and as many as 845,000 empty homes\textsuperscript{14}. In response to this waste of valuable space and resources, a growing number of successful grassroots networks have arisen to coordinate and share expertise on the ground, across regional and even international boarders.

The implementation of temporary use is often entangled in a complexity of property rights, conflicting interests and rights of use (Figure 3). Property and ownership rights produce a paradox: on one hand is the need for growth and adaptation to meet future needs and on the other are the current needs of residents who benefit little from static property ownership or stalled development.

![Figure 2: The paradox of vacant and underutilised buildings. Temporary use can act to reduce the risks to vacant buildings while making productive use of the gaps in the urban fabric that result through indolence.](image)

Widespread media coverage has had a huge role to play in much of the coordination and successes of the movement thus far.\textsuperscript{15} In examining the 20 selected case studies for this research, it became evident that the strength of this movement derives from the ability to share ideas and experiences. While information is increasingly accessible among global communities, temporary uses have primarily been documented by individuals and organisations themselves. These people are working within a new paradigm of architecture and urbanism.

\textsuperscript{12} Urban pioneers. Temporary use and urban development in Berlin. Berlin: Jovis, 2007, p. 21


\textsuperscript{15} The role of social media forums and networks is significant, yet this has only been minimally explored.
which remains under continual construction. Some of this documentation has formulated a few key texts, which have been integral to this research. These include:

- Urban pioneers: Temporary use and urban development in Berlin (Jovis, 2007)
- The Portas review: an independent review into the future of our high streets (Portas, 2011)
- The Temporary City (Bishop and Williams, 2012)

It has been in building upon this pool of work by a few key individuals that the philosophy of temporary use has been formalised, to the extent that the concept is now recognised as a useful tool for governments and is promoted within planning legislation. In 2009 for example, the British Government attempted to formalise and stimulate activity across the UK, investing in an initiative called Meanwhile Space which aims to “support individuals and organisations to bring buildings and land that has become temporarily redundant into constructive use.”

In industry, the American Pavilion’s 2012 show at the Venice Architecture Biennale showcased ‘Spontaneous Interventions’ featuring 124 bottom-up initiated, temporary projects in American cities, confirming the stance of temporary use on the world stage. Minor temporary interventions are now widely recognised to have the potential to create ripples of improvement, even comparable to large-scale regeneration projects. In some cases, temporary uses have even gone on to create greater leverage in shaping the future planning and development of a city’s make-up.

CONSERVATION AND IMPOSED PERMANENCE

Despite growing developments, the objectives and principles surrounding temporary use primarily do not have a direct grounding in heritage. A recent publication by English Heritage acknowledged temporary use and provided a concise overview of the potential advantages and commercial value when concerning heritage places. Despite this, there remains a lack of academic research or thorough data collection into the direct involvement or concern for heritage in the movement.

While the discourse surrounding ethical approaches to heritage protection are constantly evolving, there exists a view that the legislation surrounding conservation has taken aspiration for permanence beyond their limits, seeking to preserve and protect buildings, seemingly for all of time;

“Conservation has become a ‘sacred cow’ that has developed with little criticism or review… This is an artificially imposed permanence. The longer term impact on the ability [or inability] to renew large swathes of cities that are now locked into a time vault, or on the rate of turnover in the built fabric outside of historic areas, or indeed on temporary uses, is largely unknown.”

- PETER BISHOP AND LESLEY WILLIAMS. THE TEMPORARY CITY. 2012 P. 24


18 Included in key references p. 65

19 This idea was exposed by the Hidden Doors festival coordinator David Martin in a recent radio interview: Janice Forsyth. The Culture Show, 26 Mar. 2014. BBC Radio Scotland.

While existing buildings and spaces are intrinsic to our everyday lives and overall identity, there is a demand on many buildings to ensure sustainable end uses that meet socio-economic priorities, as exemplified in Figure 3.

Figure 3: It is the unfortunate case that vacant buildings without a use, regardless of their age, architectural merit or heritage value can be placed at risk. The Royal High School on Calton Hill in Edinburgh is recognised as an important, Category A listed building, yet it has remained vacant for more than 40 years. A continual lack of use means the condition of the building has deteriorated to the point that the future of the building is uncertain.

There has emerged a need to quantify the benefits of sustaining heritage, rather than promoting it as important in its own right. Currently, ‘value’ and ‘significance’ are key terms in assessing the importance and worthiness of a space. While research has been conducted into the numerous benefits of working with built heritage,21 public authorities and other land owners continue to allow buildings to deteriorate, and in extreme cases, be demolished rather than finding interim uses for them that can start a conservation or regeneration process.

21 “Even when vacant and in poor condition, listed buildings, and all other forms of our built heritage, remain ‘assets’ with the ability to truly enrich our experience of our environment through their physical qualities and/or their historic or community associations”. Heritage works: the use of historic buildings in regeneration: a tool-kit of good practice. English Heritage, 2006

Environmental Benefits:
“The retention of older buildings, either in their entirety, or simply by re-using components in-situ and allowing for their thermal upgrading in benign and sympathetic ways, can provide excellent finished results which are fully in accordance with the principles of building conservation and sustainability. In many cases, the process of careful adaptation and re-use can produce new buildings and spaces of the highest architectural quality”.


Economic Benefits:
Perhaps because of the major contributions of the sector to the economy, justification for preservation is now often rooted in economic benefits, and is seen as a crucial part of the economic and social capital for many countries around the world. Significant funds are invested in the historic environment every year- this investment sustains jobs, skills and knowledge.
THE RELATIONSHIP: VACANCY AND BUILDINGS AT RISK

Vacancy does not just pose a threat to heritage. Abandonment, seen in many high streets and town centres around the world produces widespread social and economic problems. There are obvious correlations between vacancy and risk to heritage buildings. In Scotland, 2013 statistics recorded that vacant buildings made up 90.8% of A-listed entries on the BARR (Buildings at Risk Register)\(^{22}\) while only 1.3% of the A-listed Buildings at risk were classified as ‘Fully Occupied’.\(^{23}\) For entries deemed high or at critical risk 100% were vacant.\(^{24}\)

CAUSES OF VACANCY

The underlying causes of building vacancy are exceptionally varied and complex. Behind each vacant building lies an intricate web of stakeholders\(^{25}\), each with their own intentions, skill set and levels of willingness to collaborate or cooperate.

There is a historic pattern that can be applied to the majority of towns experiencing high rates of vacancy. Many developed gradually as commercial precincts and flourished in the era of trams and public transport. The dramatic rise in car use and the construction of suburban shopping centres now means that the old ‘urban centres’ have ceased to be desirable as destinations to live, shop and work. This decentralisation has been further exacerbated by recent financial instability, where any development projects were either stalled or simply made unviable. This has resulted in considerable numbers of buildings being left empty.

Other situations of vacancy arise when a long-term solution has been proposed, but is for some reason (e.g. financing, planning, health and safety) it has been stalled. In overloading a site with optimism, delays are almost certain. Property owners can stall a building, waiting for the conditions to be ‘just right’ with little or no penalty.\(^{26}\) Times of financial difficulty and in periods of low or inequitable market value can create a lack of incentives for encouraging owners to occupy and maintain their vacant spaces.\(^{27}\)


\(^{23}\) ibid p7

\(^{24}\) ibid p10

\(^{25}\) See p. 29, which presents an overview of the wide range of people and groups involved in implementing temporary use.

\(^{26}\) Eric Reynolds, author of Interwhile Uses suggests that fallow time of a site and unnecessary delays should be recorded and penalised - ‘just as if a car owner wishes to keep a car off the road they are required to register it’s out-of-use status or be fined’. Eric Reynolds, Interwhile Uses, Journal of Urban Regeneration and Renewal 4, 2011, p. 371-380

Figure 4: The compounding effects of building vacancy. When a building has been left to deteriorate it means the positive associations surrounding it building are compromised, along with its perceived ‘usefulness’. This goes on to affect the surrounding area, introducing a compounding effect.

The compromised safety of a building and consequential costs to bring it back into a useful state may escalate beyond the point of being economic to repair. While both modern and historic assets are facing similar problems, some reasons for vacancy that are specifically applicable to heritage buildings include:

- **Perceived hidden costs**
  Maintenance costs are often perceived to be higher for historic buildings. There also exists a fear that the legislation surrounding protected buildings imposes restrictions that can impede development.

  > The hovering presence of English Heritage and other preservation groups is something that surveyors comment upon. It’s a reflection of how privileged they are, to have ended up in control of such a large slice of Britain’s architectural heritage... the demands of the preservation lobby also help to push costs up.

  - Joel Budd
  The Guardian, 2003

Listing can also create difficulties in issues such as obtaining insurance. While these beliefs can be ill-informed, they have the potential to result in an unwillingness to commit to a building.

- **Demographic changes**
  Often historic buildings have been designed and built for a context that is no longer relevant in today’s planning agenda and thus they produce difficulties in accommodating change. Institutional buildings are an obvious example (e.g. changes in schooling systems, healthcare and social connections).

**SUMMARY**

The views presented above are reflective of the increasing demand for buildings to ensure sustainable end-uses and meet socio-economic priorities. This shift away from a direct focus on conservation should not be ignored.

As stated in the Burra Charter, “Places of cultural significance should be safeguarded and not put at risk or left in a vulnerable state.” Yet as the demand for self-reliance increases, the question arises, ‘how do we move to ensure heritage is actively conserved, beyond passive regulation?’

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“Like a book no one is reading, a vacant building vibrates with unseen intensities ready to shed its excess, its burden of overwrought grammars, its syntax of profitability: its closed interior and its brittle shell. If we can, let us imagine emptiness recalibrated, space unfolded toward smooth and slippery and nonconforming use.”

- JILL STONER.
IN TOWARD A MINOR ARCHITECTURE

“Just because something is impermanent doesn’t mean it isn’t powerful - think blossom, lightning or a festival. We shouldn’t be afraid of impermanence, but we should celebrate the impact the project has had on the local community and the benefits of using spaces that would otherwise have stayed vacant.”

- Jess Steele
  Associate Director of Locality

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CASE STUDIES

Part 2 presents findings from 20 case studies which have been systematically selected and examined. The small-scale approach to analysis can be justified, as a larger number of case-studies would simply have been unmanageable within the scope of this research.

The aim of Part 2 is to untangle the complex web of temporary use when applied in heritage environments and to draw out valid conclusions. The cases represent a small sample of the ‘lightweight’ possibilities surrounding temporary use and provide examples of potential, creative solutions for some of our vacant historic buildings.

The primary data is presented in a way that gives a concise overview of the general nature of temporary use as it has emerged in recent years. The concept of temporary use is dynamic, and it is important to keep in mind that the ideas presented here are constantly evolving, even as they are being presented. Through selecting and examining a broad range of case studies, the following section identifies some of these parameters that, although fleeting and transitory in nature, can be applied to all forms of temporary use.

The data that emerged from the case studies have been organised in Tables 1, 2, and 3, which have been included in the appendices (pp. 68-83) of this research. Frameworks have been applied enabling the results to be quantified in the inquiry of:

- an overview of the various types of temporary use, their time scales and the various parties involved in making them happen (Table 1) p.68
- the impact they had on the built fabric of a building (Table 2) p. 72
- any economic consequences (Table 3) p. 76
- the social perceptions that surround the space before, during and after temporary use, from a variety of perspectives. (Table 3)

In order to overcome a possible lack of in-depth analysis, it was decided to select five key studies for a more thorough account of their successes and failures. This involved speaking with the various parties involved in each of the projects and helps to provide a more qualitative component to the research.

2 Amanda Wilmot, Designing sampling strategies for qualitative social research; with particular reference to the Office for National Statistics Qualitative Respondent Register, London, Office for National Statistics, 2005, p. 4
METHODOLOGY AND THE SELECTION OF CASE STUDIES

Buildings in urban areas and town centres internationally that had experienced vacancy and had undergone a period of temporary use were the primary focus of this research. The following factors contributed to the final selection of case studies:

1. **THE INCORPORATION OF HERITAGE BUILDINGS** Any temporary use studied has included a component of the project that was implemented in a listed building or buildings with identified heritage significance. Sites registered on an ‘At Risk’ register were of particular interest. While some of the case studies deal with open public spaces, the majority of projects incorporate buildings.

2. **A VARIETY OF INITIATIVES AND INTENTIONS** It was important that a wide range of initiatives were examined. The incentives and actions behind the temporary occupancy must also have been preconceived intentionally. Where possible, a series of interviews were conducted engaging a wide range of stakeholders and differing perspectives.

3. **A VARIETY OF INTERNATIONAL CONTEXTS** Abandonment of heritage buildings and instances of temporary use are not specific to any particular part of the world. Much of what has been learnt has grown from the ability to communicate and share ideas across national and international borders. Thus, the case studies were selected from an international context (Figure 5).

4. **REALISATION OF THE PROJECT** It was necessary that the temporary use was taking place or had already taken place in order to allow for appropriate study and reflection. This involved collating a combination of information from responses within the media, academic journals and books and formal and informal interviews.

5. **SUFFICIENT DATA** around the following:
   - Physical structure and intervention, including the physical condition of original building before the temporary use was instigated and any changes made to the built fabric.
   - The effect of the temporary use on the social and economic perceptions of the space/building both in the short and longer term.
   - The effect of the temporary use on the future prospects of the space.
Figure 5 The geographical spread of countries represented in the 20 case studies.
Introduction of Case Studies

1. Renew Newcastle finds short and medium term uses for buildings in Newcastle (Australia) that are currently vacant, disused, or awaiting redevelopment.

2. PHS Pop-Up Garden
   The PHS (The Pennsylvania Horticultural Society) transformed a vacant lot into a re-purposed community garden in a heritage setting.

3. Hidden Doors Festival
   A 9 day music and arts festival held in a vacant, listed building in Edinburgh’s World Heritage Site.

4. Urban exploration
   Urban exploration is the exploration of components of the built environment that are not usually seen, often abandoned ruins or vacant sites. The movement is documented and has a large following online.

5. Granville Arcade, Brixton Village, London
   Temporary Uses brought new life to the market, leading to the permanent establishment of a locally-powered economy in Brixton.

10. 157 Days of Summer
   The Bothy Project turned a vacant space in Glasgow into a wildflower garden with a bothy studio to provide an alternative outdoor performance and events space. The garden hosted a series of art residencies and events until it closed to make way for a student housing development.

11. Frame Store
   A pop-up design shop that was created inside an 18th-century building in Amsterdam.

12. Connected Croydon
   A program of coordinated public works to improve Croydon’s streets, squares and open spaces.

13. Prize 38
   Beijing Designers created an installation that guided visitors through the heritage, derelict building to a pop-up restaurant as part of Beijing Design Week 2013.

14. Yeshiva
6. Biennale of Sydney
In 2008, Cockatoo Island became a major venue for the Biennale of Sydney. Since then, there has been a regular stream of temporary exhibitions and events held on the World Heritage Site.

7. River Studios, Melbourne, Australia
A vacant industrial warehouse was transformed into a temporary creative space, providing 57 artist studios.

8. The Ruin Pubs of Budapest
Derelict and unused historic spaces have been transformed into popular bars.

9. Hooton Park Hangars, Cheshire
The grade II* listed hangers, also listed as Buildings are owned by a trust which is dedicated to their restoration. The central hangar (pictured) is used for the temporary rented vehicle storage, which contributes some funding to its upkeep.

10. El Torre de David, Caracas, Venezuela
A 45-story unfinished skyscraper that was originally built in the Financial Center of Caracas, Venezuela. Abandoned in 1994 after the demise of the developer, the unfinished project is now occupied by the city’s urban poor.

11. Transition Heathrow, London, UK
A grassroots action group working with a vacant site in Heathrow to encourage sustainable living and community resilience.

