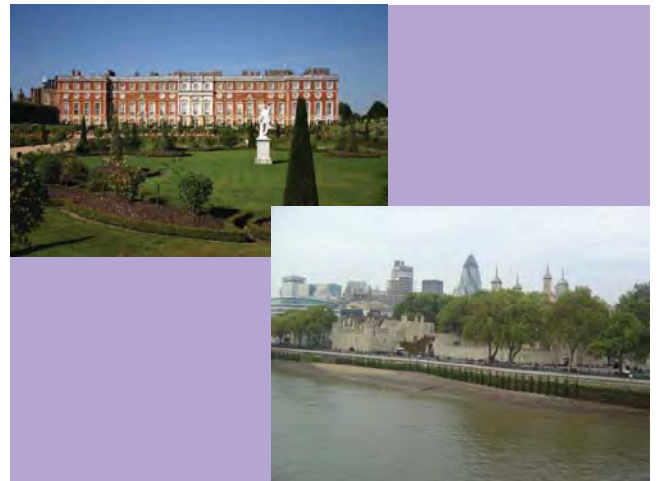
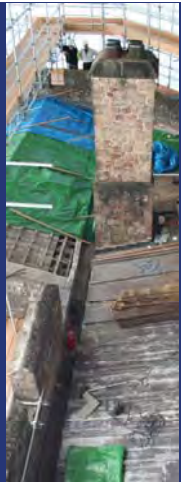


PPS 5 & Heritage Asset Management

Stephen Bond, *Heritage Places*

Heritage's seismic shift



Conservation Principles:

- primacy of historic fabric
- minimum intervention
- repairs to be 'little and often' and honest
- repair in preference to restoration or renewal
- no conjectural restoration
- new work to be reversible, where practicable



Values of Places and Spaces

'Aesthetic, communal, historic and evidential value'

- | | |
|-------------------------------|----------------------|
| • Architectural/Technological | • Ecological |
| • Historical | • Environmental |
| • Archaeological | • Commemorative |
| • Economic | • Inspirational |
| • Commercial/Investment | • Identity/Belonging |
| • Educational | • National Pride |
| • Recreational | • Symbolic/Iconic |
| • Artistic | • Associational |
| • Social | • Panoramic |
| • Cultural | • Scenic |
| • Religious | • Aesthetic |
| • Spiritual | • Artless Beauty |





PPS5, English Heritage's Practice Guide, and the Government's Statement on the Historic Environment for England 2010

Realising the Government's Vision for the Historic Environment

The Vision

'That the value of the historic environment is recognised by all who have the power to shape it; that Government gives it proper recognition and that it is managed intelligently and in a way that fully realises its contribution to the economic, social and cultural life of the nation.'



'To fully realise [its] potential...it is vital not only that those who actively manage the historic environment, but also all those who have the potential to impact on it, recognise the contribution it can make to our collective aims.'



Realising the Government's Vision for the Historic Environment

To manage 'intelligently', managers of heritage assets will need to:

- comprehend (and sign up to) the conservation management approach
- be aware of and empathise with the historic environment and its contribution to the economic, social and cultural life of the nation
- appreciate the contribution that the asset(s) make to local character and sense of place (PPS5, Para 7)
- understand to a reasonable degree the asset(s) within their responsibility, including that absence of designation does not mean necessarily that they are without heritage value (HE8 & EHPG 83)

Intelligent management of heritage assets (cont):

- understand to a reasonable degree the nature, extent and importance of the significance of the asset(s) and the contribution of its/their setting (HE6 & EHPG 54-57)
- manage in ways that sustain and, where appropriate, enhance their heritage value (EHPG 11)
- appreciate that the optimal use of each asset will be the one that over time causes the least harm to its significance (HE9 & EHPG 86-9)
- recognise that the asset(s) may hold a cultural interest for parts of the community that is not immediately obvious, requiring wider engagement and consultation (HE7.3 & EHPG 60)
- gauge the potential impact of their management of change on the historic environment, including other heritage assets (HE7/EHPG70)
- recognise that the potential presence of archaeological interest makes management more complex (HE9 & EHPG 104-105)





Some Key Attributes of Intelligent Asset Management

- Intelligent = Informed
- Values-based (significance-based) decision-making
- Appreciation of the asset's (or portfolio's) wider context within its environment
- Sound evaluation processes and management documentation and records
- Proficient training and cascade of ownership of management concepts and approach
- Knowledge of background to designation, significance etc
- Sustainable approach to resources
- Openness to wider public involvement

The Government's 2010 Statement

In order to make it easier for owners to understand the unique features of the heritage in their care English Heritage will update their databases of designated assets, making older entries more comprehensive and descriptive where appropriate and easier to use. This additional information will enable owners, advisors, and decision makers alike to manage the balance between protection and change.

EH Para 6

People care about and want to conserve those elements of the historic environment that hold heritage value for them. Once they are lost, they cannot be replaced. People also want the historic environment to be a living and integral part of their local scene. That requires proactive and intelligent management of heritage assets. Sometimes change will be desirable to facilitate viable uses that can provide for their long term conservation.

