

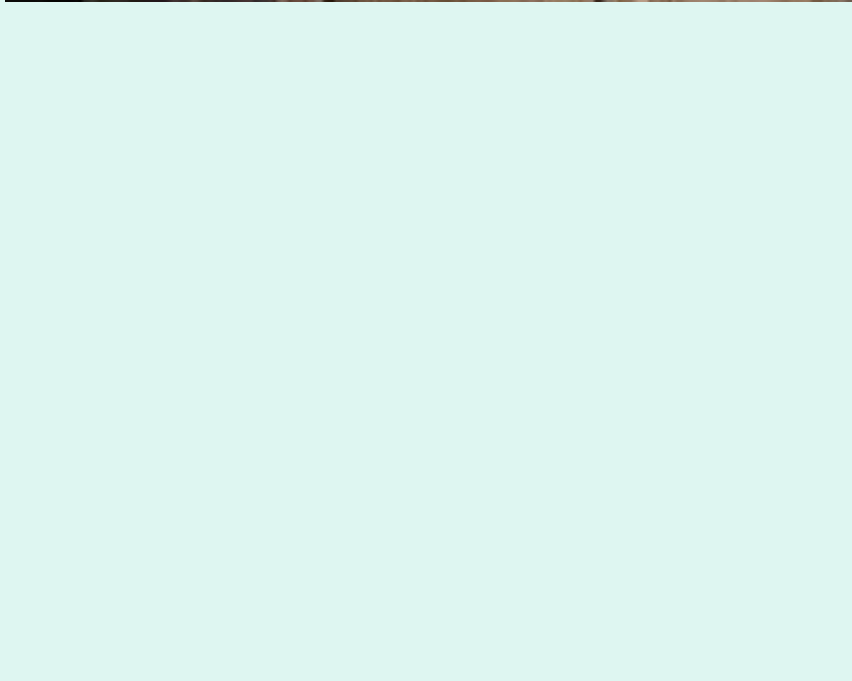
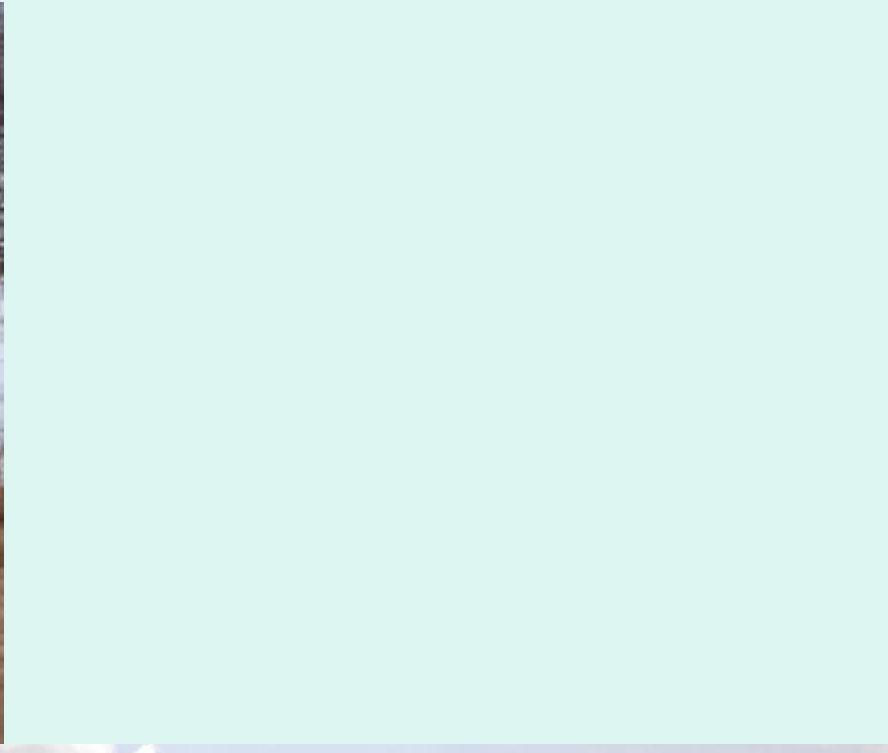
Contemporary architecture in urban historical context

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English Heritage





- 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

















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 – Deloitte.
- 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.