12. Shell (Overhoeks) Tower, Amsterdam
The vacant building has been temporarily occupied by artists and film-makers as part of the process of bringing the building back into regular use.

13. Shell Buildings, Leipzig
Scheme to protect and maintain vacant 19th century listed buildings through temporary occupancy.

14. 33 Portland Place, London
A Grade II* listed building which provides space for filming music and feature films. Artist include Coldplay and Amy Winehouse. Films include The Kings Speech (pictured).

15. Street Eats, South Africa
Company hosting ‘pop-up’ events and catering in a variety of buildings and often underutilised spaces.

Scheme to protect and maintain vacant 19th century listed buildings through temporary occupancy.
The aim here is to provide an overview of the diversity and varied nature of temporary use to generate tangible data and communicate it in a way that is cohesive and representative of the movement as a whole.

**LISTINGS AND DESIGNATIONS**

Finding case studies that applied directly to listed buildings was not straightforward. While regeneration was usually embedded as an overarching aim of temporary use, it was rarely at the forefront of ambition. Conservation was rarely a preconceived aim and the vast majority of temporary-use projects occurred in buildings or spaces that were not considered to have heritage importance.

Yet as conservation is at the core of this research, 80% of the case studies were officially documented on the national listing register specific to their country. The remaining 20% were considered to contain heritage significance but were in a country where a listing system was not in place.

TIME SCALES AND PERIODS OF OCCUPANCY

It was found that individual cases varied dramatically in this regard. In order to allow the periods of temporary use to be classified, time-scales were categorised as:

- **Short**: 1 hour - 24 hour period
- **Medium**: 1 day - 2 weeks
- **Long**: 2 weeks - 3 months
- **Extended**: 3 months to 10 years.
- **Varying**: for projects that were not specific to a single building or dealt with differing programs of occupancy (e.g. Case Study 8: The Ruin Pubs of Budapest)

Generally, temporary uses ran for a period of more than 2 weeks (75% fell into the Long and Extended time categories).

In some cases, the lines between ‘temporary’ and ‘normal’ became blurred. While the uses were instigated on a temporary basis, in some instances they became longer-term rolling solutions, which were not preconceived. This point is further explored in the results of ‘Future Implications’ documented on page 36.

**Figure 6: Heritage Listings and Designations**

The percentages of case studies that have an official heritage listing or lie within a designated conservation area.

**Figure 7: Time Scales**

Although linked to the notion of time, specific time-scales vary dramatically between temporary use projects and can not be applied in any consistent way to temporary use as a whole.
**OWNERSHIP**

Half of case studies examined involved privately owned property. In every instance, success was dependent on the owning body being willing and able to make their vacant/stalled property available on appropriately flexible terms.

In approximately a quarter of cases, a variety of ownership rights applied. Although this added a layer of complexity to the interim use, when managed appropriately, this did not cause any particular problem.

**INSTIGATORS OF TEMPORARY USE**

The case studies identified that temporary uses were not instigated by one particular group of people, an existing sector or industry. Rather, temporary use incorporated energy and ideas from a wide range of people, who each saw a need and potential opportunity within a space or group of spaces.

Many of the successful projects were shown to have gathered strength from interdisciplinary input.

**TYPES OF TEMPORARY USE**

As with instigators of temporary use, the types of temporary activity were not limited. A high percentage of projects (35%) incorporated mixed-use activities rather than those committed to a singular or traditional form of use. A quarter of the projects incorporated artistic uses that involved input from people working within the creative industries. While the case studies covered a diverse range of activities in conducting this research numerous other forms of temporary use were uncovered. These were recorded and are documented in Figure 10.

**Figure 8: Ownership.** Privately property owners as well as government (public) owned property are both potential candidates for temporary use.

**Figure 9: (above) Instigators of Temporary Use**
Temporary use is not driven by an existing sector, but rather involves a range of stakeholders with a breadth of knowledge and varying ambitions.

**Figure 10: (left) Types of Temporary Use**
A percentage representation of the general spread of types of temporary use.
Figure 11: The diversity of temporary use programs. These uses were recorded throughout the course of research but are by no means exhaustive.
The wide range of people and groups involved in implementing temporary use.

One of the keys to the success of temporary use is for the groups identified below to coordinate and have a dialogue. Here, the various groups have been organised in relation to their underlying ambition or intention. All have a shared interest in the use of vacant space, but each has a different agenda. Although all of the knowledge and skills are intrinsically linked to the conservation and maintenance of heritage, these groups are generally considered separate entities and rarely understand and sometimes even contradict one another.

OWNERS

• Private Landlords
• Local Authorities
• Mixed Ownership

INSTITIGATORS

• Matchmaker Organisations: There are an increasing number of organisations of this type and they play the role of a ‘matchmaker’ in establishing networks and partnerships between owners and temporary occupiers. Often these are community, voluntary or charitable groups. Example: Case Study 1: Renew Newcastle/ Renew Australia
• Local Authority Initiatives: Local Authorities have an important role to play in creating the economic incentives and allowances in planning regulation to encourage good conservation practices surrounding temporary use. Example: Case Study 12: Croydon Meanwhile Use Toolkit
• Property Guardians: Originally developed in the Netherlands as a form of “anti-squatting”, guardianship is a rapidly growing part of the UK property security industry, with around 20 private companies offering space for up to 10,000 guardians. Example: Case Study 18: Guarded Buildings

OCCUPIERS

• Charities: have an important role to play in much of the coordination of action surrounding temporary uses. Although crucial, their objectives and principles, invariably do not have a direct grounding in heritage. Examples include Community Interest Company’s (CICs) and Charitable Incorporated Organisations (CIOS)
• Building Preservation Trusts (BPTs): Temporary use has been employed as a method of stimulating or extending the positive activity carried out by Building Preservation Trusts. Example: Case Study 9: Hooton Park Hangers
• Community Groups: Example: Case Study 16: Transition Heathrow
• Entrepreneurs: Example: Case Study 20: Secret Eats
• Start-ups: Example: Case Study 8: The Ruin Pubs of Budapest
• Artists: Example: Case Study 3: Hidden Door Festival
• Established Businesses and Companies: When pop-ups are hosted by commercial retailers, this exclusivity can cultivate rewards for both host and brand. Example: Case Study 11: Frame Store

EXTERNAL PLAYERS

• Traditional Forms of Media: The media has become interested in the scenes of temporary use because of the great contributions and transformations they can make to the image of an area.
• Social Media: A great deal of activity, interest and even funding is generated through social media platforms.
• Specialists and Academics
• The Local Community
• Built Environment Professionals
• Key Funding Bodies
• Local Government
• National Government

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3 Oliver Wainwright, Live in a stately home — just don’t get too settled in. The Guardian, London, 22 July 2013
EFFECT OF TEMPORARY USE ON BUILT FABRIC

The aim in this section was to establish the physical impact temporary uses had on the physical fabric and significance of the space or building. It took into consideration the original condition of the spaces, the type of physical interventions made and any lasting impact these had.

WAS THE BUILDING VACANT BEFOREHAND?

Of the case studies examined, 80% of the spaces were vacant before any temporary use was implemented (Figure 12). The correlations between vacancy and risk documented in Part One were highlighted in the selection of case studies.

ORIGINAL PHYSICAL CONDITION OF THE SPACE

The original condition of each case study was classified under one of the following categories:

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>POOR</td>
<td>Building experiencing significant structural failure or widespread defects: Evidence of abandonment, deteriorating condition through lack of maintenance. This could include various combinations of water ingress, overgrown vegetation, smashed windows, evidence of vandalism, etc.</td>
</tr>
<tr>
<td>MODERATE</td>
<td>Some elements in a bad condition but main structure intact: The space had not been vacant for more than 2 years and remained structurally sound and weathertight. Signs of lack of maintenance were becoming evident such as overflowing gutters, locked/boarded up doors and windows.</td>
</tr>
<tr>
<td>GOOD</td>
<td>No major works required: The site was currently occupied or in a good state of repair, showing minimal or no signs of abandonment.</td>
</tr>
<tr>
<td>N/A</td>
<td>A category which covered a number of individual projects, making it difficult to classify the data.</td>
</tr>
</tbody>
</table>

While the physical condition of the buildings varied significantly, this was not shown to impact the success of a temporary use. The majority (55%) of buildings were in a poor-physical condition when temporary use was implemented (Figure 13).

PHYSICAL CHANGES MADE TO THE BUILT FABRIC

Where physical changes were made to the built fabric, 75% either had a positive or neutral/ non-lasting change to the architectural fabric (Figure 14).

Examples of Positive Change included:
- Removal of overgrown vegetation (Case Study 2: PHS Pop-Up Garden, Case Study 16: Transition Heathrow)
- Minor adjustments to ensure the space was made weatherproof and vermin proof. (Case Study 18: Guarded Buildings)
- Painting and minor refurbishment (e.g. re-hanging of original doors, filling holes in plasterboard etc.) (Case Study 5: Granville Arcade)

Examples of Neutral Change included:
- Site cleaning/ removal of accumulated waste (Case Study 3: Hidden Doors)
- Addition of removable frameworks e.g. scaffolding poles for zoning areas and creating ‘new’ spaces (Case Study 1: Renew Newcastle, Case Study 11: Frame Store)

Examples of Negative Change:
- Graffiti (Case Study 8: Ruin Pubs of Budapest)
- Minor demolition: (Case Study 13: Prize 38). It must be noted here that this building has been scheduled for major internal works.

Where changes were made, it was important to also assess if they had any long-term impact on the building (Figure 15). It was found that 70% of the changes made were reversible and would leave the space in no-worse condition than the one in which it was found. In many cases, the temporary uses were found to reduce the existing risks that were associated with vacancy, rather than create new ones. In the vast majority of cases it was perceived that the risks of doing something outweighed the risks of doing nothing.
Q: Where you have seen Temporary Uses implemented (by both individuals and communities) would you say that, the condition of the building has been impacted in a positive, neutral or negative way?

“There’s a risk of any intervention being done well or badly, that’s more about clear aims and objectives, good project management and risk awareness. The same worries could be rehearsed when thinking about a permanent use, or even the option to ‘do nothing’. In my view there are more positives to be gained.”

- STEPHEN ROLPH
SUMMARY OF KEY FINDINGS:

THE THREATS AND COST OF BUILDING VACANCY

- Minimised surveillance
- Reduction in maintenance
- Increased incidence of Heritage Crime. Heritage crime is “any offence which harms the value of heritage assets and their settings to this and future generations”*. An English Heritage study** found that more than 75,000 “heritage crimes” took place in 2011. It was also noted that the scale and amount of heritage crime has been increasing in recent years.
- Increased risk to public health and safety
- Reduced perceptions of the image of the area as a whole as well as the perceived ’usefulness’ of the building

The longer a building is left vacant, the longer it is exposed to these risks. As the physical fabric of the building declines, it becomes increasingly expensive to bring it back into future use.

THE POTENTIAL IMPACTS OF TEMPORARY USE

- Increases ‘presence’ within a building, dramatically reducing incidence of heritage crime.
- Regular maintenance through occupation: prompt maintenance prevents repair costs escalating and avoids the loss of historic fabric.
- Increased surveillance and activity around a building reduces the risk of heritage crime and raising awareness of the building’s condition.
- Minor changes to improve the condition of the building: Often it is only a general ‘clean-up’ that is required to make a building usable (Figure 16). This can include a wide range of community and volunteer groups to further promote awareness about the building and develop their skills.
- Light on impact: In many instances, temporary uses will be able to be undertaken in existing vacant buildings without the need for major alterations to the building (as is the case with larger, more permanent interventions).

Temporary uses can allow buildings to be maintained in their current condition, even in a ruinous state. Some temporary uses (especially recreational ones) do not require a fully functioning building.


Figure 16: Volunteers involved in minor works to the Category C listed building in Edinburgh for the Hidden Doors Festival, April 2014 (Case Study 3)
RESPONSES AND PERCEPTIONS OF THE TEMPORARY USE

ECONOMIC FRAMEWORKS AND OUTCOMES

Finance has a crucial role to play in any decision made in the built environment. This is especially important for the numerous historic buildings that are classified as at risk, which often require large investments to ensure their long-term survival. Temporary uses have shown to provide a means of starting to generate income and interest when budgets or resources for major interventions are not yet in place.

While it was difficult to obtain precise figures in every instance, a key finding that emerged through the analysis of case studies was that temporary use provided a relatively inexpensive option, especially for the opportunities and activities that they generated. The case studies show that allowing the creative industries to play a leadership role in the built environment enhances the social, environmental and economic base of an underutilised space. Where more detailed economic analysis was available, returns in investment were consistently positive. The ‘Renew Newcastle’ program, for example, generated a benefit cost ratio of more than 10:1.

The following information describes how in the Case Studies examined, small scale investments into temporary use were able to save on outlay costs and increase the capacity for revenue and future self-sufficiency:

**Vacant Building / Building at Risk / Underutilised Building**

- Increased interest / visitors / footfall
- Generated a return of investment
- Created employment opportunities
- Fostered community input and cohesion
- Saved on security: The temporary use provided security through use and deterred vandalism, theft and arson
- Provided maintenance and upkeep. Often basic maintenance and running costs were covered by the temporary user
- Provided an opportunity for public access and animated the street and area (reducing blight, which has been shown to have an adverse impact on property values)
- Showcased the potential of the building and its historic importance, acting as leverage for future grant sourcing and investment.

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2 ibid p 4
**How is temporary use funded?**

Of the Case Studies examined, the majority were privately funded, while only 5% were run by BPTs, providing evidence that temporary use is not a prevalent tool in conservation. It was also noted that temporary use is often overlooked by local authorities who are struggling to deal with high rates of vacancy, while also dealing with property shortages and affordability issues.

**Where the major costs lie**

The major costs incorporated in temporary use lay in professional service requirements and labour costs. While the costs are heavily dependent on the nature of the use, some widely applicable costs include:

- Legal and professional advice
- Insurance (including Public Liability insurance)
- Any company registration fees
- Labour and management required for the project coordination, property set-up and maintenance.
- Marketing and running costs
- Planning and licensing approvals

Some of the temporary uses were able to avoid many of these costs through the backing of community groups and the mustering of volunteers. Collaboration between a variety of secondary groups including local authorities and arts councils also proved of key importance for many of the projects.

**Job creation**

A great number of the projects (75%) generated jobs for the local community and were perceived to be beneficial for the value of individual properties and the surrounding areas as a whole. Many of the projects were heavily reliant on a few key individuals and crucially, on volunteers.

**Commercial opportunities**

Many of the temporary uses provided platforms for potential users/start-up businesses to pilot an idea at ‘peppercorn’ rent. They also:

- Provide a platform on which to trial a variety of potentially viable uses of the heritage asset without long-term investments or commitment. Enabling new ventures to test their ideas and profitability before committing to bricks and mortar investment.
- Reduce risks with temporary lease & lower costs.
- Provide opportunities for charities or other community/voluntary groups to gain public attention in a prime location which otherwise they couldn't afford.
- Provide opportunity to pilot a service or idea on a short-term basis to establish long-term viability.
- Provide space to promote concept and raise awareness and showcase local micro-businesses.
- Increase the awareness of the significance of an asset through interaction within a setting.
- Have the potential to reduce the bureaucracy time associated with more permanent types of development.
<table>
<thead>
<tr>
<th>ECONOMIC IMPLICATIONS FOR OWNERS AND LANDLORDS OF VACANT BUILDINGS</th>
<th>ECONOMIC IMPLICATIONS FOR OWNERS AND LANDLORDS OF TEMPORARY USE PROPERTIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Decrease in economic and commercial value</td>
<td>• “[Landlords] will benefit by maintaining the market value of their assets and increase the chances of bringing them back into permanent use” *</td>
</tr>
<tr>
<td>• Research into vacant homes has shown that they can depreciate the value of nearby occupied properties by 18%³</td>
<td>• Possibility of serving as a catalyst or ‘trigger’ for future sustainable use, save on maintenance costs and provide a source of income for generating funds to assist in future conservation efforts.</td>
</tr>
<tr>
<td>Vacancy has the potential to impact the surrounding buildings and areas as a whole.</td>
<td>• Lower costs and reduce liabilities: responsibility for paying insurance, rates or utility bills can be shared with the occupier</td>
</tr>
<tr>
<td></td>
<td>• Possible rental income: many successful case studies, attracted occupants by providing an initial ‘peppercorn rent’</td>
</tr>
<tr>
<td></td>
<td>• Temporary use can market the space and make it more attractive and vibrant thus increasing the awareness of the property and attract potential tenants</td>
</tr>
</tbody>
</table>

**SOCIAL INCLUSION: INVOLVING A WIDE CROSS-SECTION OF THE COMMUNITY**

The ability to access people with a willingness to see and act upon potential emerged as a crucial factor. The success of many of the case studies was their ability to engage a broad section of skills within the community and to have as many people as possible supporting and advocating the idea⁴.

