Contents

List of diagrams, tables and plans page xi

Preface xviii

Acknowledgements xv

Introduction The evolution of conservation and its economics 1

Part I Planning and management in the conservation of the urban system

Summary 9

1 Life cycle in the urban system 11
   1.1 A concept of the urban system 11
   1.2 Interaction between people’s activities and the physical stock 13
   1.3 The urban system as a resource 16
   1.4 Categorisation of urban resources 17
       1.4.1 Natural 17
       1.4.2 Human 17
       1.4.3 Man-made 17
   1.5 Life cycle of urban resources 19
       1.5.1 Overview 19
       1.5.2 Natural 19
       1.5.3 Human 20
       1.5.4 Man-made 20
   1.6 Obsolescence, renewal and conservation in the life cycle of the built environment 21
       1.6.1 Overview 21
       1.6.2 Obsolescence 22
       1.6.3 Renewal and conservation 25
       1.6.4 Summary over the life cycle 27
   1.7 Why develop or conserve urban resources? 29
   1.8 Logic of conservation in the various categories of urban resources 30
       1.8.1 Natural 30
       1.8.2 Human 31
Table of Contents

vi Contents

1.8.3 Man-made 32
1.8.4 Overall 34

2 Planning and management of urban resources 35
  2.1 From resource to property and commodity 35
  2.1.1 Overview 35
  2.1.2 The built environment as resource, property and com-
    modity 36
  2.2 What is management? 38
  2.3 What is urban management? 39
  2.4 Management for urban conservation 43
  2.4.1 Focus 43
  2.4.2 Natural resources 44
  2.4.3 Human resources 44
  2.4.4 Man-made 45
  2.5 The process of planning and management for change 45
  2.5.1 Change through development and conservation 45
  2.5.2 The management process 47
  2.5.3 Planning for management 47
  2.5.4 Management in urban and regional planning 48
  2.5.5 Management and planning 48

3 Planning for urban conservation 50
  3.1 Role of planning in the evolution of the urban and regional
    system 50
  3.1.1 The general planning process 50
  3.1.2 Plan making 51
  3.1.3 Plan implementation 52
  3.1.4 Monitoring and review 52
  3.2 Role of conservation in urban planning 52
  3.3 Role of planning in deferring obsolescence 54
  3.4 Role of planning in urban conservation 55

Part II Conservation of the cultural built heritage

Summary 61

4 The nature of the cultural built heritage 63
  4.1 Man’s heritage 63
  4.2 Proprietary rights in the heritage 64
  4.3 The general and cultural heritage 65
  4.4 The cultural built heritage 66
  4.5 The CBH as property and commodity 67
  4.6 Why conserve the cultural built heritage? 68
  4.7 Conservation of the cultural built heritage as a special case of
    renewal 69
  4.8 Property management for the conservation of the CBH 71

Appendix 4.1 A description of the cultural and natural heritage 73
Appendix 4.2 A description of moveable cultural property 75
Contents

5 Identification and protection of the CBH
   5.1 The issue
   5.2 Content of inventory or list
      5.2.1 What kind of artifact is to be included?
      5.2.2 What are the criteria for inclusion or exclusion?
      5.2.3 How to grade conservation quality?
   5.3 Machinery for protection of list or inventory
      5.3.1 What kind of listing mechanism?
   5.4 The effects of listing
   5.5 Securing permission to alter or demolish objects on the list

6 Management and planning in the conservation of the urban cultural heritage
   6.1 Relation of planning and management
   6.2 Role of the CBH in urban planning
   6.3 Role of the cultural heritage in urban planning
   6.4 Plan making in the conservation of the CBH
      6.4.1 Macro planning
      6.4.2 Micro planning
   6.5 Plan implementation in the conservation of the CBH
   6.6 The conservation programme
   6.7 Project implementation in the conservation of the CBH
   6.8 Project execution
   6.9 Some planning and management questions in the conservation of the CBH

Part III Economics in urban conservation

Introduction

Summary

7 Economics in the management of the built environment
   7.1 Conservation in economic life
      7.1.1 What is economic life?
      7.1.2 Economic life and conservation
   7.2 Economics of proprietary interests in conservation
   7.3 Economics in management for urban conservation
      7.3.1 Natural resources
      7.3.2 Human resources
      7.3.3 Man-made resources
   7.4 Economics decisions in the life cycle of the built environment
      7.4.1 Introduction
      7.4.2 The model over the life cycle
      7.4.3 The model notation
   7.5 Application of the model
      7.5.1 Use of open land
      7.5.2 Development on unbuilt land
      7.5.3 Use of the built fabric
      7.5.4 Economic obsolescence
## Table of Contents

### 8 Economics in the conservation of the CBH

- **8.1** The CBH as a resource
- **8.2** The CBH as property
- **8.3** Economics in the life cycle of the CBH
  - **8.3.1** Economics in use
  - **8.3.2** Economics of obsolescence
  - **8.3.3** Economics of renewal
  - **8.3.4** New uses for old
  - **8.3.5** Financial aids to meet the viability shortfall
- **8.4** Land use and land value in the life cycle of the CBH

### 9 Economics in planning for conservation of the CBH

- **9.1** The similarity and distinction of purpose in economics and planning
- **9.2** Planning and the market
- **9.3** Role of economist in urban and regional planning
- **9.4** Some economic principles in plan making for conservation of the CBH
- **9.5** Economic feasibility of plans for conservation of the CBH
- **9.6** Economic evaluation of plans for conservation of the CBH

