
Instruments opérationnels et marques de gouvernance
Instrumentos operativos y marcos de gobernabilidad
Operative instruments and frameworks of governance

The Government's role in the rehabilitation process

Irene Hadjisavva

Adam, Department of Town Planning and Housing, Cyprus

States, through their governance, have the moral and legal obligation, nationally and internationally, to protect their cultural heritage. As cultural heritage and the historic landscape in general, is part of the living environment, heritage related policies and measures should be included in an integrated conservation plan with the aim to achieve sustainable socio-economic development while protecting heritage values. Thus, the competent state authorities need to consider a broad range of actions in order to achieve the viable rehabilitation of the historic environment.

This presentation will aim to explore and assess the role of the central government in the rehabilitation process as exercised in Cyprus.

The government of Cyprus, recognizing the value of the traditional architecture as well as that of the historic urban landscape, has ratified all Treaties and Conventions regarding the protection of architectural heritage. Its obligations and commitment to the rehabilitation process is materialized through the relevant Legislation but also through other direct or indirect actions that will be high lightened below.

The role of the government depends on its type. In de-centralised governance, it has a strategic role in setting the vision, the legislation, the objectives, the guidelines and the priorities of policies. In more centralised governments such as Cyprus, however, the government has taken a more profound role, at strategic level as well as at local level. The responsibility for the protection of architectural heritage is shared by the Ministry of Interior and the Ministry of Communication and Works through their departments of Town Planning and Housing and of Antiquities respectively. The first one is responsible for listed buildings and historic/traditional cores and the development process in general, and the second one for ancient monuments.

Listed Buildings and Ancient Monuments

One of the prime and oldest obligations of the state towards cultural heritage is to **list, protect and classify** heritage goods. Thus, the obligation to keep archives, issue Preservation Orders, update legislation and take protective measures for heritage structures, lies within the central government. In Cyprus the competent departments keep inventories and issue orders that list or schedule buildings and monuments according to legislation.

The relevant departments have a significant **regulatory role** by exerting development control over the works carried out on listed buildings and ancient monuments. They issue Consents and planning permits accompanied by explicit design guidelines based on widely accepted principles. Moreover, the Authorities control the proper conservation of the property by regular inspections on the site.

Design guidelines are regularly reviewed, amended and completed. They include general and building specific guidelines, regarding the structure, materials and techniques, necessary to ensure the proper

restoration of buildings and to avoid incompatible works such as the addition of reinforced concrete frames or floors on traditional buildings, or the improper use of materials and techniques. They also include guidelines concerned with the additions, alterations and contemporary installations needed for an improved functional use of the traditional buildings and are related to the authenticity of the architectural form rather than its structural sufficiency.

Besides the regulatory role described above, and recognizing that the specialized work in the fields of preservation/restoration comes at a substantial cost, the Cyprus Government seeks to promote private interest and investment by financially supporting the rehabilitation of listed property and ancient monuments (Schedule B) by providing grants, generous tax deductions, transfer of development rights and provided plot ratio.

Incentives for listed buildings are given only for a complete restoration once in every 20 years and only concern that part of the building which is authentic and in place. The funding incentives for the restoration of traditional buildings which have acquired **listing** status are divided into three categories:

Financial incentives – a direct Grant-in-aid provided to owners for a complete preservation/ restoration of their listed properties, including an additional area of 30% of the existing building area, permitted for possible extensions. Further costs taken into account concern special works. The Grant-in-aid for urban listed buildings amounts to 40% of the approved restoration cost, while for those located within rural settlements or in the countryside, it represents 50%. The maximum amount of the Grant is £40000, of which a maximum of £2000 may be given to the architect towards 50% of their fee for the cost of the restoration planning and supervising of the works.

Transfer of plot ratio - The owner of a listed building may transfer/sell square meters of permitted building area to another property through two separate procedures.

- With the transfer of '*Provided plot ratio*' the owner may be permitted to transfer a certain number of square meters which the Government grants to each listed property so that the owner may then transfer/sell these extra square meters to increase the amount of the grant up to 50%.

With the transfer of '*Residual plot ratio*' that is, the transfer of those sq.m. which the owner is allowed to build up, according to the Development Plan for the area in which the historic property is located, but cannot in fact do so because of other restrictions imposed by the Listed Properties Law. In this case, the owners are permitted to transfer/sell the residual sq.m. of their listed property to any other area which is established as a User of plot ratio. Only buildings located within urban areas may benefit from this incentive.

Tax incentives – tax deductions from which the owners may benefit once their property has been restored. These include exemption from income taxes, rent taxes, immovable property taxes and return of the Transfer of Property Tax from the Land Registry Department after completion of restoration works, in cases where the listed building has been restored within six years of its purchase.

Another set of financial incentives is available for the owners of traditional buildings declared as ancient monuments (schedule B). For residences it covers 50% of the first £60.000. The additional £40.000 get a 30% subsidy and beyond that sum a 10% subsidy is granted. Buildings restored for commercial use get a 30% subsidy for the first £60.000 and 10% for any sum above that. Traditional buildings owned by local

communities get 50% of all expenses regardless of the sum.

Complementary funding for rehabilitation is also provided by other programmes, included in the State's budget, such as the Nicosia Revitalisation Project, emerging from the need for social cohesion, or other "planning projects" such as square enhancement, etc. Recently, the Cyprus accession to the European Union has created new possibilities. Through the Structural Funds of the EU, a considerable number of traditional dwellings will be restored to provide tourist shelter and through cultural tourism activity help the revitalization of the rural settlements of the island's countryside. Moreover, projects for the upgrading of infrastructure and the enhancement of the built environment in historic areas have been approved and are currently underway.

Integrated Conservation

However, as practice demonstrates, the pattern of isolated rehabilitation of individual buildings or even urban landscapes cannot have the desired impact on the preservation of the historic towns and settlements. Traditional buildings cannot be restored "per se", but need to continue to take part in the settlement's active life. Moreover, a well preserved architectural setting is a comparative advantage in a competitive globalized world. Likewise, a building with historic, architectural and other heritage values carries additional assets in terms of space quality and added value for their contemporary use for both residential and commercial purposes.

The conservation of heritage can no longer be considered on its own, as an objective in itself, but it is redefined as an essential tool for achieving sustainable development. Thus, heritage related policies should

- take into consideration social factors aiming at social justice and cohesion
- place heritage into the economic circuit, promoting investment
- require the commitment of Local Authorities and the participation of the citizens
- require better coordination of the various sectoral policies

The necessity to include multisectoral as well as heritage related strategies and policies in development plans, that will complement each other, emerges. In Cyprus, this responsibility lies with the Minister of the Interior. In practice, plans are mostly prepared – in their draft form – by Central Government (the Town Planning and Housing Department of the Ministry of the Interior), in consultation with a Joint Board (where local agents, pressure groups and professional bodies are represented) and submitted to the Planning Board to be decided, before being referred to the Minister for approval.

Development Plans and the Statement of Policy for the Countryside provide the framework for development and promote sustainability combining economic development with heritage preservation. Moreover, they provide the framework for development control and ensure the multisectoral coordination of policies. A more detailed plan: area schemes or regulatory plans, that cover specific historic urban centres or rural settlements are prepared with the aim to achieve their regeneration. Regulatory Plans for 19 settlements are currently under preparation funded by the Structural Funds of the EU and the Cyprus Government, while a larger number will be covered in the next programme period.

National and international collaboration and co-ordination

Governmental bodies responsible for heritage collaborate and co-ordinate with other governmental departments, local authorities and non-governmental organisations in national level, with the aim to better manage the rehabilitation of the historic environment but also to promote education and public awareness by giving expertise and advice, organising seminars and other events and activities. Moreover, they represent Cyprus at EU committees and at the Council of Europe. They are also responsible for ensuring that the international heritage related conventions are followed up and implemented. At official forums best practice and problems are shared with other European bodies. Furthermore, European Cooperation Projects, such as INTERREG, Euromed Heritage or Culture 2000, offer the opportunity to professional networks to share knowledge and experience and to explore new research areas.

Conclusions

As analysed above, central government plays a substantial role in the rehabilitation process. It has a regulatory but also a pro-active and inspirational role. However, the need to further strengthen the local authorities' involvement is identified. This will require, on the one hand, the political will to place heritage value over economic or other interests, and on the other, the human and financial resources to manage the rehabilitation process of the historic environment.

Furthermore, central government need is to address the new challenges that have emerged during the recent years: demographic change and the migrant communities that reside in and use the historic environment, increased development pressures and economic expectations, including tourism development, that need to be re-orientated, in order to achieve equilibrium of benefits for both heritage owners and the local community. Finally, the need to attract investment in order to promote regeneration, through *flagship*, or *image-making* projects should be re-assessed.



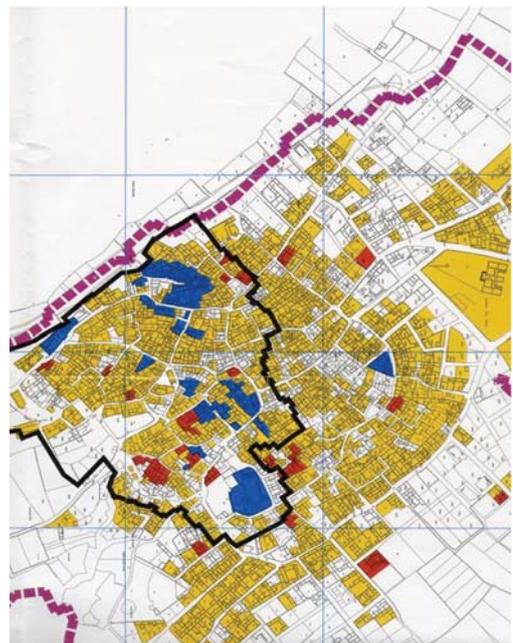
Architectural ensemble in rural setting (Kato Drys)



Area Scheme for Strovolos historic core



Ekali Youth Centre, Nicosia



Lefkara Local Plan, Preservation map

City political in the Mediterranean: Urban to Reggio Calabria

Antonio Taccone

Department of Architecture and Analysis of the Mediterranean City of the University Mediterranea in Reggio Calabria - Via Melissari, Feo di Vito, 89124 Reggio Calabria

Antonio Taccone has a degree in architecture with the university of the Reggio Calabria studies (1992) and he is trained with examination of state to the exercise of the profession (1993). He is doctor of research (PhD) in "territorial planning" (2000). After 2004 is university researcher for the scientific sector-ICAR/21 Territorial planning, with the faculty of architecture of the university of the Mediterranean studies of Reggio Calabria.

Address:

Salita Melissari Feo di Vito 89124 Reggio Calabria - Italy

E-mail:

ataccone@unirc.it

Telephone:

+39 0965 32.22.205 mobile: +39.338.8879205

The social and economic situation of the Reggio Calabria province at the end of the '80 years showed a desolating picture: industries lack of and of new entrepreneurial class; any absorption of hand of work in the agriculture caused by its conformation and specialization; scarce production; unemployment; all factors that provoke a well-curb and really "urban matter". The town politics alone doesn't succeed to hold head to the phenomenon that magnifies always more determining new peripheral areas of low quality, they lavish fractures among this and the center and strong lacks of services and infrastructures.

The rebirth of the city in the '90 years is creditable to different opportunity of financing to sustain its own urban politics and the economic and social development of the territory. The first is constituted by the law 246 of the 1989 (refinanced with reads 298/1998 and 388/2000), definite " decree Reggio ", that foresee " urgent interventions of improvement for the city of Reggio Calabria ". it creates so an extraordinary opportunity of interventions for the city and for the outskirts and the administration decides to use this particular occasion to endow of a " park projects " of interventions that concern the recover of historical manufactured articles of the city, the archaeological areas, the recover of the building town patrimony and the realization of sports ground and fields from game to service of the peripheral districts of the city.

in the period 1994-1999 is born the URBAN program by Reggio Calabria, articulated in 28 projects realized in the risky and not districts of the city of Reggio planed and come to realization in the course of 4 years. Urban represents one of the experiences of European course more meaningful for Reggio Calabria because the 28 projects refer to an integrated model of development, with interventions turned to favor the environmental and infrastructural retraining, the exploitation of cultural resources and the strengthening of the economic opportunity.

The more recent period concerns the politics in course: Reggio Calabria is among the six cities of the Calabria region that profit of the community financings scheduled for the realization of the strategy of retraining the urban contexts (v axle-action 5.1.a of the Calabria POR), even for worth of the Urban experience consolidated. The proposal of Urban development programme has been approved in the August of the 2002 on behalf of the municipal administration and is operational the first pilot project of working insertion, across the experimentation of innovative interventions and methodology, integrated with the initiatives already start to level place through the realization of formative apprenticeships finalized to the employment and to the occupation of "unemployed " and activity of support to the creation of enterprises: the WorkMedRC project (4 , 9 millions of European to be worth on the deep PSU).

Without doubt, the urban innovative politics that more of all has left visible positive effects are on the plan of the physical amelioration of the city, is on the plan of the social regeneration of the districts and generally for the territorial re-balancing, the social and develop it economic on the territory is one's own the Urban program. The project assembles the politics and the interventions in the north outskirts of the city, in a characterized urban area by a substantial degrade partner-environmental, a historical lack of services united to a social exclusion diverted to a large extent from the lack of leads economic and from a weakness of the productive fabric. The idea of base is that to experiment an exemplary pilot of project integrated on redoubt scale, in a way that can be easily verified in the evolutions and in the results, with the possibility of be reposable later on, with the opportune adjustments, in other areas of the of Reggio Calabria territory. The general objectives of the intervention are that to improve the general quality of life in local circle, to recover the identity of the districts creating a sense of affiliation to the place, to qualify the productive fabric across the use of the tourist vocations of the area, over that creating the pre-conditions for the development of new economic activity and new occupation. The project develops along the three manageresses of intervention of re-balance territorial, of economic development and of social and tries so to eliminate the strong situations of uneasiness and the factors of crisis valorizing what they are the potentialities of this peripheral area. For the territorial re-balancing (26 mld. of liras) the priority initiatives are founded on the amelioration of the infrastructures for the mobility, the realization of intermodali exchanges, the environmental improvement of the torrential riverbeds, of the park of the citrus fruits and of the urban park of the hill of repent him/her/it me, the retraining of the city to tourist ends and the realization of the waterfront, the re-balancing of the hilly band across the restructuring of the Arghillà bunker.

The initiatives in favor of the economic development (10 mld. of liras) are founded on the realization of bases of storage for the solid urban refusals, on the construction of the of games technological environmental park of Ecolandia and of handicraft recreational centers to actions to valorize the typical local products.

For what concerns, finally, the objective of the social (9 mld. of liras) the Urban project has anticipated some interesting interventions among those the realization of a ausilioteca, the promotion of initiatives in favor of handicapped persons, the incentive of educational activity to reduce, the realization of a town center of assistance to the infancy and the creation of an agricultural cooperative for the working reintegration of the addicts.

The greatest part of the initiatives contained in the Urban project, too

denoting specific attention to the territorial re-balancing, she/he/it/ you did particular reference to finality of productive and social nature and therefore the effects of said provision have not, [fin] here, gotten profit in degree to favor the transformation and the renovation of the city in its/his/her complex but they are able is understood as signals of experimentation, in when start a process of economic growth, social, environmental, cultural of the outskirts contributing even to the development of the other peripheral zones. Besides, the program has introduced an important cultural constituted innovation from the moments of social and participative animation turned to diffuse, among the people, a climate of collaboration with the purpose to make more easy the process of repossession of the territory, as regains not only of the physical places, but even of that sense of affiliation to the community that is away lost.

With the Urban occasion, the city has been able to represent its appeals directly to community and national level and has been able to be compared with other managerial models and other experiences through the active share in some meaningful reticulate [interurbane] to level European.

What seems the greater point of strength of the of Reggio Calabria program is perhaps the has capsized a historical conviction of managerial ineffectiveness and of squandering of public resources. In fact the experience has shown that even Reggio Calabria, to the peer of the other 117 European cities beneficiary of the community initiative, it has strong ability in the manage and effect particular forms of intervention and of innovative planning realizing the greatest part of the preset objectives from the project. The city has known answer is in participative terms, in when has tried to realize across the involvement of the local population a process of growth when the citizen becomes an actor chief physician, across what the European union defines " participative forms of the citizens to the programs ", is in terms of competences for the management of the program. This, in when numerous and interdisciplinary, have conjugated the economic, financial and juridical aspects with the technical and territorial profiles, constitute non only competences techniques but of " of context ". In after all, in an administration, even the stable constitution of competences of " development agents ", to the of there of the problem of efficiency of the single program, represents a well-curb and really opportunity of development for the territory..



Towards a Decentralize System of Protection, Rehabilitation and management of Architectural Heritage in Palestine

Farhat Y. Muhawi

Mr. Muhawi is an architect (BA at Birzeit University, 1997), and urban planner (MA at The State University of NY at Buffalo, 2001). He is the Director of the Planning Unit at Riwaq-Centre for Architectural Conservation. He was involved in the preparation of several Protection and Rehabilitation Plans, and the New Law for Cultural Heritage Protection in Palestine.

Address:

P.O. box 212, Ramallah, Palestine

E-mail:

farhat@riwaq.org

Telephone:

00 972 2 240 6925/6

"Knowledge is simply the outcome of the interplay, the encounter, the junction, the struggle, and the compromise between the instincts. Something is produced because the instincts meet, fight one another, and at the end of their battles finally reach a compromise. That something is knowledge" Michel Foucault¹

Introduction

This paper is an attempt to call for the adaptation of a decentralized system of protection, rehabilitation and management of architectural heritage in Palestine; a system that will allow for the rehabilitation of this huge amount of architectural heritage properties; mainly the 50,320 historic buildings located in 422 historic centers² and the many historical and religious monuments³.

Tremendous effort has been invested in the documentation, protection and conservation of architectural heritage by many institutions working in the field. Despite the fact that a great amount of work has been accomplished, protection and rehabilitation of historic centers has not yet been realized.

To this date, architectural heritage lacks a proper legal framework, as well as a national policy for protection and rehabilitation. Cultural heritage (CH) has not yet been put as a priority on the national agenda; it is still seen as a liability rather than an economic and social development instruments. The scarcity of land in Areas A and B⁴ that resulted from the Oslo Agreement in 1993, in addition to the chaotic and unplanned urban sprawl which took place in the last ten years, left architectural heritage in Palestine under continuous threat of destruction; historic centers and buildings are either demolished to clear spaces for new constructions, or left abandoned to deteriorate with time. Finally, there has not been an experience where a historic center has been

rehabilitated; brought back to life, a historic center protected and utilized⁵.

Why is that? The reason in my opinion, is that the actual challenging process of knowledge in the field of architectural heritage has not so far started; knowledge in Foucault's conception of the word; knowledge as an outcome, as a process of the interplay, the encounter and confrontation between human instincts. This process of "confrontation" has not yet started in Palestine, and is still one-sided process; that of CH institutions.

A decentralized system of protection, rehabilitation and management that will insure an active role of all involved stockholders in the process of knowledge (of instincts struggling, going into war in order to reach a state compromise) should be adopted, in order to start the accumulative and challenging process of knowledge. A decentralized system that empowers, organizes, and coordinates the work of CH institutions based on a set of defined priorities. A system that will empower and ensure an active role of local government institutions (as custodians of historic centers and buildings, that are located within the master plans of cities, towns and villages⁶), the general public and communities (as owners, tenants and beneficiaries from the rehabilitation process), as well as the private sector.

This paper will show that the one-sided work and accumulated knowledge of CH institutions has concentrated mainly on the documentation, legal protection, as well as the conservation of (in most cases) single historic buildings. Although essential, their work was not confrontational. It will also show that a decentralized system that allows the involvement of all stakeholders in the process of rehabilitation is now needed; a process that has actually started to take form and place with the preparation of the new law for CH protection.

Existing system of protection, rehabilitation and management

On the one hand, the de-facto situation of the current system of protection, management and rehabilitation of CH in Palestine is decentralized or polycentric. This comes from the fact that Palestine has been under Israeli military occupation since 1967, and that the central government has no power or sovereignty over land, and resources. As a result, the national government is weak, powerless and lacks basic human and financial resources.

On the other hand, the existing legal regime (the de-jure situation) for the protection of CH in Palestine is obsolete (originate from the British mandate period), extremely centralized, and protects only archeological sites that are dated before 1700 A.C.; leaving other components of CH such as historic center without legal protection.

Despite the need for a powerful central government that comes as a result of ending the Israeli military occupation, and the need for a new Law for CH Protection, the decentralized, polycentric and "chaotic" de-facto situation has given existing architectural heritage institutions (NGOs, and semi-governmental) the space, time and resources to develop a central role in the field of architectural heritage.

Many agencies and institutions are currently involved in the field of CH in Palestine. Those include governmental, semi-governmental, and nongovernmental institutions. Projects carried out by those institutions vary in scale and nature. They mainly include conservation work on historic buildings; preparation of protection and rehabilitation plans for historic centers; completing a registry for historic buildings and archeological sites in Palestine; publication of books; awareness campaigns for the public; and reform of the legal system of protection.

Governmental institutions mainly include the Ministry of Tourism and Antiquities (MOTA)⁷. The Antiquity Laws of 1929 and 1966, granted MOTA's Department of Antiquities the responsibility for, and jurisdiction over the protection of only archeological sites. This has left all other components of CH (mainly architectural heritage) outside the scope of protection, and outside the jurisdiction and sovereignty of MOTA.

Despite that, MOTA's Department of Antiquities, who changed its name in 2002 to become the Department of Antiquities and Cultural Heritage in an attempt to assume its non-existing legal responsibility over architectural heritage, has managed to complete seven projects, of which six are conservation and preventive conservation of historic buildings⁸.

Semi-governmental institutions include The Palestinian Economic Council for Development and Reconstruction (PECDAR), the Hebron Rehabilitation Committee (HRC), and the Center for Cultural Heritage Preservation (CCHP) in Bethlehem. Non-Governmental Organizations include the Old City of Jerusalem Revitalization Program (OCJRP) of the Welfare Association, and Riwaq: Center for Architectural Conservation⁹. PECDAR in close cooperation with MOTA initiated the Cultural Resources Project with the main aim of registering historic buildings and archeological sites in Palestine. The project, which started in year 2000, has completed the registration of around 10,000 archeological sites and features, as well as 9,417 historic buildings located in 158 sites¹⁰.

