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The Applications of Urban Planning criteria in Urban Conservation Management of Heritage Areas

Submitted by:

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Abstract

This paper investigates Concepts of urban Management and planning forms and how they can be adopted in shaping and achieving whether urban conservation or architectural one, while the existing facts which state the conflict of the unitary system , overlapping features whether on the central level , or the local one. The second fact regarding Urban Planning of heritage area and how it has to be based on comprehensive understanding for planning theories, where spatial pressure of land markets, locations shape and transform cities.

The conservation of the architectural heritage considers one of the major objectives of urban and regional planning¹, as it represents an integral part of urban and regional planning, where when thinking about replanning the existed historical zones, it's necessary to have a dialogue between cultural heritage's legal authorities and planners to discuss the future development, profit making uses of land, general amenities, population distribution², economy of zones. Where if zones are pre-planned, money that considered for "road improvement- rehabilitation of the surrounding historic context, other planning scheme," can be minimized and extra costs that will be due to changes, alterations after town development will be avoided³. Conserving a world heritage site considers a main challenge faced by every party concerned. As a living city, there must be a clear state line between do's and don't without jeopardizing any living historic city.

Therefore understanding the type of historic site considering its situation (location, boundaries, condition, scale) that going to be conserved with respect to the importance of the relationship between urban space and buildings, is a necessity aiming to get a methodology as a result after illustrating planning forms & theories, types of pattern networks and fabric shapes, consequently this leads to the actions going to be taken according to the urban scale in which to obtain sustainable management for the heritage areas to the most available long time with the same quality it started with.

Key words; Cultural Heritage, Cultural Heritage urban management, Values of Heritage.

¹ The Declaration of Amsterdam- CONGRESS ON THE EUROPEAN ARCHITECTURAL HERITAGE 21 - 25 October 1975

² S.C.Rangwala, "Town planning" ,fifteenth edition, 1999,p.50

³ Ibid.,p59

1. Introduction

Heritage sites represent a culture memory, identity and testimony to the passage of time in a particular locality. They represent a multiple layers of values in which has always been the reason underlying heritage conservation. These values can be categorized into two groups' Tangible, Intangible Values ,the 1st could be measured directly from the scene while the 2nd depends on the way the public interact and deal with the historic sites⁴, these values are matched by the variety of the stakeholders participating in the management ,conservation process of cultural heritage , and getting these values to be the most difficult challenges in making conservation decisions by many stakeholders⁵, values of heritage can be presented as follows:

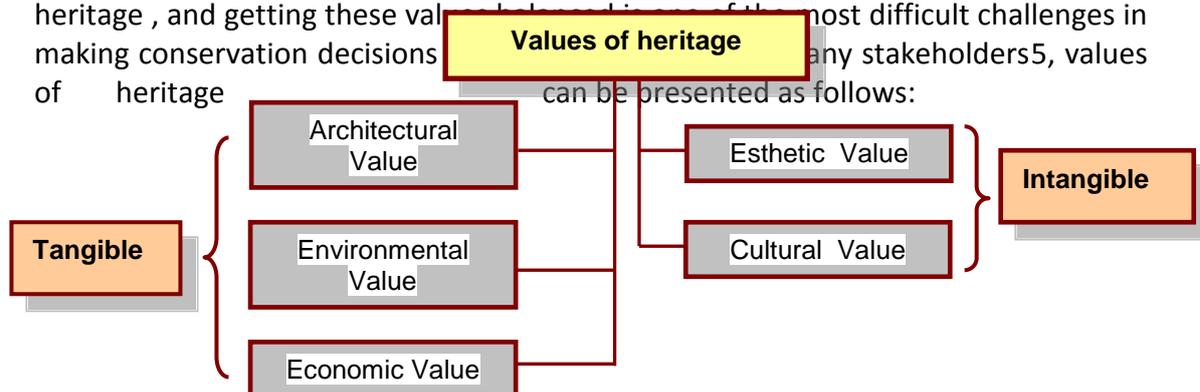


Fig. (1) Multi-values of Heritage

Source: Xavier Greffe ,The economic value of Heritage -University of Paris I (Pantheon- Sorbonne)/ Randall Mason," Economics and Heritage Conservation: Concepts, Values, and agendas for research

Thus understanding the character of the place and its value may answer the question Why do we respect heritage, and then later on we can think about How to proper integrated conservative system to deal with and manage that heritage.