Early consultation with various stakeholders and gauging the level of existing or potential interest in a project came through as an important step. Many of the projects had well established networks, contacts and support systems, despite individual groups having different reasons to be involved and differing objectives. The successes of many of the projects was in the coordination and collaboration of these groups, resulting in benefits to all involved.

In many cases, a key individual possessing passion, drive and dedication to keep a project going was a crucial factor. These people were quick to see potential and argue a case. They assisted in motivating a wide range of people to consider the practicalities of a project. Many of the case studies were reliant on these key individuals working long hours, often on a voluntary basis. Such people included Marcus Westbury (*Case Study 1: Renew Newcastle*), Douald Hine (*Case Study 3: Granville Arcade*) and David Martin (*Case Study 3: Hidden Doors*). The value of such individuals cannot be overestimated.


Figure 19: Inclusion of the local community throughout the duration of temporary use

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³ ‘Peppercorn’ rent: rental payments substantially below full commercial rates.
### Impact on the Surrounding Area and Community

<table>
<thead>
<tr>
<th>Vacant Properties</th>
<th>Temporary Use Properties</th>
</tr>
</thead>
<tbody>
<tr>
<td>• downgrade positive community associations, particularly in buildings that are vacant over a long period of time.</td>
<td>• generate economic vitality and locally-focused, sustainable communities</td>
</tr>
<tr>
<td>• threaten public health and safety</td>
<td>• deter anti-social activity and prevent further blight</td>
</tr>
<tr>
<td>• involve a significant outlay of municipal costs. Cities spend significant funds on dealing with vacant property *</td>
<td>• improve anti-social activity and prevent further blight</td>
</tr>
<tr>
<td>• increase maintenance costs</td>
<td>• promote community development and ownership along with active urban networks.</td>
</tr>
<tr>
<td>• increase rates of crime and anti-social behaviour**</td>
<td>• increase vitality of the street and wider public space</td>
</tr>
</tbody>
</table>

** Ibid

### Generation of Future Prospects

In some cases, even though a use is conceived as temporary, and derived from the qualities of temporality, they can unintentionally manifest into longer-term solutions. As soon as temporality is no longer required, this use has moved into ‘normal’ or permanent use. In some cases, this may suit a site, in other contexts this should be avoided.

While temporary uses must work with an awareness of more permanent plans, it is vital that long term agendas are stated explicitly. Nothing would discredit the integrity of temporary use more than agitating against long-term plans.

The boundaries between temporary and a shift into permanent use are often blurred and difficult to differentiate. Success was usually generated out of embracing the idea of experimentation allowed through temporality. There was much more scope for trailing uses without long-term consequences.

**Figure 20:** Generation of future prospects

**Figure 21:** The potential outcomes of temporary use
“Even after the temporary use has ended, the location of temporality remains as a projection screen onto which new projections can be made. The identity of this location is thus not fully determined; it can still be shaped.”

- HAYDN FLORIAN AND ROBERT TEMEL.

TEMPORARY URBAN SPACES
IN-DEPTH CASE STUDIES

CASE STUDY 1: RENEW NEWCASTLE
CBD, NEWCASTLE, NSW, AUSTRALIA

Renew Newcastle is a not-for-profit company that finds short-to-medium-term leases for vacant or disused buildings in the CBD of Newcastle. The company states its aims as: (1) to reduce the negative commercial and symbolic impact of retail vacancies; and (2) to provide low-risk opportunities to test out new creative businesses.

LISTINGS: The majority of leases taken up by Renew Newcastle fall within the Newcastle City Centre Conservation Area. Numerous buildings occupied are also listed in the NSW State and Local Heritage Registers.

OWNERS: The project is supported by a variety of individual property owners. This includes the GPT Group, which owns many of the spaces in the city centre.

OCCUPIERS: Renew Newcastle works primarily with people working in the creative industries, those pursuing cultural projects and community groups.

TYPE OF TEMPORARY USE: Renew Newcastle incorporates a spectrum of mixed-use activities.

COMMUNICATION AND FUNDING: Renew Newcastle has functioned with minimal funding, having never formally used advertising but gaining national and international recognition in mainstream media. The vast majority of this interest has been generated both directly and indirectly via social media.

“Out of sheer necessity Renew Newcastle began life as a social media project. If it hadn’t it wouldn’t have happened. Social media made this project. Back in mid 2008 when the idea was slightly more than a well developed thought bubble I started a Facebook group to float the idea...”

ECONOMIC EFFECTS: SGS Economics conducted an economic assessment of Renew Newcastle in 2011, which quantified the projects gross economic impact in Newcastle since 2008 at $1,265,200. It was also estimated that visitors to Newcastle had increased from 927,000 in 2009-10 to 1,010,000 by 2010-11 and that this 5% of this increase, (i.e. 4,150 visitors) was attributable specifically to the ‘Renew Newcastle’ projects.


3 SGS Economics and Planning, 28

KEY POINTS:

• While a project can first and foremost involve the physical projection and revitalisation of spaces, projects can also generate a shift in external perceptions of an area.

• Temporary Use can have a significant role to play in changing social perceptions of an area. Their impact can be extended beyond individual buildings and contribute to the regeneration and social sustainability of a wider urban area- all with minimal initial investment.

• Social Media has the potential to create massive leverage for a project. Even small-scale organisations with minimal resources or funding have the ability to present their potential vision for a space to generate further interest and activity.
**In-Depth Case Studies**

**Social Impact** Renew Newcastle has gained national and international recognition in mainstream media. In 2011 for example, Newcastle gained an international reputation as a tourist destination, ranking in the top ten cities to visit in ‘Lonely Planet's Best in Travel 2011’. Much of this acclaim has been attributed to the Renew Newcastle scheme.4

**Client’s Perspective** The Renew project developed a strong relationship with the GPT Group.

“...the activation of retail and commercial space, increased patronage of the existing retail in the mall, the shifting of cultural activity from the fringe of the city to its centre, and increased security in the mall. In addition, there were brand benefits for GPT, with increased public recognition and community support and the refocusing of activity back into the city centre.” 5 - David Sleet of GPT Group

**Resident and Local Community Perspective** The presence of activity and vitality has brought more people into the streets. Renew Newcastle has been and continues to be widely supported by the local community.

**Industry Perspective**

“I can think of few more positive examples of how to quickly make a genuine difference in cities - not just at the surface layers of urban design, as important as that is, or festivals, or marketing, but at the very core of economic, cultural and social sustainability, with all the ensuring knock-on effects for repairing urban fabric and civic confidence... to have addressed this aspect directly, with literally no funding, is thoroughly inspirational.” - Dan Hill, Writer, designer, urbanist and co-founder of Monocle Magazine.

**Future Impact** As Newcastle enters a period of foreseeable development and change, it is not yet known if Renew Newcastle’s success will have a role to play in shaping the conditions of any such redevelopment. The Director of Renew Newcastle, Marcus Westbury does acknowledge this as a possibility: “I think we’re creating a layer of value that wasn’t [there before]. Creating a layer, but also acknowledging a value that also wasn’t there, and I’m hoping that this inevitably has to be acknowledged in what happens next”6

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6 Marcus Westbury, 2014
CASE STUDY 3: HIDDEN DOORS FESTIVAL, JEFFERY STREET VAULTS, EDINBURGH

Hidden Door is a not-for-profit arts production organisation, set up as a Community Interest Company. The primary aims of the organisation are to:

- develop a platform for delivering the arts to the general public through events that create an exciting, innovative and high-impact audience experience, and bring about a deeper engagement with the arts as a result.
- encourage new innovative collaborative projects across art forms through the staging of events.
- provide opportunities to showcase the best new creative work being made in Scotland, and support emerging creative practitioners.
- develop a model for the arts that can deliver high-quality, ground-breaking events, without depending on government funding.7

LISTINGS: The vaults lie within the Edinburgh City UNESCO World Heritage Site and are a Category C listed site.

OWNER: Edinburgh City Council

TYPE OF TEMPORARY USE: Independent arts festival including installations, live music, theatre, film and poetry.

PROJECT TIME SCALE: 9 days

ECONOMIC: The artists involved in the Hidden Door project invested their own money into developing the space for the festival.8 One of the key aims of the project was to encourage a D.I.Y attitude to arts production, independent of government funding to operate.

“Ever since I left Edinburgh College of Art in 2000 I’ve been amazed at how few opportunities there are for artists in Edinburgh to really show what they are capable of. The art scene is either dominated by institutions or commercial concerns, and I was inspired by traveling to places like Budapest in Eastern Europe and seeing their energetic D.I.Y culture. I was aware of so much talent being lured away from Edinburgh due to lack of opportunity. I love Edinburgh and I wanted to create a reason for artists to want to stay. A way for the musicians to let rip with their creativity and I thought getting them together with a bunch of artists and poets and film makers might just flick the switch and turn the whole thing on!” - DAVID MARTIN

CHANGES TO PHYSICAL FABRIC: Over a period of two weeks, electrics and a water supply was connected. The vaults were cleared of debris and temporary installations and bar spaces were added. Figure 26 demonstrates the type of intervention—non-invasive and reversible.

KEY POINTS:

- There is an increasing demand for free or ‘affordable’ space in world cities such as Edinburgh. People attempting to start something new within society are seeking vacant spaces to test and apply their ideas.
- Temporary Uses can provoke new thoughts and ideas on how to use a building and the capacity a building has for use in its current context.
- Interventions can be minimal and reversible.

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8 Lee Bunce, Hidden Door: An outstanding arts festival at the vanguard of gentrification?, Post, April 10, 2014
ASSOCIATED DEVELOPMENTS

The project’s location in the Market Street vaults caused some disquiet due to their association with a larger proposed regeneration project. The Caltongate project, a £150 million regeneration of the derelict 5-acre Caltongate area of central Edinburgh is due to see the construction of a range of new hotels, leisure facilities and residential buildings on the site.

COMMUNITY RESPONSE AND PERCEPTIONS:

The event involved 80 visual artists, 50 live music acts, 40 film makers and 30 poets and drew crowds of more than 5,000 people.

“Hidden Door has been both a beating heart and a lightening rod for the grass roots arts scene in Edinburgh and beyond. It has both sustained and focused the next generation of visual artists, film makers, musicians, programmers, poets, venue managers. They are not waiting for the established scene to let them in. They are already doing great things on their own terms. To ignore Hidden Door would be to ignore the future of the arts in Scotland.”

- Edd McCracken, The Herald

Figure 23: Example of lightweight, low-impact temporary intervention

Figure 24: Vimeo video advertising the project
CASE STUDY 5: GRANVILLE ARCADE, BRIXTON VILLAGE, LONDON

Space Makers Agency. Now managed by Brixton Market Traders’ Federation (CIC).

PROJECT OVERVIEW:

In October 2009, Spacemakers Agency collaborated with Lambeth Council and the owners of the market, the London & Associated Properties PLC (LAP), to implement three months of rent-free space of twenty shops in the arcade.

“We took the keys to the empty units, and designed a project to rebuild the social life of the market, by offering three months free rent to anyone with an idea for reusing one of the spaces. In response, we received 98 proposals in one week, with people using the units for band rehearsals, galleries and meeting rooms, along with shops, cafes and proto-bars.

Together, these uses brought new life to the market, complementing the existing traders, and leading to the permanent establishment of a thriving, locally-powered economy in Brixton. By the time we finished our work in 2010, the market was fully let for the first time since 1979.

- DOUGALD HINE - SPACEMAKERS AGENCY

LISTING: Grade II*, listed in 2010

PROJECT TIME SCALE 2009- cont. Originally initiated by providing 3 months of free rent.

TEMPORARY USE CATEGORY: Matchmaker organisation: Space Makers Agency and Lambeth Council.

OWNERS: London Associated Properties (LAP) and private shop owners.

TYPE OF TEMPORARY USE: Primarily retail, also including spaces for galleries and meeting rooms, cafés and bars.

COUNCIL RESPONSE: Meanwhile Use is now accepted as a formal strategy by the local planning authority:

“Temporary uses can test ideas and bring energy and enterprise to empty spaces. By working with local people and creative businesses we can showcase Brixton talent and have an immediate impact on a more human scale.”

- FUTURE BRIXTON, LAMBETH COUNCIL

FUTURE IMPACT: Since the temporary use, several of the temporary tenants have gone on to become permanent residents of the market. “We’re finding that other people have been attracted by the fact that there’s now a real sense of energy here”.

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KEY POINTS:

- A short-term temporary investment can lead to future, more permanent commitments to a site.

- Community consultation and engagement are vital for the success of Temporary Use, particularly in an urban context. Spacemakers Agency essentially allowed the participants to dictate how they would use the space given to them—generating a wealth of ideas that were at the heart of community agenda.

- The continual stream of use now means that the site will continue to function into the foreseeable future as it was originally designed and intended. The risks facing the building have been greatly minimised and the value of the space has increased, both in commercially and socially.
Figure 25: The spaces provided a platform on which local residents were able to trial and project new uses. This generated interest and direct engagement with the arcade, which would have otherwise been left vacant.
CASE STUDY 8: COCKATOO ISLAND SYDNEY, AUSTRALIA
THE BIENNALE OF SYDNEY

LISTINGS: UNESCO World Heritage List, Commonwealth Heritage List, National Heritage List

OWNER: Sydney Harbor Federation Trust (Australian Government)


MANAGEMENT PLAN: Sydney Harbor Federation Trust.

TYPE OF TEMPORARY USE: Festivals (site for temporary installations for the Sydney Biennale and other ephemeral events.)

PROJECT FUNDING: The Sydney Harbour Federation Trust, a self-funding agency created by the Australian Government “to protect and improve public access to former defence and Commonwealth sites around Sydney Harbour.”

HISTORY OF TEMPORARY OCCUPATION: In 2005, a three-day music and arts festival was held on the refurbished island, utilising abandoned buildings and warehouses as exhibition rooms, concert halls and shopping/food venues. In 2008, Cockatoo Island became a major venue for the Biennale of Sydney. Since then, there has been a regular stream of temporary exhibitions and events. These are guided by the Cockatoo Island Management Plan, which provides a long-term vision and a framework for decision making that is sufficiently flexible to accommodate new ideas and change and that is consistent with and does not adversely impact on the statutory heritage values of the place.