Established in 1996, the HRC main aim has been to safeguard the Hebron Historic Center against the threat of takeover by extremist Israeli settlers. The HRC main activities include the conservation and rehabilitation of historic buildings, quarters, and public spaces as well as the rehabilitation and installment of infrastructure¹¹.

Despite the many problems and obstacles facing HRC, one can safely say that the only large scale rehabilitation, not of historic buildings but rather of a historic center, one of the most important and largest historic centers in Palestine, is happening and materialize in Hebron¹². In 1989 only 400 inhabitants lived in the historic center. In 2006 the actual number of inhabitant exceeds 4500.

Both the CCHP¹³ and OCJRP¹⁴ were established in 1995, are local institutions working mainly on the conservation of historic buildings in two major Palestinian historic cities, and are involved in many community awareness activities. The OCJRP has completed a Rehabilitation Plan for the Historic center of Jerusalem, while the CCHP has currently started the preparation of a Conservation and Management Plan for Bethlehem Area. As inheritor of the Bethlehem 2000 project the CCHP has also completed several preventive conservation projects in the historic city of Bethlehem.

As the only national organization, Riwaq was established in 1991 with the main aim of protecting and rehabilitating architectural heritage in Palestine. Riwaq's main activities include, Riwaq's registry for historic buildings (50,230 historic building in 422 sites); conservation works for more than seventy buildings; the preparation of rehabilitation and protection plans for almost 20 historic centers; the preparation for a draft law for CH protection with the institute of law at Birzeit university; the approval of a by-laws (general ordinances) for the protection of historic areas and buildings in coordination with the Ministry of Local Government¹⁵; the publication of a dozen of books; and finally community awareness activities.

From the above quick presentation of CH institutions activities, one can clearly see that the work of those institutions has been rich and diverse.

Despite that, there has not yet been an effort to start a rehabilitation process of a historic center, especially in rural areas¹⁶. Except in the case of Hebron, those activities have mainly concentrated on the documentation, legal protection, community awareness activities, and conservation of single historic buildings. Furthermore it is also clear that the process of knowledge is still very much built on a one-sided process; that of CH institutions. The role of local government and communities as well as the private sector has been so far marginalized¹⁷.

The prospect for a decentralized system in Palestine: a future perspective

In 2004, a new Law for Cultural Heritage Protection in Palestine was prepared with the intention of widening the scope of protection to include the many components of CH, centralizing protection while decentralizing rehabilitation, management and implementation, and comply with international standards and approaches.

This law was prepared by the Institute of Law at Birzeit University in cooperation with Riwaq for the benefit of the Bethlehem 2000 project and the MOTA. Unfortunately, this new law has not yet been ratified by the Palestinian Legislative Council. Why is that?

The main reason in my opinion is that the law draft was confrontational. It supported a decentralized system that empowered the role of local government institutions especially in rehabilitation and management, identified the duties and responsibilities of the general public, and involved the private sector. It furthermore, proposed the establishment of a semi governmental body responsible for CH protection, rehabilitation and management under the responsibility of the Ministry of Culture, as apposed to MOTA, who is currently responsible for CH; it touched the bases of the existing political and power formations, and was in "war" with the power structure.

This is the type of knowledge we should fight for and start adapting; a confrontational type of knowledge that has started with the preparation of the new law and has to continue at the end by its ratification; a type of knowledge that is needed for a successful rehabilitation process; a process that should involve local institutions and residents, as well as investors (not only CH institutions); a process that tackles difficult issues such as ownership, local community participation, and the private sector involvement under such a difficult economic situation. It is time to start building and accumulating our own knowledge in the field of rehabilitation. This process is more achievable under a decentralized system for protection and rehabilitation.

Nahoum Cohen in his book 'Urban Planning Conservation and Preservation' has rightly noted that "successful urban conservation is significantly more than merely preserving a few buildings. Unless a comprehensive approach to conservation is taken, more and more cities will lose their battle against urban blight"¹⁸. Therefore, there is a need to move from rehabilitation of historic buildings into the rehabilitation of historic centers; rehabilitation as understood by the RehabiMed Methods¹⁹.

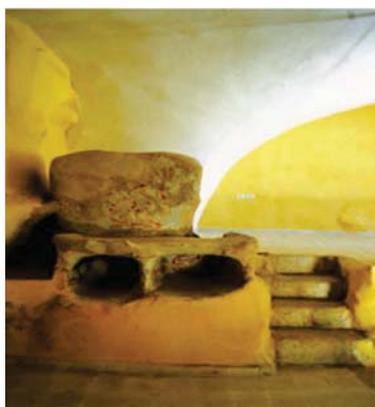
Any future powerful government should make use of the existing network, capabilities and resources of CH institutions, coordinate the work of those institutions based on a set of priorities, and adopt a decentralized system for the rehabilitation of architectural heritage; a system of struggle that will ensure an actual building of knowledge; Knowledge in Foucault's conception of the word. Protection and rehabilitation cannot be achieved through legislations alone; they can be better achieved through the empowerment of local government and

communities and the involvement of the private sector. The protection and rehabilitation of architectural heritage is not only the responsibility of CH institutions, but also the responsibility of the Palestinian people and community. Without that the central government, having modest resources, will not be able to manage this huge amount of CH properties existing in Palestine.

-
- ¹ Michel Foucault; POWER, edited by James D. Faubion , essential works of Foucault 1954-1984, Volume 3, The New Press, New York, 2000.
 - ² Riwaq Registry of Historic Buildings, Riwaq, 2007.
 - ³ Such as the Dome of the Rock, the Nativity Church, the 13th century Mamluk public buildings in Jerusalem, the desert monasteries, the holy shrines (Maqamat), the caravanserais, etc.
 - ⁴ Areas A: Area which was under the security and administrative control of Palestinian National Authority (PNA) after Oslo peace process. Areas B: only administrative control of PNA.
 - ⁵ Except in the case of Hebron historic city center, whose rehabilitation was initiated by a political decision to protect the historic center from being confiscated by Israeli settlers.
 - ⁶ Historic centers in Palestine constitute only 1.3 percent of the master-plan areas. The protection of this small area is thus justified.
 - ⁷ Another governmental organization that works in the field of architectural heritage is the Municipality of Nablus, who is responsible for the protection and rehabilitation of Nablus historic city center.
 - ⁸ Instead of investing the allocated funds for excavation works and protection of the continuously looted and destructed 10,000 archeological sites and features, the Department of Antiquities decided to invest almost all the funds for the conservation and preventive conservation of architectural heritage; the part of heritage they have no legal jurisdiction over. This project was funded by the USAID and implemented by the UNDP.
 - ⁹ Another NGO working in the field of CH is the Al-Mashhad, who was established in 2001 with the aim of protecting cultural landscape sites in historical and archeological context. The main activity of Al-Mashhad has been to document and create a computerized database for archeological sites in Palestine.
 - ¹⁰ Riwaq has completed the unfinished work of PECDAR for the registration of historic buildings in 158 sties, as well as for the remaining 264 sites. Total number of sites is 422.
 - ¹¹ For more information see HRC website: www.hebronrc.org
 - ¹² Almost 50% of the historic buildings in Hebron have been rehabilitated by the HRC; 750 residential units were rehabilitated, as well as 250 commercial stores.
 - ¹³ For more information see CCHP website: <http://www.bethlehem2000.org/cchp>
 - ¹⁴ The OCJRP aims at improving the social and economic conditions of Arab inhabitants in Jerusalem. For more information see OCJRP website: <http://www.welfareassociation.org/english/semi.htm>
 - ¹⁵ In March 2006, the Higher Planning Council approved a by-law (general) for the protection of historic areas as well as single historic buildings. Those ordinances, developed by Riwaq through there work on protection plans, are considered to be part of the planning by-law and are applied to all historic buildings in Palestine.
 - ¹⁶ Most of the CH institution are locally oriented and work in major historic cities.
 - ¹⁷ The process of rehabilitation in Hebron is still so much dependent on the HRC, and thus is still a one-sided process of rehabilitation. Communities living in Hebron Historic Center are still very much marginalized.
 - ¹⁸ Urban Planning Conservation and Preservation, Nahoum Cohen, McGraw-Hill, 2001.
 - ¹⁹ RehabiMed Methods for the Rehabilitation of Traditional Mediterranean architecture, RehabiMed, 2007.



Bil'in Ramallah (by Idioms Film) Riwaq photo archive



Al-Mazra'a a Al-Qibliya Ramallah (by Tom Ray) Riwaq photo archive



Jenin Arraba (by Idioms Film) Riwaq photo archive



Al-Mazra'a a Al-Qibliya Ramallah (by Rula Halawani) Riwaq photo archive

Strategies of Volunteered Rehabilitation in Actor Networks: A Case Study in Soganli, Turkey

Seda Calisir Hovardaoglu* (MA)
& Ozan Hovardaoglu** (MSc.)

*Graduate: Gazi University Faculty of Architecture, Department of City and Regional Planning Post-Graduate: MSc. In Restoration: Gazi University, School of Natural and Applied Sciences, Department of Architecture

PhD. In Restoration: Istanbul Technical University, School of Natural and Applied Sciences, Department Architecture

2002 – Restoration and Conservation Project of Mimar Sinan House in Agirnas

**Graduate: Dokuz Eylül University, Faculty of Architecture, Department of City and Regional Planning

Post-Graduate: MSc. In City Planning: Dokuz Eylül University, School of Natural and Applied Sciences, Department of City Planning

PhD. In City and Regional Planning: Middle East Technical University, School of Natural and Applied Sciences, Department of City and Regional Planning.

Address:

Erciyes University, Faculty of Architecture, Dept. of City and Regional Planning.

E-mail address:

sedac@erciyes.edu.tr

ozanh@erciyes.edu.tr - ozanhovardaoglu@gmail.com

Telephone:

+90 352 437 49 01

Introduction:

This study is an attempt to understand the genuine nature of local volunteered action and to develop practical and conceptual recommendations which will be a useful tool for guidance to direct and steer the local action toward an action of volunteered rehabilitation. What we call the local volunteered action is the one which is based upon consensus and communicative rationality (Habermas, 1981; Healey, 1997) between the actors of social networks.

The idea of understanding spatial organization related to and in terms of social organization as “socio-spatial” is one of the main theoretical frameworks of this study. The relational structure of space and social action is a long lasting study area. Lefebvre (1991) emphasizes the relation between spatial and social organizations in a cyclical conceptualization from “perception of space” to “production of space”. Besides, Harvey (1988) underlines the relational nature of social and spatial organizations in terms of relational space. Along with, Murdoch (1998) developed an approach takes account of actor – networks and

spatial organization together. “Actor Network Theory is a useful way of thinking about how spatial relations come to be wrapped up into complex networks. Moreover, the theory is also believed to provide a means of navigating those dualisms such as nature – society, action – structure and local – global” (Murdoch, 1998, p.357). Hence, any spatial intervention then becomes an operation that has socio – relational outcomes.

Therefore we developed an understanding of spatial rehabilitation in terms of;

- (a) The relational space and the nature of spatial organization related to actor networks,
- (b) The volunteered action based upon consensus and communicative rationality,
- (c) The need of institutionalization of local volunteered action,
- (d) The strategies of the maintenance of spatial rehabilitation in a case study of Soganli settlement, Kayseri, Turkey, with 20 questionnaires and 4 indepth interviews.

Soganli settlement:

Soganli settlement is located on the west border of Kayseri province. The settlement is the eastern gate of Ancient Cappadocian Region with the same geomorphologic structure. Although the first settling period unfortunately left unknown, the archaeological studies show that the history of the settlement approximately goes 4000 years long, to ancient Hittite Civilization. However it is certainly known that the settlement is one of the main Christian centres in Cappadocia in Great Rome and Eastern Rome period. Approximately, 20% of the churches in Cappadocia are in Soganli valley.

The settlement is one of the most important parts of Cappadocia in both historical and cultural terms. Furthermore, due to the genuine geomorphologic structure, Soganli is also has an importance. In 1967 the settlement is restricted due to geological constraints. In 1977, the settlement is announced to be natural and archeological conservation area by the Ministry of Culture. Currently, Soganli is restricted to night-time settlement because of geological constraints and only opened to day time use for the citizens and as an open-air museum. However, the local citizens have not deserted the settlement and try to maintain their lives bound to traditional customs and productions. The main economical activities are tourism and traditional production called Soganli doll.

Interventions from Central Administrative Structure: Conservation Action Based on Instrumental Rationality

We tend to underline the difference between the interventions and conservation actions of local level and Central Administrative Level (CAL). We use the term local level to characterize the local social network. Although the CAL has local institutions, it cannot be named local because of its central nature. The reason for such a tendency is due to the different understandings of these different levels. Usually the CAL interventions are based on technical knowledge, instrumental rationality and generally lack of local tacit knowledge.

The first CAL intervention was at 1967. Due to a threat of rock falling, the settlement is partly restricted to night-time use. This geological constraint is an internal characteristic of the region which forms the genuine geomorphological structure of Cappadocia. The basic framework of this decision is based on technical knowledge and

instrumental rationality of course. However, at first the citizens challenged to the decision and remained at the settlement. This conflict was partly resolved in 1997 by CAL by constructing a new settlement approximately 5 kilometres far from the original one, called Lower Soganli; and by letting the citizens use the settlement at day time.

The second CAL intervention was at 1977 by announcing the settlement a natural and archeological conservation area. This decision was due to the settlement's natural and historical uniqueness. The main idea was to provide maintenance of both natural and historical characteristics of Soganli. Again this decision was based on technical knowledge and instrumental rationality.

The common points of all CAL interventions to the settlement are the restrictive nature of the decisions, generally based only on technical knowledge which does not need to take account of the possible potential of rehabilitation action coming from below due to its technical nature. However, spatial rehabilitation cannot be an action of restriction. The concept includes conservation and maintenance of the genuine spatial characteristics like urban patterns and architecture, but the concept also includes the maintenance of life, culture and, furthermore, the social action. As a result, the CAL interventions have not become an action of rehabilitation yet in Soganli.

Interventions from Local Structure: Volunteered Action Based on Communicative Rationality

The first leaves of local action have sprouted by the local challenge for the CAL restriction decision due to rock falling. But this action was only directed toward a misgiving of CAL intervention. Seriously, this action could not be called an action for rehabilitation.

The current action's roots can be found in traditional production. The economic life of Soganli is almost limited only to tourism. The agricultural activity had long become inadequate and almost all the citizens are shareholders of tourism activity. The most important characteristic is the genuine natural and historical feature of the settlement. Additionally, the traditional product called Soganli Doll has a considerable importance in tourism. Briefly, the only economic activity is tourism in Soganli which has two key elements;

- (a) The natural and historical characteristics and
- (b) Soganli doll.

The first collective action was arisen from a local cooperative structure called Soganli Tourism Development Cooperative found in 1999. The aim of this cooperative was to provide an economic development by using the profits of Soganli Doll. Individual producers of the doll were gathered by the local administrator of the settlement under this structure which tried to sell the dolls with enough profit. Although the direct aim of the cooperative is about the traditional production, the local citizens were aware that the first reason for tourists to visit Soganli is the historical heritage. Therefore every actor spontaneously decided and tried to preserve the historical heritage. The awareness of the actors was a good indicator why CAL and local level actors have not been challenged to each other in terms of conservation.

Without any opposition, the development cooperative has become a cooperative of conservation spontaneously. On the one hand the cooperative has applied and been accepted to have a Geographical Sign given by Turkish Patent Institute, and produced a European Union Donation Project (unfortunately rejected) to fulfil the educational needs. On the other hand, the cooperative has constructed a strong commitment

to preserve especially the genuine settlement pattern and cave churches. The preservation and conservation ideas of local citizens are of course including living together with preserved features and the settlement. With a great lack of technical knowledge and professional support, the local actors commit themselves to preservation of the settlement, since they have almost no other chance for economic survival.

The common points in local level interventions are;

- (a) Action growing around a consensus and based on communicative rationality, and
- (b) Great lack of technical knowledge and professional support.

Conclusion:

We try to avoid using the concept rehabilitation neither in CAL nor in local level interventions. The restrictive nature of CAL interventions hinders the decisions to become an action of rehabilitation. Furthermore, the lack of technical knowledge and professional support also hinders the local action to become an action of rehabilitation, although the local level has great intention. But of course rehabilitation should be more than restrictions and intentions.

There was a break in coordination between the CAL and local level which we conceptualize it as "gridlocks at multi-level cooperation". These gridlocks result denial of the local level action by CAL, however, they also result incompetence in local level. In order to overcome these gridlocks, we propose three strategies which we called strategies of volunteered rehabilitation;

- (a) Providing professional guidance for local action which will pave the way for institutionalization of the local action. Without any institutional structure, the local action will not be able to survive.
- (b) A professional institutional structure – apart from the one above – which should be able to provide multi-level cooperation. Rehabimed is one of the most important institutions, but local extensions are needed.
- (c) Providing academic information to CAL in order to make CAL more aware and have more intention to understand the local needs.

REFERENCES:

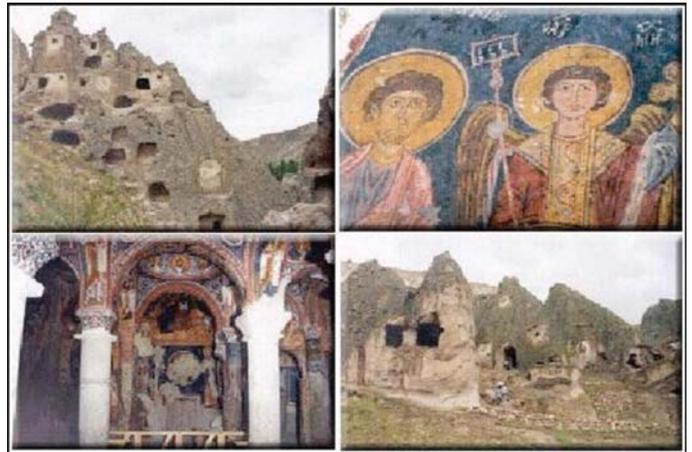
- Habermas, J., 1981, *Theorie des Kommunikativen Handelns*, Suhrkamp Verlag, Frankfurt am Main.
- Harvey, D., 1988, *Social Justice and the City*, Blackwell Publishers, Oxford.
- Harvey, D., 1990, *Between Space and Time: Reflections on The Geographical Imagination*, *Annals of the Association of American Geographers*, vol: 80, pp.418 – 444.
- Harvey, D., 2003, *Postmodernliğin Durumu: Kültürel Değişimin Kökenleri*, (Çev: Sungur Savran), Metis Yayınları, İstanbul.
- Healey, p., 1997, *Collaborative Planning*, MacMillan Press, London.
- Ito, N., 2004, *Intangible Cultural Heritage involved in Tangible Cultural Heritage*, ICOMOS 14th General Assembly and Scientific Symposium.
- Kayseri İl Çevre Durum Raporu, 2004, Kayseri Valiliği İl Çevre ve Orman Müdürlüğü.
- Lefebvre, H., 1991, *The Production of Space*, Blackwell Publishers, Oxford.
- Madran, E., N. Özgönül, 1999, *International Documents Regarding The Preservation of Cultural and Natural Heritage*, METU Faculty of Architecture Press, Ankara.
- Murdoch, J., 1998, *The Spaces of Actor Network Theory*, *Geoforum*, vol:29, No:4, s.357 – 374.
http://www.kayso.org.tr/b2b/kaysobilgi/oku.php?bilgi_no=7
<http://www.yesilhisar.20m.com>
<http://www.meb.gov.tr/yesilhisar.html>



cave churches



A general view



cave churches - inside outside



kayseri in turkey in europe

Housing Rehabilitation: Towards Building Community Responsibility

Kareem Ibrahim

Egyptian architect trained at Cairo University. Before joining the Aga Khan Trust for Culture in 1997, he worked on the UNDP's Historic Cairo Rehabilitation Project. He is currently the Technical Coordinator of al-Darb al-Ahmar Revitalization Project.

Address:

Aga Khan Cultural Services – Egypt, Al-Azhar Park, Salah Salem Road, Al-Azhar, Cairo, Egypt.

E-mail address:

kareem.ibrahim@akdn.org

Telephone:

(002) 012 78 72 918

Introduction

In 1997, The Aga Khan Trust for Culture (AKTC) embarked upon the revitalization of al-Darb al-Ahmar (ADAA) district of Historic Cairo, aiming to build upon the creation of the 30-hectare Al-Azhar Park. Following its completion in 2004, the Park has proven to be a catalyst for urban renewal in one of the world's most congested cities.

However the adjacent area of ADAA – despite its central location, strong socio-economic networks, and considerable number of historic buildings – has witnessed a continuous deterioration of living conditions over the past few decades. The immediate causes are lack of maintenance of infrastructure, low family incomes and the severe deterioration of monuments and private housing.

In order to reverse this deterioration process, AKTC launched its ADAA Revitalization Project in 2000, aiming to improve living conditions in the area and physical assets through greater public and private investments, and raising family incomes through extensive socio-economic programs.

This occurs through incremental change and strengthening of the available socio-economic capital. Nevertheless, this process remains incomplete without the capacity-building of local stakeholders to achieve long-term sustainability.

This situation calls for a long-term approach carefully interweaving planning, rehabilitation, and conservation activities, with socio-economic initiatives. Accordingly, ADAA Revitalization Project encompasses the rehabilitation of important monuments and landmark buildings in ADAA, together with extensive social development programs, including apprenticeship, micro-credit, healthcare and housing rehabilitation¹.

This paper demonstrates the strategies and policies through which the ADAA Housing Rehabilitation Program (HRP) complements other AKTC endeavors, aiming not only at preserving the traditional urban fabric, but also building community assets through strengthening residents' sense of communal responsibility.

Limits of Development: the Institutional Setting

ADAA inherited a 1973 Master Plan in flagrant contradiction with recognized urban conservation practices. According to this plan, major highways were supposed to penetrate ADAA. This plan ignored the area's historic fabric and character to the extent that some registered monuments were proposed to be demolished. This practice was in contradiction with all international conservation charters².