The Granary
Berwick















Brindley
Place
Birmingham



Ikon Gallery Brindley Place, Birmingham



The Granary, Kings Cross







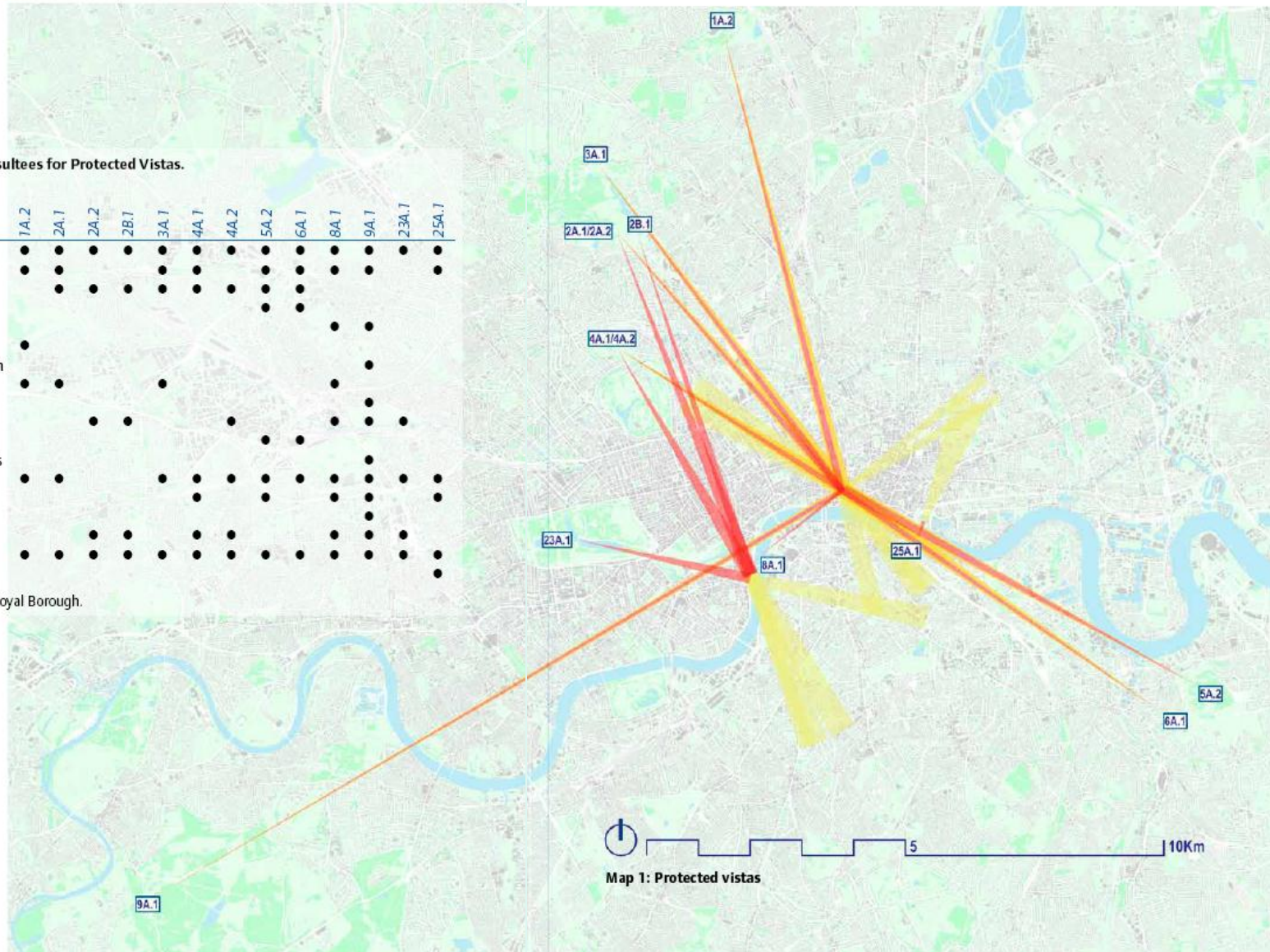
- The value of “buffer zones” and effectiveness of Heritage impact tools.
- Only Durham WHS has a buffer zone.
- London has 3 WHS but a sophisticated planning mechanism. Viewing corridors. NHPP.
- Opportunities to use old sites.
- EH been brave.



