

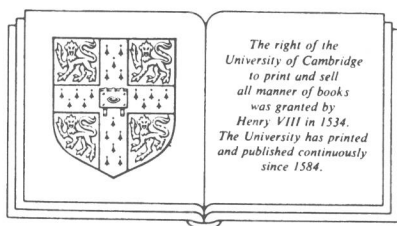
Economics in
urban
conservation

NATHANIEL
LICHFIELD

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Economics in urban conservation

Nathaniel Lichfield



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Preface

This book is a sequel of joint research in 1982–84 by the writer and Professor Joseph Schweid with a grant from the Jerusalem Institute for Israel Studies*. The Research Report, *The Role of Economics in the Conservation of the Cultural Built Heritage: Policy Conclusions for Israel*, was presented in English in four parts:

- I Planned Conservation of the Built Environment
- II Economics in the Conservation of the Built Environment
- III Two Jerusalem Case Studies
- IV Application to Israel: Principles, Practice and Procedures

The Jerusalem Institute asked that the Report be published in two versions: in Hebrew for the Israeli audience and in English for Israel and abroad.

Since the Israeli audience would be primarily concerned with Parts III and IV, these were highlighted in the Israeli version with the remainder being presented as summaries. This version, edited by Joseph Schweid, appeared under the title *Conservation of the Built Heritage* (Jerusalem: The Jerusalem Institute for Israel Studies, 1986).

By the same token the English version required adaptation of the Research Report, in this instance the omission of Parts III and IV, and concentration on Parts I and II. In addition there was a further significant enlargement of scope. This arose from the experience of writing the Research Report, namely, that it was not practicable to discuss the economics of conservation without first presenting as a context the subject matter of conservation; and not practicable to present the conservation of the cultural built heritage without discussing as a context the conservation

* The Institute set up a Steering Committee (Chairman, Professor Morris Hill) who helped us through successive drafts.

of the built heritage in general.* This approach is adopted here. But the general built heritage has been presented in greater depth, and the scope has been broadened beyond the general built heritage into 'urban conservation' as a whole, to take in also the national and human resource content of towns.

In the process, considerable additional material has been added in relation to urban conservation, conservation of the cultural built heritage, and the economic aspects. These include four case studies in Chapter 16, one being derived from the Jerusalem case studies, with the others from consultancy practice in Britain.

Thus the subject has been considerably broadened in scope since the initial research study, as shown in the following outline of contents.

Part I sets the scene for urban conservation in general, including its management and planning.

Part II sets the scene for conservation management and planning for the cultural built heritage, first showing its relation to the general cultural heritage, and then how it is identified, managed and planned.

Part III introduces economics into the planning and management of urban conservation before going into depth on the economics of the conservation of the cultural built heritage. Part IV introduces four tools of economic analysis needed for applying the economics of Part III.

Part V presents four case studies which demonstrate the use of the tools in Part IV and the conclusions that can be drawn from them for answering a series of relevant questions.

This is the skeleton of the treatment of our theme. Its fleshing out is contained in the summary introducing each of the five parts so that the flavour of the book as a whole can be obtained from their prior perusal.

* The 'cultural built heritage' (CBH) is used below to indicate that part of the built environment (the general built heritage, GBH) which is intended for protection and conservation. But, for the Israeli version, it was argued, the word 'heritage' itself is sufficient to make the distinction, for in popular usage it denotes that part of the past which is to be protected: in brief, 'cultural built heritage' and 'built heritage' can be taken as synonymous. But since this book deals more with the general built heritage, it retains for contrast, '*cultural built heritage*'.

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Introduction

The evolution of conservation and its economics

It would have been helpful, to author and reader alike, if our treatment of the subject could have been placed from the outset in some recognisable wider context, within which our particular approach could be pursued. But this is not so. The elements in the subject which are expressed in our title are in themselves diffuse and not clear cut, while the approach to and understanding of them have changed vastly. We therefore need to start with an Introduction which places them in some perspective from their evolution over this century. From this it will be apparent that the wider context touches upon great variety in our lives. This very variety means that the brief Introduction can be only sketchy. A guide to its further exploration is given in the footnotes and Bibliography.

The scene for our detailed study of economics in conservation is broadly sketched out in Part I. From the various meanings of the term urban (1.1) we choose the most familiar: the parts of the earth's surface which are built up as opposed to rural and open. Within this we see not just bricks and mortar but also the areas left to nature, the people themselves and their mobile goods as well as the immobile bricks and mortar (1.4). But while this concept of the urban area has remained, its size, distribution and functioning has changed violently over the century (through change in transportation, communication, distribution of income and wealth, etc., leading to widespread and damaging obsolescence) (1.6). And with the change has grown the awareness of the need for conservation (1.8) and the role of management and planning in achieving it (Chapters 2 and 3).

It is against this scene that we now consider the evolution of *conservation* and its *economics*.