



· INSTITUTE · OF · HISTORIC ·  
BUILDING · CONSERVATION

*Making Heritage Work*

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Dear Mr Smith

### **FUNCTIONAL MAP FOR PLACE-MAKING**

The Institute of Historic Building Conservation (IHBC) is the professional body of the United Kingdom representing conservation specialists and historic environment practitioners in the public and private sectors. The Institute exists to establish the highest standards of conservation practice, to support the effective protection and enhancement of the historic environment, and to promote heritage-led regeneration and access to the historic environment for all.

Thank you for inviting us to participate in this consultation.

The Institute acknowledges that the document is both methodical and complete as far as process is concerned. However it has three major deficiencies which would seriously limit its practical use in place-making projects:

- It is described as a “functional map” which term immediately has to be explained. It would be better described as a functional checklist. This displays to us a lack of clarity as to what the document is actually for.
- It deals entirely with process and not outcomes. Most place-making is focussed on an outcome and it is generally this that determines the way in which the place-making process evolves.
- The fact that it covers every possible contingency of process means that it is extraordinarily complex. A project would have to be very complex to merit its use from a project standpoint. It would be a pity if projects were to be assessed using the document as a template as it would drive resources into responding to the bureaucratic approach the document takes.

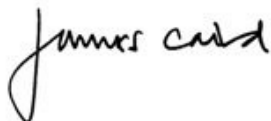
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Nevertheless, if the document is to be adopted, the Institute has discerned the following omissions which would, we think, result in the qualities of the existing built environment, and heritage in particular, being undervalued in the process.

1. The introduction should refer to the nature and qualities of existing places. It presents the issue as if all place-making starts from a blank sheet of paper.
2. The second level, B1 should refer to the existing physical environment.
3. A1.1 - capturing culture and identity needs more explicitly to include valued heritage and other existing fabric.
4. A1.2 - competing and complementary interests needs to include physical assets that may be valued beyond the local community.
5. A2.2 - needs to refer specifically to heritage assets.
6. A2.2.3-4 – should refer to physical constraints such as heritage assets.
7. Likewise A2.2.7 should include the sensitivity of the locality.
8. B1.2 should have a section on heritage assets - it already has one on biodiversity.
9. B1.3 is about sustainable use of resources. It should have a section on reuse of existing built assets.
10. B4.4 should have a section on heritage protection.
11. C1.1 should have a section on heritage protection.
12. C2.1 should mention heritage.
13. C2.3.3 should mention heritage.

We hope these comments are of use.

Yours faithfully

A handwritten signature in black ink that reads "James Caird". The signature is written in a cursive, slightly slanted style.

James Caird  
Consultant Consultations Co-ordinator