



Challenging Planning to Support Re-use of Historic Buildings

6th Annual Old Buildings Conference

22nd May 2008



Challenging Planning to Support Re-Use

Presentation Structure

- 1. The Nature of the Challenge
- 2. The Opportunity
- 3. Responses

Key messages:

- Capture townscape value beyond statutory heritage protections
- Support market interventions



1. The Nature of the Challenge

“The case for re-use is made” – but is it?

YES

- in the public mind, it always was
- in core centres and for the real gems
- amongst the enlightened here present!

BUT...

- in the collective mind of officialdom?
- beyond acknowledged ‘heritage’?
- in climate change theory?



1. The Nature of the Challenge

‘Challenge’ to planning comes from at least 3 directions....

- **Public** dismay at insensitive decisions
- **Official** ignorance and Philistinism
- **Private/policy** pressure for ‘new build’



1. The Nature of the Challenge – Public Dismay

Re-use of good stock is popular – people value
England's rich townscapes



GREAT GEORGE PLACE FEB 23 1910 N° 1809.



1. The Nature of the Challenge – Public Dismay ...and blame 'the planners' for their loss.



1. The Nature of the Challenge – Public Dismay

“The public still perceives planning as the antithesis of heritage conservation, and a threat to much that is locally meaningful”

Anthony Fyson, 2008



1. The Nature of the Challenge – Public Dismay



Protections often miss much of townscape value  urbed

1. The Nature of the Challenge – Public Dismay



Poor decisions allow erosion of character

1. The Nature of the Challenge – Official Ignorance and Philistinism

Public policy can do more harm than good.



1. The Nature of the Challenge – Official Ignorance and Philistinism

“Planning’s frequent failure to place sensitivity at the centre of what it does has been little short of disastrous” Anthony Fyson, 2008