The term "Cultural heritage" refers primarily to the physical or tangible cultural heritage which includes monuments, groups of buildings and historic sites according to the UNESCO definition. The article (1) of the world heritage Convention defines "cultural heritage" as follows⁶

⁴Dr.Adel S. El Menchawy -Architect - Haitham El Sharnouby "REVITALIZATION OF HERITAGE DISTRICTS IN URBAN HISTORIC SITES DUE TO REGULATIONS' RULES- *International Conference on Heritage Cities Luxor – Egypt: 29 November to 02 December 2006*

⁵ Economic and Heritage conservation-meeting organized by the Getty Conservation Institute, December 1998 p.2

⁶ Thematic Report (2) -Hero Network,Nils Scheffler "Cultural Heritage Integrated Management Plans" in cooperation with Matthias Ripp and Barbara Buhler –Hero Lead Partner, March 2009-p.17

- **Historic Urban Area:** The term "Historic Urban Area" refers to consider such areas not only as an accumulation of physical (cultural heritage) aspects, but to consider it as a living organism and vital living space for its inhabitants with all its social, cultural, environmental and economic interactions.

Urban heritage Areas in Egypt are exposed to many problems and factors that lead to degradation and sometimes even loss, of which may have come from nature or humans, and as for nature's causes: earthquakes, volcanoes, , in addition to climatic factors including, humidity, air, rain,...), these factors can be summarized as follows7:

1.1 Environmental factors:

These can be presented as: climate, soil, groundwater, subsoil water level, erosion, earthquakes, which their influence's difficult to be controlled such as Climate that varies from region to another, (sunlight, temperature, humidity, evaporation and precipitation, rain and floods), which consequently affect the efficiency of the program's daily life for a person who forced to adopt behaviors are not compatible to the value of the place, in addition to the passage of time working negatively on historic buildings.

1.2 Administrative factors⁸: these can be illustrated in the following points:

- The central government (Centralize Government) considers being the master side which is responsible for setting up the general plans for cities and villages, where the sequence of progressing starts from national level - regional level then to the local level and in general the matter which lead to insufficient coordination among them.
- Localities have a limited power, as they are relying totally on the central authority, the matter which affects taking actions and delaying decisions making.

1.3 Social factors:

These were represented in the lack of awareness of the urban tissue's value in its various dimensions (historical - cultural - social - economic), in addition to the population density which led to changes that are not compatible with the physical elements or structures of an archaeological nature, inscriptions, cave dwellings and character of the heritage areas⁹ as well as, Poverty, migration from the countryside combinations of features, which are of outstanding universal value from the point of view of history, art or science.

1.4 Economic Factors:

• **Groups of buildings:** groups of separate or connected buildings which, because of social changes consider being one of the most major causes of the emergence of their architecture, their homogeneity or their place in the landscape, are of outstanding universal value from the point of view of history, art or science. In turn had a large impact on the deterioration and even extinction of some traditional crafts, which led to higher unemployment, thereby increasing the economic burden, and then taxes. The matter which led to the lack of finance to aesthetic, ethnological or anthropo-logical point of view.

invest those areas, moreover the in-confidence of organizations, private sector to

مرودة فهمي عبد العليم, "الحفاظ المعماري والعمراني للمحاور التجارية بالقاهرة القديمة", دراسة حالة محور الجمالية, كلية الهندسة, جامعة عين شمس, 2007.

⁸ Mattingly, M-"Urban Management in less Developed Countries"-1995

⁹ **The Development Dimension**, Conservation Versus Development, Or Conservation As a part of Development, The Development Dimension, 2005-p.2

invest in conservation projects, in addition to the international funds always directed to national authorities to handle projects instead of private sector or NGOs.