### 10 Valuation of the cultural built heritage

- **10.1** The issue
- **10.2** What is value?
- **10.3** What is being valued in the CBH?
- **10.4** By whom is the valuation being made?
  - **10.4.1** An individual
  - **10.4.2** A group
  - **10.4.3** Society
  - **10.4.4** Government
- **10.5** Market value and the CBH
- **10.6** Approaches to valuing the CBH
Table of Contents

Contents

10.7 Approaches to grading heritage quality in preparing the inventory/list 177
10.8 Role of economics in cultural valuation 181
10.9 Opportunity cost and the CBH 182
10.9.1 The concept 182
10.9.2 Private 183
10.9.3 Social 186
10.10 How can economics help in the social decision on conservation? 188
10.11 The valuation in its decision context 190
10.11.1 Approach 190
10.11.2 Valuing conservation quality for plan and project evaluation: worthwhileness 190
10.11.3 Ranking of priority in conservation with given budget 190
10.11.4 Project implementation 191

11 Screening of the inventory or list 192
11.1 The issue 192
11.2 Nature and purpose of the list 192
11.3 Screening the inventory 194
11.3.1 Prior consultation 194
11.3.2 Planning proposals 194
11.3.3 Economics 195
11.4 Economic criteria for development affecting heritage quality 196
11.4.1 The issue 196
11.4.2 The owner/developer 198
11.4.3 The community 199

12 Who benefits and who loses from conservation of the CBH? 201
12.1 The issue 201
12.2 How to assess the true costs and benefits? 202
12.3 Who benefits and who loses? 203
12.4 The sectoral distribution of the costs and benefits 205
12.5 Who should pay the cost? 208
12.5.1 The issue 208
12.5.2 Compensation 210
12.5.3 Betterment 212
12.6 How much should be paid? – pricing for conservation 213
12.7 Conservation and tourism 214

Part IV Selected tools of economic analysis for project evaluation

Introductory 219

13 Financial impact: financial analysis 227
13.1 Context 227
13.2 An illustration of financial analysis 227
13.2.1 Where the refurbishment is viable 232
13.2.2 Where the refurbishment is non-viable 233
## Contents

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Title</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>13.23</td>
<td>Effect of taxation relief on financial viability</td>
<td>234</td>
</tr>
<tr>
<td>13.3</td>
<td>Social financial analysis</td>
<td>235</td>
</tr>
<tr>
<td>13.4</td>
<td>Illustration of social financial analysis</td>
<td>238</td>
</tr>
<tr>
<td>14</td>
<td>Economic impact: social cost benefit analysis</td>
<td></td>
</tr>
<tr>
<td>14.1</td>
<td>Context</td>
<td>240</td>
</tr>
<tr>
<td>14.2</td>
<td>Origins of method</td>
<td>241</td>
</tr>
<tr>
<td>14.3</td>
<td>Method and technique of SCBA</td>
<td>241</td>
</tr>
<tr>
<td>14.4</td>
<td>The social rate of discount</td>
<td>245</td>
</tr>
<tr>
<td>15</td>
<td>Community impact: community impact analysis</td>
<td></td>
</tr>
<tr>
<td>15.1</td>
<td>Context</td>
<td>249</td>
</tr>
<tr>
<td>15.2</td>
<td>Evolution of the method of PBSA/CIA</td>
<td>250</td>
</tr>
<tr>
<td>15.3</td>
<td>Some features of CIE</td>
<td>251</td>
</tr>
<tr>
<td>15.4</td>
<td>Concepts of efficiency, equity and trade off in community impact evaluation</td>
<td>252</td>
</tr>
<tr>
<td>15.5</td>
<td>The method of CIE</td>
<td>255</td>
</tr>
<tr>
<td>15.6.1</td>
<td>The case</td>
<td>256</td>
</tr>
<tr>
<td>15.6.2</td>
<td>The options</td>
<td>260</td>
</tr>
<tr>
<td>15.6.3</td>
<td>The method in summary</td>
<td>260</td>
</tr>
<tr>
<td>15.6.4</td>
<td>The community impact analysis and evaluation</td>
<td>262</td>
</tr>
<tr>
<td>15.6.5</td>
<td>Conclusions on efficiency</td>
<td>276</td>
</tr>
</tbody>
</table>

Appendix 15.1 Selected published examples of planning balance sheet/ community impact studies | 280   |

Part V Case studies in the economics of conservation of the CBH

Summary | 287   |

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Title</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>16</td>
<td>The case studies</td>
<td></td>
</tr>
<tr>
<td>16.1</td>
<td>Case study 1: Viability for occupation</td>
<td>289</td>
</tr>
<tr>
<td>16.2</td>
<td>Case study 2: The Royal Holloway Sanatorium, Virginia Water, Surrey</td>
<td>291</td>
</tr>
<tr>
<td>16.3</td>
<td>Case study 3: The Old Sha’arey Tsedek Hospital, Jerusalem</td>
<td>300</td>
</tr>
<tr>
<td>16.4</td>
<td>Case study 4: Covent Garden, London: redevelopment or conservation over an area</td>
<td>303</td>
</tr>
<tr>
<td>16.5</td>
<td>Conclusion for all cases</td>
<td>314</td>
</tr>
</tbody>
</table>

Appendix 16.1 Criteria for listed building consent | 315   |

Notes | 317   |
Bibliography | 332   |
Index | 354   |