COMMUNITY RESPONSE AND PERCEPTIONS:
The site is now much more accessible to the wider public. Visitor numbers have increased exponentially since temporary arts events have been initiated:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>TOTAL VISITORS</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006/7</td>
<td>14,945</td>
</tr>
<tr>
<td>2007/8</td>
<td>100,866</td>
</tr>
<tr>
<td>2008/9</td>
<td>146,199</td>
</tr>
<tr>
<td>2009/10</td>
<td>165,572</td>
</tr>
<tr>
<td>2010/11</td>
<td>180,493</td>
</tr>
<tr>
<td>2011/12</td>
<td>262,080</td>
</tr>
</tbody>
</table>

Statistics taken from the SHFT Annual Report, 2012

KEY POINTS:
- A program of rolling temporary uses can be a valid long-term management strategy for the use of a site.
- Investing in well-researched Conservation management Plans from the onset of the project is vital for positive outcomes. A Heritage Management Plan was devised to ensure that a consistent, yet flexible framework is in place for the ongoing transformation of the site through temporary events.
- Change and temporary use makes reference to the sites industrial heritage which has a long history of continual adaptation, enhancing rather than diminishing significance.
- Pop-up environments have the ability to create an entirely new environment within the space by using modular and portable components that change the shape or aesthetic of the space.


VISITOR EXPERIENCE:

“As you board the boat that delivers you to Cockatoo Island there is already a sense of fantasy: a consciousness of stepping into a portal to another world... you can’t help but feel the history of the island and the skeletons it protects.”

The vacant and neglected building’s historic presence and the building’s rough aesthetic can act as a backdrop for pop-up environments. Thus, by using the building’s distressed conditions and features as assets in their design, the aesthetic appearance and atmosphere can be enhanced. Exposed bricks, pipes, and ductwork can offer an industrial aesthetic, if desired. Recycled and reclaimed materials can be used to create displays, shelving, seating, and desks. Walls and floors can be stencilled with designs, logos, graffiti, and chalk drawings used as a backdrop for the building’s condition or to communicate messages and for way finding.

Wächterhäuser is an initiative of the Leipzig HausHalten association. The scheme aims to protect and maintain a concentration of vacant 19th century listed buildings, that were important to the local context of the area.

Founded in 2004, with the preservation of the endangered buildings in mind, tenants were acquired on a non-commercial basis, most of whom were outside of the usual rental market.

“The basic principle of the Wächterhäuser is the provision of houses through usage. The houses occupants become the guards of the house. Their presence helps prevent vandalism, limits weather damage and insures general maintenance. Since general wear and potentially damaging problems are discovered by the occupants early, they are minimized.” - HausHalten e.V. May 2009.

LISTING: Many of the buildings included in the scheme are listed, most originating from the 19th century.

PROJECT TIME SCALE: Leases are taken out for periods between five and ten years.

OCCUPIERS PERSPECTIVE: The users take responsibility for the preparation, operating costs and refurbishment of the property. In most cases the owners allow the users to inhabit the flats free of rent. For Haushalten e.V. people who have a special social, cultural or commercial attraction for these quarters of the town are of special interest as guards for these houses.

OWNERS PERSPECTIVE: The owners benefit, by being relieved of the running costs and concern of the day to day maintenance. The owners responsibility rests with arranging for the provision of electrical, heating and water supplies to the houses. In some situations the agreement has meant that owners are able to secure funds for contribution towards making the house basically usable.

LEGAL FRAMEWORK: The Wächterhäuser is an agreement undertaken between the houses owner and the HausHalten association, which outlines the rights of use. Vested titles, rights and responsibility for the house ownership are not affected by this agreement and a sale or a change in use is possible at anytime.

FUTURE IMPACT: If the users in the house become established, the basic contract between the users and the housing association will be replaced by a direct agreement between the owners and the users.

SOCIAL PERCEPTIONS: Projects such as the Wächterhäuser have been acting to shift the cultural scene in the city, gaining Leipzig attention as a hub for creative activity.

“Leipzig’s extended process of revival continues to garner attention - so much so that some say it is dethroning Berlin as Germany’s cool cultural Mecca. Leipzig has soul.”

Figure 27: An example of the type of vacant 19th century listed building targeted by the Wächterhäuser scheme.
PART THREE
TEMPORARY USE AND CONSERVATION:
CURRENT PRIORITIES IN HERITAGE PRACTICE AND HOW TEMPORARY USES MAY ADDRESS THEM

“Through the power of temporality and experimentation, it encourages participation and a lasting change of perception. Through an extreme deadline, a tight budget and limited space, [temporary use] sets the imagination free to allow for new possibilities and players in public space.” ¹

72 HOUR URBAN ACTION

One of the initial objectives of this research was to consider the impact this movement is having on contemporary conservation practice and theory. Attitudes to conservation vary widely and importance is constantly being adjusted with time and context in accordance with philosophical, political, economic beliefs and situations. Yet in order to remain viable, conservation cannot just exist as an isolated issue that is solely associated with regulation. There is a need to remain critically aware of developments in other sectors.

As we have seen from the case studies, there is an underwhelming representation of BPTs or heritage awareness concerning temporary use. On further investigation, it soon became clear that it is only recently that various parts of the sector have begun to recognise the social and economic potential and begin responding. While awareness is growing, there are numerous possibilities where the heritage sector can benefit and be involved.

In order to establish the key opportunities and priorities of the sector today, governmental bodies were consulted in Australia (The Department of Environment and Heritage), Scotland (Historic Scotland) and England (English Heritage). Through examining each of their corporate strategies, the key points were collated and triangulated (see Appendix 5 p. 84). The key priorities that emerged were:

1. Champion the historic environment to ensure the protection, conservation and preservation of heritage
2. Increase the resources of the sector and contribute to sustainable economic growth
3. Extend the reach beyond the heritage sector and encourage communities to engage with and care for their heritage
4. Focus on heritage at risk
5. Address the skills needs of the sector at all levels from the community to professionals and pursue creative partnerships
6. Improve the awareness of the sector on a national level and influence the planning regime

The following section applies temporary use as a method for addressing each of these issues. The ideas generated here should be read in conjunction with the above case studies, where there is also much to be learned.
1. CHAMPION THE HISTORIC ENVIRONMENT TO ENSURE THE PROTECTION, CONSERVATION AND PRESERVATION OF HERITAGE

Increasingly, spaces are occupied for smaller amounts of time, resources are ever-dwindling and the outlaying of these resources to protect, conserve and preserve heritage requires ever-more justification. Conservation requires flexibility in order to adapt to evolving conditions. As professionals or individuals with the best interest of protection at heart, there is a need to recognise external pressures and criticism, and have the ability to respond. Temporary use provides a tool for constructive conservation, a method of championing the historic environment beyond regulation.

Even the most authentic and high profile buildings ‘at risk’ can struggle to find a sustainable end use (explored in Part 1). The hard line is that the ideal conditions to protect heritage simply do not exist. While longer-term conservation approaches and philosophies may differ, when things have stalled, temporary use introduces a degree of flexibility to inspire action. Many of the case studies provided training grounds and experimental zones for generating future activity and value which had a major impact on their future protection.

Temporary use can transform periods of vacancy and stagnation into leeways for opening up spaces for ‘trial’ and for stimulating new uses and ideas. Temporary use can act as a tool for the evaluation and criticism of proposed schemes and inspire action on buildings that are not assured of any long-term future or survival.

2. INCREASE THE RESOURCES OF THE SECTOR AND CONTRIBUTE TO SUSTAINABLE ECONOMIC GROWTH

The variety of case studies exposed the broad range of people who are generating ideas and energy related to temporary use. By their nature, these ideas are ingrained with community needs and, even though perhaps sub-consciously, protection agendas. If engaged and informed appropriately, these personnel have the potential to play an active role in addressing the needs of the sector. The current popularity and energy surrounding the movement could be an exceptional resource for increasing the scope of protection, without compromising the initial goals and incentives of the people involved.

In today’s world, ‘heritage’ has economic value - whether through increased property prices or leverage related to regeneration or tourism. Safeguarding heritage assets is generally concerned with looking for resolute ‘solutions’ for buildings, which often involve significant outlays in time, money and resources. Even in cases where a future plan has been secured, there may still be significant time-lags in the process of works. While the value of future certainty when dealing with heritage can not be underestimated, the case studies have shown that there is much value to be gained from seizing periods of inaction or inactivity.

CASE STUDY EXAMPLES

13: Prize 38

Artists played upon the fact that the building was going to undergo future works, including images of the proposed works as part of the exhibition. It opened the building up to a much broader audience and provided a unique way of documenting the building in the final weeks before it underwent restoration.

9: Hooton Park Hangers

One of the buildings is used for the rented storage of caravans and other vehicles, which contributes some funding to the maintenance and upkeep of the site.

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3 Constructive conservation is the broad term adopted by English Heritage for a positive and collaborative approach to conservation that focuses on the active management of change in ways that recognize and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment. Christopher Catling, Constructive Conservation: Sustainable Growth for Historic Places, London, English Heritage, 2013, p. 4

Temporary use can act as a driver for generating sustainable financial support for the sector, with relatively little investment. Where an understanding of context and timeliness is applied, temporary use has been shown to save on costs associated with maintaining and securing a building. In 75% of the case studies, temporary use had played a role in the generation of future self-sustaining uses for a building reducing the need for grant-funding or external fund-raising projects.

3. **Extend the reach beyond the heritage sector and encourage communities to engage with and care for their heritage.**

The diversity of people involved in temporary use is not limited (see p. 29). The case studies revealed specific engagement with youth, elderly volunteers, entrepreneurs and professionals, all actively participating and implementing their ideas. If conservation were to be positioned as an integral part of this movement, the means for engaging with a broader spectrum of the community is already in place.

Too often heritage is automatically thought to refer first and foremost to visitor attractions, iconic places or stately homes. Yet it is the spaces in which we live, work and inhabit that are intrinsic to our everyday lives, and overall identity. Temporary uses unearth unconventional methods of bringing overlooked buildings with historic value back into use and public consciousness. When approached from the perspective of conservation, temporary use provides a means of helping people to understand that heritage has just as much to do with the stories of tomorrow as those of the past.

Of the case studies examined, 80% were shown to engage with a broad range of their local community. The vast majority of temporary uses and the results they generated were considered to be popular with their local communities, and were portrayed positively in the media. As the nature of temporary use provided scenarios of low risk and only minor financial investment, many of the temporary uses saw a contribution to the wider social and economic foundations of the community.

4. **Focus on heritage at risk.**

Historic buildings “become vacant not because of any fundamental lack of potential, but as temporary victims of the current economic climate.” (English Heritage, 2012.) In 2013, the percentage of Grade I and II* listed buildings and scheduled monument entries on the English Heritage ‘Buildings at Risk’ register that were ‘capable of beneficial use’ was 44.7%.

Temporary use has the potential to bring these buildings ‘back to life’. Of the case studies examined, 80% of the spaces were vacant and consequently ‘at risk’ before any temporary use was implemented. At the conclusion of the study, only 20% of the sites remained vacant after the temporary use had been instigated.

This approach may be perceived as a short-term ‘bandaid’ solution. However, when examining the risks, it can be argued that the potential to generate positive outcomes through temporary use far outweighs the risks of inaction where vacancy is concerned. When the research was concluded, 75% of the case studies continued to be used in a temporary manner or had found a longer-term

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5. Granville Arcade

“Temporary uses can test ideas and bring energy and enterprise to empty spaces. By working with local people and creative businesses we can showcase Brixton talent and have an immediate impact on a more human scale.”

- Future Brixton, Lambeth Council

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permanent’ use.

Potentially temporary use could therefore be implemented to reduce the number of buildings at risk and even reduce the incidence of vulnerable, vacant buildings needing to be classified as ‘at risk’ in the first place.

5. ADDRESS THE SKILLS NEEDS OF THE SECTOR AT ALL LEVELS FROM THE COMMUNITY TO PROFESSIONALS AND PURSUE CREATIVE PARTNERSHIPS

A growing part of the heritage sector is a focus on community participation and skills training. Temporary uses can provide a platform for heritage training groups, charities or other community/voluntary groups to gain a public attention and education focus in a variety of locations.

6. IMPROVE THE AWARENESS OF THE SECTOR ON A NATIONAL LEVEL AND INFLUENCE ON THE PLANNING REGIME

While there is a perceived conflict between the growth agenda and heritage protection, research by the Heritage Lottery Fund (HLF)\(^6\) has revealed how historic buildings foster new, creative businesses and boost local growth. Incorporating wider elements of heritage and expanding the public understanding of what is defined by ‘heritage’ has a role in raising the influence awareness of the sector.

While the legislation within each locality varies dramatically, there are increasingly bills being passed that aim to make it simpler for communities to take control of underutilized public sector assets in order to help communities deal more effectively with vacant properties in their area. Examples of such legislation include:

- **Community Empowerment Bill**, 2013-14 (Scotland)
- **Arts Revitalisation Project Schemes** under the State Environmental Planning Policy (NSW) Australia
- **Community Right to Bid** (Part 5 Chapter 3 of the Localism Act) 2011, England

The benefits transcending temporary use have already had a big sway on planning legislation. The heritage sector should not see this as a threat, but rather an opportunity for a greater presence in order that it can be recognised as keeping pace with other sectors that shape the built environment. To collaborate with these sectors is to provoke conversation and dialogue and ultimately better-considered outcomes for protecting heritage.

Local Councils have a major role to play but they are facing many challenges. Figures compiled by English Heritage and professional body, the Institute of Historic Building Conservation (IHBC), revealed that the number of full time conservation posts in local planning authorities has declined by 33% since they peaked in 2006.\(^7\) Faced with public budget cuts councils are also required to mediate public interest, dealing with a wide array of vested interests. Areas in which temporary use can assist are expanded on in Section 4, where potential actions by professionals and local authorities are explored.

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\(^7\) English Heritage, the Association of Local Government Archaeological Officers and the Institute of Historic Building Conservation, *Report on Local Authority Staff Resources*, 2013, p1
SUMMARY: HOW TEMPORARY USES ARE COMPATIBLE WITH THE CONSERVATION AGENDA

- Focus on buildings at risk
- Consideration for longer-term implications
- Influential in the current planning regime
- Engages with local community
- Minimal outlay or investment
- Low risk
- Potential to extend conservation outreach
- Involves a diverse range of people
- Reversible
- Light physical impact
Practical Recommendations

"Just because something is impermanent doesn’t mean it isn’t powerful – think blossom, lightning or a festival. We shouldn’t be afraid of impermanence, but we should celebrate the impact the project has had on the local community and the benefits of using spaces that would otherwise have stayed vacant."

DTA’s head of consultancy Jess Steele


Necessary Components for implementing Successful Temporary Use (without compromising significance)

After examining the case studies, the numerous advantages of temporary use have come to the fore. It has positioned Temporary Use as a method of allowing buildings and communities to flourish, in some cases even resulting in long-term use that has ultimately secured the future of a previously vacant historic building.

However, it must be emphasised that Temporary uses are implemented in some of our most vulnerable buildings and are usually called for when budgets are minimal and the potential risks to a building are huge. It is vital to remember, that Temporary Use is not always an appropriate course of action. As is the case with any heritage project, there will never be one solution that ‘fits all’.

In order to not place heritage at greater risk, the disadvantages, threats and issues must also be examined. Some such threats have been documented in a recent publication by English Heritage; ‘Vacant historic buildings- a guide to temporary uses, maintenance and mothballing.’

A vast array of economic, social and political factors will each have a role to play in the success or failure of individual projects. Yet in considering the impact to a heritage environment, there are some basic principles and guidelines that can help ensure a Temporary Use is conducive to its heritage context.

The following guidance builds upon the key points presented in the Case Studies. It has been developed in accordance with a typical development scenario- pinpointing typical problems and obstacles specifically where they would typically arise in such a process. It provides guidelines for boundaries- explicitly outlining ways to mitigate risks before they arise and goes on to state where temporary uses should not be considered as appropriate action.

The following flow chart provides an overview of a typical Temporary Use scenario. It breaks down the various phases of temporary occupancy and directs readers to sections that expose common problems, obstacles
This fourth and final section poses the question; ‘is there a process that can be applied for actively instigating temporary use’? Many temporary uses appear to develop spontaneously, heavily reliant on chance and ideal conditions. Can these seemingly unplanned pop-up endeavors become a valid and recognised instrument at all?