Ironically, a fundamental part of this Master Plan was based on regulations introduced by the Supreme Council of Antiquities (SCA) aiming at protecting monuments. These regulations became effective through the issuance of the 1983 Antiquities' Protection Law.

According to this law, existing monuments are to be surrounded by a buffer zone where all types of construction or development are prohibited³. Surrounding urban fabric is allowed to collapse, leaving behind a vacant space, presumably protecting the monument. This concept led to the forceful demolition of large segments of Historic Cairo's urban fabric⁴.

The complete implementation of this plan would have led to the demolition of significant stretches of ADAA's urban fabric along the Eastern Ayyubid Wall. Fortunately, this plan was never implemented. Yet, it caused a downward spiral of disinvestment and deterioration as ADAA inhabitants were not allowed to build or restore their houses.

The combination of laws, regulations, financial constraints, and technical limitations constituted an institutional setting that deprived ADAA inhabitants from access to technical assistance, financial resources and a supportive legal framework.

Structure of Vulnerability: Rethinking Community Assets

ADAA is one of the most vulnerable areas of Cairo. An assessment of ADAA's community assets shows that these assets have been severely damaged due to the existing institutional setting.

Over the past few decades, ADAA residents suffered from an institutional marginalization process. Accordingly, ADAA started losing its inhabitants, paving the way for further deterioration and the loss of valuable social, economic, and cultural assets.

This loss is often misattributed to the 1992 earthquake, but according to national censuses, ADAA lost 50% of its inhabitants between the mid 70s and 80s. This structure of vulnerability had a stronger impact on ADAA than a *force-majeure* such as the 1992 earthquake.

The ADAA local community lost their sense of civic responsibility towards the area. Many property owners left the area and tenants lost security of tenure, simply awaiting the demolition of their houses by local authorities and relocation to new suburban areas.

In this case, physical interventions would have been a short-term solution, but they could never be sustainable without addressing this structure of vulnerability. Physical interventions in ADAA had to be reintroduced as a **Process** rather than a **Product**.

Rethinking community assets enabled the HRP to address the underlying reasons behind this deterioration. Working in participation with local stakeholders to capitalize upon these assets helped the community to restore its lost sense of communal responsibility towards the area and to promote security of tenure.

HRP Levels of Support

The core element of the HRP is not to rehabilitate a certain number of houses, but to create an institutional framework / process enabling ADAA community to capitalize upon its assets, ultimately reaching a

sustainable mechanism of doing so. This process entails supporting ADAA community on the technical, financial and legal / administrative levels.

Since 2002, the HRP rehabilitated more than 60 houses with a 30% financial contribution from the residents (with a target of rehabilitating 130 houses by the end of 2009). This achievement is complemented by supporting ADAA community on the following levels:

Technical Support:

The HRP tries to promote higher conservation and building standards. An appropriate body of knowledge was developed to address existing structural problems while complying with conservation measures. Disseminating this knowledge takes place through training local workgroups and craftsmen, promoting appropriate building materials and techniques, providing technical advice, and producing construction manuals.

Moreover, the HRP follows a participatory approach: residents are involved in the design process and are the key player in fine-tuning intervention packages. This approach helped promote a higher sense of ownership and avoiding most of post-occupation problems.

Financial Support:

According to De Soto, 92% of buildings in urban areas of Egypt are not registered within the official systems⁵. This deprives owners of these buildings from access to official mortgage systems.

The ownership structure in ADAA shows that almost 90% of the houses are privately owned and owners occupy 44% of these houses⁶. Nevertheless, ADAA residents do not have access to housing loans as banking systems do not recognize their ownership as collateral.

Given the low average monthly income in ADAA⁷, The HRP provides the residents with a loan mechanism⁸. Accordingly, residents have access to affordable housing loans tailored to their individual needs while following international micro-finance standards.

This financing mechanism boosted rehabilitation activities. Moreover, it created a successful loan portfolio and proved to the authorities that residents are willing to stay and invest in ADAA once proper investment channels are introduced.

Legal / Administrative Support:

The existing legal framework is not supportive to conservation policies. According to Aalund "[...] the distribution of planning responsibilities is complex and coordination of planning initiatives between relevant ministries make the management and development of the city extremely difficult. New building permits are issued by the Governorate and preservation needs have not a first priority"⁹.

The institutional and planning mechanisms need to be revised to bridge the gap between official procedures and residents' needs. AKTC works with local stakeholders to address the existing legal framework on different levels:

Planning Policies:

In 2006, The 1973 Master Plan was abolished by local authorities following awareness efforts and implementation of successful interventions in ADAA. AKTC is working with local stakeholders on a new conservation-led plan based on action planning rather than conventional master planning. This new plan provides a flexible framework for development in ADAA.

Administrative Procedures:

Although the new plan provides the legal backup for development in ADAA, even the best plans remain useless without realistic implementation mechanisms. Existing administrative procedures represent a major stumbling block to the successful implementation of the new conservation-led plan. Accordingly, AKTC is working on the inception of a local Planning Support Unit (PSU) in order to facilitate these procedures.

Legal and Mediation Efforts:

HRP works on this level to improve security of tenure and propensity to invest in housing through resolution of conflicts between different stakeholders. This occurs through negotiations between tenants and owners and between residents and governmental agencies.

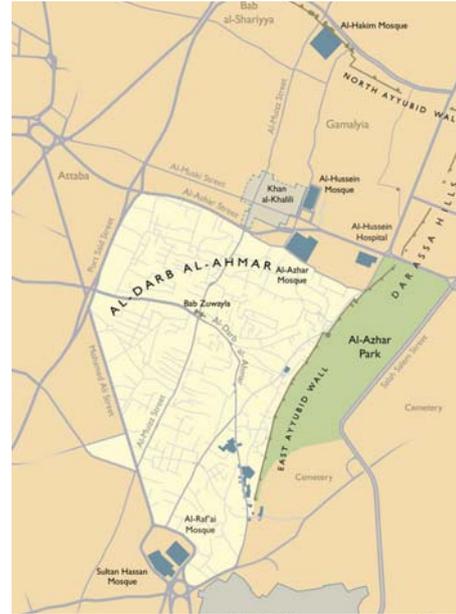
Conclusion

This paper demonstrates AKTC initiatives in ADAA over the last decade. Together with the creation of Al-Azhar Park, AKTC's ADAA Revitalization Project aims at improving the living conditions of this deteriorated area of Historic Cairo. This occurs through the integration of socio-economic and physical interventions. Aiming at long-term sustainability, AKTC induces incremental change together with capacity-building of local stakeholders. However, a deeper level of intervention takes place to address the existing institutional setting preventing residents from investing in ADAA. Although the HRP has yet to achieve its long-term objectives, the demonstration of its policies and procedures shows that rehabilitation is more about introducing a Process rather than a Product. The aim of this paper is to highlight the fact that a sustainable urban rehabilitation process is far beyond superficial physical treatments. It is more about the introduction of an institutional framework that synthesizes appropriate technical assistance, affordable financing mechanisms, and a supportive legal backup. Such a framework would present a successful urban management mechanism that could harness available community assets to achieve a higher sense of ownership, security of tenure and long-term sustainability.

BIBLIOGRAPHY

- AALUND 2005
 Flemming Aalund, ICOMOS Reactive Monitoring Mission to World Heritage Site: Islamic Cairo (Egypt), 9-16 March 2005, <http://whc.unesco.org/archive/2005/mis89-2005.pdf>
- AKAM 2006
 The Aga Khan Agency for Microfinance, *Annual Report 2005* (Geneva 2006)
- AKTC 1999
 The Aga Khan Trust for Culture, *Conservation Planning in the Aslam Mosque Neighborhood* (Geneva 1999)
- AKTC 2005
 The Aga Khan Trust for Culture, Cairo: Urban Regeneration in the Darb al-Ahmar District (Geneva 2005)
- DE SOTO 2002
 Hernando de Soto, *The Mystery of Capital: Why Capitalism Triumphs in the West and Fails Everywhere Else*. Trans. Kamal Essayed, Al-Ahram Press (Cairo 2002)
- WILLIAMS 2002
 Caroline Williams, "Transforming the Old: Cairo's new Medieval City", *Middle East Journal*, 56, (Summer 2002)3: 457-76

- ¹ For more on ADAA Revitalization Project, see AKTC 2005
- ² For more on the International Charter for the Conservation and Restoration of Monuments and Sites (Venice Charter – 1964), and the Charter for the Conservation of Historic Towns and Urban Areas (Washington Charter – 1987), see ICOMOS: The International Council on Monuments and Sites, see <http://www.international.icomos.org/charters.htm>
- ³ For more on the Buffer Zone, see Articles 19 and 20, Law No. 117 of 1983, the Antiquities' Protection Law.
- ⁴ By the end of 1990s, the SCA demolished large segments of the historic urban fabric along the Northern Historic Wall of Cairo as part of a conservation plan of the Wall. This resulted into rebuilding large parts of the Wall and forcing hundreds of families to leave the area. See Williams, p.467.
- ⁵ Through his studies, Hernando de Soto discovered that in Egypt, the wealth the poor have accumulated is worth 55 times as much as the sum of all direct foreign investment ever recorded there, including that spent on building the Suez Canal and the Aswan Dam. See De Soto, p.254.
- ⁶ or more on land ownership and tenure in ADAA, see AKTC 1999, p.30.
- ⁷ Average levels of income in ADAA are less than EGP 500 - USD 100 per month (*April 2007: USD 1 = EGP 5.7*). See AKTC 2005, p.6.
- ⁸ This housing loan mechanism is managed by the Aga Kahn Agency for Microfinance (AKAM) in coordination with AKTC, See AKAM 2006, p.30.
- ⁹ See Aalund, p.8.



Al-Darb Al Ahmar within context of Historic Cairo (AKTC 2005)

Ksar Assa, Provinces sahariennes du Maroc un programme de réhabilitation participatif

Mme Salima Naji

Auteur de plusieurs ouvrages de référence sur les architectures vernaculaires du Sud marocain, Salima Naji est architecte DPLG (Paris-La-Villette) en exercice au Maroc et Anthropologue de l'EHESS (Ecole des Hautes Etudes en Sciences Sociales, Paris), elle a reçu le Prix Jeunes Architectes de la Fondation EDF (2004).

Adresse postale :

19, rue El Brihi, Rabat Hassan

Adresse courrier électronique :

najisalima@hotmail.com

Téléphone :

+212 68 818 607 / +212 37 76 53 51

Dans la continuité de l'œuvre exemplaire de Hassan Fathy, intitulée *Construire avec le peuple*¹, le projet de requalification du Ksar d'Assa, mis en œuvre par l'Agence pour le développement des provinces du Sud, s'est appuyé sur un l'implication forte de la population locale : pour la restauration en employant et en formant une main d'œuvre locale, mais surtout par la création sur place d'activités génératrices de revenus, d'emplois adaptés au Ksar. L'idée forte était de concevoir une restauration qui ne soit pas une coquille vide mais le lieu d'un développement local intégré, qui réponde à la culture des lieux et aux besoins de la population. Le PROGRAMME KSAR ASSA² prend une dimension totale qui associe la réhabilitation comme origine et comme support à une réflexion globale sur l'usage du patrimoine dans les pays du Sud. Une méthodologie de mise en réseau articulant la cinquantaine d'associations locales, les institutions étatiques et des partenaires extérieurs, est élaborée autour de l'action concrète de restauration pour crédibiliser et donner une résonance nationale et internationale au site.

De la cité sainte à la ville nouvelle

Fondée au XII^e siècle de notre ère³ sur un piton rocheux qui domine une source pérenne exploitée par une belle oasis, Assa, la cité sainte, s'étend sur plus de sept hectares autour d'une *zawya* (mosquée-medersa intégrée au tombeau d'un saint), port saharien, où s'approvisionnaient jadis les caravanes. En grande partie abandonné pendant la décennie 1980 au profit de la ville nouvelle, sur la rive opposée, le ksar⁴ sombrait lentement dans la ruine bien qu'une dizaine de maisons soient encore habitées. Mais, parce que c'est un lieu religieux important, tous les vendredis les lignages anciens s'y rendent, pour une *ziyara* (visite) au tombeau de leur aïeul, pour des *maaroufs* (agapes) réguliers, prouvant l'intérêt de la population pour le lieu et dénotant un rapport à la mémoire locale particulier à l'oasis. Aussi, en 1990, 1998, et 2002, des

restaurations de plusieurs monuments religieux sont demandées par la population. Malheureusement exécutées avec un grand mépris de la qualité du bâti ancien et de la culture des lieux (réputées archaïques), trois mosquées (sur sept) sont défigurées ou rasées pour être remplacées par des édifices en ciment de béton qui reprennent les formes simplistes de la banlieue casablancaise comme référence à la modernité.

Retrouver les compétences d'édifier originelles aujourd'hui disqualifiées

Pourtant, ce Ksar, architecture de collecte, fruit d'une lente accumulation de constructions, donne une leçon d'architecture et confronte à la spécificité de notre travail d'architecte aujourd'hui face à un patrimoine collectif. Les architectures rurales du grand sud marocain sont pour nous, des corps constitués, des corps entiers difficilement sectionnables, « architectures sans architectes⁵ » issues de leur environnement proche qu'elles épousent et dont elles sont le miroir. Les matériaux locaux, mis en œuvre dans un souci d'économie et d'adaptation au milieu ont donné leurs caractéristiques au bâti : premières maisons proches de l'oued en pisé sur une base en galets, puis progressivement, à mesure qu'on pénètre dans le Ksar, diverses techniques mixtes privilégiant les briques de terre crue avant de laisser place à la pierre de schiste sur le promontoire. Matériaux, gestes et pratiques révèlent l'élaboration lente d'une « compétence d'édifier » qui s'est élaborée empiriquement au cours des siècles et qui s'est transmise de génération en génération sur les chantiers.

L'indispensable maîtrise des matériaux et leur mise en œuvre sont donc nécessairement associées à la volonté de préserver ces édifices. Le chantier est une école où sont retrouvés les procédés anciens en essayant de reconquérir les règles de l'art. Les mutations contemporaines ont brouillé les repères, elles ont transformé l'approche des maîtres constructeurs (*maalmines*), elles ont déplacé les hommes. La perte de confiance dans le patrimoine bâti ancien s'est inévitablement accompagnée d'une perte des compétences et une perte des savoir-faire. Du côté des décideurs, l'ignorance des mises en œuvres locales, des protocoles à respecter, des études préalables, peuvent conduire également à des erreurs qui sont, à terme, funestes aux bâtiments. Il faut donc accompagner toute réhabilitation, faute de voir surgir une nouvelle construction remplaçant celle en train d'être restaurée.

Plus que jamais, la « compétence d'édifier⁶ » est devenue l'enjeu de cette réhabilitation. Nous empruntons cette notion complexe à F. Choay qui l'a définie de façon à ce qu'elle ne soit pas confondue avec les « techniques de construction utilisées pour la production de notre cadre de vie actuel ». La compétence d'édifier est, selon elle, un « langage propre à l'homme », un art d'édifier qui s'apprend sur la durée et qui concerne le corps entier dans l'espace et le temps. Elle est cette science de la conception et cette sensibilité, qui permet ou qui a permis de bien construire un édifice ; elle est également ce qui a légitimé de savoir les regarder selon leur essence.

La première étape du projet d'Assa fut donc de recréer le rapport au chantier et à la compétence d'édifier originelle dans l'idée de restitution. Des *maalmines* originaires des régions environnantes sont guidés par l'architecte par une démarche archéologique de redécouverte des formes et des procédés constructifs locaux qui sont proches. Car si la culture architecturale est la même, chaque lieu en propose une interprétation spécifique. Sur le chantier, les doyens sont invités à accompagner le travail mis en œuvre pour retrouver les procédés et

reconstruire un lieu proche. Des jeunes originaires de la ville d'Assa sont engagés sur le chantier et sont formés progressivement aux techniques pour recréer une main d'œuvre qualifiée.

Du lieu de mémoire à l'espace projet

Si le chantier redevient un lieu de transmission d'une culture matérielle mais aussi immatérielle dont la chaîne avait été rompue, ce chantier est aussi un moment de dynamisation et de mobilisation de la société civile autour de son patrimoine pour inventer autour de nouveaux usages.

Un lieu ruiné matériellement n'est pas systématiquement un lieu totalement abandonné idéellement. En effet, si de nombreuses architectures collectives du monde rural comme les Ksour (village fortifié), les Agadirs (greniers collectifs⁷), les Kasbahs (demeure seigneuriale fortifiée), s'effritent un peu plus chaque jour parce que le groupe responsable (tribus, lignages, sociétaires, familles) n'arrive plus à mobiliser ses forces vives pour assurer l'entretien matériel du lieu, elles n'ont pas pour autant, été vidées de leur dimension identitaire et patrimoniale. Bien au contraire, souvent ces architectures matrices restent des lieux de souvenirs et de fierté d'un temps héroïque. Elles deviennent des « lieux de mémoire » (selon l'expression de Pierre Nora⁸), sur lesquels viennent se greffer des mises en mouvement du collectif. En effet, le développement d'une société civile nouvelle sous la forme d'un tissu associatif s'inscrit dans la continuité des institutions traditionnelles qu'étaient les *jamaas*, les conseils des *inflas* ou les *ayt arbaïn*, instances supra-locales qui représentaient les principaux lignages du Ksar d'Assa de façon égalitaire. Par conséquent, pour ce projet global, ces institutions traditionnelles ont été encouragées en lien avec les institutions nouvelles que sont les associations. C'est avec elles que, régulièrement, nous nous réunissons, décidons, et faisons avancer les projets.

Aussi, si la dimension muséale apparaît immédiatement comme une des revendications principales, pour autant, l'entité « musée » n'est pas démultipliée. À la demande de l'association Ihchach qui possède un site important en amont du Ksar, un café a été, par exemple, aménagé dans l'un des points belvédère du ksar pour que la famille puisse auto-financer d'autres projets (d'abord le musée familial garant de la mémoire du groupe, associé à un théâtre de plein air pour accueillir les représentations musicales de groupes de danse). Dès lors, le Ksar redevient un lieu de vie, de re-création et de transmission comme il l'a prouvé lors de divers festivals organisés par le collectif d'associations culturelles⁹. Ainsi, les espaces restaurés sont avant tout tournés vers la population locale et sa vaste diaspora désireuse de connaître ses origines. La mise en tourisme vient se greffer au mouvement sans en être l'unique moteur d'autant que, toujours en partenariat avec les ministères concernés, un site d'accueil pour les pèlerins est intégré dans l'un des plus belles maisons du Ksar aux « 365 saints » prolongeant une tradition locale d'importance.

Car, à côté des autres activités, l'accueil touristique est extrêmement convoité par les particuliers qui désirent créer des gîtes, des hôtels, des restaurants à hauts rendements. Ces projets sont soutenus pour conserver une qualité architecturale attendue par le public.

En conclusion, il apparaît que les sept lignages historiques du Ksar lassés des discours et des projets de papier, se sont appropriés le projet dès la mise en place d'un chantier tangible où l'architecture est apparue comme un levier pour dynamiser toute une culture à rattacher à la civilisation des grandes cités présahariennes. La restauration des murs devient un moyen pour permettre par la réappropriation des

lieux, l'émergence de pratiques qui font le lien entre tradition et contemporanéité, en créant une revalorisation d'une culture et d'une identité, seules garantes de la pérennisation des lieux.

1 FATHY, Hassan. *Construire avec le peuple (histoire d'un village d'Égypte: Gourna)*, Sindbad (hommes et sociétés), Paris 1970.

2 Ce programme a été lancé en décembre 2005 par l'Agence Pour le Développement Economique et Social des Provinces du Sud, Primature, Rabat (APDPS). Après une phase d'étude, est ouvert, en février 2006, un chantier de réhabilitation des parties collectives du Ksar pour mobiliser la population autour d'une action concrète. A partir de mai 2007, des actions de soutien aux porteurs de projets locaux sont engagées. En juin 2007, le chantier aura mobilisé près de 15 000 journées de travail.

3 La Zawya aurait été fondée par Sidi Issa ben Salah, mort en 500 de l'Hégire (1107). L'histoire retient encore la figure d'un saint guerrier, Sidi Y'azza U lhda le conquérant, patron d'Assa, enterré en son qsar, en 727 de l'Hégire (1327). Depuis le XIVe siècle, en effet, l'humble Zawya devenue prestigieuse, est connue pour ses écoles, dont les Tolbas (étudiants) essaimèrent dans toute la région. Assa n'eut alors de cesse que d'étendre son autorité sur le long terme jusqu'aux Chorfas du Tazerwalt, à ceux de la Séguiet El Hamra jusqu'à Tissint, de Mghighima à Tamegrout, de l'Anti-Atlas à Tamesloht voire Marrakech. Et, bien avant l'Islam, les gravures rupestres et les légendes locales attestent d'une implantation humaine très ancienne sur le site.

4 Ksar (*qsar* dans sa prononciation locale) : (*qsar* pl. *qsour*) est un ensemble fortifié caractéristique, regroupant des habitations implantées en bordure des palmeraies. Entourés d'une enceinte fortifiée, munie de tours d'angle, ces établissements de formes diverses selon les configurations naturelles des sites appartiennent au patrimoine artistique et technologique reconnu du Maroc saharien où ils fonctionnent généralement avec une palmeraie.

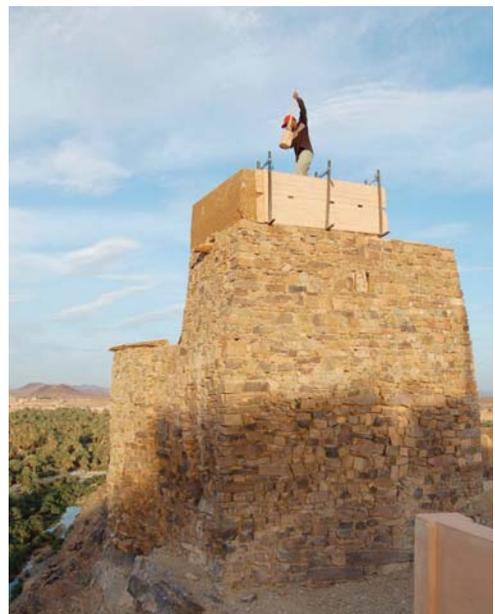
5 « Architectures without architects » est une expression qui fut diffusée lors d'une exposition qui fit le tour du monde organisée par RUDOLFSKY, Bernard. *Architectures sans architectes (brève introduction à l'architecture spontanée)*, New York 1967, Chêne, 1977, Paris.

