

# VALUE INTERRELATIONSHIPS IN ARCHITECTURAL CULTURAL HERITAGE – ALTERING AND PRESERVING MANOR FARM BUILDINGS AND ARCHITECTURAL CULTURAL HERITAGE

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This Ph.D. thesis introduces a *Model for Value Interrelationship* [1], which can be applied in the process from valuation to architectural intervention. The model is based on and inspired by existing methods for valuation [2] and is developed and tested throughout three case studies of altered and reused manor farm buildings in Denmark.

In the first case study, Gram Gård, the model illustrates a prioritization of the values in a restored and reused farmbuilding. In the second case study, Nørre Vosborg, the model illustrates the value interrelationships before and after alteration of the farmbuildings. And in the third case study, Rosenholm Hovedgård, the model is being tested in a more thorough alteration and in this case in an even more extreme situation, when the farmbuilding is demolished.

The aim of the thesis is to develop and test the *Model for Value Interrelationship*, which in addition to the existing methods of valuation - and to an even greater extent - can contribute to pass on selected architectural cultural heritage values in the new use of the farm buildings. I consider the *Model for Value Interrelationship* as being operational, as it is both a model for analyzing and identifying the values and for valuation and prioritizing the values. Furthermore the model can be used as a designing tool to get attentive on the prioritized values in the architectural intervention.

The following three main problems form the contextual basis of the thesis:

1) The structural development in agriculture has resulted in an increased specialization which requires modern facilities and buildings for

production [3]. This development has left approximately one out of four of the older manor farm buildings empty, because they are not useful in the production anymore. Out of these around 50 % are protected or worthy of preservation [4]. This situation has led to the research question, which contains the contradiction between development and preservation: How can the old manor farm buildings be altered in a way that allows a reuse, while still being preserved so that selected architectural cultural heritage values are being passed on?

2) To answer the research question the thesis introduces the *Model for Value Interrelationship*, as an operational tool, which, instead of quantifying the values like in the SAVE-method [5], is developed to illustrate the alterations of the values in the farm buildings. The model is composed of four circles, containing one of each of these categories: Environmental value, culture-historical value, architectural value [6] and use value [7]. The changes in the interrelationships and priorities of the categories of architectural cultural heritage values, when the farm buildings are altered and reused, are passed on in verbal as well as in visual form by more or less integrated circles.

3) This leads to the third topic, which is about analyzing the value interrelationships in the design process, when the farm buildings are altered and reused. Starting from building investigations, project material and interviews of the architects as well as of the owners, I estimate to which extent the four architectural cultural heritage values are mediated, changed and/or removed. In the third case study I show the potential of the model as a design tool to achieve a higher extent of passing on the prioritized architectural cultural heritage values.

Finally the model is put into perspective for further development in relation to valuation and intervention within architectural heritage.

[1] This appears the most exact translation of the Danish notion *værdiforskydningsmodel*.

[2] One of the existing methods for valuating architectural heritage is the SAVE-method (Survey of Architectural Values in the Environment). Danish Ministry of Cultural Affairs (2011) *SAVE - Kortlægning og registrering af bymiljøers og bygningers bevaringsværdi*, Stenak, M. (ed.), Copenhagen.

[3] Realdania (2009) *Fremtidens Herregård- Hvidbog*, Realdania and Dansk Bygningsarv, p. 6.

[4] Facts from architect and adviser Kræn Ole Birckjær, Dansk Landbrugsrådgivning, Landscenteret, autumn 2006.

[5] Danish Ministry of Cultural Affairs (2011) *SAVE - Kortlægning og registrering af bymiljøers og bygningers bevaringsværdi*, Stenak, M. (ed.), Copenhagen.

[6] The first three categories are inspired by the SAVE-method. Ibid., p. 34-36.

[7] Beckman, S. (2003) "Kulturarvens væsen og værdi - synsmåder på kulturarven" In: Pedersen, E. K. (ed.) *Atlas - quo vadis? Seminar om kulturmiljø*, Danish Ministry of Cultural Affairs, p. 9.