1.5 Planning Factors:

Urban planning, development often go on without full detailed information about historic sites, buildings, particularly when population pressure and people's requirements, urban densification lead to alteration of the surrounding context of the historic sites, commonly leading to their damage, which resulted in the following points:

- Changing in the land use map.
- Deformity in the urban morphology (infra structure-water supply-drainage sewerage - electricity – communications...)
- The mixed traffic mobility, pedestrians in the historic context affect the visual scope of the historic fabric.

1.6 Technological Factors:

The social and economic transformations in heritage areas were linked in somehow to the industrial development, in order to accommodate this development, its results were negative, causing pollution, cracks and collapses on the built masses, thus the development using the machine without adaptation to serve the traditional industries lead to the usage of modern industries provided by the technology instead of the traditional ones.

2. Heritage Areas in the scope of planning forms and Zones Classifications:

Types of urban zones been classified by "*Transect*"¹⁰, where it was first used by geographers and naturalists to describe the workings of natural systems. it is a cross-section of a region used to reveal a sequence of environments, and analyze natural ecologies, to show varying characteristics through different zones such as (shores-wetlands-plains-uplands), while in Transect Planning, this range of environments is the basis for organizing the components of urbanization: buildings, lots, land use, streets, and all of the other physical elements of the human habitat. And that can be demonstrated as follows:

¹⁰ Charles C.Bohl with Elizabeth platter-Zyberk, "Building community across the Rural-to-Urban transect"-p.14