6 CHOAY, Françoise. *L'allégorie du Patrimoine*, Paris, Le Seuil, 1992, et notamment le chapitre qui porte cet intitulé : « La compétence d'édifier », pp. 183-186. Voir aussi, pour plus de détails sur la condition du *m'alem* aujourd'hui au Maroc, notre texte : « Des arts indigènes à l'art d'aéroport », *Cahiers de recherche du Centre Jacques Berque n°1*, 2004, pp. 151-179.

7 Il faut immédiatement revenir sur un second présupposé fruit de l'expérience des interventions que nous avons conduites sur des greniers collectifs et sur le Ksar. Actions de restaurations de plusieurs greniers de l'Anti-Atlas de 2003 à 2006 : grenier d'Innoumar (région de Biougra), grenier d'Ighrem (région de Taroudant), grenier d'Aguellouy (Région de Guelmim). Prix *Jeunes architectes* 2004 de la fondation EDF. Voir www.salimanaji.org. NAJI, Salima. *Greniers collectifs de l'Atlas, patrimoines du sud marocain*, Aix-en-Provence, Edisud, 2007, 308 p.

8 NORA, Pierre. « Entre mémoire et histoire, la problématique des lieux de mémoire », in *Les lieux de mémoire*, Introduction au tome I, Paris, Gallimard, 1984, 672 p.

9 Association Tamainout notamment du 24 au 27 mai 2007 où le programme englobe des concerts, des *ahwashes*, des épreuves sportives pour les enfants. Ce projet est porté par le collectif d'associations locales avec la Province de Assa-Zag comme partenaire logistique, et l'Institut de la Culture Amazigh de Rabat comme partenaire financier, illustrant le dynamisme de la société civile.



Comment sensibiliser et encourager les communes rurales à la réhabilitation de leur patrimoine architectural ? Étudiants et jeunes architectes à la rencontre des maires

Cynthia Durand-Lasserre

Étudiante diplômante à l'ENS d'Architecture de Paris-La-Villette ; missionnée depuis 2003 par le CEF PARTIR auprès de collectivités territoriales pour la réalisation d'études de villages dans le but de sensibiliser et de conseiller les municipalités et les populations locales sur la richesse et la fragilité du patrimoine architectural traditionnel.

Adresse postale:

7, rue Sante Garibaldi – 33000 Bordeaux - France

Adresse courrier électronique:

c_dlasserve@yahoo.fr

Téléphone:

(+33) 05 56 96 17 36

Le petit patrimoine rural : une richesse menacée

Les petites communes du Sud-est de la France sont riches de constructions qui témoignent de leur histoire. Si certaines bénéficient de la protection des Monuments Historiques, une importante part du bâti traditionnel de nos campagnes méditerranéennes ne profite d'aucune reconnaissance officielle. Cela est particulièrement vrai pour le petit patrimoine tel que fontaines, moulins, oratoires...

Ces réalisations témoignent d'une époque, de conditions de vie, de savoir-faire liés à des cultures et des environnements locaux. Elles sont, pour la plupart, propriétés des communes, auxquelles échoit la responsabilité de leur sauvegarde et de leur mise en valeur.

Ce petit patrimoine fait bien souvent partie d'un passé révolu et peine à trouver sa place dans notre siècle. Sans plus aucune fonction vitale ou spirituelle pour les communautés, ce patrimoine se meurt. Pour une construction, l'absence de rôle à jouer auprès d'une société, si petite soit elle, signifie presque toujours l'abandon, l'absence d'entretien et, à terme, la ruine.

Une façon de sauvegarder durablement ce patrimoine est de le réhabiliter, de lui redonner une raison d'exister.

Le parcours qui mène de la naissance à la réalisation d'un projet est long et laborieux. Le premier pas est celui d'une prise de conscience, par les municipalités, des intérêts que la sauvegarde du petit patrimoine représente sur le plan culturel comme financier.

Plusieurs outils existent déjà pour assister les communes dans les démarches liées à la réhabilitation (CAUE, associations...), mais ce travail peut-être confié à d'autres acteurs, comme des étudiants en architecture ou de jeunes diplômés. De tels partenariats sont déjà mis en place dans plusieurs villages du Sud-est de la France et se sont révélés positifs pour les communes comme pour les étudiants.

Sur quelles bases envisager un partenariat entre jeunes ou futurs architectes et communes rurales ?

Ces expériences demandent la coopération de plusieurs acteurs. Dans notre cas, les étudiants ou jeunes professionnels sont sélectionnés par une association travaillant avec l'ENSA de Paris-la-Villette. Ils sont recrutés selon leur cursus. Les missions sont proposées par des collectivités territoriales, qui servent de relais entre l'association et les communes qu'elles représentent.

Les missions s'étalent sur des périodes d'environ un mois. Elles sont menées par deux opérateurs, logés sur place le temps de leur intervention.

Ces études visent à identifier les caractéristiques de l'ensemble du bâti traditionnel, à en repérer les particularités, les détails, les désordres les plus fréquents...

En fin de mission, lors d'une réunion publique, les opérateurs présentent aux élus et à la population leur travail et leurs conclusions, formulées sous la forme d'un « cahier de conseils ». Il s'agit de rappeler des règles élémentaires de bon traitement des édifices (préférer la chaux au ciment...), souvent ignorées.

Quels intérêts pour les élus locaux et les populations ?

Pour les petites communes rurales, disposer durant quelques semaines de jeunes ou futurs professionnels est une opportunité à plusieurs niveaux.

D'un point de vue financier, le village d'accueil est uniquement tenu de mettre un logement à la disposition des opérateurs pendant la durée de leur mission. L'appel à un bureau d'étude spécialisé n'aurait pu être financé par la plupart des villages déjà étudiés.

Mais ce que les Maires retiennent avant tout de ces missions est la qualité des rapports humains établis entre eux, leurs concitoyens et les opérateurs. La réussite de la mission et la pertinence du travail sont fortement liées à leur présence quotidienne sur leur lieu d'étude.

En effet, habitant sur place, passant beaucoup de temps à l'extérieur pour mener à bien leur tâche, les opérateurs éveillent la curiosité de la population. Petit à petit, des liens se créent, les langues se délient. Il arrive que certains habitants s'investissent personnellement dans le travail des opérateurs, se révélant d'excellents guides. Ainsi nous avons parfois la surprise de découvrir l'existence d'une borie ou d'un gué pavé non signalés sur les cadastres. Une telle confiance est ressentie positivement par les opérateurs comme par les Maires, rassurés de constater que leurs administrés approuvent et encouragent le travail effectué.

Les réunions publiques de fins de missions ouvrent la porte à plusieurs débats entre élus, habitants et opérateurs sur l'importance de telle ou telle construction et l'éventualité d'une future réhabilitation.

Le dossier produit est déposé à la Mairie. Ce document peut être utilisé à plusieurs fins, par les particuliers souhaitant réaliser de petits travaux sur leur logement, mais aussi et surtout par les Mairies elles-mêmes.

Ainsi, certains villages du Var (en particulier Méounes) se sont appuyés sur le travail des opérateurs pour élaborer leur PLU. D'autres en ont publié de longs extraits dans leurs bulletins municipaux. A Cotignac, une fontaine a retrouvé son enduit de chaux alors qu'il était prévu de laisser apparentes ses pierres de tuf.

Au cours de l'été 2005, une exposition itinérante a été organisée dans les villages du Var pour présenter au public les travaux menés depuis 1999 dans la région. Aujourd'hui, un projet de publication d'une synthèse des études réalisées sur les villages du Syndicat Mixte de la Provence Verte est en cours.

Il apparaît donc clairement que ces expériences ont des répercussions positives, bien qu'encore confinées à un niveau local, aussi bien pour les élus locaux que pour les collectivités territoriales et les habitants des villages concernés. Et même si les interventions concrètes tardent parfois à venir, petit à petit, un changement d'attitude se produit vis-à-vis d'un patrimoine qui était jusqu'alors considéré comme inutile et encombrant.

Quels apports dans la formation des jeunes ou futurs architectes ?

L'objectif de ces expériences n'est pas uniquement de servir les communes, mais aussi de former les architectes qui, demain, seront amenés à intervenir sur ce bâti rural traditionnel.

Pour les étudiants en fin de cursus ou les jeunes architectes déjà spécialisés dans le patrimoine architectural traditionnel, de telles expériences se sont révélées extrêmement intéressantes et profitables, à plusieurs niveaux.

Tout d'abord, une grande liberté leur est accordée. Des entretiens réguliers avec les élus locaux et les responsables de collectivités territoriales déterminent la nature du travail demandé et fixent des délais précis, mais les opérateurs bénéficient d'une véritable indépendance dans la gestion de leur temps et de leurs méthodes de travail. La confiance qui leur est accordée fait partie intégrante de l'esprit dans lequel ces partenariats sont mis en place. Il s'agit avant tout de permettre aux opérateurs de découvrir la réalité du terrain avec ses aléas, les difficultés à trouver certains documents, la nécessité d'établir rapidement un dialogue ouvert avec les élus et la population, la gestion d'échéances précises, le respect d'une commande particulière.

Ces missions les conduisent également à prendre contact avec différents acteurs qu'ils seront un jour amenés à recroiser dans leur vie professionnelle. Par le biais de telles expériences, ils commencent à voir de l'intérieur les rouages qui doivent se mettre en place pour qu'un projet de réhabilitation dans une petite commune puisse voir le jour. Ils doivent apprendre à écouter et à comprendre différents acteurs, avec des sensibilités particulières, à faire entendre leurs points de vue sans les imposer, à s'exprimer devant un public, à produire un document manuscrit rédigé de façon intelligible et intelligente.

En quelques semaines, les opérateurs sont confrontés à des situations qui feront partie de leur quotidien professionnel : la méfiance des villageois qui assimilent volontiers architectes et promoteurs immobiliers, les contradictions sur l'histoire des petites communes, la véhémence de certains élus sûrs de leurs compétences en matière d'architecture...

Beaucoup d'opérateurs renouvellent cette expérience d'année en année.

La plupart de ceux qui ont eu l'occasion de travailler dans ces conditions sont unanimes : ces missions les ont conforté dans leur choix de spécialisation sur l'architecture rurale. Elles leur ont appris à répondre à des attentes précises et leur ont permis d'acquérir de la confiance dans leurs rapports avec les élus et les professionnels de la réhabilitation. Elles leur ont également permis de commencer à se constituer un carnet d'adresses.

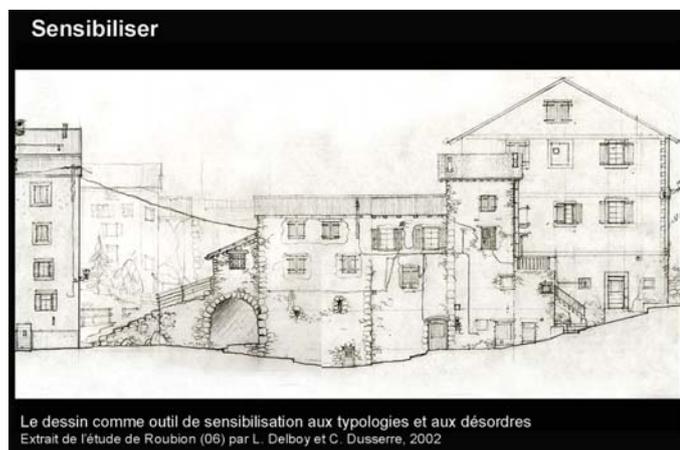
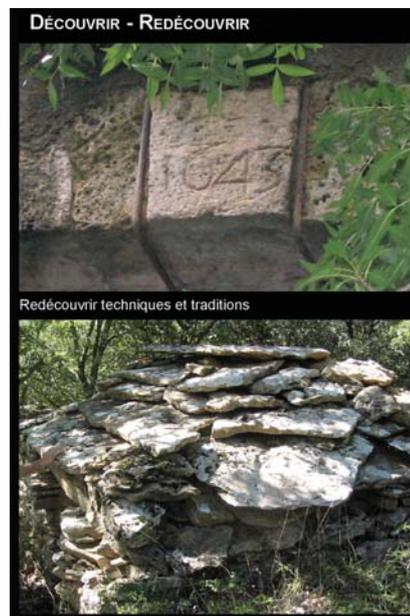
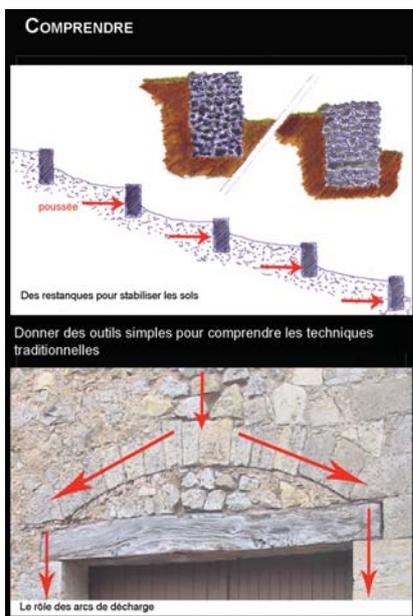
Il est enfin intéressant de noter que plusieurs des étudiants se sont appuyés sur ces travaux pour réaliser leur mémoire de 3^e cycle ou leur TPFE.

Une expérience réaliste

Cela fait désormais plus de dix ans que de telles expériences de

partenariat existent en France, et chaque année, de nouveaux opérateurs sont mandatés au-delà même de la côte méditerranéenne. Petit à petit, de nombreux villages commencent à regarder leur architecture avec un œil nouveau, une sensibilité accrue, et se prennent à rêver de grands projets. Parallèlement, de jeunes architectes arrivent sur le marché de la réhabilitation avec en main une expérience particulière et unique qui leur permet d'aborder avec une certaine maturité et une connaissance pratique du terrain un milieu professionnel avec lequel ils ont déjà créé des liens.

Ces partenariats, pour être mis en place et fonctionner, demandent une organisation et une entente entre plusieurs acteurs, mais ils ne relèvent ni du défi, ni de l'impossible. Il est nécessaire de voir dans ces expériences un outil efficace de sensibilisation des communes et des futurs professionnels, une fenêtre ouverte sur des échanges et des relations futures, et d'envisager de nouvelles formes de partenariats allant dans ce sens.



Public Participation, a Key Asset to Preservation Strategies.

Pr N.Chabbi-Chemrouk(1) & O.Chemrouk(2)

(1) Full professor of Architecture and Urban design at the School of Architecture and Urbanism, EPAU, in Algiers, Algeria.

Acts as an independent academic expert for the European Commission and the Aga Khan Trust for Culture. Member of APERAU International (Association pour l'Enseignement et la Recherche en Aménagement et Urbanisme) and President of the Maghreb Section.

(2) Student in Architecture at the school of Architecture, EPAU, Algiers, Algeria.

Address:

Ecole Polytechnique d'Architecture et d'Urbanisme, EPAU, BP n°177, El Harrach, Algiers, Algeria

E-mail address:

(1) chabbi_chemrouk@yahoo.fr (2) c_ouassim@hotmail.com

Telephone:

(1) 00 213 79138384 (2) 00 213 72397461

Introduction:

Preservation strategies, as any other intervention in the built environment, ought to include public participation, and this need has been fully acknowledged by the current "people sensitive" and "collaborative" planning approaches¹.

Indeed, most successful city governance "models", such as that of Barcelona in Spain, have been mainly based on public preferences in their regeneration policies.

However, the level of participation in city governance in most developing countries is still very low if not inexistent. This is the case in Algeria, where public participation in the urban development process is "a formality". The reasons for this can be found in the actual planning system, as citizens have hardly the opportunity to be directly involved in the decision making process. Most citizens are supposed to exercise this right through their delegates and representatives in local assembly and municipality.

During the last few years, several NGO's became involved in some urban development actions, but their role is still restricted and they are usually invited to attend the last few presentation sessions of the proposed (and usually already adopted) actions.

Effective involvement of citizen and NGO's in preparing, discussing, adopting and implementing preservation actions is therefore urgently needed. In the Casbah of Algiers, these associations could really contribute effectively not only to the preservation process but also to the maintenance and management process of the every day life in this complex microcosm.

The ever lasting preservation dilemma in Algeria, or when stringent legislation takes over practical implementation

The "Atelier Casbah"² was the first public agency created by independent Algeria to deal with the already marginalised³ historical urban structure of Algiers -the Casbah-. One year later, in 1969 the "COMEDOR"⁴ was created. Composed by an international pluridisciplinary team, elaborated the POG (General Orientation Plan of Algiers) in 1975. It is during the implementation of this plan that the first "Revalorisation project of the Cabah" was elaborated in collaboration with the UNESCO experts.

Indeed, in 1978/1979, the algerian government and the UNESCO signed a convention for the establishment of a joint preservation and restoration programme for the Casbah and the "Atelier Casbah", which was transferred to the Ministry of Urbanism, Construction and Housing, became a unit of a large architecture and urbanism agency (ETAU), saw its mission enlarged from that of the restoration of the 'Citadel' (one monument) to the whole Casbah.

In Mai 25th, 1982, "Le Plan d'aménagement préliminaire pour la revalorisation de la Casbah d'Alger » elaborated by the ETAU/Atelier Casbah with the technical assistance of the UNESCO, was officially approved.

In 1985, the OFIRAC⁵ was created to take over the "Atelier Casbah". This new organisation was supposed to be multidisciplinary and therefore better armed to deal with the social, economical, legislative, and technical, problems of the Casbah .

In December 1992, the Casbah was added on the World heritage list, but this listing did not have any impact as it coincided with the beginning of the "Black Decade". Ten years during which Algeria was cut from the rest of the world. The Casbah as the main centre of terror, was even more marginalised and all preservation and restoration projects were stopped.

In 1997, the "Wilaya" of Algiers became a "governorate", and organised in Decembre 1998 an international colloquium and competition for the rehabilitation and safeguard of the Casbah. The CNERU⁷ was selected to prepare the new Casbah safeguard plan. In the same time another agency the "Delegation of the Casbah" was created.

This agency was replaced in January 2002 by another one: the "Functional Unit in Charge of the Rehabilitation, Safeguard and Management of the Casbah of Algiers".

Hence within few years many institutions and agencies were created to deal with the preservation of the Casbah reducing the problem of preservation to a problem of institutions. In fact the number of agencies created is far more important than that of the projects effectively realised. These few projects were generally restricted to the restoration of major monuments such as the 'citadel', one of the first projects to be launched in the early seventies.

The restoration of the "Bastion 23" (1988) undertaken with the assistance of Italian experts opened the way to many other restoration projects in the early nineties (Dar Azziza, Dar Mustapha Pacha, etc). However, for security reasons, most of these projects are not yet finished.

The restoration of some dwellings, the refurbishment of some buildings and the rehabilitation of the "Ilot Sidi Abdellah", "Ilot Lalahoum", "Ilot Dar El Ghoula", "Rue Sidi Driss Hamidou", "Quartier de la Marine" altogether constitute some other tentatives to preserve the historical substance of the Casbah. But again, these projects are going through many difficulties (legislative, technical and financial) and their concretization seems very far away.

In the meantime, the Casbah is undergoing a dangerous and fast decaying process. This alarming situation shows clearly that the few restoration projects going on here and there are not tackling the real problem of this complex historical centre and demonstrate clearly the necessity of an overall preservation plan, based on a sound and objective programme, involving a solid partnership between different sectors and actors such as the NGO's that are now active in the Casbah and could contribute to reduce considerably the gap between the inhabitants and the authorities.

Preservation and sustainable development: the role of public participation

Planning the sustainable development of today's traditional Mediterranean cities implies accounting for an adequate preservation of their cultural heritage. Today, many organizations are referring to *sustainable human development* as opposed to development in order to emphasize issues such as the importance of participation in decision making process. Therefore, the term sustainable development goes far beyond the boundaries of economic and even ecological development to include human development, values, and differences in needs and aspirations.

An analysis of today's Algerian administrative system shows a system largely controlled by the central government services. This structure was supposed to safeguard the idea of public utility, social democracy and protect the major interests of the community.

Today with its 70.000 mostly low income inhabitants, and an average of 12 persons per room, the Casbah has become the biggest urban slum of the capital, and most decisions for its preservation are mainly decided by the authorities and are usually reduced to "re housing" operations. Indeed, this urban structure which was not designed to cater for this type of overcrowding is even more threatened of decay. A consultative agenda could help identify the different operations to be included such as "dedensification" and "reuse" operations.

Conclusion: Towards an inclusive and participative decision making process

Sustainable strategies are inclusive and constructive and should involve all the key sectors of society, including civic associations.

The rapid rate of change and imperatives of sustainable development make therefore, the introduction of improved governance structures more than necessary, especially in our decaying traditional centres.

The "top-down" decision making process could be coupled with an ascending "bottom-up" approach emphasizing the principle of shared responsibilities, and therefore increasing the feeling of urban solidarity. Responsibility at all levels could be the key issue to a new governance system. Indeed, a call for responsibility through different tools and instruments and at different scales could not only help to identify the different actors and their potential roles but also stimulate shared feelings of solidarity and therefore of sustainability.

Algiers urban extension process. Different projects were proposed but most designs ignored the traditional city, the Casbah, emphasizing the gap between the indigenous settlement and the new european city. These limits were even more emphasised with the "Chassériau plan" (1858) and its new monumental sea front facade (Boulevard de l'Impératrice).

It is only in 1959 that the "agence d'urbanisme d'Alger" elaborated a vast rehabilitation plan which was never implemented.