While temporary uses gain much of their strength through their lightweight and fluid characteristics, a close scrutiny of the case studies, along with helpful inputs from other key texts1 has brought together some overarching procedures that can be applied in a variety of contexts.

This chapter aims to outline a more formal set of guidelines that is specific to implementing temporary use to buildings and spaces with heritage value. It has been identified that temporary uses are generally called for when budgets are minimal and the potential risks are huge. For this reason, the section attempts to identify scenarios where problems and obstacles have typically arisen and looks at ways of mitigating them.

The guidelines are presented in stages, having been identified as:

1. Identifying appropriate spaces and ideas
2. Engaging the local community
3. Considerations for minimising risk
4. Successful implementation and
5. Reflection and moving forward

Practical suggestions for specific stakeholder groups including local authorities and industry professionals are then proposed before a list of key reference texts is compiled to conclude the section and inspire further study.

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1 A list of these key resources is provided on p. 61
1. IDENTIFYING APPROPRIATE SPACES AND IDEAS

APPROPRIATE BUILDINGS

Both England and Scotland have up to date ‘Heritage at Risk’ Registers. These provide an excellent resource for identifying buildings and quickly assessing their appropriateness.

Underutilised and vacant spaces can consistently be found in urban contexts the world over. Areas where such spaces are particularly common include:

- Institutional buildings such as old schools, post-offices, hospitals or community facilities, that are in a period of transition before a long-term use is resolved
- Stalled or partially consolidated development sites – where a developer or landowner has bought up land but for whatever reason is not yet ready to proceed
- High streets, especially in rural town centers due to changing retail patterns and the development of large shopping complexes
- Large office buildings in cities where there is a lull in demand from the rental market

Figure 28: Stages identified for implementing temporary use without compromising significance.

KEY QUESTIONS FOR ASSESSING THE APPROPRIATENESS OF A BUILDING:

- What is the current condition of the building? Does this pose a significant threat to safety?
- How long has the building been underutilised or vacant (what is the ’void’ period?) and are there any obvious reasons why the building is empty?
- Is the building listed? Where can more information about the history of the building be found?
- What are the planning/ zoning restrictions implemented by the local authority? Could temporary use introduce a degree of flexibility in this regard?
- What are the potential contributions this temporary use can make to the individual site or building and its wider urban context?
ACCESSING PROPERTY OWNERS

Often with vacant buildings, there is lack of accessible information regarding their ownership. A dialogue with the relevant local authority will generally be required when this is the case.

While in the long run, temporary uses have been shown to be beneficial to property owners, there are a variety of reasons they may be unwilling to allow a temporary use to occur. Owners may unwilling to partake in negotiations for the following reasons:

- Concerns that their property’s value will be depreciated because of temporary users inhibiting future development or taking the place of more profitable users i.e. if it becomes ‘too popular’
- If a temporary project does not fit into the long-term agenda of a preconceived master plan
- A general lack of motivation and belief that it is ‘easier’ to leave a building vacant
- Uncertainty about unforeseeable time-scales i.e. there is the belief that funding / planning / permission is ‘just around the corner’ and thus that the belief that temporary use is inappropriate.

ENGAGE THE LOCAL COMMUNITY TO GENERATE IDEAS

The case studies have shown that temporary use can have an important role to play in the life of communities. When implemented in buildings with heritage value, temporary uses have the potential to provide a link to the past while contributing to the formation of new identities as communities change and evolve.

It is unlikely that a project will work if it is just about a local council, arts charity or business trying to push an agenda through. While a temporary use should not try to please all sectors of the community all of the time, it must have the respect and engagement of all stakeholders and a clear reason and mechanism for them to be involved.

COMMUNICATION

Communication proved to be an integral component in the success of a temporary use. Instigators should be transparent in their intention and circulate any information they have where possible. Strategies that emerged through the case studies as methods of engaging a wide cross-section of the community included:

- Holding calls for public submissions, which helped to generate potential ideas and action. This could involve direct engagement with groups such as local historical societies and existing conservation lobby groups, environmental groups, local artists and universities. These were shown to contain a wealth of talent and opportunity (see In-Depth Case Study 5: Brixton Arcade p. 42).
- Holding open public meetings and information events to allow for face to face personal contact.
- Connecting with local media streams.
- Using the internet as a tool, especially social networking sites such as Facebook and Twitter. Social media can effectively be used to connect with people, share ideas, project submissions and general progress (see In-Depth Case Study 1: Renew Newcastle p. 38).

3. CONSIDERATIONS

PRACTICAL CONSIDERATIONS FOR DEVELOPING A CONCEPT

The case study analysis highlighted the numerous advantages of temporary. However, it must be emphasised that temporary uses are implemented in some of our most vulnerable buildings. It is vital to remember that temporary use is not always an appropriate course of action. As is the case with any heritage project, there will never be one solution that ‘fits all’.

Successful temporary projects are generated out the inherent value of spaces and their potential benefit to the surrounding community. While there will always be multiple possible solutions for a building, the various parties involved must collaborate and communicate effectively to develop the most suitable outcome.

Individual properties lend themselves to certain kinds of uses. It is important to consider what type of temporary use is suitable in the given space. The heritage value of the site must be considered from the outset to ensure the outcomes have a sensitive relationship with the significance of the site. Where possible, a temporary use should take into consideration the original intentions of the site or building.
**KEY CONSIDERATIONS FOR DEVELOPING A TEMPORARY USE**

- Is there an existing local population that has the capacity to generate and utilise a temporary project? What is the level of support from this community and in what ways can they be involved?
- What is the foreseeable scale of the site and project? Often small-scale projects and businesses can be more easily established.
- What is the initial perceived timescale? Is this fixed or is a more flexible ‘rolling’ contract suitable?

**WHERE TO DRAW THE LINE - WHEN TEMPORARY USE SHOULD NOT BE APPLICABLE**

We can not and should not apply temporary use as a method of protecting all historic buildings at risk. It is first vital to consider if temporary use is appropriate and subsequently what type of temporary use is appropriate.

Circumstances where temporary use should not be applicable include;
- Situations where a buildings is in such a dangerous state of disrepair that any use would compromise the safety of the users (e.g. structural instability or harmful contamination)
- Circumstance where the sensitivity of the site is deemed so vulnerable that any intervention would compromise the values of the site. This is applicable especially to buildings with sensitive interiors (esp. fabrics, delicate plasterwork etc).

If a building cannot accommodate a temporary use then there should be serious consideration to mothball the building, to leave it weather proof and secure until a time comes when the resources are available to bring it into a better state of repair.

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**CONSIDERATIONS FOR MINIMISING RISK TO HERITAGE WHEN IMPLEMENTING TEMPORARY USE**

The level of acceptable change of a historic building or place will be dependent on its cultural values and degree of significance.

*Temporary use, when regarding places of significance “must be based on a respect for the existing fabric, use, associations and meanings. [They] require a cautious approach of changing as much as necessary but as little as possible”.*

For heritage to remain viable, it is necessary to recognise the opportunities that inherently exist within a building but also the risks posed. This involves a clear understanding of the history and condition of the building involved and lateral, creative thinking around how a building can be used and protected at the same time.

The threats posed will be heavily dependent on the type of temporary use to be instigated. While festivals and events that attract large numbers of visitors may not be appropriate, smaller scale activities such as studio space or offices could be considered.

While the type of temporary use is important, which parts of the space are best suited to a particular use should also be considered. For temporary uses that expect to draw large numbers of visitors, this must include an estimate for the number of visitors, the potential impact they have and any methods of controlling these numbers.

A vast array of economic, social and political factors will each have a role to play in the success or failure of individual projects. Yet in considering the impact on a heritage environment, there are some basic principles and guidelines that can help ensure a temporary use is conducive to its heritage context. These discussions need to be had from the outset, specifically to gain a clear understanding of the following:

**Historical Considerations:**
- The buildings listing or what it is that makes it significant.
- The original intentions of the building, its architect and the community for which it was built.
- The development history of the building including any alterations that have been made.

**Philosophical Considerations:**
- What are the longer-term conservation principles for the space? To conserve as found, to preserve or to restore to a specific period?

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- How is the heritage of the building to be celebrated and explained? Is this an important aspect of marketing the temporary use?

**Technical Considerations:**
- What are the most significant components of the building and what needs to be done to insure these are not compromised? Should these elements be hidden, kept separate from certain activities or protected in a certain manner to ensure their safety?

**Building Control and Planning Permission Considerations**

If building alterations are being discussed, development consent and/ or listed building consent will usually be required. Specific professional advice should be sought on a case-by-case basis from the local building control department.

**Economic Considerations**

If the temporary uses have commercial incentives, or money is being invested by any party, basic business fundamentals should apply. This, at a minimum, should involve the development of a basic business plan.

**Legal Considerations**

Regardless of the legislation specific to a particular area, every case of temporary use should have a legal framework and lease agreements in place that include:

- Commencement and termination dates. At a minimum, these should determine the initial period of intended temporary use. This could be based on a set period of time or around a short-term rolling lease.
- Clearly stated notice periods
- Permitted Uses. This should describe in general terms the intentions of the temporary use, e.g. “use as a ………”. This must of course comply with the zoning defined by the local planning authority and any other development regulations.
- Participation Agreement. This should outline any participation fees or costs and who will bear them e.g. which party is to cover the costs of municipal services?

**Funding Considerations**

A key to success of the temporary uses of the case studies was an ability to make the best use of existing resources and generate projects that had the ability to support themselves while working towards sustainability.

This said, there is increasingly funding made available under the category of ‘social enterprise’. Funding includes grants, commercial finance (debt and equity), and other emerging forms of finance (such as social venture capital, and venture philanthropy). For Start-Up organisations, kicking off with a premises, particularly one with heritage value eliminates initial costs and can be used immediately to provide a space for working and generating income.

For organisations whose primary intention is to preserve a building, funding organisations are beginning to recognise the potential of temporary use in stimulating the longer-term selfsufficiency of buildings. The UK organisation the Heritage Lottery Fund (HLF) has introduced ‘start-up grants’ which “In order to maintain momentum and community support, allow capital expenditure during project development to enable ‘meanwhile uses’ in or adjacent to their historic building(s)”

4. **Successful Implementation**

**Common Barriers to Success**

Delays of any kind jeopardise a temporary use project and stall it from getting off the ground. The goal of temporary use is to be immediate and inspiring. Delays generally have bureaucratic associations and may include legal delays, licensing disputes, building control or planning approvals and negotiations between various stakeholders.

**Keys to Success**

**Start Small, Grow Big**

One of the differentiating factors of temporary use is that it requires minimal resources from the onset, minimising risk and allowing for ideas to be tested without long term implications.

While targeting a singular building as a whole is desirable, it is often easier to target a section or a specific area of a building rather than devoting energy and resources to activating an entire space. This offers more flexibility and options, especially in dealing with areas of a building that are greatly at risk or of such significance that they require physical protection. It also offers the chance to create small-scale examples rather than diving straight into complicated and potentially expensive schemes.


“...what I've argued all along is that it's the kind of micro foundations of that stuff that actually build the thing that - whether it's reputation or economic development or cultural life, it's making the small stuff work that makes the big stuff work.”

- MARCUS WESTBURY

DO THINGS THAT ARE REVERSIBLE
Especially when dealing with heritage buildings, implementing uses that are reversible ensures no long-term damage is encountered. It is also often the case that if an action is easier to undo, it will also have a greater ability to be mobilised and get off the ground- actually enabling things to be done.

SHARE EXPERTISE
Look at examples of where temporary use has been implemented elsewhere. What elements of the project proved successful or unsuccessful and what can be learnt from this experience?

BE AS TRANSPARENT as possible in outlining the intentions of the temporary use and REALISTIC about the potential outcomes.

Be CREATIVE and think broadly about the possibilities. Different uses have different impacts and are viable in different contexts. Be flexible and realise that there may be more than one solution.

Develop MULTITASKING SPACES
In many cases mixed-use activities generated more interest and provided more economic viability. Flexibility in the type of use is key. While the primary use of a space may be singular, there is always scope for other secondary uses. For example, many spaces activated as ‘retail’ did more than just one thing. Artists also used the spaces to work and held related workshops and activities.

5. REFLECTION AND RECOMMENDATIONS FOR MOVING FORWARD

RECOMMENDATIONS FOR HERITAGE PROFESSIONALS
As the preceding chapters have revealed, there is an underwhelming amount of knowledge concerning the implementation of temporary use in historic environments. There is a risk of seeing this movement as something separate from conservation.

It is in the best interest of the sector as a whole to move away from the view that designation already imposes enough pressure on property owners to ensure heritage is protected. Instead, temporary use proposes one method of moving towards a more pro-active approach to protection.

While maintaining and monitoring heritage at risk registers is a critical component of protecting buildings at risk, listing the problems is only the first step. The practical and technical knowledge embedded in the sector is critical for ensuring any action taken is in a site’s best interest. There is a role for heritage professionals in mediating this lack of knowledge and engaging people in discussions about appropriate strategies for protecting and managing heritage.

ARCHITECTS
It is dangerous to not think critically about the changing nature of architectural practice and consider the impact cultural shifts are having on the traditional relationship between the client and professional.

Recently, spatial agencies – practices and individuals whose work ‘covers all aspects of spatial production’ have become increasingly prevalent. There exists a growing demand for practices and individuals to be involved in wider aspects of the built environment and at a variety of levels from the public realm through to installation design, community engagement to business strategy, all while also providing traditional architectural services.

While these non-traditional roles are generally things that architects are particularly good at, they often have to engage with such practices informally, at times with minimal or no pay. The major question here is, how can the integrity of formalised service be maintained?

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Local authorities or municipalities are of particular importance when considering temporary use. They are at the forefront of action, and in the direct position to create the conditions to inspire change.

Having a good working relationship with the Local Planning Authority is critical, just as it is in a Local Authorities best interest to have the procedures in place to be able to encourage and foster temporary uses. National government and local authorities must lead by example with the vacant properties they own.

While there are a number of statutory enforcement powers in place in Australia and the UK, local authorities are currently not required to publish a specific strategy for dealing with empty properties.

### POTENTIAL ACTIONS BY LOCAL AUTHORITIES

- Compile and monitor a list of priority buildings specific to the area. This should include any buildings included on the national heritage at risk register and any other buildings that are vacant or underutilised.

- Make contact with owners of vacant properties as early as possible to draw their attention to the risks to their property.

- Investigate opportunities for encouraging worthwhile temporary uses of vacant buildings as well as encourage temporary uses in buildings that are awaiting redevelopment.

- Include policies surrounding temporary use in their local development plan to encourage temporary use. This could include introducing a degree of flexibility to the licensing procedure. For example, could empty property rate relief be removed unless the landlord is actively investing in the property?

- Share the load with interested member of the community by providing assisting in pairing or locating appropriate sites.

- Introduce economic incentives, in particular tax incentives or more specifically temporary use grants.

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CONCLUSION
The initial aim of this research paper was to test the hypothesis that the best way to conserve a building, structure or site was to use, even on a temporary or partial basis. It investigated the potential of the recent phenomenon of temporary use to generate ideas, social energy and economic funding for the preservation agenda.

The results that emerged were conclusive. Temporary use has the potential to do all of these things yet the relationship between temporary use and contemporary conservation practice remains in its infancy. It is only recently that the heritage sector has begun to recognise the potential of temporary use and start responding. This research has covered a great deal of ground, it has also highlighted the substantial need for further research on the topic.