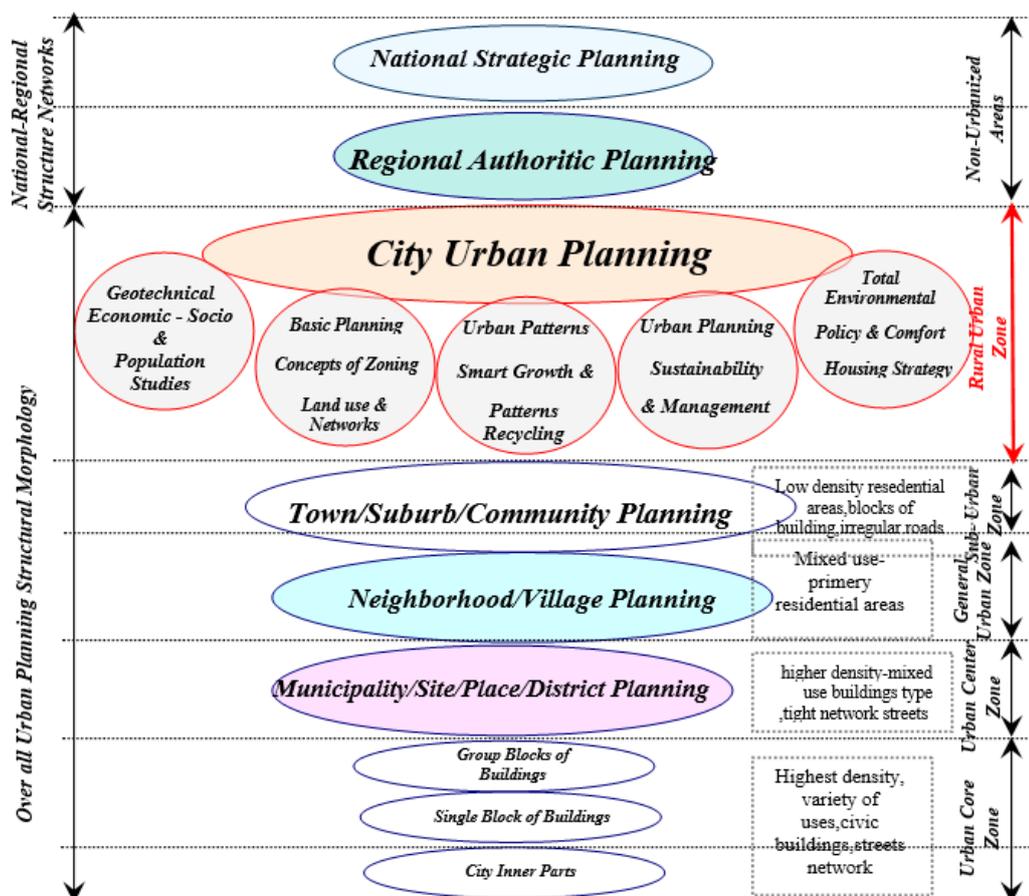


Fig.2 Levels of urban planning forms classified by Transect and its relations in terms of Heritage sites
 Source: Mohamed Fahmy A. Ramadan, " Interactive urban form design of local climate scale in hot semi-arid zone " - The University of Sheffield School of Architecture, PhD ,2010 / Charles C.Bohl with Elizabeth platter-Zyberk, "Building community across the Rural-to-Urban transect"-P.9/ S.C.Rangwala,"Town planning" ,fifteenth edition, 1999p.21-24

3. Methodology of Urban planning management of Heritage area and their criteria:

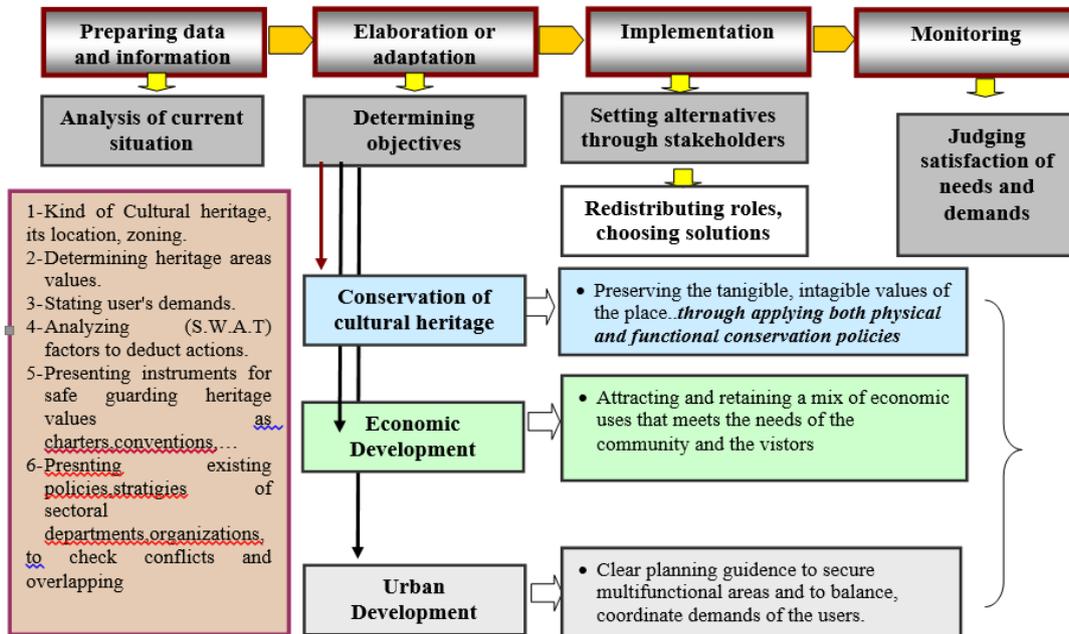


Fig.3 Methodology of Urban Planning Management of Heritage areas and their criteria
Prepared by the researcher

3. Case study: Development and Urban Conservation management for "Al-Darb Al Ahmar" in Historic Cairo¹¹

The case of "Al Darb Al Ahmar" is rationally interesting, since it's one of the very rare examples of urban rehabilitation in Cairo, and Egyptian in general, that has adopted an comprehensive vision as a complex cultural, social, technical, economic and institutional task, and which calls for equally wide ranging actions which need to be applied to the physical and social fabric of historic cities, Since the year 2000, the "Aga Khan Trust for Culture" and its partner funding agencies, with support from the "Governorate of Cairo" and the "Supreme Council of Antiquities¹²" which is now called "Ministry of the state for Antiquities" and with the direct participation of the areas residents, have developed a series of projects on the eastern edge of "Al Darb Al Ahmar" that adopted the integrated approach which combines social and economic initiatives with physical improvements. For instance, the strategy include (micro credit programme for business development and housing rehabilitation, employment generation, as well as direct investment in the restoration of monuments. In addition to the improvement of small scale infra structure and open spaces.