- 4 Comité Permanent d'études de développement, d'organisation et d'aménagement de l'agglomération d'Alger (Permanent Committee for the development, planning organisation of the town of Algiers).
- 5 Office d'intervention et de régulation d'opérations d'aménagement sur la casbah d'Alger (Office in charge of the Regulation of the Planning Operations in the Casbah of Algiers), attached to the Ministry of Urbanism, construction and housing.
- 6 ZADEM R., 'Retrospective des projets de révalorisation de la casbah d'Alger, mise en contexte', in Alger, Lumières sur la ville, Actes du Colloque international, Alger Mai 2002, pp.139-148
- 7 CNERU, Centre National d'Etudes et de Recherche en Urbanisme (National Centre for Studies and Research in Urbanism).

¹ HEALEY P., 'Collaborative Planning in a Stakeholder Society', Town Planning Review, 69, 1, 1-20, 1998.

² This agency was initially created (1968) to deal with the restoration of the Citadel and was attached to the Ministry of Culture.

³ The advent of the second empire with Napoleon III brought a qualitative transition in



The Casbah of Algiers: A decaying historical centre
People are aware of the importance of the Casbah as a cultural heritage; therefore the emphasis should not be on highlighting once again their importance as heritage sites but more on their preservation and management.



Some houses are in the process of being restored, but the inhabitants are hardly involved.



A special mobilization day where the civil society and the ONG's showed their attachment to the site and cultural heritage

Old Town Regeneration with Respect to the Inhabitants' Social and Economical Reality

**Dr. Arch. Shadi Sami Ghadban,
Arch. Shaden Safi Qasem**

Dr. Shadi Sami Ghadban is an Associate Professor and the Chairman of the Department of Architecture at Birzeit University in Palestine. Arch. Shaden Safi Qasem is an instructor in the same Department. Dr. Ghadban has several publications in the field of cultural heritage and he supervised several M.Sc. and Ph.D. thesis in this field. Yet he was a supervisor for rehabilitation projects in Palestine, mainly in the Project of Bethlehem 2000. The M.Sc. thesis of Arch. Shaden was under the supervision of Dr. Ghadban and was concerned with the "Old Town of Ramallah". Also, she participated in several studies and workshops related to regeneration and rehabilitation of the cultural heritage.

Address:

Department of Architecture, Birzeit University, Birzeit, P.O.Box (14), Palestine

E-mail address:

sghadban@birzeit.edu

Telephone:

+972 (+970) 2 298 2119

Introduction

Old cities are considered as a main component of cultural heritage since they present the past possessing buildings, monuments, lanes and parks. They resonate with memory and tradition, the scale of their elements is inviting and by walking through them one can discover history in the smallest details and explore the vision of another time. This action and the produced reaction between the man and his environment produce values and potentials that have to be regenerated with respect to the inhabitants' social and economical reality. This issue is very important for the revival of the old cities since the continuity of life is essential to protect their historical fabric.

Feilden and Jokilehto (1998, P.77) state that "a well maintained historic urban center has many advantages for its citizens; it is intimate and human in scale and often rich in diverse activities. Compared with some recently planned cities, it can be extremely convenient for residential use, special public functions, appropriately scaled services, shopping and entertainment."

But, old cities are threatened by the high rate of change in their urban fabric, social and economical values, especially in the developing countries. Among the numerous causes of this change are the human activities, which have to be accommodated within their urban fabric, besides the neglecting of their maintenance and compatibility to modern life needs. The main question is **how to regenerate these**

cities with respect to the inhabitants' social and economical reality?

Answering this question, it is necessary to discover the old dynamism that still exist in the old town, to realize existing potentials, values, liveability and compatibility to present day dynamic reality and utilizing them to safeguard the physical, social and economical aspects, which requires rising up with the social and economical values and safeguarding the physical structures and environmental relationships.

According to Kocabaş (2000a) and Feilden et al (1998) any rehabilitation and planning approach should concentrate on developing a strategy to safeguard the old city considering its physical, social, economical aspects and also emphasizing the old city identity by preserving its neighbourhoods and public spaces diversity. These elements should be taken into consideration with their own specific sets of functions. So any framework for development and growth of the old city built environment must be sensitive to the local contexts and sympathetic to people's needs. If this is neglected it will be the primary reason for the lack of a long term sustainable solution to problems regarding the quality of city. Kocabaş (2004) argues that more will be achieved if traditional urban conservation planning is re-conceptualized as a component of sustainable urban regeneration, which can be considered as an integrated solution that combines three main derivations: the physical, the social and the economical. Leeds Development Corporation (Cockburn, 1996) defines urban regeneration as "The economic, physical and social revitalization of areas have seen a withdrawal of investment, a deterioration of the physical fabric and a loss of community".

Fathy (1992) argued "the past is past and we cannot change it, therefore it is not anachronistic in this sense of the world. But once we come to improve the town, we accept the responsibility for the future. Therefore it is concluded that there is an urgent need for a comprehensive and dynamic town plan that make the whole city contemporary".

Ramallah Old Town

The old town of Ramallah in the Palestinian Territories is a resonate example that summarizes an important period of the Palestinian modern reality, besides that it expresses the Palestinian peasants' style of life. It is located 15 km to the north of Jerusalem on the top of a mountainous plateau surrounded by magnificent landscape.

Ramallah first settled by Aramaic Speaking people prior to 640 A.D. and developed as any other Palestinian village, but reflects the impact of Christian predicator. It is an administrative, cultural, social and economical center facing major challenge threatening the traditional and functional whole of the town (Fig. 1).

The analysis of the town presents a profile of the physical, social and economical conditions, in order to determine whether Ramallah Old Town has the potentials for development or not. This was based on studies done by Center for Architectural Conservation (Riwaq) and Birzeit University students (1999), documentary evidences, interviews, field research and questionnaire. The area of study is determined according to Ramallah Municipality definition for the Old Town in the master plan of Ramallah city from 1971.

The Physical Study Results leads to that: Ramallah old town is characterized by its compact traditional architecture fabric, presence of empty spaces between buildings, presence of deserted houses, houses and commercial buildings owned by the Municipality. While the main problems are lack of green spots, most of the residents are not the original owners, lack for maintenance of many of the houses, presence of some high buildings, no character of commercial streets, and huge

number of closed stores, traffic congestion in the main streets, the existing Gas station and lack of parking lots (Fig. 2).

Questionnaire has been prepared to explore the citizens' opinion about the existing situation in the old town and their attitude toward its development. The survey was distributed by using the systematic random sample method; data in the questionnaire was analyzed using the SPSS (Statistical Package for the Social Sciences).

The findings of the survey show that the ownership type is connected to the physical situation of the house since most of the residents are not the original owners, bad visual appearance in the town, deterioration of housing conditions and overpopulation, high percentage of abandoned and destructed buildings, emigration from the town since 56% wants to leave mainly because of unsuitable environment for children, bad public services because of narrow streets, necessity of social services, gardens, open spaces, youth services, recreational facilities for children and aged center. Also, high incidence of truancy and school dropouts, family problems and disintegration, high percentage of disabled and sick people were found likewise, low income level regarding to the average household monthly expenditure and lack of any development or regeneration plans for the economy of the old town (Table 1).

Regeneration Approach for Ramallah Old Town

According to Kocabaş (2004) when developing a strategy to safeguard the old town considering its values, more will be achieved if traditional urban conservation planning is re-conceptualized as a component of sustainable urban regeneration. This is approved through studying and analyzing the cases of the old town of Aleppo/ Syria and Al-Kairouan rehabilitation project in Tunis, were was concluded that the regeneration approach is preferable to reach the developmental goals in the physical aspects (Al-Kairouan project) and socio- economical aspects (the old town of Aleppo project) in order to ensure the old town liveability and sustainability.

Focusing on Ramallah, the physical study proves that there are important physical, economical and social potentials that can be regenerated, because of the traditional tissue that still exist with special identity, besides the number of deserted houses and closed stores that can be reused.

Also the residents' of Ramallah don't agree with the relation between the social and the physical situations of the town, while they agreed that there is a relation between the economical and the physical situation of the area. This can be explained by the lack of a clear understanding of the term social situation that leads to the social ranking of the residents.

They also prove the relation between the ownership type and the physical situation of the housing unit, which leads to that there is a need to restructuring the ownership system in the old town of Ramallah in order to improve its physical appearance.

So, the vision for developing Ramallah old town should set up a general strategy admiring this living town that enters the clash with modernity combining the originality and engenders a sense of tranquillity and serenity. This vision (Table 2) includes activating the role of Ramallah Municipality, creating local and international awareness, implementing the international laws and regulations, providing financial resources to attract residents and investors, providing adequate infrastructure and services, securing suitable living conditions for the old town residents through recognizing, integrating with the general context of Ramallah town, encouraging movement of population and economic, functional

and cultural activities to the old town and protecting the peasants' character of the old town.

Conclusions

The study of Ramallah old town reveals that the urban conservation approach to old town safeguarding is not sustainable in many aspects, and the questionnaire's results show a clear agreement with the necessity to manage the physical, social and economical aspects in order to achieve the safeguarding objectives.

This case proves that there is a potential for applying the regeneration approach, depending on local historical, social and economical resources. For regeneration to be implemented in a more integrative way appreciation should be paid for social issues, protective existing communities as well the natural, historical and physical aspects of the old town and the region, taking into account public spaces diversity and the need for a contemporary architecture, which integrates traditional styles with the new requirements of a modern society.

REFERENCES

- Cockburn, C. (1996), Towards a Conservation Framework for Action in Palestine, a Workbook for the York/ Nablus Exchange Programme.
- Fathy, Hassan. (1992), Contemporaneity in the City. In Architecture for a Changing World, James Steele (ed), London: Academy Editions. Archnet: http://archnet.org/library/documents/one-document.tcl?document_id=6090
- Feilden, B and Jokilehto, J. (1998) . Management Guidelines for World Cultural Heritage Sites. Rome: ICCROM.
- Jokilehto, J. (1999), A History of Architectural Conservation. ICCROM.
- Kocabaş, A. (2000), Urban Conservation Planning and Development Outcomes in Central Istanbul and Central London:1969-1989.Unpublished Ph.D. thesis, London South Bank University, UK.
- Kocabaş, A. (2004), In Press. Urban conservation in Istanbul: evaluation and re-conceptualisation .Habitat International. Science direct, http://www.sciencedirect.com/science?_ob=Article.
- Kormaz, F. (1997), Urban Regeneration of Old and Historical Sites a Commentary Bibliography. Art Bilkent, <http://www.art.bilkent.edu.tr/iaed/cb/kormaz.html>.
- Rapoport, A. (1979), On the Cultural Origins of Settlements, Catanese, A. and Snyder, J.C. (eds) (1979), Introduction to Urban Planning. New York: McGraw - Hill Company.
- Riwaq and the Municipality of Ramallah (1998), Social and Economic Revitalization: A Case Study for the Conservation of the Historic Old Town of Ramallah. Ramallah.

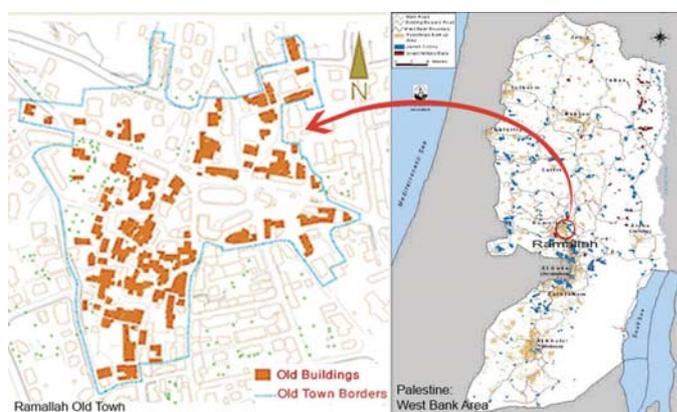


Figure (1): The Location of Ramallah Old Town in Palestinian Territories.

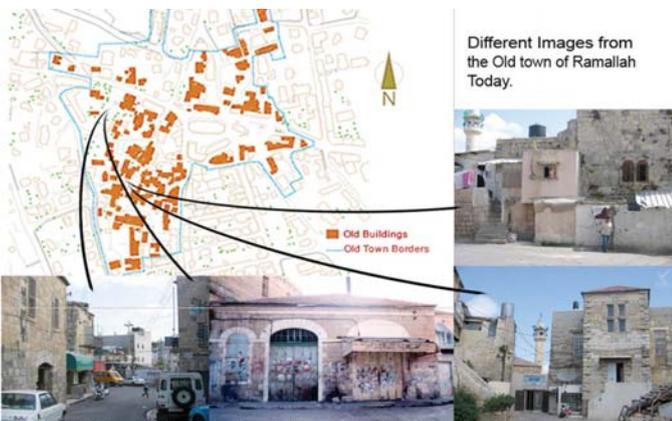
Fig 1

Category	Question	Availability	
		Yes	No
Physical Condition	Open Spaces	24%	76%
	Gardens	24%	76%
	Paved Streets	90%	10%
	Destructed Buildings	40%	60%
	Abandoned Buildings	70%	30%
	Trees on Street Sides	30%	70%
	Street Lighting	98%	2%
	Traffic Congestion	50%	50%
	Electricity	98%	2%
	Water Supply System	98%	2%
	Sewage	92%	8%
	Telephone Network	100%	0%
Social Services	Percentage		
	Clinic	26.5%	
	Nursery	67.3%	
	Governmental Elementary School	92%	
	Youth Center	68%	
	Gardens for Adults and Kids	26%	
	Sport Center and Playgrounds	16%	
Aged Center	4%		
Reason for Leaving the Old Town	Percentage		
	Bad Infrastructure Condition	36%	
	Abandoned Buildings	56%	
	Unsuitable Environment for kids	72%	
	Narrow Streets	60%	
	Unavailable Commercial Services	12%	
	Traffic Congestion	32%	
	Unavailable Social Services	56%	
	Bad Infrastructure Condition	36%	
Abandoned Buildings	56%		

Table (1): Summary of Findings Extracted from the Questionnaire Concerning Different Conditions in Ramallah Old Town.
 Source: Author

Planning Strategies	Preparing a new detailed master plan, Taking the initiative to prepare detailed plans that allow for development and construction in unplanned areas in the old town, Exploring the means, which the Municipality of Ramallah can use to respond to the benefit of the old town residents and provide their needs
Rehabilitation Strategies	Physical rehabilitation of houses, Securing basic health and environmental conditions
Social Development Strategies	Contributing to the consolidation of family and social ties as well as to social activities in the old town, Emphasizing the role of public in the regeneration process is a key issue that should be implemented through local institutions, Improving the social services in the old town is so important
Economic Development Strategies	Identify stable business, Analyze and define business, which require space outside the Old town and should be relocated, Establish adequate indirect measures (infrastructure) and direct tools to encourage economic growth according to realistic spatial and economic objectives, Elaborate an overall Subject Plan 'Urban Economy'

Table (2): Strategies for Developing Several Sectors in Ramallah Old Town.
 Source: author



Different Images from the Old town of Ramallah Today.

Figure (2): Different Pictures Showing the Present Condition in Ramallah Old Town.
 Source: Author

Réhabilitation et développement durable d'une ville historique en Crète

Zoi Karamanou

Architecte, Université Aristote-Thessalonique (1968).
Urbaniste, Université-Paris VIII, (1973).
Docteur en Architecture-Urbanisme-Environnement, Université-Paris I, Panthéon-Sorbonne, (1975).
Professeur en Architecture sur la «Réhabilitation et Mise en Valeur des Sites Urbains», Université Aristote-Thessalonique.
Responsable des programmes de recherches.
Ecrivain des livres et des articles scientifiques.
Président-directeur de l'Ecole d'Architecture, de l'Université Technique de Crète.

Adresse postale:

7, rue Amolianis, 54638 Thessalonique, Grèce

Adresse courrier électronique:

karamanu@arch.auth.gr

Téléphone:

0030 2310 995526

Rethymnon est une petite ville, centre de la région (préfecture), sur la côte du nord de la Crète, qui conserve encore son caractère historique traditionnel, auquel se doit surtout sa physionomie et son «profil» contemporain.

Le premier établissement de l'homme dans la région de Rethymnon date de la dernière période minoenne bien qu'il y ait de traces de vie précédente. La ville s'était développée pendant la période grecque et hellénistique (4ème et 3ème siècle) tandis qu'elle s'est déclinée au fur et à mesure pendant l'époque romaine. Elle a réapparu pendant la période byzantine (9ème siècle) pour connaître son apogée de prospérité pendant la domination vénitienne (12ème à 15ème siècle).

Les travaux nécessaires pour la défense de la colline au nord de la ville ont commencé en 1573 et étaient achevés assez rapidement dans 15 ans. L'objectif initial était l'encerclement mural de la ville entière mais au fur et à mesure on a négligé le risque et on a reconstruit en dehors des murs, bien que l'espace n'était pas si large. Ainsi la fortification était limitée autour de la colline (acropole) et elle n'a pas beaucoup influencé la structure urbanistique de la ville.

Pendant l'occupation ottomane au milieu du 17ème siècle la fortification ne jouait aucun rôle et la ville s'est étalée vers la mer au long de la côte. Pendant cette période il y a eu beaucoup de transformations morphologiques à la ville vénitienne (de renaissance). Par exemple on a ajouté beaucoup de balcons fermés de type oriental sur les bâtiments, mais le tracé urbain de la ville n'a pas changé considérablement. En règle générale la structure de la ville s'est stabilisée durant l'occupation ottomane jusqu'à la libération de la Crète, fin 19ème siècle, et son rattachement à l'état grec contemporain au début du 20ème siècle.

A cette époque les murs commencent à s'écrouler et la ville s'étale premièrement vers l'intérieur (sud) et beaucoup plus tard tout au long de la côte vers l'est, pendant les années '70, avec le courant touristique. En même temps on a commencé les travaux pour la construction du port contemporain devant l'ancien petit port vénitien. Mais la construction de la nouvelle branche du port a provoqué au fur et à mesure la barre et le remblaiement de la côte devant la ville.

Le noyau historique de Rethymnon constitue un des rares exemples grecs qui conservent sa structure traditionnelle bien qu'il ait subi des destructions et des transformations importantes. Il continue d'être le centre de la ville au moins depuis l'époque médiévale mais de cette fonction centrale émane la plupart des problèmes et des difficultés que la ville connaît aujourd'hui. La «survie» du noyau historique au centre de la ville a été pendant les trois dernières décennies le pôle d'attraction d'un courant touristique important, fait qui a eu comme résultat l'élargissement de la base économique de la ville et son développement urbain rapide.

Mais ce développement touristique et urbain n'a pas eu lieu sans conséquences tant pour l'ensemble de la ville et de sa région que pour son centre historique. La surcharge des réseaux d'infrastructures, caducs et semi détruites, a contribué à la dégradation progressive de la zone côtière, tandis que l'augmentation des valeurs foncières dans le vieux centre a conduit à des conflits d'intérêts de toute sorte, fait qui a provoqué des catastrophes et des reconstructions importantes qui ont défigurés l'aspect traditionnel de la ville.

Une équipe pluridisciplinaire (architectes, urbanistes, ingénieurs civils etc) de l'Ecole Polytechnique de l'Université de Thessalonique a été chargée par la Municipalité d'élaborer une étude **pour la protection, la réhabilitation et le développement durable** de la ville ancienne de Rethymnon dont les conclusions seront présentées dans cette intervention.

L'étude était partagée à deux parties interdépendantes. La première concernait les interventions urbanistiques et architecturales et la seconde concernait surtout les réseaux hydrauliques des infrastructures (approvisionnement en eau, réseaux d'égouts et protection contre les inondations). En plus on s'est occupé de l'enterrement des réseaux énergétiques et de télécommunications. Ce qu'il faut souligner est qu'il s'agissait surtout d'une étude de recherche d'application, c'est-à-dire d'une approche plutôt technique pour résoudre les problèmes spécifiques d'un noyau historique puisque l'objectif principal était d'un côté la protection et de l'autre le développement de la ville ancienne de Rethymnon, selon l'expérience internationale et la connaissance scientifique.

Méthodologiquement nous avons suivi une approche urbanistique qui comprend l'utilisation du sol ainsi que l'état et le caractère historique des bâtiments dans le centre. En même temps nous avons élaboré une étude de la circulation (piétons et véhicules) et une approche technique du réseau routier.

En première phase on a étudié la situation existante dans tous les domaines pour avoir une image précise de la ville ancienne aujourd'hui et constater les problèmes tant au niveau général qu'au niveau local. En deuxième phase, en tenant compte de conclusions de la première, nous avons élaboré des propositions de planification, pour l'utilisation du sol (urbain) et l'aménagement du réseau routier et des transports. Après nous avons localisé les zones urbaines problématiques, pour lesquelles il fallait des interventions de restauration et de réhabilitation plus concrètes.

De l'enquête démographique de la population il en découle que dans la vieille ville habitaient 7150 personnes mais quotidiennement la visitaient au moins 50.000 personnes, pour des raisons diverses. Cette population provenait de toute la ville et de sa région (étudiants, paysans, touristes etc.).

En ce qui concerne le cadre bâti nous avons fait une enquête, bâtiment par bâtiment, en étudiant leur qualité de construction (bonne, moyenne, mauvaise, ruine), leur caractère architectural (historique, contemporain, mixte) et leur utilisation (habitation, commerce, tourisme, récréation, bureaux, artisanat, chantiers, abandonnés). De cette étude nous avons constaté que l'état de bâtiments était plutôt satisfaisante (86%), que la moitié environ des bâtiments au rez-de-chaussée avait encore l'utilisation d'habitation et l'autre moitié avait changé, tandis qu'aux étages étaient plutôt les logements (90% y compris les logements touristiques). Une grande partie des bâtiments au rez-de-chaussée avait une utilisation commerciale tandis que les activités touristiques se partagent à tous les étages (3). En plus la quasitotalité des bureaux et des services publics se trouve au centre. La conclusion finale de cette analyse était que le centre commercial et administratif de la ville et de sa région reste toujours dans le noyau historique malgré le changement significatif de son caractère pendant les dernières années (dû plutôt au tourisme).

