

# 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
- Stimulate market interventions

## 2. The Opportunity

- **Heritage Protection bill** emphasises key role of historic structures in sustainable communities
- **Historic terraced housing** stock lends itself to efficient eco 'retro-fitting'
- Chance to **reinforce the reputation** of planning

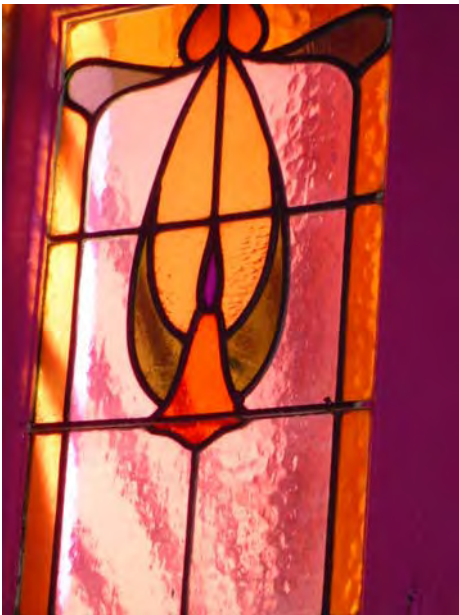




## 2. Opportunity – Key role of historic structures in sustainable communities

**“The Heritage White Paper’s talk of ‘sustainable communities’ was not just another tacky attempt to adopt a fashionable phrase....**

**...It was a realistic reflection of the importance of the historic environment to the social sustainability of a place”** Anthony Fyson 2008



## 2. The Opportunity – Historic buildings are flexible

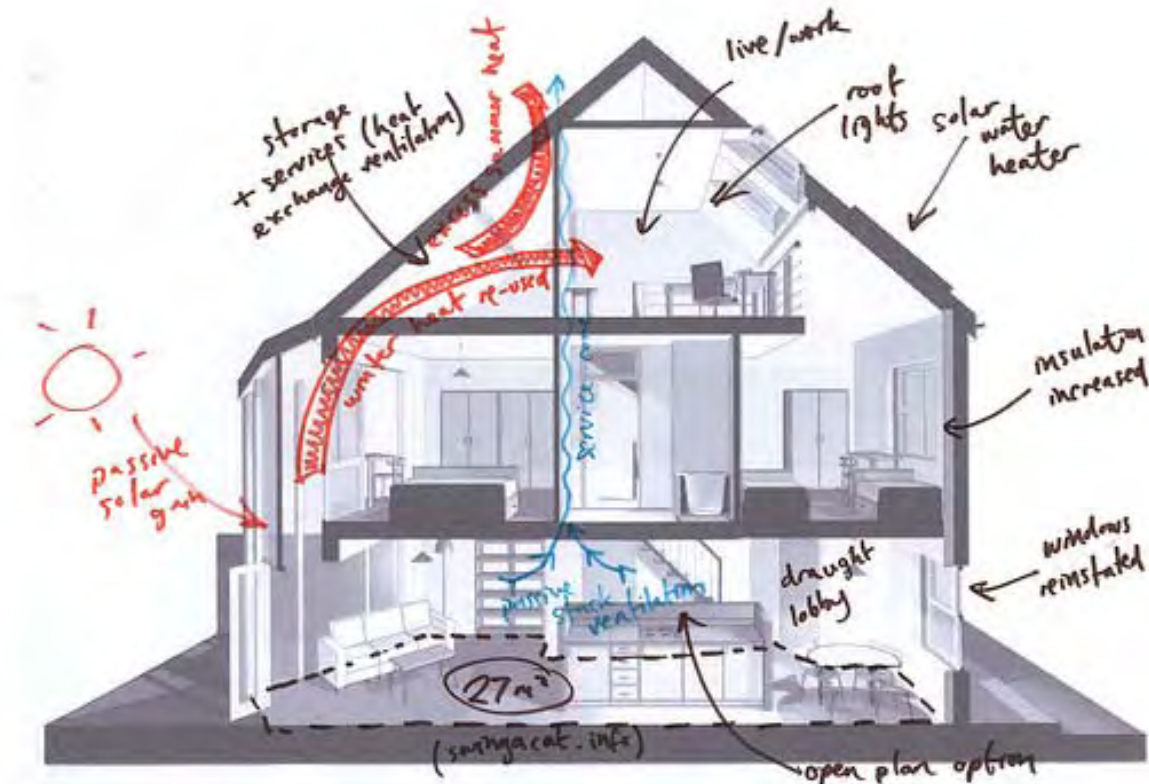
Terraced homes make up some 25% of stock


*Historic terraced streets provide an attractive, walkable residential environment at high densities*



## 2. The Opportunity – Historic buildings are flexible

Historic terraces are efficient to retro-fit into eco-homes (Newcastle eco-terrace)



Less external wall space; good for district heating provision; solar roofing; cladding; etc. 



## 2. The Opportunity – Historic buildings are flexible Upgrading is more cost-effective on a group basis



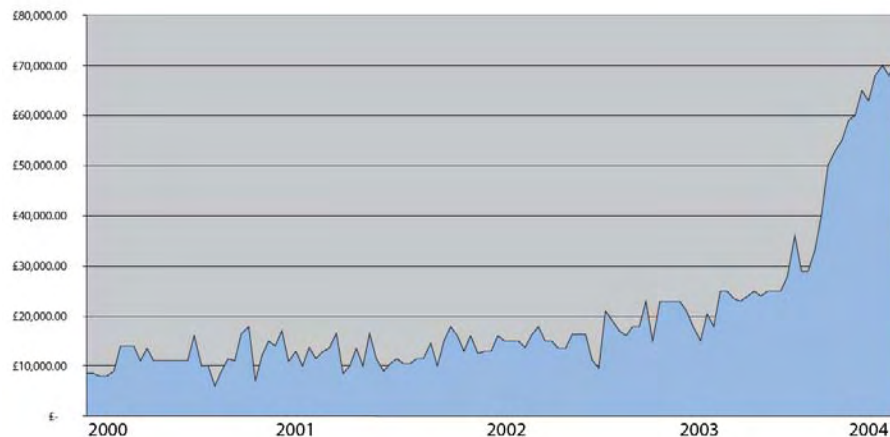
But still not currently  
viable unless public  
sector led.

Public realm and built  
fabric together.



## 2. The Opportunity – Historic buildings are flexible

Northmoor in Manchester has been rediscovered as a sustainable neighbourhood



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