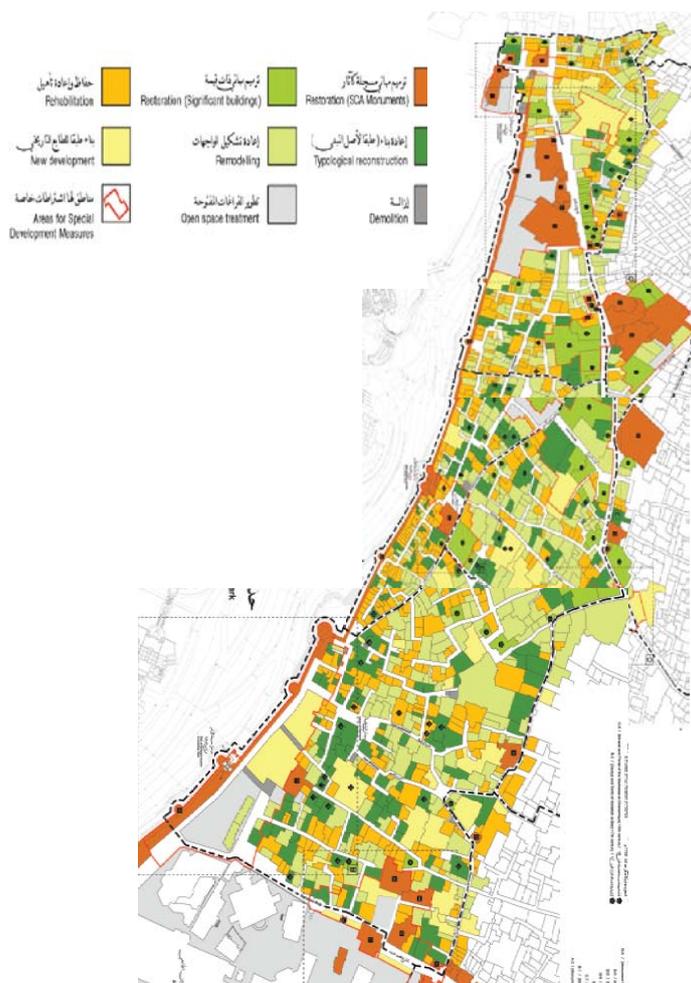


Fig.4 A map illustrating the intervened conservation statuses including (registered monuments- demolishing- rehabilitation- restoration-re development,...)

¹¹ Historic Cairo," Ministry of Culture", Supreme Council of Antiquities"-February 2002,p.476

¹² Haysam Nour,"Sustainability in Al Darb Al Ahmar District: An Egyptian Experience,"SB10 mad-Sustainable building Conference"