En ce qui concerne le projet final on a prêté attention de ne pas faire des propositions qui ne sont pas réalisables dont l'effort pour les appliquer va créer plus des problèmes de ces qu'on prétend de résoudre. Plus précisément on a proposé en bref :

- a. La protection et la mise en valeur des zones d'habitations qui existent encore pour cesser d'être de «ghetto» des personnes âgées de faible revenu et attirer des jeunes habitants.
- b. La maintenance de zones mixtes bien déterminées à l'exception de l'interdiction absolue des boîtes de nuit. En plus il ne faut pas permettre l'installation du commerce en gros, de l'artisanat que le transport de ses produits crée des problèmes de circulation insurmontables (dans les rues étroites).
- c. Tout particulièrement les boîtes de nuit et les bars ne peuvent pas coexister avec l'habitation dans les rues étroites de la ville ancienne et il faut être installés en dehors d'elle. Seulement comme alternative transitoire on a proposé de les tolérer dans les zones périphériques où l'espace est ouvert, l'accessibilité facile, le stationnement possible et les contrôles policiers fréquents.

Une autre option radicale qu'on a proposée était l'achèvement de l'anneau périphérique circulaire avec la construction d'un passage souterrain en dessous du vieux port (sous la mer) pour que les véhicules ne soient pas obligés de traverser la vieille ville, mais malheureusement à cause de son coût important ce n'était pas réalisable immédiatement. On a complété la planification avec des propositions de création des voies piétonnières et des sens uniques en minimisant et réglementant la circulation et le stationnement de véhicules dans le centre. En suite il fallait combiner la construction du réseau routier et des voies piétonnières avec la construction des réseaux souterrains (énergétiques, hydrauliques et de télécommunications).

En outre on a élaboré une étude de réhabilitation et de ravalement des façades du front de la mer, en même temps que l'aménagement de la zone côtière où se trouve le commerce touristique et les magasins de distraction. Une des propositions qui était réalisée immédiatement

était la création d'un service spécial pour coordonner et gérer tous les règlements et les travaux dans la ville ancienne.

A la fin de cette approche nous avons fait la synthèse des conclusions et nous avons planifié et dessiné les propositions concrètes pour l'aménagement du centre historique, suivies des interventions spécifiques. Une autre utilité de cette étude était son utilisation par la municipalité pour chercher et trouver les moyens nécessaires de financement pour la réalisation des travaux par les ressources nationales et européennes. En suite il est intéressant de connaître les résultats spectaculaires de ces interventions après l'application des propositions et la réalisation des travaux dans certains endroits caractéristiques de la ville ancienne, comme c'est l'aménagement du front de la mer.

Sustainable Development and Rehabilitation of Architectural Heritage: A Critical View of Global Policies and Local Practices

Aysen Ciravoglu

She completed her Ph.D. in Yildiz Technical University in 2006. She is currently a research assistant in the same institution. Besides her awards, editorships and memberships she has many publications on architectural education, architectural theory, architectural design, environmental studies, rehabilitation of historical urban environments and critiques on architecture. She is born in Istanbul in 1977.

Adresse postale:

Yildiz Technical University, Faculty of Architecture, Architectural Theories and Methods of Design Division, Room No. 206, Barbaros Bulvari 34349 Besiktas, Istanbul, Turkey

E-mail address:

aysenc@gmail.com

Telephone:

0090 212 259 70 70/2595

1. Introduction

Undoubtedly, today, the main issues facing all nations in the world stem from environmental problems. As the conventional unlimited growth paradigm is mostly responsible for the damage that humankind makes, recently societies are searching for new ways to maintain both development and the environment. In 1987 with the Brundtland Report this perspective led to sustainable development, which is presented as a reference for all societies.

Needless to say, "sustainable development" carries a contradiction at the outset. Sustainable development, by definition, points out maintaining the progress which stresses protecting the future of the business world instead of the environment. Moreover, for a long time development has been criticized roughly because of putting a western type of thinking as indubitable models for the societies of the Third World. For this reason, in this paper sustainable development and its dealings with architectural heritage is evaluated on a critical level.

2. The Idea of Sustainability and Rehabilitation of Architectural Heritage: A Critical View of Global Policies and Local Practices

The idea of sustainability gained an important position in architectural theory and practice today. When we evaluate this approach in terms of historical environments, besides its ecologic dimension, the subject also gains economic, social and cultural facets. For this reason rehabilitation of architectural heritage can be interpreted as an act including many faces of sustainability. However the main problem arising from this mutual relationship is the contradiction between global politics/policies/rhetoric and local applications. As currently problems surrounding us are global issues, the solutions are developed

worldwide. However this leads to the imposition of a certain type of model/idea(l). As we all know, the essence of environmentalism lies in the local solutions unique to place. For this reason, how the rhetoric of sustainability and policies and agreements based on this are implemented in conservation of architectural heritage in different localities is explored.

The case study is a rehabilitation project in Turkey. Rehabilitation of the Fener Balat Districts Program carried out in Istanbul with its goals, academic background and extensive contents, including social economic and environmental dimensions, departs from other practices in Turkey. That is why it is evaluated as a case study, to illustrate and critique how sustainability is dealt with in one of the best practices. The Rehabilitation of the Fener Balat Districts Program today with its goals, achievements and failures carries the potential to reveal to what degree a western kind of development and the practices of a "so-called" Third World country fit each other.

2.1. Rehabilitation of the Fener Balat Districts Program

2.1.1. About the Neighborhood

The Fener and Balat districts are located on the historic peninsula of Istanbul. Fener was predominantly a Greek and Balat a Jewish quarter since Byzantine times. However, in the 19th century and in 1960s prominent families of Fener and Balat left the neighborhood and new inhabitants arriving from the Black Sea region started to settle in the area (Anon., 2007a).

The urban structure of the district is rather peculiar and can be traced to the division of plots following the fires that damaged the neighborhoods. The architectural uniqueness of the districts can be found in the religious buildings and the facades projecting a harmonious view because of the bow windows. Over half of the buildings date to the pre-1930 period and give the district its characteristic atmosphere (Anon., 2007a).

Today, due to low rents and insufficient economic resources to carry out the necessary repairs and maintenance of the architectural structure, Fener and Balat look like dilapidated areas and face the danger of total ruin. Many of the residents have no access to proper urban services. Sanitary equipment and health services are lacking. In winter, heavy seasonal rains and poor drainage cause flooding. The population's standard of education is extremely low; almost one-fifth of the women are illiterate and many children drop out of school (Anon., 2007a).

2.1.2. The Content of the Rehabilitation Program

The Rehabilitation of the Fener Balat Districts Program is joint work of the European Union and the Fatih Municipality. The Program officially started in January 2003 and will continue until the end of 2007. The Program works under four titles: restoration of houses, social rehabilitation, renovation of the historical Balat Market and establishment of a waste management strategy. The Program aims to include the active participation of the district inhabitants. The sustainability is planned to be met by the multiplication of the work that has been done (Anon., 2007b). Restoration in three stages includes 158 buildings: 2 social centers, 33 shops and 123 houses. 123 of the buildings differing in functions are subject to simple restorations (Anon., 2007c). One of the important parts of the program is to avoid gentrification and rehabilitate the area while preserving its existing structure. For this reason, the buildings that have been bought after 1997 (the announcement of the

program) are not taken into the program to avoid speculations. Also contracts are signed with the house owners to avoid changing of the residents in a five years' time.

2.1.3. Evaluation of the Rehabilitation Program

As stated above, the Rehabilitation of the Fener Balat Districts Program is an important attempt and carries the potential of becoming an example for ongoing projects in Turkey. However, due to the shortfalls of the current application (1), interventions of the program are seen to be limited to the restoration of the buildings. Sustainable, environmental and economic development of the neighborhood (2) is expected as a secondary outcome of the program (Anon., 2007c). According to the observations made in the neighborhood, after four years of implementation of the project, the social, environmental and economic problems stated in the 2004 report of KADEV (Anon., 2004) remain relatively the same. This includes areas such as children, security, economy, health, poverty, public awareness and urban services, and the district is still a place where residents come for reasonable rent, cheap prices and availability of relatives.

The sustainability of the project is aimed to be met by multiplication of the work that has been done. However, the observations state that this effect is on a very low level because the upgrade of the physical structure of the neighborhood does not make a significant contribution to the "life in the neighborhood" (3). An economic upgrade, which might facilitate this, is expected to be realized with the rehabilitation of the Balat Market, educating qualified building craftsmen and creating jobs for women. However even though there are efforts in all these features, there is no particular contribution.

The most important part of any rehabilitation program is to raise participation and public awareness. As is known, without the development of a sustainable society and social and cultural integration, continuity of the physical structure is not possible. If attachment to place and a sense of belonging is not achieved, it is not realistic to expect residents' participation in the protection of their surroundings. Even though during the project and application phase various meetings were executed, it is not possible to say that the participation of the residents has been fully achieved (4). For instance waste management was an essential part of the program and there were many activities held in the neighborhood related to this strategy. However, due to the lack of announcements, this awareness made a positive contribution in the neighborhood for only a short time.

3. Conclusion

What is intended in this paper is to underline the contradictions of sustainability. It is obvious that current usage of the word seems to represent a global compromise, however, as seen in this study, global policies most of the time are in conflict with local applications. And this points out that there are still gaps to fill in between different scales. Resistance towards the imposition of development practices leads to rethinking of sustainable development and social and cultural dimensions of architecture which require in all degrees a critical point of view today. By using/labeling everything we do as sustainable and trying to apply it without revision, it is not possible to achieve sustainability of the architectural heritage. It is obvious that architectural strategies alone do not solve the social, economic and ecologic problems. Rehabilitation of architectural heritage is an essential part of sustainability, but is not enough to achieve it alone. For

this reason, as seen in this study, in order to create a sustainable future it is essential to develop politics and policies unique to place. Instead of taking and implementing cultural politics/policies from other sources, we should be aware of our own social dynamics which will effect the achievements and failures of any project. We have to change the way we look to the environmental, physical and social problems of different localities.

Notes:

1. The EU mainly deals with the restoration of buildings (Anon., 2007c) and the local authority has behaved from a specific distance during these years to the project because of its political opinions.
2. One of the reasons for this is the fact that the 1998 plan of the rehabilitation project was not fully included in the 2003 plan. In the 1998 plan a cooperative (which would facilitate adaptation of the project by the residents), a neighborhood atelier, a craftsmanship center and textile industry (which would help residents gain employment) was to be established (Tatlican, 2006).
3. This obviously has many reasons: One of the reasons can be found in the scattering of the restoration work around the neighborhood, preventing the efforts to be visible at once. The other reason is the neglect of open spaces that would affect more users than the restored buildings and would facilitate the adoption of the project by the residents. The last one can be associated with the main components of the program. As the establishment of the social center is relatively new (the social center worked in the neighborhood for one year until it's handing over to municipality and conducted many activities), outcomes of this is not observable yet.
4. One of the reasons for this failure is that public relations was underrated, necessity of related expertise was not fully understood therefore the tools were not built in the program organization (Anon., 2007c). It is known that residents did not show full participation at the start of the program as they were afraid that they would not be allowed to rent or sell their houses for five years and also from the negative campaign held by radical religious groups.

REFERENCES

- Anonymous, 2004. Fener Balat Districts Survey Report, KADEV-Kadin Emegini Degerlendirme Vakfi, Foundation for the Support of Women's Work, http://fenerbalat.org/admin/files/41_KEDVSurveyReport.pdf date of visit: 30.04.2007
- Anonymous, 2007a. <http://fenerbalat.org/content.php?ct=District%20History> date of visit: 30.04.2007
- Anonymous, 2007b. <http://fenerbalat.org/index.php> date of visit: 30.04.2007
- Anonymous, 2007c. Interview with Program Office on 25.04.2007
- Anonymous, 2007d. <http://fenerbalat.org/photoarchive.php?catid=30> date of visit: 30.04.2007
- Anonymous, 2007e. <http://fenerbalat.org/photoarchive.php?catid=44> date of visit: 30.04.2007
- Anonymous, 2007f. <http://www.arkitera.com/news.php?action=displayNewsItem&ID=16368> date of visit 24.04.2007
- Tatlican, G., 2006. Kentsel Koruma Alanlarinin Yasatilmasinda Kulturel Yatirimlerin Onemi, Istanbul Fener ve Balat Semtleri Ornegi, unpublished masters thesis, Mimar Sinan Fine Arts University, Institute of Science.



Aerial view of the project area (Anon., 2007d)



Figure 2: A view from Fener



Before and after restoration (Anon., 2007e)

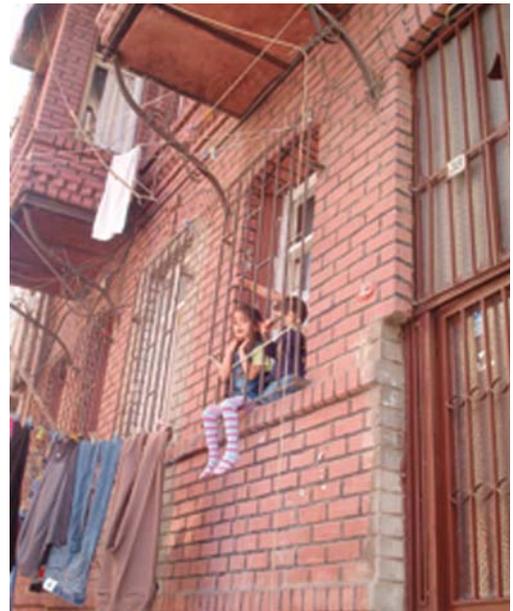


Figure 4: A view from Balat

New approaches urban conservation: international guidelines and experience – challenges for Istanbul

Arzu Kocabas

Arzu Kocabas is currently an Assistant Prof. Dr. in the Department of City and Regional Planning, Faculty of Architecture, Mimar Sinan Fine Arts University (MSFAU) in Istanbul and a Visiting Fellow at London South Bank University (LSBU). She holds a BSc in architecture (İTU); MSc in urban design (MSFAU) and PhD in town planning (LSBU). She has taken a leading role in creating an urban regeneration specialism within the MSFAU City and Regional Planning Masters Programme – the first of its kind in Turkey. She also has a continuing interest in urban conservation, earthquake mitigation programmes, urban regeneration and in comparing the Turkish planning system with both European and Middle Eastern systems, with particular reference to the need to reform the Turkish planning system.

Address:

Arzu Kocabas, Sancaktar Hayrettin mah. Musir Suleyman sok. Murat apt. F blok, no: 14/9, Fatih/Istanbul 34098 Turkey

E-mail address:

kocabaa45@gmail.com

Telephone:

00905365182011

1. Introduction

The key areas of Istanbul's Historic Peninsula were inscribed on the UNESCO World Heritage List in 1985 (see map1). Since inscription, significant threats to the sites have been identified, including significant demolition of Ottoman-period timber houses and the poor quality of repairs. There has been increasing concern about the legislative arrangements, conservation plans and the effectiveness of organisational relationships between decision making bodies responsible for safeguarding these World Heritage Sites.

The aim of this paper is to examine the experience of World Heritage site conservation in Istanbul, with particular reference to neighbourhoods of traditional Ottoman-period timber houses. Thus the paper outlines the UNESCO requirements and their implications for the Historic Peninsula of Istanbul and focuses on the question - are we bridging the gap between recent conservation outcomes and UNESCO requirements? This paper draws on research fully documented in Kocabas 2005 and 2006.

2. Operational Guidelines for the Implementation of the World Heritage Convention

UNESCO states that 'the protection, conservation, of the natural and cultural heritage are a significant contribution to sustainable development' (UNESCO, 2005, para. 6). Thus the World Heritage Convention:

'aims at the identification, protection, conservation, presentation, and transmission to future generations of cultural and natural heritage of outstanding universal value'
(ibid. para. 7).

This modernised concept of urban conservation underpins the UNESCO Guidelines against which conservation outcomes in the Istanbul World Heritage Sites have been found in need of significant improvement. The Guidelines emphasise *a partnership approach*. Thus States which have signed the Convention are:

'encouraged to ensure the participation of a wide variety of stakeholders, including site managers, local and regional governments, local communities, NGOs, and other interested parties and partners in the identification, nomination and protection of World Heritage properties'
(ibid. para. 12).

Within this perspective States' comprehensive obligations include:

- integrating heritage protection within comprehensive planning programmes;
- taking appropriate legal, scientific, technical, administrative and financial measures to protect heritage; and
- providing information to the World Heritage Committee on the implementation of the Convention and the state of conservation of properties.

Inscription requirements have to be met for sites to be added to the World Heritage List and where they cease to be met, sites can be transferred to the List of World Heritage in Danger. To be included on *World Heritage List*, monuments, groups of buildings and sites have to have Outstanding Universal Value (OUV), defined as:

'cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity'
(UNESCO, 2005, para. 49).

At the time of inscription the national government has to provide a *Statement of Outstanding Universal Value (OUV)* which 'shall be the basis for the future effective protection and management of the property' (ibid. para.155) and demonstrate how the property meets one or more of the criteria of OUV, for example 'bear a unique or at least exceptional testimony to a cultural tradition or to a civilisation which is living or which has disappeared' (ibid. para. 77). Inscription also requires that the property meets conditions of integrity and/or authenticity.

Finally, and perhaps most important in the current Istanbul situation, to continue to be deemed of Outstanding Universal Value, a site must also meet the requirement of having *an adequate protection and management system to ensure its safeguarding*.

Inscription on to the *List of World Heritage in Danger* can take place when the property is threatened by either *ascertained (proven) danger*

- such as serious deterioration of materials/structure and significant loss of historical authenticity or by *potential danger* – such as lack of conservation policy or the threatening effects of regional planning projects. UNESCO came to the view in 2004 that Istanbul's World Heritage sites may be in danger on both counts and raised the possibility of transfer to the List of World Heritage in Danger.

Long experience of many different sites has led UNESCO to require a *Management Plan* which should 'specify how the outstanding universal value of a property should be preserved, preferably through participatory means' (ibid. para. 108). A Management Plan can vary according to different local circumstances but the Guidelines argue that there are common elements which include:

- *'a thorough shared understanding of the property by all stakeholders;*
- *a cycle of planning, implementation, monitoring, evaluation and feedback;*
- *the involvement of partners and stakeholders;*
- *the allocation of necessary resources;*
- *capacity building; and*
- *an accountable, transparent description of how the management system function.'*

A Management Plan was not in place when the Istanbul sites were inscribed in 1985. The fact that it was still not in place in 2004 is one of the main reasons why the World Heritage Committee began to consider transferring the sites to the List of World Heritage in Danger.

3. Implications for Istanbul – are we bridging the gap between recent conservation outcomes and UNESCO requirements?

In April 2006 a UNESCO-ICOMOS Technical Mission visited Istanbul to assess the overall state of conservation of Istanbul's World Heritage Sites (UNESCO WHC, 2006). The resulting report demonstrated an alarming gap between recent conservation outcomes and UNESCO requirements.

UNESCO challenge

The Mission concluded that the high standard of care for the principal monuments was the most positive aspect of conservation and noted that new legislation has the potential for providing significantly increased resources for conservation. But the Mission judged that the authenticity of the World Heritage sites remains seriously threatened by weak governance: no clear definition of responsibilities, inadequate communication and coordination between state authorities and very limited stakeholder participation.

There was also substantial criticism of the current planning approach which emphasises reconstruction and new development rather than rehabilitation. This is not consistent with the Operational Guidelines for World Heritage Sites (2005) which advocate maintaining integrity and authenticity by:

- giving priority to the preserving the existing urban fabric (in this case including the Ottoman timber dwellings: see photograph 1 and 2) by identifying buildings most at risk and rehabilitating them wherever possible; and
- rebuilding on vacant sites with modern designs that are sympathetic to the historic environment rather than constructing replicas of the original buildings.

However, the Mission report recommended that the discussion of transfer to the List of World Heritage in Danger should be postponed until 2008 to provide time for two strategic projects to be completed. The first is an assessment of the potentially positive impact of the new legislation. The second is the preparation of the long delayed comprehensive World Heritage Management Plan to international standards and the creation of an integrated administrative structure to implement it.

The 30th Annual Session of the UNESCO World Heritage Committee in Vilnius in July 2006 accepted this report and its recommendations.

Istanbul's response

The Turkish authorities agreed to meet the UNESCO requirements. There are early indications that the new legislation is indeed providing increased resources for the conservation of the Historic Peninsula. For example, grants to private owners are likely to increase from \$0.3m in 2005 to over \$3m in 2007. The new legal requirement for 10% of real estate taxes to be the 'Contribution Share for Conservation of Immoveable Cultural Properties', to be used by municipalities for urban design, implementation and expropriation, will yield \$10m. A further \$34m has been allocated by central government and the Greater Istanbul Metropolitan Municipality (GIMM).

Similarly, the crucial first steps have been taken towards the preparation of a Management Plan and the integrated institutional capacity to implement it at national, regional and municipal levels. In Autumn 2006 the Ministry of Culture and Tourism created the UNESCO World Heritage Co-ordination Unit. A new Regional Conservation Council for the Historic Peninsula has been created and the GIMM has appointed a site manager for the World Heritage sites. The technical capacity has been further enhanced by the creation of Conservation Implementation and Control Bureaus (KUDEBs) by the GIMM, Eminonu and Fatih Municipalities. The work of these units will be guided by a broadly based Historic Areas of Istanbul Steering Group, with 22 members from all the major public sector, private sector and NGO sector organisations. Its work will be driven by a smaller Executive Council under the chairmanship of the Vice Governor. Its priority task is to develop the Area Management Plan.

In this context the implementation of the approved Conservation Oriented Development Plan is gathering momentum. A high priority is being given the pilot Suleymaniye neighbourhoods where most of the houses are timber and where it is planned to remove relatively recently established commercial uses which do not conform to the historic urban pattern. For example, 128 buildings have been acquired by the GIMM of which half are listed Ottoman period timber for restoration - the rest are more recent and 32 have been demolished. Initial interview surveys of local residents have provided some evidence of support for this work.

4. Conclusion

In the last two years the conservation of World Heritage sites in Istanbul has begun to move towards the international standards of the WHO Guidelines. There is now a realistic prospect that a Management Plan will soon be in place which will deliver more appropriate re-investment, with more emphasis on rehabilitation, particularly of traditional Ottoman dwellings. But there are continuing pressures for demolition and reconstruction which provides for high quality new

houses, (including replicas of traditional architecture) for higher income workers in the city's expanding service industries. The rehabilitation-redevelopment debate will continue as the Istanbul seeks to reconcile its global city ambitions with its responsibility for globally significant cultural heritage.

