

Project title:

The Next Chapter; opening up to a wider range of people and building on change.

Appointment of Conservation Architect, Development Phase

BRIEF

Overview

The Devon and Exeter institution is Grade II* listed building adjacent to a Scheduled Monument which houses an independent library dating from 1813. We have been an educational charity since 1989. We completed a major structural restoration to the roof on time and on budget, between 2015-2017 funded by the Heritage Lottery Fund and Historic England.

We are now seeking to appoint an architect to deliver the preliminary works for the development phase of another major National Heritage Lottery Funded project.

Our project will deliver the following capital works:

- The creation of a welcome reception area, reconfiguring the use of space at the front of the building
- Opening up four front rooms to create reading, educational and event spaces in addition to a permanent display space and growth room for book stock.
- A new build at the rear of the building which will house accessible lavatories, a lift, office and an environmentally controlled strong room on the ground floor; and workroom, lift and service area on the first floor
- An environmentally stable heating system throughout
- The treatment of damp and restoration of floor joists in the inner library
- Rewiring 1930s electrics and digital infrastructure upgrade

There is an ambitious activity plan of public engagement and audience development which will inform and impact the capital works proposed.

Development Phase (Round One) April 2020 – May 2021 - description of supply

We are seeking a conservation architect who will deliver the following services, works and reports in year 1 of the project.

Subject to the funding, works will continue in the 'delivery phase' in years 2 and 3.

Devon and Exeter Institution / NLHF project

- Full condition survey (conservation report) of the building and establishment of a quinquennial review process and maintenance plan for the historic fabric and furnishings
- Liaison with Historic England (HE) and the council conservation office, on behalf of the institution
- Delivery of pre-app report / options appraisal / method statement for approval by Historic England
- Responsibility for Listed Building Consent (LBC) and planning applications
- Prelims for reconfiguration of the hallways and front rooms
- Oversight of archaeological investigation of side return and garden
- Full digital architectural drawings of the whole site and plans for the new build
- Prelims for new build
- Oversight of the installation of new wifi and broadband cabling in the main building
- A detailed heating survey, based on environmental humidity and heating data collected via the Tiny Tag system over the past 2 years
- Liaison with specialist heating engineers and oversight of heating upgrade in the main building

To support our Round One NLHF application we have already carried out the following:

- Conservation scoping document
- Proposals and costing for new build
- Wifi and digital infrastructure upgrade scoping documents
- Heating report

And we will supply the following:

- Quinquennial review survey requirements

Reports will be made available to candidates selected for interview.

Person / company specification

- Accredited conservation architects
- Experience of working with listed buildings
- Experience of environmentally sustainable development
- Evidence of creatively and sympathetically working with contemporary interventions in historic buildings
- Experience of completing works in an open working environment (we do not intend to close the library but adapt to the works taking place)

Devon and Exeter Institution / NLHF project

Tender response requirements

Due to the current social distancing guidelines we will be taking a phased approach to recruitment.

- 1) To express an interest, please complete the expression of interest form and supply

Description of architectural practice and experience relevant to the DEI project

Previous experience of National lottery Heritage Funded projects

- 2) We will invite selected applicants to make a 15 minute presentation to staff and trustees, via Zoom

We will ask candidates to propose an approach / methodology for this project
Candidates may have access to the building upon request prior to the presentation

- 3) We will select candidates for interview who will also be asked to supply the following information:

Itemised cost for work outlined

Hourly/Daily rates of each member of team

Confirmation of level of professional indemnity insurance

References from recent clients x 2 - involving listed buildings

Estimated value of tender £42,500

Estimated duration April 2020 – May 2021

Name of Contact Emma Dunn, Director of Programme and Projects

Timetable Response deadline: 12 noon Monday June 8 2020

Appendix 1

Historical Information

Founded in 1813, the DEI is a product of the Eighteenth Century Enlightenment and civic pride. Its founders resolved to establish an Institution to promote:

“the general diffusion of Science, Literature and the Arts; and for illustrating the Natural and Civil History of the County of Devon, and the History of the City of Exeter”.

The Institution was the leading academic body of late Georgian Exeter. Its founding fathers John White Abbott, Sir Thomas Dyke Acland, James Buller of Downes and William Courtenay MP (later 10th Earl of Devon) were leading figures in various forms of progressive change in Devon in the early 19th Century. The Institution aligned itself to the European intellectual ideals of The Enlightenment and we still hold a number of volumes in French and works on colonial exploration and early science in our early collection. In the first ten years a remarkable £4000 was spent on books and other literature. From the beginning members requested a variety of newspapers and periodicals.

However, the founders had a wider vision for the body: it was to be a library, a museum and an intellectual centre for lectures, debate and scientific enquiry. In its exciting early years its patrons bought at the great sales of the day to acquire exotic natural history specimens. Acland spent £100 on birds of the Pacific at the Buller sale of 1819. Among Institution members were the Arctic explorer Lieutenant Peard (who gave a Greenland sledge on his return from the Arctic in 1828) and First Lieutenant Francis Godolphin Bond, who served under his uncle Captain Bligh on Bligh's second voyage to the Pacific in 1791. Members explored such topics as magnetism and the measurement of time. They even had plans to build a lecture theatre in the back garden. One of the leading lights of the DEI in the 19th Century was Sir John Bowring, greatly talented in science, literature, history, geography and the arts.

By the 1860s public libraries and museums had been established in many places, running alongside the private subscription libraries and museums. By this time the DEI's interests had come to centre almost entirely on the library and the decision was made to transfer many of its collections to the newly-established Royal Albert Memorial Museum (RAMM). The collections which transferred to RAMM were arguably the most important foundation collections of the museum. They included objects now regarded as among the RAMM's most important treasures, especially in the field of ethnography and can now be found in the World Cultures Gallery.

The Institution became an Educational Charity in 1989 with the following charitable objects, which are still upheld to this day:

'The advancement of public education particularly in the History, Literature and Arts of the County of Devon, the City of Exeter and of the South West of England generally and

particularly by the provision and maintenance of a Library, Reading Rooms and educational facilities'

'The advancement of heritage by the preservation of number 7 Cathedral Close Exeter for the public benefit as a building of historic and architectural interest and value.'

The library collection now amounts to 35,000 volumes and many thousands of maps, pamphlets, drawings and leaflets. The extensive collection of bound volumes of Exeter and district local newspapers dating from 1813 onwards is of particular interest to researchers. The library collections are deemed of national importance as an intact collection in its original setting.

We have a small garden yard at the rear of cottage, which is all that remains of the medieval garden which originally stretched back to Egypt Lane until sold by compulsory purchase in 1950 and is now under Princesshay shopping centre.

Neither our garden nor the lost section have been excavated. Today it is a green city centre haven surprisingly rich in natural heritage and part of the 'bee corridor'.

The Institution is cherished by members and visitors alike for its calm and peaceful atmosphere in the midst of a busy city.

Many scholarly books and articles have had their origins in its quiet spaces and a number of leading academics acknowledge the part the Institution has played in the early stages of their careers.

In the past four years and due to an initial investment from the National Lottery Heritage Fund, we have widened our reach and begun to explore our potential as a provider of excellent public programming and learning and engagement work, such as our Junior Membership programme and embedded university modules.

People at all ages and stages describe the Institution as a unique space which holds value for learning and research but also for well-being and connecting to others. We are also developing a national identity and this year hosted the annual conference of the Association of Independent Libraries.

Through this project the Institution aspires to fully connect and unite the original founding vision with contemporary needs and to reinstate itself as a leading cultural centre in the heart of Exeter.

END