Part One, Temporary Use in Context, introduced the concept of temporary occupancy and placed it in a historical context. It explored the growing demands on our cities and heritage spaces, through which emerged a need for rethinking traditional methods of planning, architectural practice and conservation. It identified the multitude of risks that vacancy poses to existing buildings and suggested that by considering the process of inhabiting spaces rather than the process of designing new ones, we move closer to recognising the values embedded within existing spaces. Temporary use was suggested as a platform for working with spaces in a way that recognises a building’s existing value alongside the need for flexibility in adapting to future requirements.

While existing buildings are intrinsic to our everyday lives, and overall identity, there is an increasing demand on many buildings to ensure sustainable end uses that meet socio-economic priorities. This shift away from a direct focus on conservation should not be ignored and proactive actions are needed to help people understand that heritage does not just relate to iconic places or stately homes, but the spaces in which we live.

Part Two, Temporary Use in Practice, followed up on these ideas through examining an international selection of case studies and quantifying the outcomes. The results showed that implementing temporary uses had the potential to reduce long-term
maintenance and restoration fees, while also increasing the communal significance of a building. Temporary use proved successful as a preventative approach for decreasing vacancy and blight in the first place, especially in heritage buildings. Economically, temporary uses were shown to have the potential to ignite commercial activity and provide an income to contribute to the building's ongoing maintenance or future restoration ambitions. Despite there being an initial concern that when applied to historic buildings, temporary uses would run the risk of justifying the relaxation of rules that are in place to protect heritage. In the vast majority of instances this was not found to be the case.

Socially, temporary uses transformed underutilised spaces into training grounds and experimental zones for generating future activity and value. The energy and shift in stalled perceptions were shown to provide advantages for the property owners and occupiers as well as for the wider community. Most importantly, at the conclusion of the research period, all of the buildings remained intact. Temporary use was not only able to provide a low-risk link from the past to the present but also project the spaces and their heritage significance forward into the future.

These findings were then set against the and priorities that have been identified by professionals from within the heritage sector in Part Three, Temporary Use and Conservation. The ideas generated by the Case Studies were able to respond to each of the identified proprieties, proving that temporary use has a valuable role to play in the preservation agenda. The main aim should be to keep the period of vacancy to a minimum and reduce the risks facing empty buildings by undertaking a range of precautionary measures and adopting an active management approach.

While awareness is growing surrounding the possibilities of temporary use, there are numerous possibilities in which the heritage sector can benefit and further its involvement. Part 4, Temporary Use in Practice provided a general strategy that may now be applied and expanded upon in a wide variety of contexts. Precautions was proposed to encourage best practice and prevent temporary uses from resulting in unnecessary damage and ultimately, loss of heritage significance.

This practical approach hopes to inspire a move away from the stagnation often associated with disused buildings, to assist readers to see the potential for creative solutions and collaboration, even where there seems to be an endless list of problems. When a building or space has been stalled for a long period of time, temporary use has the ability to make change seem not only possible but viable. Temporary use gains its strength by placing emphasis on the process rather than the end product. Temporary use is more about generating ideas and changing perceptions rather than making radical interventions.

The latter part of the section emphasised that the heritage sector has a greater active role to play. In the current thinking about the way forward in conservation, heritage needs an active voice to ensure the historic environment is considered and valued. Temporary use should not be ignored as a formal strategy. It has the potential to provide a forward thinking approach to community well being, economic and environmental sustainability and ultimately a way to conserve buildings for future generations. There has emerged a niche role for coordinating and facilitating temporary use, which has already gained a great deal of media attention and public approval. The heritage sector is well positioned to take advantage of this existing momentum and use it to its advantage.

Ultimately, this research has been about approaching methods of conservation with fresh eyes, suggesting temporary use as one option. It involves action rather than simply regulation. While on occasions dismissed as a ‘real’ way of working or a ‘bandaid’ solution, this research has shown that temporary use has the power and potential to be considered in its own right. It may be concluded that temporary uses should not exist solely when ‘times are tough’ or when there is
no ‘better’ solution. In cases where resources are not immediately available for long-term conservation, the best way to protect a building, even if it is just for the ‘time being’ is to keep it occupied. When implemented with clear intention, and a thorough knowledge of the forces and risks at play, temporary use can be seen as a proactive tool for safeguarding our heritage.

In granting vacant heritage buildings the ability to play within current demands and use their embodied value, temporary use can be a way of helping people understand that heritage has just as much to do with the stories of tomorrow as those of the past. Temporary use can become one tool for actively ensuring

“Conservation is about the future we want, not just the legacy we enjoy.”

Sean O’Reilly, IHBC Director
APPENDICES

1. GLOSSARY OF RECENT TERMINOLOGY
2. TABLE ONE: OVERVIEW OF PROJECTS
3. TABLE TWO: EFFECT ON BUILT FABRIC
4. TABLE THREE: RESPONSES AND PERCEPTIONS TO THE TEMPORARY USE
5. ASSESSING THE KEY OPPORTUNITIES AND PRIORITIES OF THE HERITAGE SECTOR TODAY
6. LIST OF FIGURES
7. BIBLIOGRAPHY
GLOSSARY OF RECENT TERMINOLOGY

Some of the more widely-recognised terms associated with temporary use include:

Interim Use or Interwhile Use: The Interim Use of a place occurs where there is a gap in the cycle of utilisation, resulting in a space that can be used in the short-term for other purposes, usually not with purely economic motives. Interim Uses seek to anchor other forms of use alongside the more ‘dominant’ prescribed ones.

Meanwhile Use: Meanwhile Use involves the temporary use of vacant buildings for a socially-beneficial purpose until such a time that the building can once again be brought back into commercial use. It has become a recognised term and feature of regeneration by developers, owners and occupiers (primarily in the UK.)

Pop-up: Pop-up stops or ‘flash retailing’ is a recent trend of opening short-term sales spaces particularly in Canada, the United States, United Kingdom and Australia. Pop-up projects appear suddenly and disappear after a period of interim use. They involve the opening of short-term sales spaces, sometimes in association with a brand or commercial venture. They are recognised to have the ability to build interest by consumer exposure and consequently, are generally related with commercial intention rather than community outcome.

Freeing Spaces: “Freeing Space is not about indiscriminately weaving sites of interim use into a context but about making these gaps visible and activating them by means of freeing them.”

Urban Agriculture: Urban agriculture is the practice of cultivating, processing, and distributing food in or around a village, town, or city.

USE: the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

The groups of people involved with recent temporary use are also generating new terminology that has been widely picked up and generated by the media surrounding the post 2008 ‘cultural revolution’. Necessary definitions include:

Building Preservation Trust: A building preservation trust (BPT) is a charity whose main aims include the preservation and regeneration of historic buildings. Trusts vary from those covering a specific geographical area to those who work with singular building or building type.

CIC (community interest company): is a new type of company introduced by the United Kingdom government in 2005 under the Companies (Audit, Investigations and Community Enterprise) Act 2004, designed for social enterprises that want to use their profits and assets for the public good. CICs are intended to be easy to set up, with all the flexibility and certainty of the company form, but with some special features to ensure they are working for the benefit of the community.

Creative Class: The Creative Class is a socioeconomic class, working in the creative industries (i.e. economic activities concerned with generating knowledge and information). The Creative Class is recognised as a key driving force for the economic development of post-industrial cities.

Guerrilla Gardeners: Guerrilla gardening is the act of gardening on land that the gardeners do not have the legal rights to utilise, such as an abandoned site, an area that is not being cared for, or private property.

Grassroots Movement: a movement relating to natural, spontaneous action, highlighting the difference between individual or community initiative and a movement that is orchestrated by more traditional power structures.

Space Pioneers: Space Pioneers are groups or individuals that discover abandoned sites in the urban fabric and reinvent them. They adapt well to the environment at hand and exploit its existing resources to the full.

Start-up: a company, partnership or temporary organisation designed to search for a repeatable and scalable business model. These companies, generally newly created, are in a phase of development and research for markets. The term became popular internationally during the dot-com bubble when a great number of dot-com companies were founded.

Urban Explorers: Urban exploration (often shortened to urbex or UE) is the exploration and documentation of man-made structures, usually abandoned ruins or components of the man-made environment that are not usually seen by the public.

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1 The Meanwhile Foundation http://www.meanwhile.org.uk/about-us/ (assessed May 22, 2014)