REFERENCES

Kocabas, A., Neighbourhood regeneration: English practice and Turkish prospects, London: London South Bank University, ISBN 1874418 – 53 - 5. 2005.

Kocabas, A. Kentsel dönüşüm (yenileş(tir)me: İngiltere deneyimi ve Türkiye'deki beklentiler, İstanbul: Literatür, ISBN 975-04-0393-2, 2006.

UNESCO WHC, Joint ICOMOS/UNESCO expert mission report: historic areas of Istanbul (Turkey), Paris, 2006.

UNESCO WHC, Operational guidelines for the implementation of the world heritage convention, Paris, 2005.

Ministry of Tourism and Culture, Progress Report to ICOMOS/UNESCO, January 2006.



Four zones of the Historic Peninsula included on the UNESCO World Heritage List, 1985



Old and new: traditional ottoman timber houses in Suleymaniye neighbourhood



Old and new: traditional ottoman timber houses in Suleymaniye neighbourhood

Information technology techniques for the built heritage conservation Towards an integrated system for documentation

Mohamed Shoukr Nada

Mohamed Abd El Kader Gabr

Associate professor of architectural engineering,
Fayoum university

General manager of general directorate of urban & architectural style control,

The Egyptian national organization of urban harmony
pai_eg@yahoo.com

Mohamed abd el kader gabr

Urban designer & executive manager of the Egyptian geography network

Ministry of communications and information technology

E-mail address:

mkader@mcit.gov.eg

1. INTRODUCTION

Heritage documentation is considered the basis for the monumental site conservation and management processes (particularly in Mediterranean countries as Egypt), as it is difficult to manage conservation or make decisions for these sites without preparing a detailed documentation.

Documentation has several levels starting with monumental site location in relation to the surrounding area, followed by elements documentation of the site as a whole, then the detailed documentation of every element, and finally documentation follow up and updating according to changes occurring to conditions affecting the site that can direct conservation efforts later on.

2. DOCUMENTATION LEVELS

The levels of documentation vary according to the required level of details. These levels can be divided to 3 categories (according to their spatial extent) that can be mentioned as follows¹:

- 1- Regional location: where we should document the site and the surrounding features
- 2- Site level: where we should document the items inside the site.
- 3- Details level: where we should document the details inside each item.

3. DATA CAPTURE

To formulate the documentation database, all of the documentation levels need data capture in the beginning, and some monitoring

and updating during time. When we talk about the process of data collection in documentation, we should divide data capture to the following categories²:

- 1- New geometrical data: objects (i.e. positions of objects) that are wanted to be added to the database and that have not yet been mapped in the field. This means that fieldwork is often needed to get the positions of these "new" objects.
- 2- Existing geometrical data: When we talk about existing geometrical data, we refer to analogue maps on paper or plastic film, digital maps and coordinate tables on paper or in digital format, ..etc. These data, commonly, are not yet imported into the database. Thus, the data has to be imported, and before that, sometimes also converted into digital form.
- 3- New attribute data: New attribute data can be captured e.g. by interviews, measurements of variables of interest and photographs of the geometric objects that we want to document. Most of the update process concerns with the attribute data, as the geometric data lives long.
- 4- Existing attribute data: Existing attribute data could be text, numbers (tables), audio, video and photographs in either digital or analogue form, ..ect. Analogue data have to be converted into digital form (e.g. by typing or scanning, see below) and imported into the data base. Digital data have to be formatted in order to be compatible with the used database format.

4. DATA CAPTURE TOOLS

There are many data capture tools for both geometric data and attribute data. As there are an endless number of tools, some of these tools can be mentioned such as:

- 1- Satellite imagery.
- 2- Aerial photography.
- 3- Total station.
- 4- Laser scanner.
- 5- Global positioning System (GPS).
- 6- Photography.
- 7- Drawing (manually).

Some of these tools might suite one level and does not suite the other. This can be determined by the precision of the tool and the required accuracy. For example, to have an accurate drawing for a wall, it is better to use photography rather than using satellite imagery.

5. DATA MANIPULATION TOOLS

After data is captured, it should be in digital format and there should be some computer tools (software) and techniques for manipulation. Some of these techniques are ^{3&4}:

- 1- Database engines.
- 2- Geographic Information Systems (GIS).
- 3- Computer Aided Drawing (CAD).
- 4- Interactive multimedia.

All these manipulation techniques are used for the following functions:

- 1- Storing information.

- 2- Analyzing information.
- 3- Presenting information for the users of the documentation system.

6. CASE STUDIES

6.1 The Archaeological Map of Egypt

One of the most important international applications in the field of heritage documentation is “The Archaeological Map of Egypt”⁵ as it provides a good standard for evaluating the integrated information system that serves documentation. This application takes into consideration all of the documentation levels (regional, site, and details). This project is divided into 3 levels⁶:

- 1- First level: It is the national one, showing a basic map with archaeological sites and allowing the user to zoom into different regions and/or select sites according to certain criteria such as the dating of the site, its type, ... etc.
- 2- Second level: It is a detailed map displays the site and its components as well as the basic data about each monument, its dating, the owner and his titles, the type and the category of its structure, a brief description of the architectural elements and selected bibliography on the site.
- 3- Third level: In this level, a precise and detailed description of the chosen monument is presented and displayed. A detailed plan of the monument is exhibited and is occasionally linked to a 3-D model of the architectural structure, demonstrating its elements and allowing the possibility of a virtual visit.

Through analyzing this application⁷, we can determine the tools and techniques used in each level. These tools for data capturing can be summarized through the following table (1):

Table (1): Data Capturing Tools

Documentation Level	Tools Used for Documentation
First level	Global Positioning System (GPS) used for capturing geographical location. Then attribute data were collected from books and archaeologists.
Second level	Aerial photography was used for providing a base map. Then using total station, image rectification has been performed to reach the best possible accuracy.
Third level	Total station was used for capturing plan of objects inside the site. Also, sometimes it has been used for capturing heights and some other details on the walls. Photogrammetry and image rectification were used for capturing the details on the walls.

Also, we can determine the techniques (data manipulation tools) that have been used (table 2):

Accordingly, this application has taken into consideration all the factors related to place but there are some other important factors that should be considered. Time is a very important factor in heritage, as with time, heritage can be affected (stones may be decayed, some parts might be demolished, .. etc.)⁸.

As the mentioned application has the base information, it can easily consider time. This can be done through monitoring all the documented sites through a time schedule. In this schedule, all the tools and

Table (2): Data Manipulation Tools

Documentation Level	Techniques used for Documentation
First level	Geographic Information Systems (GIS) have had the dominance in this level as it is the only technology that can store geographical data (geometric and attribute data)
Second level	In this level, as we need to link the geometric objects with attribute data, GIS was the most suitable technique.
Third level	CAD, 3d applications, and multimedia applications have been used in this level to manage details and to provide navigation and querying in this level

techniques will be used iteratively to have a historical repository for changes in each site.

In the first level, as geometric data has a long life, we do not need to update the data through short time. In the second level, through remote sensing tools, we can have a raster layer for each site according to the time schedule and also we can establish a database for these capturing processes to keep the information system up to date. In the third level, photogrammetry techniques can be used inside the objects to document its current status and compare it with the previous ones.

6.2 Saqqara Map

This application has been prepared during a workshop funded by UNESCO^{9&10}. It is one of the good projects that followed the same methodology of “The Archaeological Map of Egypt”. It took into consideration all of the levels of documentation (regional, site, and details).

In the first level, the location of Saqqara area was located on the national map of Egypt using a satellite image. All the data collected in this level were manipulated by GIS techniques. Then the site was surveyed by total station and differential GPS in the second level and the data was manipulated also using GIS techniques. Then some tombs in the site were surveyed by total station, digital cameras and laser scanner and the data could be manipulated using CAD, GIS, and multimedia techniques.

As this project followed the same methodology of “The archaeological Map of Egypt”, it also considered the place in a specific time without considering monitoring the change in place during time.

6.3 Lazium Risk Map

This project was performed in Lazium (Italy) and its objective was preparing a risk map for this region that is affected by many risks. The project used GIS techniques for documentation and there were a lot of environmental and human-made factors that would be considered. Some of these factors were soil, geology, geomorphology, hydrology, pollution, etc¹¹.

According to the objective of this project, it has succeeded in establishing a risk map that helps in decision making but only in the field of decision making in risk management.

7. CONCLUSIONS OF CASE STUDIES

- 1- Various techniques and tools can be used for documentation, however, it is hard to choose one of them to be utilized for all levels as the suitability can be determined through the project budget, data format, spatial extent of the level, etc. The suitable tools and

techniques in each level can be summarized as follows (table 3).

Table 3: Suitable Tools and Techniques for Different Levels

Documentation Level	Techniques	Tools
First level	Geographic Information Systems, mainly, and CAD secondarily and Database engines	Satellite imagery, Aerial photography, GPS
Second level	Geographic Information Systems, mainly, and CAD secondarily and database engines	GPS, total station, satellite imagery, and aerial photography
Third level	CAD, 3d applications, database engines, and multimedia applications	Photography, and drawings

- 2- Case studies have showed some interest in GIS techniques in the first and second level and CAD and multimedia techniques in the third level. This result can be a guide for heritage documentation especially in selecting tools and techniques as each of them affects each other¹².
- 3- An integrated system for documentation can be achieved via the integration of the different documentation techniques, which allows conservation decision making enhancement.
- 4- Some projects establish a documentation database for archaeologists, others establish a documentation database for engineers, and others establish a database for decision making. So, the objective of the project determines the type of the database and in turn the tools and the techniques used.
- 5- Decision making can also be divided into 3 levels. These levels can use different tools for data capture and different techniques for manipulating data.

CONCLUSION AND RECOMMENDATIONS FOR THE PROPOSED SYSTEM AND THE FUTURE OF DOCUMENTATION

According to the previous issues and in order to establish a system (database) for conservation decision making, we should consider how the decision to be made.

No one can deny that legislations are the main constraint for decision making. So, it is very important, for any project to establish a database for decision making, to review acts related to heritage places and different technical issues related to heritage places. Then, system analysis and design should be made for this database to determine data flow and control¹³. After this planning phase, the tools used for data capture and the techniques used for data manipulation should be determined for each documentation level.

When we think about decision making, we find that the archaeologist has a decision (making excavations in the surrounding areas), the urban planner has a decision (any new road should be established away 200 meters from the site), the construction engineer has a decision (some structures should be supported in the site), the detailed restoration specialist has his own decision for one of the site objects (the walls should be covered to be protected), and so on.

As every responsible specialist has his own decision that needs a lot of information inside a database for a specialized decision support system, there are many databases (each one for a decision in a specific field) and many information systems. These numbers of databases might have been collected from different resources using different tools and techniques, and with different levels of accuracy.

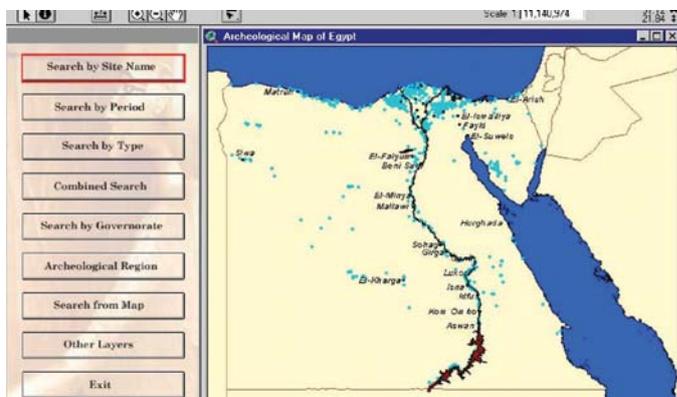
This separation in databases might affect co-ordination between decisions, as decisions are not related by any means of binding (the decision is only reflected in one database). Also, these differences in

levels of accuracy might affect the quality of the decision and cause many problems.

Solving this problem needs a unified database (a large repository), which has the following criteria:

- 1- This database should consider all the factors that affect decision making.
- 2- It should be updated iteratively according to a time schedule and using the suitable tool (in each documentation level).
- 3- It should be ready to be used by many specialists and decision makers who use different criteria for decision making. So, the database should have multiple specialized interfaces and every interface should serve a specific type of decision and a specific decision maker.
- 4- It should be a combination of the various information in the individually used databases.

Nota: Este artículo no se ha podido publicar en su totalidad por falta de espacio



Information Technology to Support Sustainable Development in Built Heritage Areas: The Socio-Cultural Impact of Tourism Development at Historic Cairo

* Nisreen M. Rafik Lahham,

** Dr. Mohamed Shoukr Nada

* General Manager of Conservation of Historic Areas Directorate, The National Organization for Urban Harmony, Ministry of Culture, Egypt.

Lecturer at Misr International University and High Technology Institute

** Technical Office Member of Environmental & Community Service Sector, Cairo University. Associate Professor of Architectural Engineering, Fayoum University. General Manager of Urban & Architectural Style Control Directorate, The National Organization for Urban Harmony, Ministry of Culture, Egypt.

Introduction

Socio-cultural (SC) impact on the society due to tourism development – in the built environment – can be considered as an important issue for study, especially in light of the growing concern of sustainable development. This paper may address tourism positive and negative impact of tourism and their determinants to conclude the development indicators. Then, a computerized conceptual model is proposed, which can play a significant role in determining the Environmental Impact Indicators in Heritage Areas (EI-HA), focusing on SC indicators of tourism development, as one possible method of utilizing Information Technology (IT) towards sustainable development.

1. Cultural Tourism Development and Sustainability

Cultural Tourism has been developed as one of the most important tourism sectors in the last century, and perceived as having an important role in economic and environmental improvements. During the late 1970s increasing numbers of heritage areas were experiencing decline of their economic base. Political and business interests combined to shape a new set of politics aimed at tourism development, which was seen as the prime motivator of change and urban regeneration. [12] The perceived benefits of tourism to urban generation were threefold. The first, and the most important benefit concerns economic benefits, especially the creation of new jobs. Second, there are physical and environmental improvements to heritage areas, and creating a 'positive image' of the city. In physical term, streetscapes, squares, and waterfronts should be preserved and opened –up to visitors. The third and final benefit is that tourism developments can bring improvements and better access to the leisure facilities of local residents. This is based on the presumption that most of these developments are multifunctional,

incorporating new hotels and tourist attractions together with retail and leisure components.

Tourism has been seen by policy-makers at all levels as a major catalyst for urban regeneration. However, what is not clear is tourism's ability to meet such ideals. The restructuring of heritage areas around the development of new tourism and leisure facilities raises questions over the wisdom of such projects. In effect, we can recognize two central issues or areas of debate. One concerns sustainability, and addresses the economic question of whether cultural tourism projects can lead to sustained economic growth. Economic returns from tourism may leak outside the area through foreign employment and ownership, besides opportunity costs for other economic sectors. [11]

The second debate is primarily social, and concerns the distribution of who benefits from these developments. Cultural interaction between tourists and residents may be accompanied with alteration of local cultural values and residents' refuse to tourism. In addition, both of these overlapping debates are strongly linked by the significant geographical issues of how these socio-economic and environmental benefits spread out spatially within the heritage area.

Few studies have assessed the impacts of tourism. On the economic level, some researchers argue that many of the new jobs associated with retailing represent a geographical shift in employment within the heritage area. Similarly, the creation of new opportunities for local businesses was somewhat limited. And, while tourism has strong multipliers, there is considerable leakage from the local economy. [12] Furthermore, while tourism may not be providing the highest paid or skilled jobs, it provides jobs relevant to many of the skills of unemployed residents. Even if the numbers and quality of jobs are debatable, supporters of urban tourism point to its role in helping to refurbish the urban environment. However, some tourism schemes brought rapid improvements to the inner city, although there was little evidence that such environmental upgrading had spread to other parts of the inner city.

Finally, the critical issue of whether tourism offers a viable and sustainable industry for depressed urban economies depends on two features: one concerns the types of visitors, while the other examines trends in visitors' numbers. Day visitors bring fewer economic benefits than staying tourists. However, not all urban tourism projects are based on leisure visits, as an increasing number of cities are competing in the business, conference and exhibition market. And, on average, visitors to conferences spend two and two and half times per day more than the typical tourist. [14]

The other issue is that tourist's demands are extremely variable, and highly dependent on offering new products. In other words, the implementation of a tourism policy is not a one-off investment. Tourist attractions and infrastructure must be constantly updated. Tourism can, therefore, only be a viable economic policy, if city authorities recognize the need for such long-term strategies. The very dynamic nature of tourist demand could leave some heritage areas short on visitors and with few new jobs. [12]

According to literature review, sustainable tourism development can be defined as tourism that meets the needs of the present tourist and host regions, while protecting and enhancing opportunities for the future. [44] It is envisaged as leading to management of all resources in such a way that economics, social, and aesthetic needs can be fulfilled, while maintaining cultural integrity and life support systems. [15] From here, principles of sustainable cultural tourism development can be defined as in table (1).

Sustainability sides		Principles	Basics of implementation
Demand side sustainability	Tourist sustainability	Tourist satisfaction	- Fulfilling tourist's demands and continuous attraction of tourists.
	Economic sustainability	Achieve economic return on the long run	- Gaining financial return from tourism development projects - Creation of new job opportunities for residents, and rising level of income
Supply side sustainability	Urban sustainability	Conserving the characteristics of the heritage area	- Revitalizing heritage buildings - Developing the original activities of the heritage area
		Preserving the urban structure of the area	- Introducing tourism businesses according to the carrying capacity of the heritage area
	Socio-cultural sustainability	Fulfilling the local community's objectives	- Local participation of local community
		Equal distribution of economic benefits	- Conserving the rights of the lower classes of community
		Conserving the cultural values of local community	- Taking into consideration the cultural characteristics of community

Table (1) Principles of sustainable cultural tourism development

2. A Suggested Model for Determinants and Indicators of Tourism Impacts

To determine a model for tourism development projects at heritage areas, impacts of tourism development projects were revised through literature review and actual case-studies. Positive and negative impacts were divided into three parts: urban impacts, economic impacts, and socio-cultural impacts.[44] Determinants of these impacts were specified into three main factors: Type of tourists, type of tourism services, and characteristics of heritage area-which this research emphasizes on. (Figure 1)

According to this suggested model, tourism impacts vary positively or negatively according to these three main determinants. For instance, the economic effect of tourism due to tourists' expenditure differs according to the economic level and type of visit of tourists. Also, the type and scale of services and facilities determine the effect on the urban image, and on the economic return. The third determinant; characteristics of heritage area may be divided into three sides: urban environment, economic environment, and socio-cultural environment. For instance, the level of obsolescence of heritage buildings determines the actual benefit of tourism for these buildings. The degree of integrity and locality of economic activities determine the actual benefit of economic return for locals. Also, the degree of acceptance of locals to others determines their willingness to participate in tourism. By determining the environmental urban, economic, and socio-cultural characteristics of any heritage area environment; one can anticipate the degree of positive or negative impacts of tourism development projects. Besides, this conceptual model can assist in allocating tourism projects, according to specific characteristics of heritage areas.

3. IT Influence on Architecture and Urbanization

Architecture and Urbanization practice has been affected by the scientific developments of the 17th and 18th centuries, through which the technological age may be traced. More influences to be recognized after the tremendous enhancement in the majors of telecommunication and information technologies, during the 19th century, which can play a significant role in the provision of a great knowledge in the field of

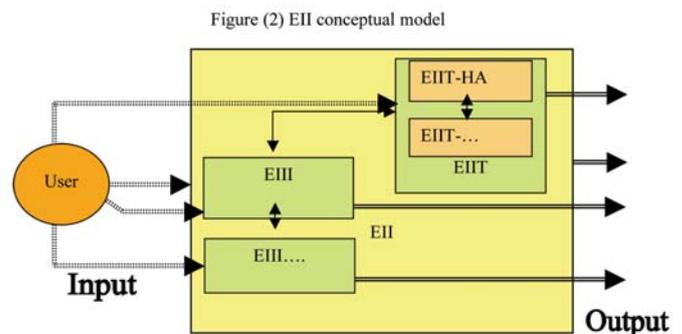
architecture and urbanization. [8,13] Influences include revolutionizing techniques of representation, form generation, and spatial exploration. [6] In addition, IT has become one main important element of architecture and urbanization quality assurance aspects. [1,3,5] Besides, the wide use of IT in decision support systems, which tend to have a big computational burdens and processes that may not be easy to handle without the utilization of an integrated computerized environment.

4. EII a Technological Tool for Tourism Sustainable Development

This paper presents a suggested computerized system conceptual model for Environmental Impact Indicators (EII) of urban sustainable development. It is a one possible, development application for integrated digital environment, [9,10] which utilizes (AI) technologies towards the benefit of architecture and urbanization. [2] EII houses several modules, each concerns with a field of development, and conducts many software including databases, spread sheets, etc. The current research work addresses EII module of Tourism Development (EII-T) that can be categorized according to areas types such as Heritage Areas (EII-T-HA), figure (2), which is considered in this paper.

4.1 EII Benefits

It is aimed is have a system with the flexibility to handle various types of architecture and urbanism fields of development and in different areas. In addition to, EII can provide the user, as a Decision Support System (DSS), by results and knowledge at several stages modules of EII. EII may help analyzing environmental impact for either existing development projects or proposed ones. Besides, EII can assist in suggesting development projects that suits certain areas according to specific characteristic(s), which is out of this paper scope.



EIIT= Environmental Impact Indicators Tourism Development
 EIII= Environmental Impact Indicators Industrial Development
 HAC= Heritage Areas Characteristics
 TDC= Tourist Demand Characteristics
 TSC= Tourist Services Characteristics

4.2. EIIT-HA Conceptual Structure and Mechanism

EIIT-HA consists of several related but independent modules. Each module concerns with specific group of characteristics: Heritage Areas Characteristics (HAC) Tourist Demand Characteristics (TDC), and Tourist Services Characteristics (TSC), as shown in figure (3). EIIT-HA works (if needed) in an integrated way with other modules of EII using AI technologies, including machine learning, to make use of the experience gained by the system through out running different cases. Similar mechanisms are conducted at various levels of EIIT-HA and its modules. The user can access the system at different levels, so he/she

may enter data to EII, EII-T-HA, or EII-T-HA internal modules (HAC, TDC, or TSC). Interfaces, directly, and get result at any of these levels.