Table 2 – Statutory Consultees for Protected Vistas.

Viewing Location	1A.2	2A.1	2A.2	2B.1	3A.1	4A.1	4A.2	5A.2	6A.1	8A.1	9A.1	23A.1	25A.1
GLA	•	•	•	•	•	•	•	•	•	•	•	•	•
City of London	•	•			•	•		•	•	•	•		•
LB Camden		•	•	•	•	•	•						
LB Greenwich								•	•				
LB Hackney										•	•		
LB Haringey	•												
LB Hammersmith & Fulham											•		
LB Islington	•	•			•					•			
RB Kensington & Chelsea											•		
LB Lambeth			•	•			•		•	•		•	
LB Lewisham								•	•				
LB Richmond upon Thames											•		
LB Southwark	•	•			•	•	•	•	•	•	•	•	•
LB Tower Hamlets						•		•	•	•	•		•
LB Wandsworth											•		
City of Westminster	•	•	•	•	•	•	•		•	•	•	•	•
English Heritage	•	•	•	•	•	•	•	•	•	•	•	•	•
Historic Royal Palaces													•

LB London Borough; RB Royal Borough.



2 London Panorama: Parliament Hill

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- ⁹³ 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, hedgerows 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.

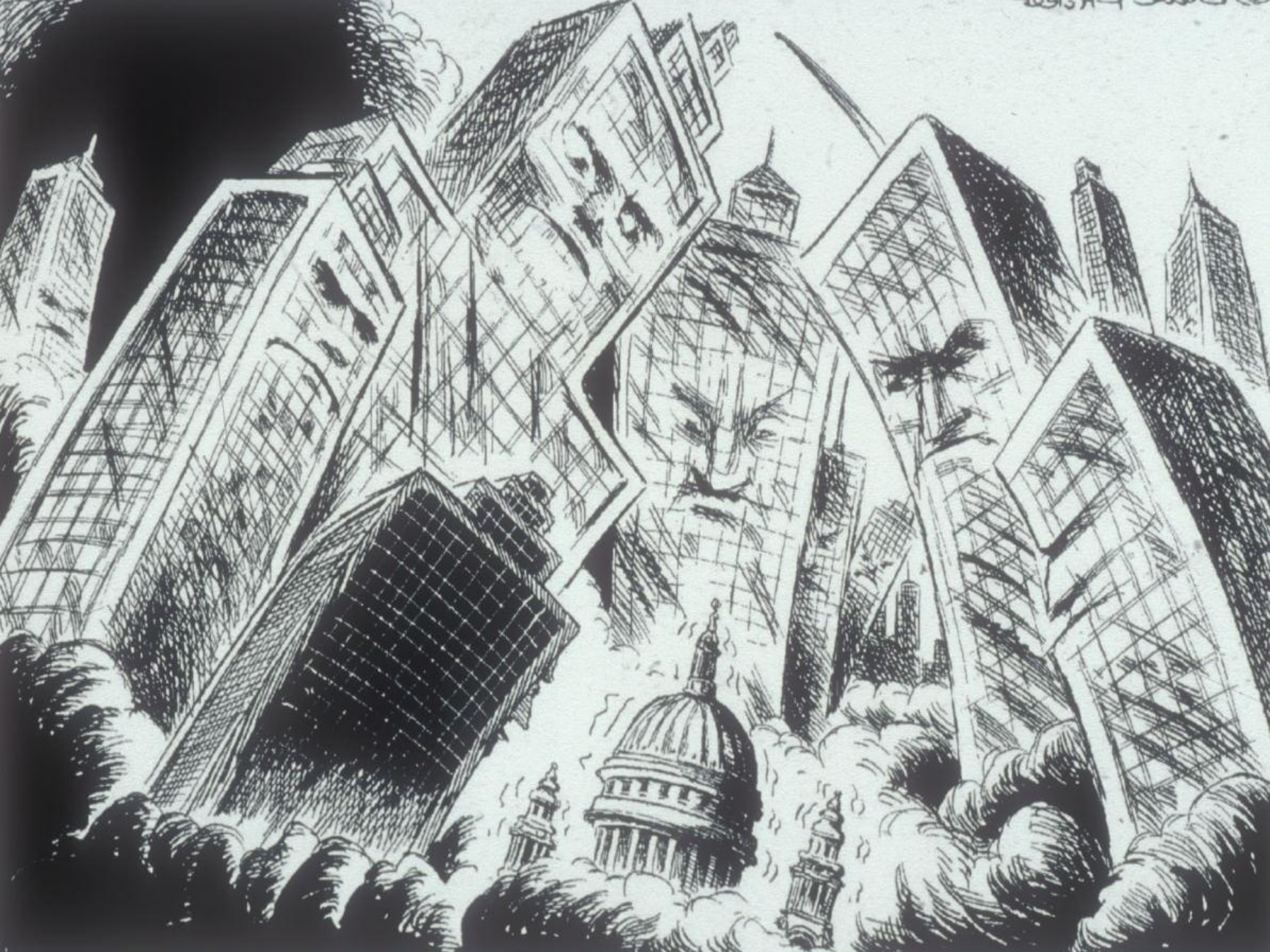


Attention not focused on sole buildings but also on the landscape in its holistic approach (visual, noise, social interpretation etc).



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



ENGLISH HERITAGE

RICS FOUNDATION



Some key issues

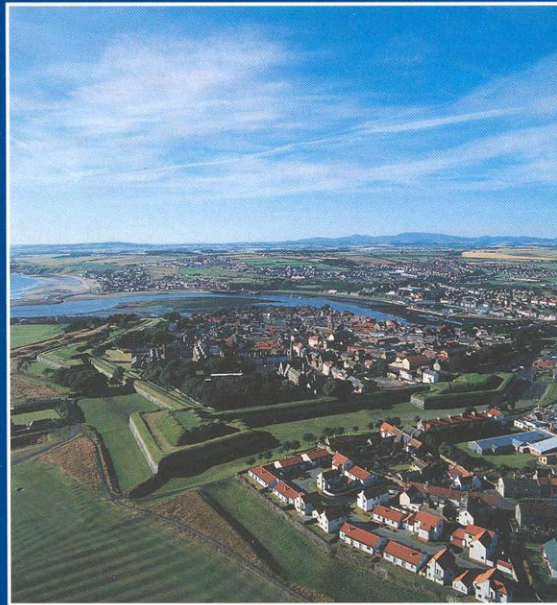
- Addressing and neutralising the conservation deficit. Grants.
- De-risking – specialist conservation expert input. EH actually carrying out these works.
- Lateral thinking





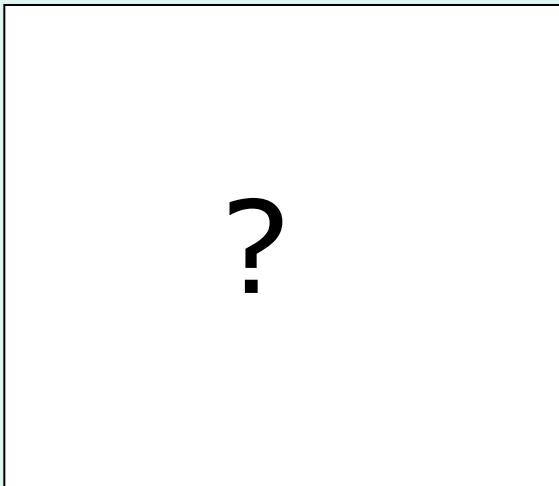


THE VALUE OF CONSERVATION?



ENGLISH HERITAGE





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.