### Table 1: Overview of Projects

<table>
<thead>
<tr>
<th>Variable</th>
<th>Name</th>
<th>Web Link</th>
<th>Location</th>
<th>Listing or Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Urban Explorers</td>
<td><a href="http://www.forbidden-places.net/explo1.php#U6kuRl1dXj8">http://www.forbidden-places.net/explo1.php#U6kuRl1dXj8</a></td>
<td>Various Locations</td>
<td>YES</td>
</tr>
<tr>
<td>4</td>
<td>Granville Arcade, Brixton Village</td>
<td><a href="http://brixtonmarket.net/brixton-village/">http://brixtonmarket.net/brixton-village/</a></td>
<td>Brixton Station Road London, UKv</td>
<td>YES (Grade II* listed in 2010)</td>
</tr>
<tr>
<td>PERIOD OF OCCUPANCY</td>
<td>TYPE OF TEMPORARY USE</td>
<td>TEMPORARY USES INSTICATED BY</td>
<td>OWNER</td>
<td>OCCUPIER</td>
</tr>
<tr>
<td>--------------------------</td>
<td>----------------------------</td>
<td>-----------------------------------------------------------</td>
<td>----------------------------------------------------------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>Short: 1 hour - 24 hour period</td>
<td>Artistic, cultural, social, community, scientific etc</td>
<td>Community / Individual / Business / Charity</td>
<td>Public, Private / Combination of Public and Private Owners</td>
<td>Variety of boutiques &amp; galleries</td>
</tr>
<tr>
<td>Medium: 1 day - 2 weeks</td>
<td>Mixed-use: Education, artistic, retail</td>
<td>Not for profit company</td>
<td>Private: The GPT Group &amp; UrbanGrowth NSW</td>
<td></td>
</tr>
<tr>
<td>Medium: 2 weeks - 3 months</td>
<td>Festival: Independent arts festival, art installations, live music, theatre, film, poetry etc</td>
<td>Not-for-profit company (CIC)</td>
<td>Public: Edinburgh City Council</td>
<td>Hidden Doors Festival</td>
</tr>
<tr>
<td>Medium: 9 days</td>
<td>Artistic (photography and documentation)</td>
<td>Individuals (International online community is also of great importance)</td>
<td>Combination</td>
<td></td>
</tr>
<tr>
<td>Short: Hours</td>
<td>Extended: Rolling scheme of temporary use from 2009- cont..</td>
<td>Individuals (usually photographers with personal interest in documenting a building)</td>
<td>Combination</td>
<td></td>
</tr>
<tr>
<td>Long: 3 Weeks</td>
<td>Urban Agriculture</td>
<td>Not for profit company</td>
<td>Public: City Council</td>
<td>The Pennsylvania Horticultural Society</td>
</tr>
<tr>
<td>Medium: 9 days</td>
<td>Festival: Independent arts festival, art installations, live music, theatre, film, poetry etc</td>
<td>Not-for-profit company (CIC)</td>
<td>Public: Edinburgh City Council</td>
<td>Hidden Doors Festival</td>
</tr>
<tr>
<td>Short: Hours</td>
<td>Mixed Use: Band rehearsals, galleries and meeting rooms, along with shops, cafes and proto-bars</td>
<td>Collaboration: Community Group, Space Makers Agency and Lambeth Council</td>
<td>Private: London Associated Properties (LAP)</td>
<td>Initiated by Space Makers Agency, Now Brixton Market Traders’ Federation CIC</td>
</tr>
<tr>
<td>Extended: Rolling scheme of temporary occupation since 2005</td>
<td>Artistic: sculpture, photography, design</td>
<td>Government Authority</td>
<td>Public: City of Melbourne</td>
<td>Melbourne’s Creative Spaces Program (57 artist studios, housing 75 artists)</td>
</tr>
<tr>
<td>Extended: Rolling scheme of temporary occupation since 2010</td>
<td>Events/ Catering: Pub Culture</td>
<td>Individuals</td>
<td>Private: Many of the buildings are owned by developers who expressed intentions to demolish and rebuild, but had them rented out to businessmen in the meantime.</td>
<td>Various</td>
</tr>
<tr>
<td>Varying: Most are open year-round, some are temporary outdoor pubs, open from May to September.</td>
<td>Storage: To support the restoration of the Hangars the trust provides a storage service for vehicles, caravans and motor homes.</td>
<td>Private: Historic Trust</td>
<td>Private: The Hooton Park Trust</td>
<td>The Hooton Park Trust</td>
</tr>
<tr>
<td>VARIABLE</td>
<td>NAME</td>
<td>WEB LINK</td>
<td>LOCATION</td>
<td>LISTING OR DESIGNATION</td>
</tr>
<tr>
<td>----------</td>
<td>-----------------------------------</td>
<td>---------------------------------------------------------------------------</td>
<td>---------------------------------</td>
<td>------------------------</td>
</tr>
<tr>
<td>10</td>
<td>157 Days of Sunshine</td>
<td><a href="http://www.thebothyproject.org/walled-garden/">http://www.thebothyproject.org/walled-garden/</a></td>
<td>21 Sawmillsfield Street, Glasgow, UK</td>
<td>NO</td>
</tr>
<tr>
<td>11</td>
<td>Frame Store</td>
<td><a href="http://www.dezeen.com/2014/05/01/frame-pop-up-shop-i29-amsterdam/">http://www.dezeen.com/2014/05/01/frame-pop-up-shop-i29-amsterdam/</a></td>
<td>324 Keizersgracht Amsterdam</td>
<td>YES</td>
</tr>
<tr>
<td>12</td>
<td>Connected Croydon: Croydon Meanwhile Use Toolkit</td>
<td><a href="http://croydonmeanwhileuse.org.uk/">http://croydonmeanwhileuse.org.uk/</a></td>
<td>Croydon, UK</td>
<td>Conservation Area</td>
</tr>
<tr>
<td>13</td>
<td>Prize 38</td>
<td><a href="http://www.dezeen.com/2013/10/12/paizi-38-installation-by-remix-studio/">http://www.dezeen.com/2013/10/12/paizi-38-installation-by-remix-studio/</a></td>
<td>38 Paizi Hutong, Beijing, China</td>
<td>Historic Area</td>
</tr>
<tr>
<td>14</td>
<td>Yeshiva (religious school)</td>
<td><a href="http://www.buildingsumud.org/post/16693609403/the-architecture-of-occupation-meets-the">http://www.buildingsumud.org/post/16693609403/the-architecture-of-occupation-meets-the</a></td>
<td>Hebron, Palestinian</td>
<td>Historic Area</td>
</tr>
<tr>
<td>15</td>
<td>El Torre de David</td>
<td></td>
<td>Caracas, Venezuela</td>
<td>NA</td>
</tr>
<tr>
<td>17</td>
<td>Shell Tower (Overhoeks Tower)</td>
<td><a href="http://www.tijdelijkmuseum.org/kleurplaats/">http://www.tijdelijkmuseum.org/kleurplaats/</a></td>
<td>Tower Overhoeks, Amsterdam</td>
<td>YES</td>
</tr>
<tr>
<td>18</td>
<td>Wächterhäuser (Guarded Buildings)</td>
<td><a href="http://www.goethe.de/kue/arc/zds/en4361109.htm">http://www.goethe.de/kue/arc/zds/en4361109.htm</a></td>
<td>Leipzig, Germany</td>
<td>YES listed buildings from the end of the 19th century</td>
</tr>
<tr>
<td>19</td>
<td>33 Portland Place</td>
<td><a href="http://www.33portlandplace.com/">http://www.33portlandplace.com/</a></td>
<td>London, UK</td>
<td>YES Grade II* listed building</td>
</tr>
<tr>
<td>20</td>
<td>Secret Eats</td>
<td><a href="http://thesecreteats.com/">http://thesecreteats.com/</a></td>
<td>Various locations, South Africa</td>
<td>Variety of listed and non-listed buidings</td>
</tr>
<tr>
<td>Period of Occupancy</td>
<td>Type of Temporary Use</td>
<td>Temporary Uses Instigated by</td>
<td>Owner</td>
<td>Occupier</td>
</tr>
<tr>
<td>---------------------</td>
<td>-----------------------</td>
<td>------------------------------</td>
<td>-------</td>
<td>----------</td>
</tr>
<tr>
<td>Extended: 157 days (6 months)</td>
<td>Mixed Use: Alternative outdoor performance and events space.</td>
<td>Government Authority (Matchmaker Organisation)</td>
<td>Public: Glasgow City Council</td>
<td>Stalled Spaces Glasgow</td>
</tr>
<tr>
<td>Extended: 6 months</td>
<td>Retail</td>
<td>Individual Business</td>
<td>Private: Felix Meriti (an independent European centre for art, culture, science as well as an (international meeting place in Amsterdam.)</td>
<td>Foam Photography Museum ANDe Dutch design magazine Frame</td>
</tr>
<tr>
<td>Varying</td>
<td>Mixed-Use: Retail, commercial start-up’s, community and education</td>
<td>Government Authority</td>
<td>Combination</td>
<td>Connected Croydon (Artists, Retailers, Start-ups)</td>
</tr>
<tr>
<td>Medium</td>
<td>Artistic: Installation Design</td>
<td>Arts Organisation</td>
<td>Combination</td>
<td>Beijing Design Week</td>
</tr>
<tr>
<td>Extended</td>
<td>Education</td>
<td>Individuals</td>
<td>Private</td>
<td>Various Occupiers</td>
</tr>
<tr>
<td>Extended</td>
<td>Mixed Use: Residential / Commercial</td>
<td>Individuals</td>
<td>Combination</td>
<td>Various Occupiers</td>
</tr>
<tr>
<td>Extended</td>
<td>Mixed Use: Community / Urban Agriculture</td>
<td>Community Group</td>
<td>Private Land Owner</td>
<td>Transition Heathrow</td>
</tr>
<tr>
<td>Long: 3 Months</td>
<td>Artistic</td>
<td>Charity (Arts Organisation)</td>
<td>Private Owner</td>
<td>Re: Frame</td>
</tr>
<tr>
<td>Extended: Short term occupancies since 2005</td>
<td>Housing</td>
<td>Historic Trust</td>
<td>Private Owners</td>
<td>HausHalten (<a href="http://www.haushalten.org/">http://www.haushalten.org/</a>)</td>
</tr>
<tr>
<td>Short</td>
<td>Artistic: film, music</td>
<td>Individual (Private Owner)</td>
<td>Private Residence</td>
<td>Coldplay, Amy Wine house, The King’s Speech</td>
</tr>
<tr>
<td>Short: 1 hour- 24 hour period</td>
<td>Events and Catering</td>
<td>Business</td>
<td>Combination of Owners</td>
<td>Events and catering company: Secret Eats</td>
</tr>
<tr>
<td>CASE STUDY NUMBER</td>
<td>NAME</td>
<td>PHYSICAL CONDITION OF THE ORIGINAL BUILDING BEFORE THE TEMPORARY USE WAS IMPLEMENTED</td>
<td>VACANT</td>
<td>ANY PHYSICAL CHANGES MADE TO THE BUILT FABRIC</td>
</tr>
<tr>
<td>-------------------</td>
<td>-------------------------------------------</td>
<td>-------------------------------------------------------------------------------------</td>
<td>--------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>1</td>
<td>The Emporium, (Renew Newcastle)</td>
<td>Moderate</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>2</td>
<td>PHS Pop-up Garden</td>
<td>Poor</td>
<td>YES</td>
<td>Yes</td>
</tr>
<tr>
<td>3</td>
<td>Hidden Door Festival, Edinburgh</td>
<td>Poor</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>4</td>
<td>Urban Explorers</td>
<td>Poor</td>
<td>YES</td>
<td>No</td>
</tr>
<tr>
<td>5</td>
<td>Granville Arcade, Brixton Village</td>
<td>Moderate</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>6</td>
<td>Biennale of Sydney</td>
<td>Poor</td>
<td>YES (Vacant for over 10 years)</td>
<td>YES</td>
</tr>
<tr>
<td>7</td>
<td>River Studios</td>
<td>Poor</td>
<td>YES (Vacant for over 20 years)</td>
<td>YES</td>
</tr>
<tr>
<td>8</td>
<td>The Ruin Pubs of Budapest</td>
<td>Poor</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>9</td>
<td>Hooton Park Hangars, Cheshire</td>
<td>Poor</td>
<td>YES</td>
<td>No</td>
</tr>
<tr>
<td>10</td>
<td>157 Days of Sunshine</td>
<td>Poor</td>
<td>YES</td>
<td>No</td>
</tr>
<tr>
<td>11</td>
<td>Frame Store</td>
<td>Good</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>12</td>
<td>Croydon Meanwhile Use Toolkit</td>
<td>N/A</td>
<td>YES</td>
<td>N/A</td>
</tr>
<tr>
<td>13</td>
<td>Prize 38</td>
<td>Poor</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>14</td>
<td>Yeshiva (religious school)</td>
<td>Good</td>
<td>No</td>
<td>YES</td>
</tr>
<tr>
<td>15</td>
<td>El Torre de David</td>
<td>Poor</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Reversible/ Irreversible</td>
<td>Case Study</td>
<td>Physical condition of the original building (before the temporary use was implemented)</td>
<td>How did the changes effect the building and it's architectural significance?</td>
<td>Will these changes effect the building in the long term?</td>
</tr>
<tr>
<td>--------------------------</td>
<td>------------</td>
<td>---------------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------</td>
<td>--------------------------------------------------</td>
</tr>
<tr>
<td>Reversible</td>
<td>The Emporium, (Renew Newcastle)</td>
<td>Moderate YES YES Neutral (Reconfigured the Ground Floor street frontage into 8 new shops and galleries)</td>
<td>Reversible “Do things that can be undone. The easier to undo the better, in a way, as this – perhaps ironically – enables things to be done. Something permanent – and our example of wind turbines is permanent enough – is going to be difficult to get up because it’s not easy to undo. This will be considerably trickier at larger scale, or more permanence – a wind turbine for instance – though not impossible to frame those things in this light.” Marcus Westbury</td>
<td>Reversible</td>
</tr>
<tr>
<td>Reversible</td>
<td>PHS Pop-up Garden</td>
<td>Poor YES YES Positive: Improved the surrounding environment</td>
<td>Reversible The land originally housed the Eric Rittenhouse movie theatre which was destroyed by a fire in 1994 and has stood empty since. The project transformed the vacant lot into a temporary garden.</td>
<td>Reversible</td>
</tr>
<tr>
<td>Reversible</td>
<td>Hidden Door Festival, Edinburgh</td>
<td>Poor YES YES Positive</td>
<td>Reversible</td>
<td></td>
</tr>
<tr>
<td>Reversible</td>
<td>Granville Arcade, Brixton Village</td>
<td>Moderate YES (20 Vacant shops) YES Positive</td>
<td>Reversible “The arcade had been going downhill for years, with twenty units sitting empty, and was slated for redevelopment: the owners planned to demolish half of it, and stick a ten-storey apartment block on top. After a successful community campaign to prevent this, Spacemakers were approached by Lambeth Council, to come up with a Plan B.” Dougald Hine- Spacemakers Agency</td>
<td></td>
</tr>
<tr>
<td>Irreversible</td>
<td>Biennale of Sydney</td>
<td>Poor YES (Vacant for over 10 years) YES Neutral</td>
<td>Irreversible “A long-term vision and a framework for decision making that is sufficiently flexible to accommodate new ideas and change and that is consistent with and does not adversely impact on the statutory heritage values of the place”. Management plan: Cockatoo Island. Mosman NSW: Sydney Harbour Federation Trust, 2010.</td>
<td>Irreversible</td>
</tr>
<tr>
<td>Irreversible</td>
<td>River Studios</td>
<td>Poor YES YES Negative: ('Street Art' is encouraged as an important part of the cultural agenda.)</td>
<td>Irreversible “River Studios recently won the Victorian Architecture Award.”<a href="http://www.broadsheet.com.au/melbourne/arts-and-entertainment/article/river-studios-become-creative-spaces">http://www.broadsheet.com.au/melbourne/arts-and-entertainment/article/river-studios-become-creative-spaces</a></td>
<td>Irreversible</td>
</tr>
<tr>
<td>Reversible</td>
<td>The Ruin Pubs of Budapest</td>
<td>Poor YES YES Negative: ('Street Art' is encouraged as an important part of the cultural agenda.)</td>
<td>Irreversible “While these bars go through varying levels of renovation, part of Simple’s draw is that the building is kept close to its origins and still offers a unique, quirky environment.” Barna Vendely- (Spokesperson from Simple Kert, the first of Budapest’s ruin pubs.)</td>
<td></td>
</tr>
<tr>
<td>Reversible</td>
<td>Hooton Park Hangars, Cheshire</td>
<td>Poor YES No Positive</td>
<td>Reversible</td>
<td></td>
</tr>
<tr>
<td>Reversible</td>
<td>157 Days of Sunshine</td>
<td>Poor YES No Positive</td>
<td>Reversible</td>
<td></td>
</tr>
<tr>
<td>Reversible</td>
<td>Frame Store</td>
<td>Good No No Positive</td>
<td>Reversible “The designers were asked to develop a proposal that could occupy the hall without interfering with the historical interior. It also needed to be demountable when the store’s residency ended.”</td>
<td></td>
</tr>
<tr>
<td>Irreversible</td>
<td>Prize 38</td>
<td>Poor YES YES Negative: As the building was scheduled for major internal works, the occupants utilised the idea of destruction as part of their work.</td>
<td>Irreversible “Starting from the structural survey and the analysis of the actual spaces that in succession form an extended horizontal layered system - an unique feature for a building typology such as this one especially in this area of Beijing. The path ends in the main room where a series of photographs taken from the Orchid hotel construction will show the quality of the future refurbishment.” reMIX Studio</td>
<td></td>
</tr>
<tr>
<td>Irreversible</td>
<td>Yeshiva (religious school)</td>
<td>Good No YES N/A</td>
<td>Irreversible</td>
<td></td>
</tr>
<tr>
<td>Irreversible</td>
<td>El Torre de David</td>
<td>Poor YES YES N/A</td>
<td>Irreversible During the banking crisis of 1994, the government took control of the building and it has not been worked on since “As mainstream society falters more under the increasing weight of the impoverished and excluded, more cracks will appear and be filled.” Lebbeus Woods - SLUMS: to the stars</td>
<td>Irreversible</td>
</tr>
<tr>
<td>Case Study Number</td>
<td>Name</td>
<td>Physical Condition of the Original Building Before the Temporary Use was Implemented</td>
<td>Vacant</td>
<td>Any Physical Changes Made to the Built Fabric</td>
</tr>
<tr>
<td>-------------------</td>
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<td>----------------------------------------------------------------------------------</td>
<td>--------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>16</td>
<td>Transition Heathrow</td>
<td>Poor</td>
<td>YES (disused site)</td>
<td>YES</td>
</tr>
<tr>
<td>17</td>
<td>Shell Tower (Overhoeks Tower)</td>
<td>Moderate</td>
<td>YES</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Wächterhäuser (Guarded Buildings)</td>
<td>Moderate</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>19</td>
<td>33 Portland Place</td>
<td>Moderate</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Secret Eats</td>
<td>Good</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Reversible/Irreversible</td>
<td>Qualitative Interview Questions: Problems / Conflicting Interests / Areas in Which Significance Was Compromised</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------------------------</td>
<td>-------------------------------------------------------------------------------------------------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reversible</td>
<td>“Transition Heathrow is a grassroots action group working to build resilient Heathrow communities, capable of collectively coping with the injustices and threats of the economic, ecological and democratic crises.” Statement on Website [Before/After images give a good indication of the impact on the greenhouses]</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reversible</td>
<td>“In Amsterdam alone there is 1,3 million square meters of office space that has been empty for over a year. Tower overhoeks is an important Amsterdam Icon and symbol of the vacancy. TEMPORARY MUSEUM gave the tower – concrete and symbolically- new energy through a large number of artworks.”</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Irreversible</td>
<td>“The goal of the association which was founded in 2004, is to ensure the safety and preservation of endangered buildings and the acquisition of new tenants for these buildings on a non-commercial basis.” Eric Rosencrantz-Goethe-Institute</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reversible</td>
<td>The ‘shabby chic’ aesthetic was vital to the success of the space.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reversible</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### TABLE 3: RESPONSES AND PERCEPTIONS OF THE TEMPORARY USE

(Where possible, an account of the overall response has been perceived by specialists, participants, and the local community involved.)

<table>
<thead>
<tr>
<th>CASE STUDY</th>
<th>CASE STUDY NAME</th>
<th>SOURCE OF INCOME</th>
<th>MONEY SPENT</th>
<th>INCOME GENERATED</th>
<th>EFFECTS ON SURROUNDING PROPERTY</th>
</tr>
</thead>
</table>
| VARIABLES | 1. Private Funding
2. Building Trust
3. Charity
4. Local Authority or State Funding | * Figures often difficult to obtain | * Figures often difficult to obtain | * Figures often difficult to obtain | Positive / Neutral or differing perceptions / Negative |
<p>| 1 | Renew Newcastle | State Funded | Non-for-profit company. $50,000 p.a. is received through government funding. | Yes | Positive. Local residents from Newcastle “Revitalisation of this space and surrounding parts of the city are beginning to gain momentum.” Local Resident |
| 2 | PHS Pop-up Garden | Charitable Funding | Spent $19,600 (USD) on the project. | No | Positive |
| 3 | Hidden Door Festival, Edinburgh | Private | The artists involved in the Hidden Door project invested their own money into developing the space. | No | |
| 4 | Urban Explorers | Private (individual) | Data Unavailable | Data Unavailable | Neutral |
| 5 | Granville Arcade, Brixton Village | Local Authority | Rather than looking for external funding, the property owners ran a project opening their shops with free rent for a three month period, a small-time frame, but enough to get something moving. | Yes | Positive. By the time the project was completed in 2010, the market was fully let for the first time since 1979. |</p>
<table>
<thead>
<tr>
<th>JOBS CREATED OR SUPPORTED</th>
<th>WHO WAS THE PROJECT USED OR VISITED BY</th>
<th>GENERATION OF FUTURE POSSIBILITIES FOR THE BUILDING</th>
<th>MEDIA RESPONSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Local community and people employed within the creative industries. Has also generated tourism <em>(explored in In-Depth Case Study)</em></td>
<td>Yes. The Temporary Use is continuing on a rolling basis.</td>
<td><a href="http://www.nbnnews.com.au/index.php/2012/11/22/old-david-jones-building-reborn/">http://www.nbnnews.com.au/index.php/2012/11/22/old-david-jones-building-reborn/</a></td>
</tr>
</tbody>
</table>
(Where possible, an account of the overall response has been perceived by specialists, participants, and the local community involved.)

