

## Historic Environments: Growth & Sustainable Development

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## Introduction

## Heritage, Growth & Sustainable Development

Introduction

Values of Heritage

Delivering Sustainable Economic Growth

Professional Practice

Conclusions

## Values of Heritage

## Special Interest / Significance

Architectural, planning and urban design history and theory

Townscape characteristics, including enclosure and definition of streets and spaces

Materials, fabric and features

Spatial characteristics

Cultural, political, historical and other associations

Associations with famous people and events

Scarcity and completeness



## Value to Owners, Occupiers, Communities

Utility Value (buildings)

Investment Value

Amenity (quality of accommodation/place)



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**Spatial Planning Values of Heritage**

**A Public Good**

**Economic Value**  
Economic development  
Regeneration

**Social Value**  
Community facilities  
Inclusive development

**Environmental Value**  
Local Distinctiveness  
Sustainable places

Sustainable Development




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**Heritage – Delivering Sustainable Economic Growth**



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**Attracting Investment**






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**... or Not**




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**Attracting People to Live and Work**

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**Utility Value**

- Offices
- Retail
- Industry / manufacturing
- Residential
- Community facilities
- Health
- Transport
- Public bodies
- Education
- Recreation
- Culture and learning
- Conference / meeting
- Storage and distribution
- Visitor accommodation
- Incarceration
- Exhibition
- Sport
- Eating and Drinking
- Institutions




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**Regenerating Town & City Centres**

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**Profile and Image**

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**Helping Places to Adapt to Modern Needs**

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**Addressing Market Failure – Underperforming Areas**

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**Market Failure – an Opportunity**

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**Market Failure – a Threat**

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**Regeneration Cycles**




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**Enterprise, Innovation, Creative Industries**




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**Third Sector & Social Enterprise**




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**Employment**




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**Housing: Variety, Choice, Affordability**




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**Tourism**




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### Visitor Economy

**Pugin Project**



43 Projects over 12 months  
Education and Awareness  
Skills and Knowledge  
22% increase in trade in Cheadle




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### Recreation and Culture

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### Choice & Diversity

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### Community Facilities




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### Clone Towns

**3 ZONES WITH CONCENTRATIONS OF HISTORIC BUILDINGS**



Price	Corporate - Independent			Independent
	Corporate	Corporate	Independent	
High Prices	PREMIUM BRANDES	COSMOPOLITAN	PREMIUM INDEPENDENTS	<ul style="list-style-type: none"> <li>1 GLOUCESTER QUAYS</li> <li>2 REGENT QUARTER</li> <li>3 ALBERT DOCK</li> <li>4 FISH QUAY</li> <li>5 NEW ROAD, BRIGHTON</li> <li>6 FORT DUNLOP</li> <li>7 AYLSHAM</li> <li>8 EAST LINDSEY</li> </ul>
Mid Prices	1 HIGH STREET	2 3 4	9 BOHEMIAN	<ul style="list-style-type: none"> <li>9 CROMFORD MILL</li> <li>10 QUAYSIDE, PLYMOUTH</li> <li>11 SHEFFIELD CIG</li> <li>12 NEWBURGH ST LONDON</li> <li>13 STOURPORT CANAL BASIN</li> <li>14 MARKET PLACE, STOCKPORT</li> </ul>
Low Prices	VILLA MANORS	TRADITIONAL	TRADITIONAL INDEPENDENTS	

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### Embodied Energy and Durability



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**Lifetime Costs**

Construction

Maintenance

Running costs

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**Emphasis on Human Resources**

- Human labour rather than physical resources
- Skilled employment
- Better paid jobs
- More investment in local economies




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**Mixed Use**






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**Sustainability - Urban Design Analysis**

- Pedestrian orientated streets and spaces
- Active frontages
- Permeable and well connected (ease of movement)
- High density / party walls
- Mixed use and tenure (fine grain)
- Access to community facilities
- Durable materials / low maintenance
- Adaptability (future-proof)




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**... and Unsustainable Urban Patterns**

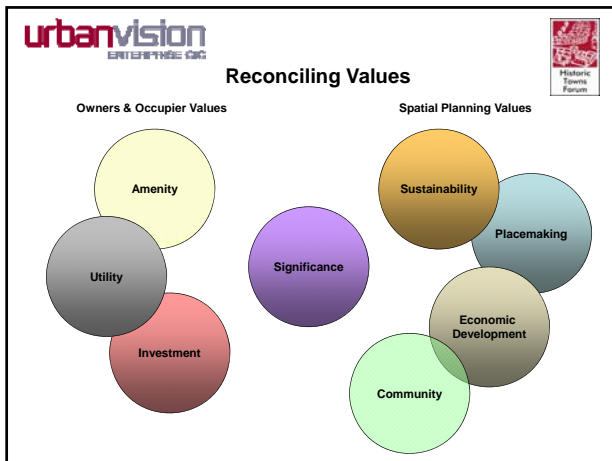




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**Professional Practice**





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**Conservation in Practice**

<p><b>Heritage</b></p> <ul style="list-style-type: none"> <li>Cultural Significance</li> <li>Architectural (History)</li> <li>Historical</li> <li>Townscape/Planning</li> <li>Scarcity</li> </ul> <p><b>The Brief</b></p> <ul style="list-style-type: none"> <li>Utility</li> <li>Fitness for purpose</li> <li>Living/Working environment</li> <li>Comfort</li> </ul>	<p><b>Context</b></p> <p><b>Heritage Context</b></p> <ul style="list-style-type: none"> <li>Townscape/Urban Design</li> <li>Historical</li> <li>Architectural</li> </ul> <p><b>Socio-economic Context</b></p> <ul style="list-style-type: none"> <li>Local economy</li> <li>Demographic</li> <li>Demand</li> </ul> <p><b>Physical Context</b></p> <ul style="list-style-type: none"> <li>Infrastructure</li> <li>Physical constraints</li> <li>Site conditions</li> </ul>	<p><b>Resources</b></p> <ul style="list-style-type: none"> <li>Finance</li> <li>Budget</li> <li>Funding</li> <li>Business model</li> </ul> <p><b>Other Considerations</b></p> <ul style="list-style-type: none"> <li>Legislation</li> <li>Policy</li> <li>Sustainability</li> <li>Economic development</li> <li>Community interests</li> <li>Regeneration</li> <li>Highways</li> <li>Health</li> <li>Safety</li> <li>Access</li> </ul>
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**Conclusions**

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**Key Points**

**Different values for heritage / drivers for conservation:**  
cultural value, utility value, investment value, economic value, community value, etc.

**Use (utility value) is the key to survival:**  
historic buildings and places are part of the infrastructure of society today.

**Historic Places deliver different kinds of growth to comprehensive redevelopment:**  
Small and new businesses, social enterprises, minorities, etc.

**Conservation practice and decision-making is about reconciling significance with utility value and other factors.**

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