1. The Nature of the Challenge – Official Ignorance and Philistinism

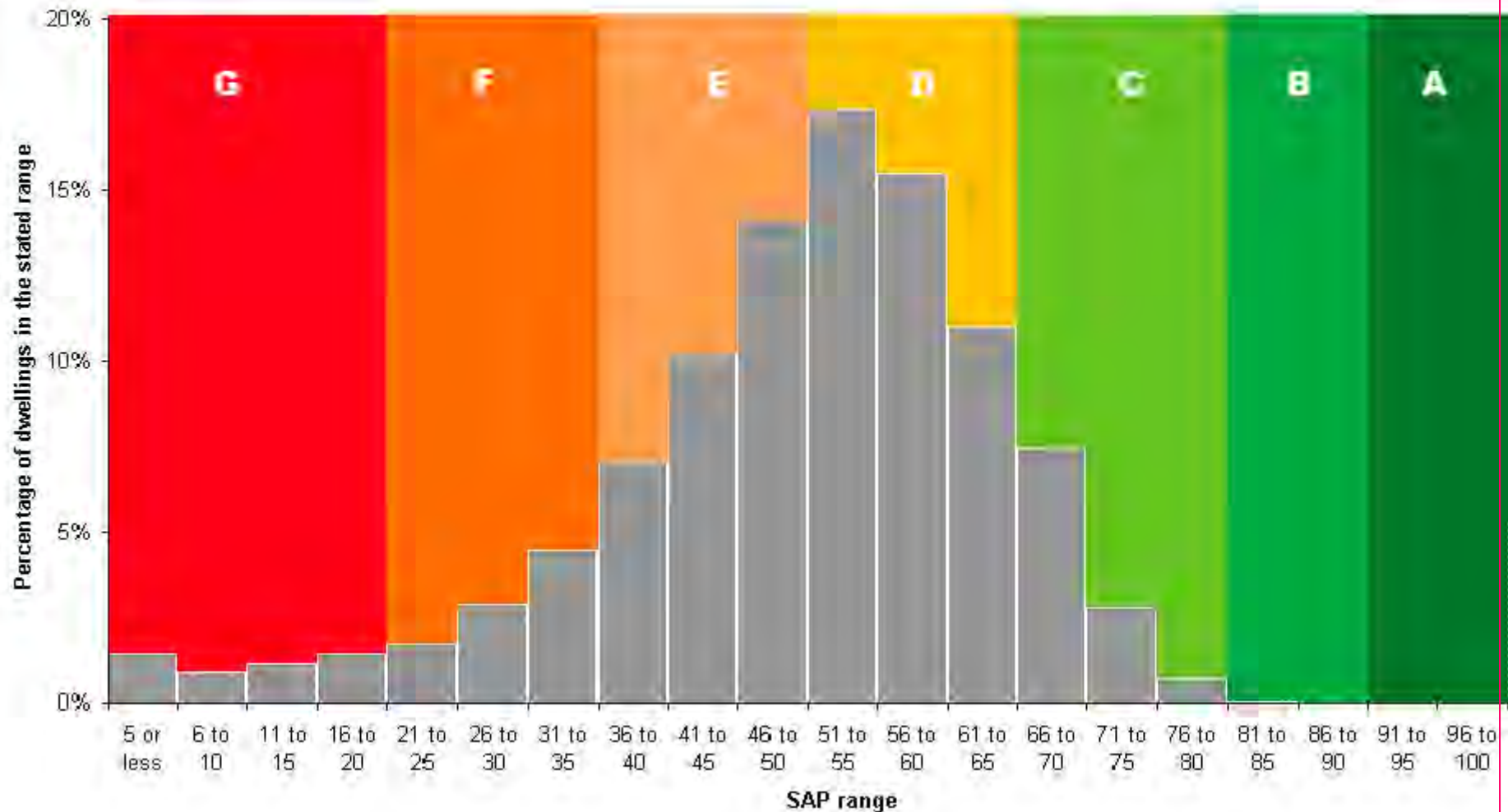


1. The Nature of the Challenge – Official Ignorance and Philistinism



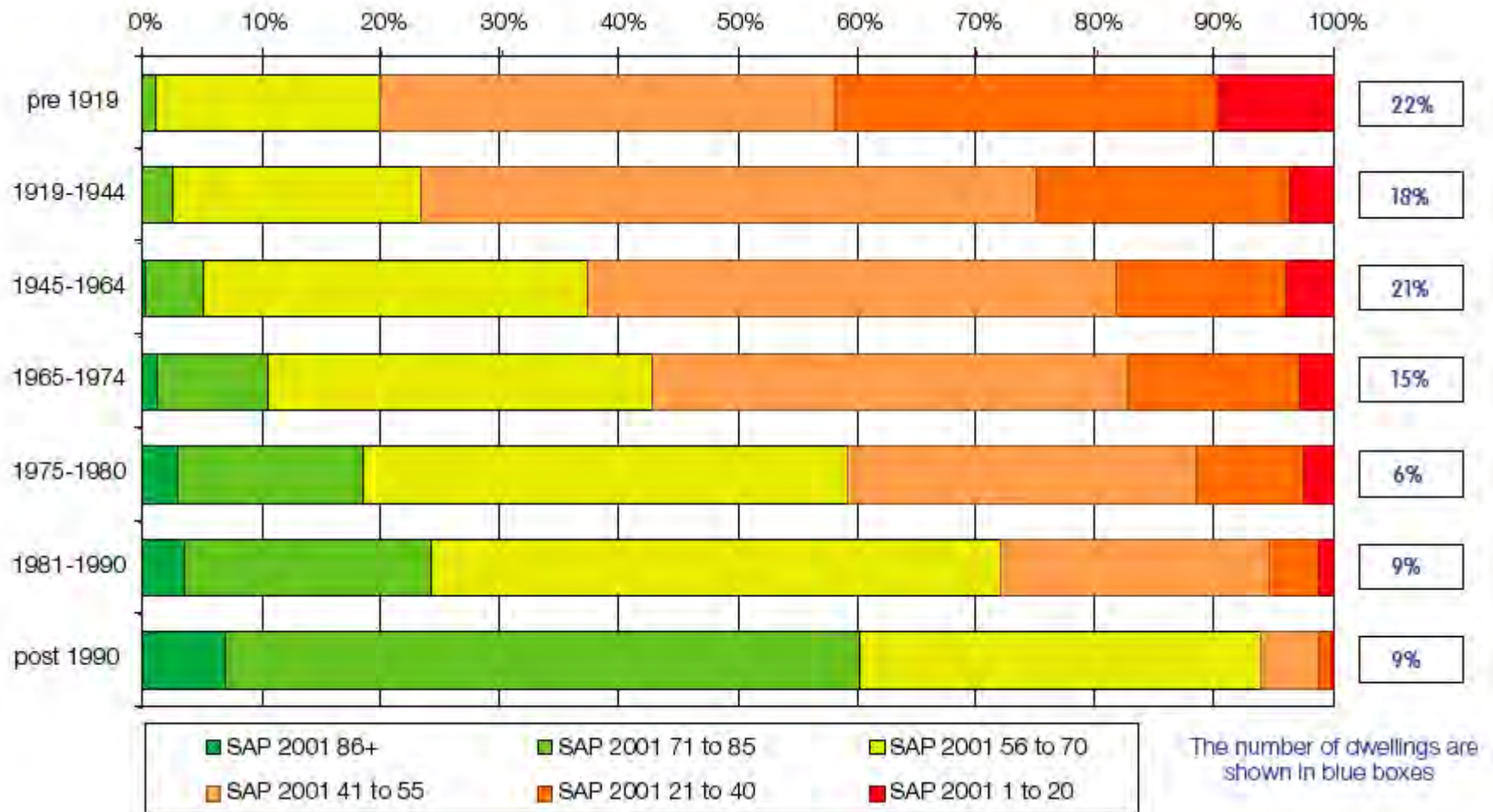
1. The Nature of the Challenge – Private and Policy Pressure for New Build

Distribution of SAP 2005 ratings in the English housing stock
(2001 English House Condition Survey data adjusted to SAP 2005)



Energy performance certificates

1. The Nature of the Challenge – Private and Policy Pressure for New Build



1. The Nature of the Challenge – Private and Policy Pressure for New Build **Plays into the ‘myth of obsolescence’**



1. The Nature of the Challenge – Private and Policy Pressure for New Build **Due for demolition for ‘Housing Market Renewal’**



1. The Nature of the Challenge – Private and Policy Pressure for New Build

“We don’t want ‘Coronation Street’ houses on the way into Liverpool”

Liverpool Land Development Company



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