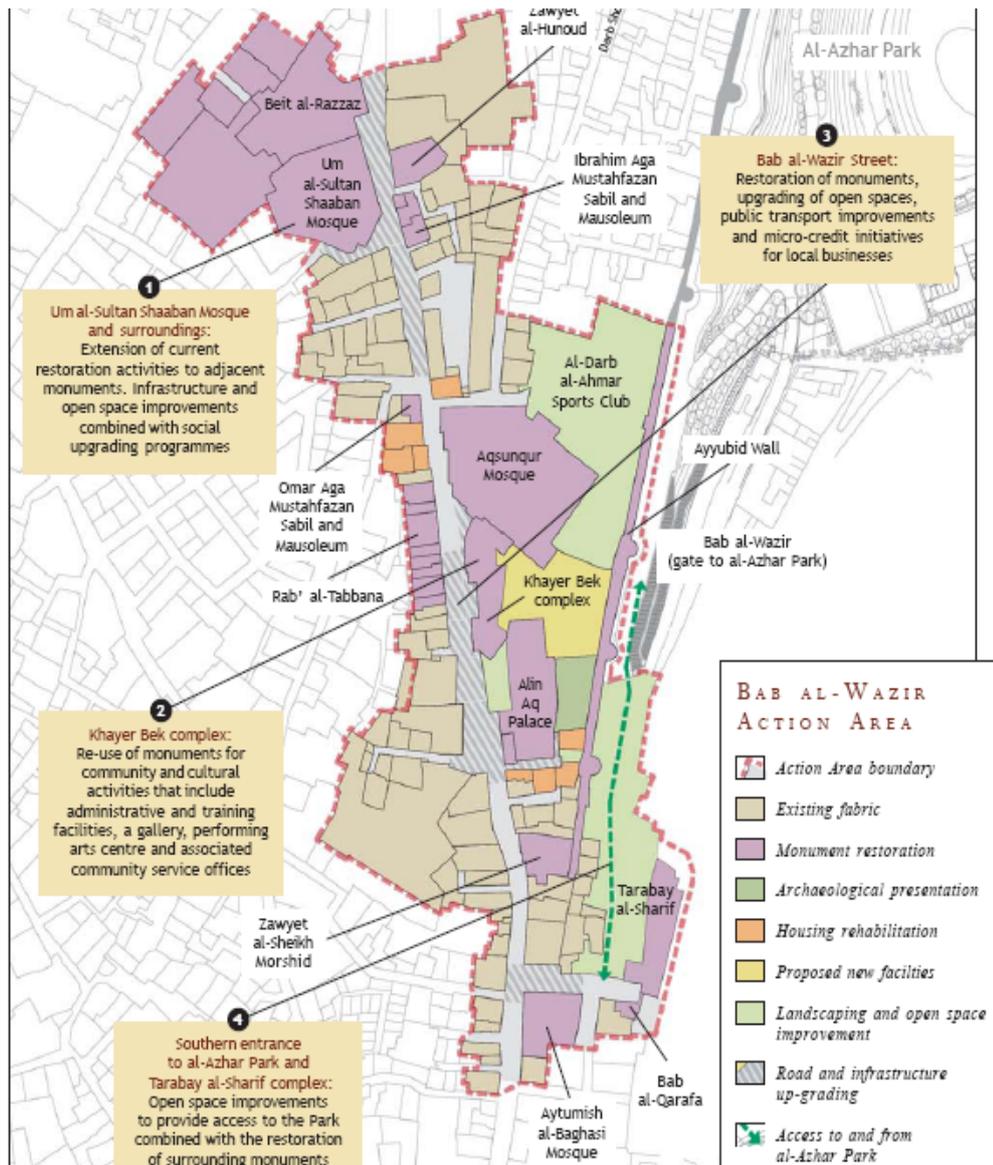


Fig.5 A master plan for the proposed vision for bab alwazir area by AKTC

3-1 Applying Planning and Management criteria for "Aldarb alahmar" district in historic Cairo