<table>
<thead>
<tr>
<th>CASE STUDY</th>
<th>NAME</th>
<th>SOURCE OF INCOME</th>
<th>MONEY SPENT</th>
<th>INCOME GENERATED</th>
<th>EFFECTS ON SURROUNDING PROPERTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>Biennale of Sydney</td>
<td>State Funded</td>
<td>$200 million* has been spent on rehabilitation of the island.</td>
<td>Yes Managed by the Sydney Harbour Federation Trust</td>
<td>Positive Much more accessible to public</td>
</tr>
<tr>
<td>7</td>
<td>River Studios</td>
<td>State Funded</td>
<td>$300,000. The City of Melbourne, Arts Victoria and the owner of the building. Each party contributed $100,000 towards the refurbishment, which included a lift for disability access. Building work occurred over a period of 16 weeks.</td>
<td>No</td>
<td>Positive</td>
</tr>
<tr>
<td>8</td>
<td>The Ruin Pubs of Budapest</td>
<td>Private Funding</td>
<td>Private investment. Exact data unavailable.</td>
<td>Yes</td>
<td>Neutral</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>“The booming nightlife in the district has led to increased tax revenue and job creation. The district earns about $1.3m annually in taxes from hotels and hostels in the area, many of which sprung up after the bar scene evolved.” Kristina Jovanovski, <em>Budapest ruin pubs offer peep into the past.</em> Aljazeera, Doha, Qatar, Apr 2013</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Hooton Park Hangars, Cheshire</td>
<td>Building Preservation Trust</td>
<td>Data unavailable</td>
<td>Yes</td>
<td>Positive</td>
</tr>
<tr>
<td>10</td>
<td>157 Days of Sunshine</td>
<td>Local Authority (Stalled Spaces) <a href="http://www.glasgow.gov.uk/stalledspaces">http://www.glasgow.gov.uk/stalledspaces</a></td>
<td>Funding awarded by Stalled Spaces: £2500</td>
<td>No</td>
<td>Positive</td>
</tr>
</tbody>
</table>
## Case Studies: Responses and Perceptions

Where possible, an account of the overall response has been perceived by specialists, participants, and the local community involved.

<table>
<thead>
<tr>
<th>SOCIAL/ COMMUNAL</th>
<th>JOBS CREATED OR SUPPORTED</th>
<th>WHO WAS THE PROJECT USED OR VISITED BY</th>
<th>GENERATION OF FUTURE POSSIBILITIES FOR THE BUILDING</th>
<th>MEDIA RESPONSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Local community and people employed within the creative industries. Implementation of temporary use has seen a significant increase in visitor numbers: (See In-Depth Case Study)</td>
<td>Yes. The Temporary Use is continuing on a rolling basis. Income generated contributes to the further conservation of the site.</td>
<td>Geoff Bailey, CEO of the Harbour Trust, considers the self-funding model a blessing and a curse. The pressure to earn never ceases, but independence is good: “We had about 400 empty buildings when we started. We could have bulldozed a lot, created parkland, but we saw them as an opportunity to engage the community in a variety of ways.”</td>
<td></td>
</tr>
<tr>
<td>Yes</td>
<td>Creative industries (both private and public sectors.)</td>
<td>Yes. The future of the space is secured on a permanent basis.</td>
<td><a href="http://thedesignfiles.net/2011/07/river-studios/">http://thedesignfiles.net/2011/07/river-studios/</a></td>
<td></td>
</tr>
<tr>
<td>Yes</td>
<td>Tourists</td>
<td>Yes. The Temporary Use is continuing on a rolling basis.</td>
<td>Media: <a href="http://www.aljazeera.com/indepth/features/2013/04/201341583847649333.html">http://www.aljazeera.com/indepth/features/2013/04/201341583847649333.html</a></td>
<td></td>
</tr>
<tr>
<td>YES (vehicles movements and handling on site is undertaken by trained staff.)</td>
<td>Local Community</td>
<td>Yes. The Temporary Use is continuing on a rolling basis.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>No</td>
<td>Local Community</td>
<td>No</td>
<td>PHOTOS: <a href="http://www.thebothyproject.org/157-days-of-sunshine/">http://www.thebothyproject.org/157-days-of-sunshine/</a></td>
<td></td>
</tr>
<tr>
<td>CASE STUDY</td>
<td>NAME</td>
<td>SOURCE OF INCOME</td>
<td>MONEY SPENT</td>
<td>INCOME GENERATED</td>
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</tr>
<tr>
<td>11</td>
<td>Frame Store</td>
<td>Private Funding</td>
<td>Data unavailable</td>
<td>Yes</td>
</tr>
<tr>
<td>12</td>
<td>Croydon Meanwhile Use Toolkit</td>
<td>Local Authority</td>
<td>Project funded through Croydon High Streets Improvement Project by the Mayor's Regeneration Fund (MRF) and London Enterprise Fund (LEF).</td>
<td>Yes</td>
</tr>
<tr>
<td>13</td>
<td>Prize 38</td>
<td>Private Funding</td>
<td>Data unavailable</td>
<td>Data unavailable</td>
</tr>
<tr>
<td>14</td>
<td>Yeshiva (religious school)</td>
<td>Private Funding</td>
<td>Data unavailable</td>
<td>Data unavailable</td>
</tr>
<tr>
<td>15</td>
<td>El Torre de David</td>
<td>Private Funding</td>
<td>Data unavailable</td>
<td>Data unavailable</td>
</tr>
<tr>
<td>16</td>
<td>Transition Heathrow</td>
<td>Private Funding</td>
<td>Crowd-sourced funding</td>
<td>No</td>
</tr>
<tr>
<td>Case Study</td>
<td>Source of Income</td>
<td>Money Spent Income Generated Effects on surrounding property</td>
<td>Jobs Created or Supported</td>
<td>Who was the Project Used or Visited By</td>
</tr>
<tr>
<td>------------</td>
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<td>---------------------------------------------------------------</td>
<td>--------------------------</td>
<td>----------------------------------------</td>
</tr>
<tr>
<td>11</td>
<td>Frame Store</td>
<td>Corporate brand.</td>
<td>No</td>
<td>Neutral</td>
</tr>
<tr>
<td>12</td>
<td>Croydon Meanwhile</td>
<td>Local community and people employed within the creative industries.</td>
<td>Yes. The Temporary Use is continuing on a rolling basis.</td>
<td>People employed within the creative industries.</td>
</tr>
</tbody>
</table>
| 14         | Yeshiva           | People employed within the creative industries.                | No                       | People employed within the creative industries. | Yes. The future of the space is secured on a permanent basis. | “As mainstream society falters more under the increasing weight of the impoverished and excluded, more cracks will appear and be filled.”http://lebbeuswoods.wordpress.com/2011/05/01/slums-to-the-stars/
| 15         | El Torre de David | Local Community                                                | Yes                       | Yes                                    | Local Community Over the past 8 years, it has slowly been occupied and it is currently a home to over 3000 Caraquenos. | “Grow Heathrow’ has proven to be a great centre for both the local community and those who wish to get involved with the wider environmental movement. Evicting this group from their site, which has achieved so many great things, including helping to stop a third runway at Heathrow, would plainly be wrong. I very much hope that their excellent work with the local community and protecting the environment is able to continue past November.” John Sauven, Executive Director, Greenpeace, UK |
| 16         | Transition Heathrow| Local Community                                               | Yes. The Temporary Use is continuing on a rolling basis. | Local Community                         | Yes. The Temporary Use is continuing on a rolling basis. | “Grow Heathrow’ has proven to be a great centre for both the local community and those who wish to get involved with the wider environmental movement. Evicting this group from their site, which has achieved so many great things, including helping to stop a third runway at Heathrow, would plainly be wrong. I very much hope that their excellent work with the local community and protecting the environment is able to continue past November.” John Sauven, Executive Director, Greenpeace, UK |

*Documented: anticipated outcomes and outputs under the wider London Borough of Croydon – High Streets Improvement Project.
(Where possible, an account of the overall response has been perceived by specialists, participants, and the local community involved.)

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<thead>
<tr>
<th>CASE STUDY</th>
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<th>INCOME GENERATED</th>
<th>EFFECTS ON SURROUNDING PROPERTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>17</td>
<td>Shell Tower (Overhoeks Tower)</td>
<td>Charitable Funding</td>
<td>Data unavailable</td>
<td>No</td>
<td>Positive “The temporary projects are mainly about changing the perception of the area and helping to attract investment, both by generating publicity and proving the viability of the sites in question.”</td>
</tr>
<tr>
<td>18</td>
<td>Wächterhäuser (Guarded Buildings)</td>
<td>Charitable and State Funding</td>
<td>Data Unavailable</td>
<td>Data unavailable</td>
<td>Positive <a href="http://www.haushalten.org/de/english_summary.asp">http://www.haushalten.org/de/english_summary.asp</a></td>
</tr>
<tr>
<td>19</td>
<td>33 Portland Place</td>
<td>Private Funding</td>
<td>Data Unavailable</td>
<td>Data Unavailable</td>
<td>Neutral</td>
</tr>
<tr>
<td>20</td>
<td>Secret Eats</td>
<td>Private Funding</td>
<td>Data Unavailable</td>
<td>Yes</td>
<td>Positive</td>
</tr>
<tr>
<td>SOCIAL / COMMUNAL</td>
<td>JOBS CREATED OR SUPPORTED</td>
<td>WHO WAS THE PROJECT USED OR VISITED BY</td>
<td>GENERATION OF FUTURE POSSIBILITIES FOR THE BUILDING</td>
<td>MEDIA RESPONSE</td>
<td></td>
</tr>
<tr>
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<td>-----------------------------------------------------</td>
<td>----------------------------------</td>
<td></td>
</tr>
<tr>
<td>No</td>
<td></td>
<td>Local community and people employed within the creative industries.</td>
<td>Yes. The future of the space is secured on a permanent basis.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yes</td>
<td></td>
<td>Building Owners and people employed within the creative industries.</td>
<td>Yes. The Temporary Use is continuing on a rolling basis.</td>
<td>Documentary of User experience: <a href="http://vimeo.com/14323576">http://vimeo.com/14323576</a></td>
<td></td>
</tr>
<tr>
<td>No direct involvement with the local community.</td>
<td></td>
<td>Private clients. The use of the space opens it up to a prolific audience.</td>
<td>Yes. The Temporary Use is continuing on a rolling basis.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yes</td>
<td></td>
<td>Private clients.</td>
<td>Yes. The various events inject use and vitality into each of the spaces they occupy.</td>
<td></td>
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</tr>
</tbody>
</table>
In order to establish the key opportunities and priorities of the sector today, governmental bodies were consulted in:

**AUSTRALIA** DEPARTMENT OF ENVIRONMENT AND HERITAGE

Department of Environment and heritage (The Government of Australia)
A Strategy for Australia’s Heritage. Published 14 April 2014

1. Improve National Leadership
2. Pursue Innovative Partnerships
3. Encourage communities to understand and care for their heritage

**ENGLAND** ENGLISH HERITAGE

NHPP (National Heritage Protection Plan) 2011-2015

a.) Protection, conservation and preservation of heritage
b.) Increase resources, both financial and personnel, to address the needs of the sector
c.) Extend the reach of the NHPP / beyond the heritage sector and specifically to engage the community
d.) Focus on heritage at risk
e.) Address the skills needs of the sector at all levels from the community to professionals
f.) Influence the planning regime

The full report by Jura Consultants commissioned by English Heritage on behalf of the NHPP Advisory Board, can be downloaded from the English Heritage website. English Heritage have also made available for download an overview of the findings made during a presentation by Jura Consultants.

**SCOTLAND** HISTORIC SCOTLAND

Historic Scotland’s Corporate Plan for 2012-2015:

Our Vision and key commitments are arranged under five strategic priorities:
  • Championing Scotland’s historic environment
  • Contributing to sustainable economic growth
  • Managing Scotland’s historic environment creatively
  • Supporting the transition to a low-carbon economy
  • Delivering our business

**RESULTS:**

Through examining each of their corporate strategies, the key points were collated and triangulated. The key priorities that emerged were:

1. Champion the historic environment to ensure the protection, conservation and preservation of heritage
2. Increase the resources of the sector and contribute to sustainable economic growth
3. Extend the reach beyond the heritage sector and encourage communities to engage with and care for their heritage
4. Focus on heritage at risk
5. Address the skills needs of the sector at all levels from the community to professionals and pursue creative partnerships
6. Improve the awareness of the sector on a national level to have an influence on the planning regime
LIST OF FIGURES

12 Figure 1: Example of a structure that was conceived as temporary, but has gone on to be a permanent fixture and important icon.

14 Figure 2: The paradox of vacant and underutilised buildings. Temporary use can act to reduce the risks to vacant buildings while making productive use of the gaps in the urban fabric that result through indolence.

16 Figure 3: The Royal High School, Calton Hill, Edinburgh

18 Figure 4: The compounding effects of building vacancy

23 Figure 5 The geographical spread of countries represented in the 20 case studies.

26 Figure 6: Heritage Listings and Designations

26 Figure 7: Time Scales

27 Figure 8: Ownership

27 Figure 9: Instigators of Temporary Use

27 Figure 10: Types of Temporary Use

28 Figure 11: The diversity of temporary use programs.

31 Figure 12: Was the Building Vacant Beforehand?

31 Figure 13: Conforming the risks of vacancy to the physical fabric of buildings

31 Figure 14: Physical Changes made to the Built Fabric

31 Figure 15: The Long-term impact of Physical Changes

32 Figure 16: Volunteers involved in minor works to the Category C listed building in Edinburgh for the Hidden Doors Festival, April 2014

34 Figure 17: Funding Sources

34 Figure 18: Job Creation

35 Figure 19: Inclusion of the local community throughout the duration of temporary use

36 Figure 20: Generation of future prospects

36 Figure 21: The potential outcomes of temporary use

39 Figure 22: The Emporium, Hunter Street Mall, Newcastle

41 Figure 23: Example of Temporary Intervention, Hidden Doors Festival, April 2014

41 Figure 24: Vimeo video advertising the Hidden Doors Festival

43 Figure 25: Granville Archade, Brixton Village

45 Figure 26: Aerial shot of Cockatoo Island. Image courtesy of Sydney Harbor Federation Trust.

47 Figure 27: An example of the type of vacant 19th century listed building targeted by the Wächterhäuser scheme.

56 Figure 28: Stages identified for implementing temporary use without compromising significance.


Arts revitalisation projects and the planning system: guideline. Sydney, NSW Department of Planning, 2010


Peter Bishop and Lesley Williams. The temporary city. London: Routledge, 2012


Danny Dorling, All that is Solid, The Great Housing Disaster. London, Allen Lane, 2014

Elizabeth Farrelly, Ready to take flight, Sydney Morning Herald, September 24, 2005, sec. Spectrum

Tarsha Finney, Urban change / Renew Newcastle, Architecture AU, March 12, 2012


Sarah Jenkins, *Study of Building Preservation Trusts in Scotland*. Birmingham, ECOTEC, 2010

Kristina Jovanovski, *Budapest ruin pubs offer peek into the past*, Aljazeera, Doha, April 16, 2013


*Not quite art.* Film. Directed by Marcus Westbury. Australia: Frank Haines Films, 2007

Belfast Telegraph, *Pop-up shop concept will outlive downturn*, August 2, 2012


Stephen Rolph, Development Manager at *Locality*. Personal interview. 7 June 2014.

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“The best way to protect a building is to keep it occupied, even if the use is on a temporary or partial basis.”
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This dissertation seeks to understand the recent phenomenon of temporary occupancy and examine its potential for shifting perceptions around historic spaces that are placed at risk through vacancy.

As utilisation cycles of buildings become faster, space increasingly at a premium and capital more flexible in terms of its physical location, it is inevitable that situations will arise where permanent or resolute solutions for securing heritage are not immediately viable. This study proposes temporary use as a potential tool for navigating this increasing demand for self-reliance.

The temporary use of vacant spaces creates a cost effective means of stimulating activity, greatly improving the prospect of attracting more permanent occupiers or long-term solutions. Ultimately this results in the survival, upkeep and maintenance of existing buildings, which translates into far-reaching economic, social and environmental benefits.

Through examining a diverse range of international case studies, where temporary use has been applied specifically to heritage spaces, the dissertation attempts to capture temporary use as a practical process. It looks at methods to ensure temporary use does not pose additional threats, but rather acts as a tool that is exceptionally fit for purpose when dealing with our most endangered heritage - buildings that are vacant, stalled or underutilised - buildings at risk.