Contemporary architecture in urban historical context

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• What is the role and place of contemporary architecture in historic city centres. Can the old and new sit side by side? or not. Do new architectural projects have a negative impact upon authenticity and integrity of urban heritage?
• Do “buffer zones” work and what is the value and effectiveness of Heritage impact tools.
• Should we focus on sole buildings or on the landscape taking a holistic approach.
• How are developers to be enticed to take into account heritage values?
• How do we calculate heritage values?
Role and place of contemporary architecture in historic city centres. Can the old and new sit side by side? or not. Do new architectural projects have a negative impact upon authenticity and integrity of urban heritage
Cardiff New College building. The modern development behind is called Altolusso “Italian for height of luxury”
Heritage Works

The use of historic buildings in regeneration

A toolkit of good practice
Heritage Works
A toolkit of good practice - key messages

• Joint project. BPF, EH, RICS – Deloittes.

• Economic case – focus for a scheme – direct values and indirect values.

• Using heritage assets in regeneration – project initiation – understanding the asset – consultation – project preparation – design development – procurement – management

• Consents explanation – check list

• Further sources of information.
Brindley Place
Birmingham
Ikon Gallery Brindley Place, Birmingham
• The value of “buffer zones” and effectiveness of Heritage impact tools.
• Only Durham WHS has a buffer zone.
• London has 3 WHS but a sophisticated planning mechanism. Viewing corridors. NHPP.
• Opportunities to use old sites.
• EH been brave.
Table 2 – Statutory Consultees for Protected Vistas.

| Viewing Location                        | 1A.1 | 1A.2 | 2A.1 | 2A.2 | 2B.1 | 2B.2 | 3A.1 | 3A.2 | 3A.3 | 3B.1 | 3B.2 | 3C.1 | 3C.2 | 3C.3 | 4A.1 | 4A.2 | 4A.3 | 4B.1 | 4B.2 | 4B.3 | 5A.1 | 5A.2 | 5A.3 | 6A.1 | 6A.2 | 6A.3 | 7A.1 | 7A.2 | 7A.3 |
|----------------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| GLA                                    |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| City of London                         |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| LB Camden                               |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| LB Greenwich                           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| LB Hackney                             |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| LB Harlington                          |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| LB Hammersmith & Fulham                |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| LB Islington                           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| RB Kensington & Chelsea                |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| LB Lambeth                             |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| LB Lewisham                            |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| LB Richmond upon Thames                |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| LB Southwark                           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| LB Tower Hamlets                       |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| City of Westminster                    |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| English Heritage                       |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| Historic Royal Palaces                 |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| LB London Borough; RB Royal Borough    |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |

Map 1: Protected vistas.
Parliament Hill forms part of the prominent east west ridge traversing Hampstead Heath. It is an open public area of the Heath consisting of fields, hedges and woodland. There are a number of outlooks on the hill but some of the best panoramic views are from the summit, towards the City of London, St Paul's Cathedral and the Victoria Tower of the Palace of Westminster. All three of the towers of the Palace of Westminster can be seen from positions on the east side of the Viewing Place.
Attention not focused on sole buildings but also on the landscape in its holistic approach (visual, noise, social interpretation etc).
Lloyds Building
St Ethelburghers
How is the private development sector to be enticed to take on heritage buildings and take into account heritage values?
Developers/Investors

• Not interested in heritage values. So what are they interested in?
• Historic building legislation – how complex? Planning Authority support.
• Availability of funding.
• Real market values, windows of opportunity, rental levels, return on cost, demand, vacancy rates, retention rates, ongoing maintenance costs = service charge levels – competitiveness.
• Risk factor.
• They have a choice.
The investment performance of listed office buildings
2002 update

A regular survey carried out by Investment Property Databank for English Heritage and the RICS Foundation
Some key issues

• Addressing and neutralising the conservation deficit. Grants.
• De-risking – specialist conservation expert input. EH actually carrying out these works.
• Lateral thinking
THE VALUE OF
CONSERVATION?
Banyan - 1800 years old destroyed in 2001
Architecture

• New innovative architecture is essential and has to be desirable as it adds to the dynamism and desirability of a city.
• Is architecture driven by economics rather than artistic flair?
• Respecting and understanding setting, is essential, if not, a negative effect is likely.
• Holistic planning approach – buffer zones or viewing corridors?
Summary

• Contemporary architecture can benefit urban heritage and visa versa.
• Buffer zones have limited use but a good planning framework is essential.
• Good design may not cost more but all too often architectural design is driven by the market conditions and in times of recession (or greed) often design and quality of materials suffer.
• I do not subscribe to the argument that heritage protection will deter good architecture.
• Attention is often centred on sole buildings.
• Heritage Impact assessments whilst sophisticated tools have their place but, in practice, are limited in their uses.
• Enticing more developers and funders to invest in historic places is not only possible but essential.