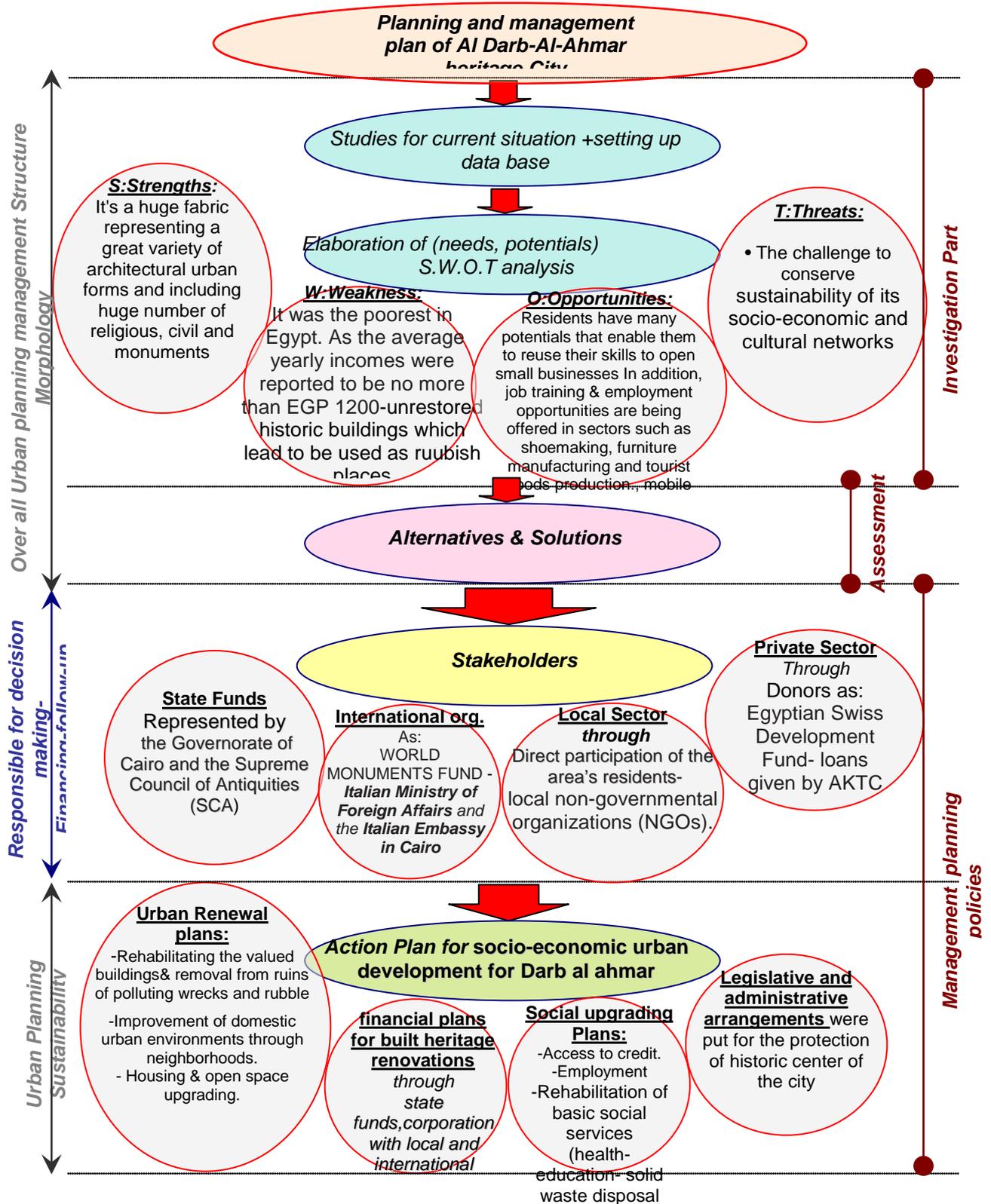


Fig.6 urban Socio- economic management of development plan for DarbAl Ahmr

4. Conclusion

This paper presented the development and urban management for " Bab al-Wazir area and its extension along Darb al-Ahmar Street" which considers one of the pilot projects in darb Al ahmar district in historic Cairo, EGYPT, it represents an ideal example for the public participation where the restoration process provides an opportunity for social and economic development by creating jobs for local residents, training in traditional crafts, and by re-establishing the intangible link between a community and its monuments. This vision was to improve the area's physical assets through greater public and private investment and raising family incomes through small-business loans and employment generation program.

It emphasizes the criteria which an urban management plan should base on (investigation stage) for Data base and analysis of current situation as (historic background, urban and architectural style, economic and social Morphology) and its needs, requirements and S.W.O.T analysis (strengths, weakness, opportunities and threats). Alternatives can be put with coordination with stakeholders, actors who are responsible for making decisions and taking actions (state- Municipalities – local sector-private sector or even individuals as donors in addition to NGOs- international organizations- institutes-universities. These sequenced ladder of contributes in plans of development and urban economic management for heritage areas particularly and historic cities in general.

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