EH Para 11

The aim of the policies within the PPS is to conserve these assets, for the benefit of this and future generations. This is done by supporting their maintenance and by requiring that change to them is managed in ways that sustain and where appropriate enhances their heritage significance.

EH Para 54

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting is very important....

EH Para 55/56/57

Understanding the nature of the significance is important as it is vital to understanding the best means of conservation. A modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of human remains being buried there.

Understanding the extent of the fabric that holds that interest is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.

Understanding the level of importance of that interest is important as it provides the essential guide to how protectively the policies should be applied. This is fundamental to decision-making where there is unavoidable conflict with other planning objectives.

EH Para 58

In accordance with HE6.1, an applicant will need to undertake an assessment of significance to an extent necessary to understand the potential impact (positive or negative) of the proposal and to a level of thoroughness proportionate to the relative importance of the asset whose fabric or setting is affected.

EH Para 60

The values that a place holds for some communities may not be obvious from expert advice or research alone. Where a heritage asset may have, for example, a cultural or faith interest to a particular community, it is important to consult them as they may have views and information that would add to the understanding of the asset's significance (HE7.3).

EH Para 64 – THINK HERITAGE MGMT

Understanding the significance of affected heritage assets is vital to a successful scheme – one that proposes the optimum viable use to a design that takes advantage of the asset's significance while also conserving it. Early engagement can lead to an agreed understanding of the nature, extent and importance of the significance of the asset or assets affected by a proposal, and identify the likely impacts on their significance before the details of the scheme are firmed up. It can also help parties to understand how the heritage asset or assets might make a positive contribution to the proposed development and how their incorporation within the design may fulfil wider planning objectives.

EH Para 67 – HPAs

[Heritage Partnership Agreements] have been demonstrated to offer significant advantages for both owners and local planning authorities, particularly when dealing with large heritage assets or groups of assets. The agreement sets out an understanding of the significance of the heritage asset or assets and in particular what is not of special interest in listed buildings...Once the agreement is in place, it can reduce the number of occasions when listed building consent is required... Heritage partnership agreements can also be useful for other substantial assets or groups of assets such as large or related scheduled monuments, parks and gardens, battlefields and historic landscapes or areas containing a mix of related assets. Reaching an agreed and fuller understanding of significance will reduce areas of doubt or confusion, aid better management and increase the prospect of success for a consent application where it is still required..

Policy HE6 & EH Para 68

The PPS requires all applicants to provide a level of information that is proportionate to the significance of the asset and the potential impact upon that significance of the proposals. For example, for a substantial demolition it is reasonable to expect the applicant to provide detailed information on the asset as a whole and a thorough explanation of the impact. An application for a minor alteration to part of the asset is likely only to require detailed information on the affected part of the asset, along with a brief explanation of how the impacts relate to the significance of the asset as a whole

Policy HE7 & EH Para 70

Where the fabric of a heritage asset is physically affected by a proposed development, the identification of the asset is straightforward. However, heritage assets may also be affected by development within their setting. An asset's setting may be affected by a scheme at some distance from the site itself.

Policy HE7 & EH Para 82: CONDITION & NEGLECT

There is no obligation on an owner to maintain a heritage asset, but Government does not wish to encourage deliberate neglect or damage in the hope it will assist an owner in obtaining consent. The local planning authority will often need to take into account the condition of the asset in its decisions, particularly when considering viability. A dilapidated asset is less viable than one in good repair because the cost of repair will be incurred before it can be used. Where a heritage asset has been deliberately neglected and/or damaged in the hope of obtaining consent, the local planning authority, when considering whether to grant that consent, needs to disregard the deteriorated state of the asset (HE7.6). Local planning authorities may need to consider exercising their repair and compulsory purchase powers to remedy such deliberate neglect.

Policy HE9 & EH Para 86 KEY!!!!!!!

Not all designated assets are of equal significance or sensitivity to change. Some Grade II listed buildings and conservation areas will be particularly important or sensitive to change, while others may be more capable of accommodating it. For example, a modest fisherman's cottage may have been listed precisely because it is a rare, unaltered survival of a particular type of dwelling and any changes could potentially jeopardise its significance. A heritage asset may be capable of practical use in theory, but be so important and sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance..

Policy HE9 & EH Para 89 LONG TERM USE PLANNING

If there are a range of alternative ways in which an asset could viably be used, the optimum use is the one that causes the least harm to the significance of the asset, not just through necessary initial changes but also as a result of subsequent wear and tear and likely future changes.

Policy HE9 & EH Para 104/5 ARCHAEO INTRST

Caring for an asset that has a historic interest, but no substantial archaeological interest, will be relatively straightforward as our existing knowledge of the asset will guide how it can be managed in order to sustain its significance. However, if the asset is...suspected to contain important remains... the task of managing it is different.

Policy HE10 & EH Para 113ff SETTING

Setting is the surroundings in which an asset is experienced. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not... Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration; by spatial associations; and, by our understanding of the historic relationship between places..... For the purposes of spatial planning, any development or change capable of affecting the significance of a heritage asset or people's experience of it can be considered as falling within its setting.

Govt Statement

By encouraging people not just to enjoy, but also to involve themselves in the management of historic places and make active use of them for their own benefit, we can help to create a sense of ownership in the locality and so help to strengthen local communities