5. EII Case Study

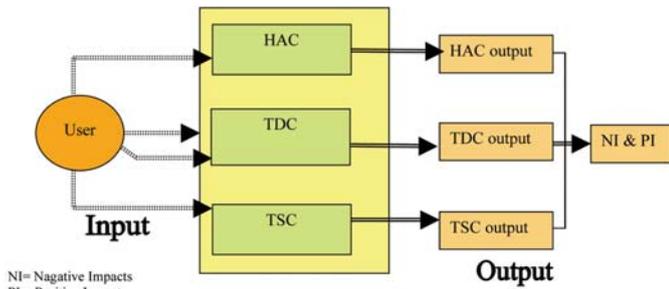


Figure (3) EII conceptual model

EIIT-HA interface connects to HAC, TRC, and TSC interfaces, which are linked to EIIT-HA internal modules to their sub-modules such as Heritage Areas Urban Environment (H1), Heritage Areas Economic Environment (H2), Heritage Areas Social Environment (H3) – which is this paper concern – etc, as shown in figure (4).

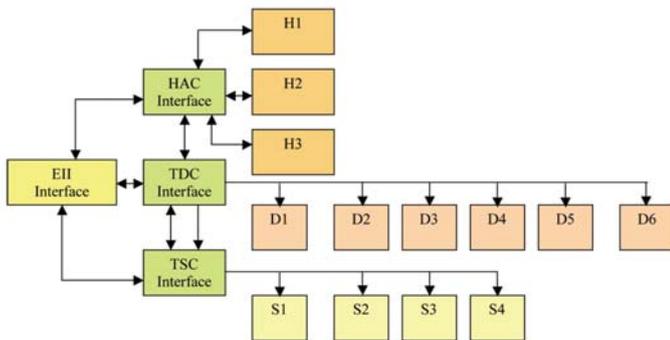


Figure (4) EII internal modules and sub-modules conceptual model

Each of EIIT-HA internal modules, as shown in figure (5), has its indicators database such as H3 Indicators Database (I3 DB). I3 DB gets data via an input form (I3 input form), as a spreadsheet. Two scaling sheets, are used by an analyzing software such as SPSS that process I3 DB contents producing HAC output (related to social environment), in the form of Negative and/or Positive Impacts (NI H3 and/or PI H3). This output can be stored in H3 related DB and returned to the user and/or other system modules, as shown in figure (6).

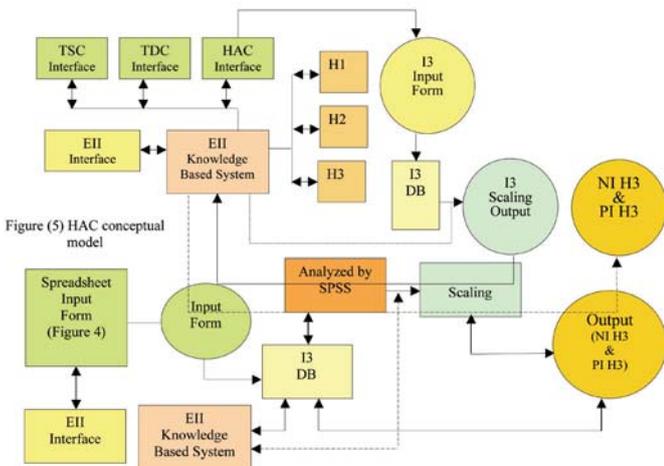


Figure (5) HAC conceptual model

Figure (6) H3 conceptual model

Al-Hakim area at Historic Cairo was chosen as a case study for demonstrating the supposed model. Historic Cairo is listed in the World

Heritage List due to its distinct architectural buildings and authentic urban fabric which is 1000 years old. It contents intangible and latent socio-cultural values, manifested in some elements, as Sabil , which continues to exist but in different modern forms. Local residents of this area add special character to it, as most of them have lived in the area for so long, and work in trade and crafts in the same district. [7]

To demonstrate the suggested conceptual model and proposed system, an empirical study was undertaken for Al-Hakim area,[44] mapping EII regarding social environment to assess the social indicators of the area via a questionnaire for residents. Questionnaire database was introduced as a spreadsheet input form and results were analyzed using SPSS software.

Scaling the questionnaire results determined Strength- Weakness- Opportunities- Threats (SWOT) for the area, which can affect decision making, and determine tourism planning responses. Results of empirical study are summarized in table (2).

Conclusion

Tourism planning for heritage areas is essential to assure the balance between economic returns from tourism and conserving the urban character and socio-cultural style of life of these areas, so as to have sustainable tourism projects. Determining the environmental - urban, economic, and socio-cultural indicators of heritage areas - may assure the achievement of sustainable tourism projects, through predicting tourism positive and negative impacts before occurring.

The use of Information Technology can have an important role in tourism planning, through the suggested Environmental Impacts Indicators (EII) computerized system, which houses several modules, and conducts several software including databases, spread sheets, etc. EII can help to analyze environmental impacts for existing development projects, and predict impacts for proposed ones. Besides, EII can assist in allocating tourism projects, according to environmental indicators of heritage areas.

Social indicators for Al-Hakim area at Historic Cairo-concluded from questionnaire analyzed using SPSS software- determine Strength and Weakness social issues at the area. These indicators also predict Opportunities and Threats when developing the tourism sector at the area. Based upon this (SWOT) analysis, planning responses and basics were determined, so as to insure sustainable tourism development.

Nota: Este artículo no se ha podido publicar en su totalidad por falta de espacio



Economic regulation with respect to conservative capital for sustainable growth

Levent Özaydın

Levent Özaydın is research assistant at the Department of urban regional Planning at the Mimar Sinan University. He earned a PhD in environmental and mathematical economics and MS in econometrics from İstanbul University. He has studied the spatial economics and quantitative methods at the Mimar Sinan University and has served for the science project of coastal zone management at TÜBİTAK

Address: Levent Ozaydin

Mimar Sinan Üniv. Şehir ve Bölge Plan. Bölümü Beyoğlu-İSTANBUL/
TURKEY

E-mail address: ozaydin@msu.edu.tr

Telephone: 90-0216 338 16 80

Economic regulation with respect to conservative capital for sustainable growth

Many Mediterranean civil societies aim to conserve and enhance the distribution of key districts and traditional structures in the field of heritage towards international bodies concerned, in particular the European Union Institutions, the Council of Europe, UNESCO and local-national institutions. They are dedicated to putting heritage and its benefits in the mainstream of public consciousness and to making heritage a priority for public policies both at local and national levels. Their specific objectives are to promote, at politics level, high standards of quality in the fields of heritage conservation, architecture, urban and rural planning and to advocate a balanced and sustainable development of urban and rural, society and natural environment. Many persons support national and international activities for the preservation and rescue of local heritage at risk. It is generally accepted that a large habitat reserve and the potential parts of heritage are broadly beneficial to the traditional creation and the biodiversity persistence of urban space. But the many authors of sustainability has considered without the integration of modern and traditional districts comprising the habitat reserve and terrestrial areas are influenced by the instigation of actors under the growth of urban functions in spite of traditional structure (Morris, P., Emberton. R., 2001). Amongst the greatest threat to the traditional persistence in the Mediterranean regions is loss-induced functional fragmentation leading to the decrease of population density on traditional district and the increase of population density on modern district towards the reduction of natural environment. It is important that urban conservation efforts counter these effects of fragmentation. Spatial objectives can perform that the optimum strategy for urban functional fragmentation may be focus on traditional and modern structure division towards sustainable growth. We should promise a functional approach to urban development with modern district and traditional district and habitat reserve, because district enlargement

strategy in contrast to urban functional fragmentation provides the foundation and the reason for urban sustainable growth to occur.

Conservation for sustainable growth is, although a contested term across a range of disciplines, is gaining currency in policy and planning circles both as an important sectoral issue and as a basis for integrated planning and management. As an important concept, attention has focused increasingly on integrated approaches to sustainable development, economically innovative milieus and community vitality. Actors in scientists and policy makers have been attracted to the strategy of conservation size as this facilitates the operation of sustainable growth and trans-disciplinary inquiry based on urban districts (Hollander, K., Lobi, M.C., Wilts, A., 2002). Heritage is a social cumulative construction defined within economic and cultural practice. It is a social asset that constitutes both economic and cultural capital. The spatial production can be realized on conceptualized cultural inputs of ideas such as clusters and innovation, networks and entrepreneurship. These processes are seen largely as lying in the economic domain. There is some recognition of the role of cultural and creative capital in the economy and society. We should respond to questions of how the spatial economy can be rooted in place where they have largely ignored the processes through which this occurs. It is argued here that heritage is a key process and that production inputs without heritage has not replaced economic and cultural needs.

Sustainable development is the concept within the intersection of society, economy and environment. There are three fundamental principles connected to sustainable development: Environmental protection, economic stability and societal responsibility. Environmental protection represents efforts made to satisfy holistic judgments, based on a natural habitat perspective often connected to urban development and land use. Focusing on aspects such as resource consumption, biological diversity, human health and other technical aspects is Common place in environmental protection. Economic stability represents efforts to secure and improve the economic conditions of various interests by considering and adopting courses of action that utilizes and facilitates different forms of work and resource effectiveness. Societal responsibility represents efforts made to identify and develop social functions that can guarantee and support a worthwhile and meaningful life for all people. Hence, sustainable development requires major changes of already established systems for urban growth.

Capital and Depreciation

Capital is known as a factory of production on earth. It has been proposed in different categories of capital (Ekins et al., 2003; Pearce & Barbier, 2000). Natural capital comprises physical environmental and ecological assets and capacities. Cultural capital is defined as the human relations within physical and social interaction on the physical environment. Social capital is known as networks and organizations that link individuals and groups in institutional relations of community and trust. Economic capital is one of the triad productive inputs and additional stock as an investment. Depreciation is a decline in the value of a capital.

Human capital and natural capital can be reduced by undeveloped education and threats to the urban traditional districts and natural environment. This means that integrating capitals depreciate for urban growth. Hence we can consider two spatial sectors in a city. One is the reproduction sector of society at traditional district and natural environment towards sustainable growth. Other is depletion sector at

the modern district including the largely activities of economy.

Which spatial model may be applied for sustainable growth

The process of urban dynamics can be defined and probabilistic model (Barredo, J. I., Kasanko, M., McCormick, N., Lavallo, C. (2003), in which the probability (p) that a district (i = 1, 2) is occupied by a urban function (K) in a time (t) is a function of the concerned factors of urban function: suitable capital (k), accessibility (A), neighborhood influence (N) and stochastic term (e)

$$p_{iK}^t = f(k_{iK}^t, A_{iK}^t, N_{iK}^t, e_{iK}^t)$$

Other approach of model is economic growth model through capital. Capital stock (k) that is request for all production of urban fabrics in a city is a function of capital stock in another term

$$k_{t+1} = f(k_t) \quad t = 0, 1, \dots$$

This model has an iteration process to optimize the production of urban fabrics in modern district, in other side traditional district and natural environment provide natural and cultural-social capital for modern district. Hence, model results the growth map that urban development can continue the urban fabric production in both districts as spatial complementary sectors. This model is a complex dynamic equation (Stokey, N. L., Lucas, R. E., 1999).

Discussion

We can regulate the conservative operations at the traditional and natural districts in a city towards sustainable growth, which urban fabrics are reproduced according to net capital after subtracting depreciation from economic and other capitals. The problem of the reproduction for urban fabrics is interested in the ownership concepts of land and productive inputs. If society desires the good districts for sustainable development, urban development should perform strongly the economic regulations that support the guide to dealing modern but sustainable, accessible districts.

REFERENCES

- Barredo, J. I., Kasanko, M., McCormick, N., Lavallo, C. (2003). Modeling dynamic spatial processes: simulation of urban future scenarios through cellular automata. *Landscape and Urban Plan.* 64(145-160)
- Ekins, P., Sandrine, S., Deutsch, L., Folke, C. & de Groot, R. (2003) A framework for the practical application of the concepts of critical natural capital and strong sustainability, *Ecological Economics*, 44(2 – 3), pp. 165 – 185.
- Ekins, P., Sandrine, S., Deutsch, L., Folke, C. & de Groot, R. (2003) A framework for the practical application of the concepts of critical natural capital and strong sustainability, *Ecological Economics*, 44(2 – 3), pp. 165 – 185.
- Hollander, K., Lobi, M.C., Wilts, A., 2002. Management of transdisciplinary research. In: H. Hirsch, G. (Ed.) *Unity of knowledge in transdisciplinary research for sustainability.* Encyclopedia of Life, <http://www.colss.net>
- Morris, P., Emberton. R., 2001. Ecology-overview and terrestrial systems. In: P. Morris and R. Therivel (Eds), *Method of environmental impact assessment.* Spon press, London.
- Pearce, D. & Barbier, E. (2000) *Blueprint for a Sustainable Economy* (London: Earthscan
- Stokey, N. L., Lucas, R. E., 1999. *Recursive methods in economic dynamics.* Harvard Univ. Press

De la maison au territoire Les caue, outils de conseil et d'information Exemple du caue d'eure-et-loir

Samir Abdoulac

Architecte DPLG et docteur en urbanisme, il est le directeur du CAUE d'Eure-et-Loir et administrateur d'ICOMOS France. Il a effectué de très nombreuses missions dans la plupart des pays arabes pour l'Unesco et d'autres organismes internationaux et européens. Il a été 18 ans chercheur affilié à l'Université de Harvard

Adresse postale:

CAUE d'Eure-et-Loir • 6 rue Garola • 28000 Chartres • France

Adresse courrier électronique:

contact@caue28.org • www.caue28.org

Téléphone :

33.2.37.21.21.31

LES CONSEILS D'ARCHITECTURE, D'URBANISME ET DE L'ENVIRONNEMENT

Les CAUE sont des structures associatives issues de la loi sur l'architecture de 1977 dont l'article 1er spécifie que "la création architecturale, la qualité des constructions, leur insertion harmonieuse dans le milieu environnant, le respect des paysages naturels ou urbains ainsi que du patrimoine sont d'intérêt public".

Ils disposent d'un statut type prévoyant que leur président soit un élu local. Leur conseil d'administration comporte différents collèges avec des représentants de l'Etat, des élus, des milieux professionnels et de la société civile. 89 départements se sont dotés d'un CAUE et la plupart d'entre eux bénéficient du produit d'une taxe départementale spécifique (TDCAUE) sur les permis de construire (taux maximum de 0,3 %).

Les CAUE préfiguraient la décentralisation et ils l'ont largement accompagnée. Au niveau national, environ 600 élus participent à leur gestion et leur personnel représente environ 1 300 personnes. La Fédération nationale des CAUE regroupe la plupart d'entre eux (www.fncaue.asso.fr).

LE CAUE D'EURE-ET-LOIR

L'Eure-et-Loir est un département plutôt rural, proche de Paris. Le CAUE y a été créé en 1980 à Chartres. 357 communes sur 403 y ont adhéré. Son budget annuel de fonctionnement est de l'ordre de 500.000 euros. Son équipe multidisciplinaire comporte une dizaine de personnes dont des architectes, des paysagistes, des urbanistes, une historienne de l'art et un infographiste. Son renforcement a été graduel au fil des ans. Jusqu'à 2006 inclus, le CAUE d'Eure-et-Loir a apporté 2060 conseils aux collectivités territoriales, 3280 conseils aux particuliers et aux porteurs de projets économiques. Il a sensibilisé 17 370 élèves, il a contribué à la formation de 400 artisans et il a réalisé 2100 fiches numériques du pré-inventaire du patrimoine de pays.

La majorité des communes ne disposent pas de services techniques, c'est peut-être pourquoi, les communes et leurs groupements lui adressent annuellement une centaine de demandes de conseil par an. Avec ses collections de textes, de cartes et d'image, le CAUE est devenu une sorte de mémoire des communes du département.

COMPLEMENTARITE DES MISSIONS

La mission de **conseil** du CAUE s'adresse aux particuliers comme aux collectivités locales. Ils sont facultatifs, non contraignants et gratuits. Ils prennent la forme d'accompagnement de la maîtrise d'ouvrage mais peuvent aussi se rapprocher de la programmation architecturale ou financière. La contribution à l'élaboration de politiques à grande échelle est de l'ordre de l'ingénierie. La maîtrise d'œuvre architecturale lui est cependant interdite.

Les missions d'**information**, de **formation** et de **sensibilisation** s'adressent au grand public, aux élus, aux milieux scolaires et aux professionnels du cadre de vie. Une publication périodique, *les Cahiers de l'AUE*, est surtout destinée aux élus. Des recueils de fiches de conseils architecturaux et paysagères sont édités à l'intention des particuliers et des artisans. Des fiches de réalisations pilotes sont également élaborées pour les élus. Maintenant, ces documents sont également téléchargeables sur le site internet du CAUE. Une sorte de jeu de rôle "*l'architecte et l'artisan*" a été édité pour les écoles.

Parfois, la transmission de la **connaissance** oblige élaborer celle-ci d'abord, c'est-à-dire à mener des études, des enquêtes et des recherches en amont, comme sur les matériaux et les savoir-faire de la réhabilitation, un pré-inventaire du patrimoine de pays, des typologies architecturales, l'habitat bioclimatique, le logement locatif social en milieu rural, un atlas des paysages du département, etc..

La sensibilisation chez l'élu ou le particulier suscite la demande de conseils et la réalisation des conseils alimente à son tour la base d'information grâce à l'apparition de bons exemples. Cette complémentarité est essentielle pour comprendre la logique d'intervention du CAUE.

ECHELLES D'INTERVENTION

Les conseils apportés vont du simple choix de la couleur d'un enduit ou de l'essence d'un arbre aux politiques de valorisation du patrimoine culturel et naturel à l'échelle d'un pays, d'un parc régional ou d'un département. Les échelles intermédiaires peuvent concerner un bâtiment, un jardin, une place ou encore l'aménagement d'un centre bourg, d'un quartier ou d'une commune.

CHAMPS D'INTERVENTION

- **La qualité architecturale**
Insertion, réhabilitation ou extension de maisons individuelles, reconversion ou agrandissement de bâtiments publics, aménagement de petits logements locatifs sociaux, création architecturale, réalisation de petits édifices communaux, pré-inventaire du patrimoine de pays et développement d'une culture architecturale, expositions, publications, interventions en milieu scolaire, etc.
- **La qualité de l'aménagement**
Urbanisme réglementaire et opérationnel, aménagement de centres de bourgs, de rues et de places, de traversées urbaines, de lotissement, qualification ou requalification de zones d'activités.
- **La qualité du paysage**

Atlas et guide des paysages, études d'ensemble sur une commune, aménagement d'entrées de villes et de villages, d'espaces urbains, d'abords de bâtiments publics, de jardins remarquables ou nouveaux, de bords de mares, de rivières et de routes, participation à la commission des paysages et des sites.

- **La qualité du développement**

Participation à la Charte départementale pour l'environnement. Projets de territoire dans les pays et le Parc naturel du Perche, avec prise en compte des filières de matériaux traditionnels, gestion et mise en valeur du patrimoine rural, développement du tourisme en milieu rural, opération de rénovation des devantures commerciales, renforcement des compétences des artisans du bâtiment en matière de réhabilitation du bâti ancien, gestion différenciée des espaces verts.

PRATIQUES D'INITIATIVE, DE CONCERTATION ET D'ÉCHANGE

Le CAUE tente de combiner la valorisation du patrimoine naturel et culturel avec les projets de développement local et durable. Il établit et développe des échanges réguliers avec l'ensemble de ses partenaires concernant les préoccupations, les expériences et les projets. Une concertation s'effectue au niveau du département (services du Conseil général ou de l'Etat, pays, chambres consulaires, associations, etc.). La réflexion et la théorisation peuvent se développer niveau national, dans le cadre de la Fédération nationale des CAUE ou encore dans celui d'ICOMOS France par exemple.

CHRONOLOGIE DE FAITS MARQUANTS

1980 Mise en place du C.A.U.E. : une petite équipe d'architectes est installée à Chartres, au 50 rue Chanzy ~ Concours des fermes et bâtiments agricoles ~ Premiers conseils aux particuliers. 1982 Réalisation d'expositions sur les équipements collectifs et l'architecture bioclimatique ~ Premiers conseils aux communes. 1984 96 communes sont déjà adhérentes ~ Réalisation de l'exposition sur « l'habitat du Perche en évolution ». 1985 Présentation d'expositions sur « les architectures d'école en région Centre » et sur « les centres bourgs et cœurs de villages » ~ Réalisation d'un premier abri voyageurs à La Bazouche-Gouët. 1986 Concours de coloration d'un nouveau silo de la SCAEL à Roinville-sous-Auneau. 1987 Réalisation de la salle polyvalente d'Allonnes. 1988 Emménagement au 6 rue Garola à Chartres ~ Réalisation de l'exposition « Actualité architecturale en Eure-et-Loir » ~ 36 demandes de conseils des communes. 1989 La commune de Marcheais est lauréate du prix régional « Cœur de France » pour son abri-voyageurs. 1991 Recrutement du premier paysagiste salarié ~ Acquisition du premier ordinateur ~ Lancement de la formation à la réhabilitation du bâti ancien du Perche (11 stages - 180 artisans) ~ Mise en place de la maîtrise d'ouvrage départementale du jardin du Pré-Catelan à Illiers-Combray ~ Réaménagement de la rue Pauline à la Ferté-Vidame et de la place du Marché à Bonneval. 1992 Le Conseil Général institue la Taxe Départementale pour le C.A.U.E ~ Concours de coloration du château d'eau de Frétilly reconverti en mur d'escalade. 1993 Conseils : 60 demandes de communes ~ La commune de Coulombs est lauréate du prix régional "Cœur de France". 1994 Réalisation du « Guide du logement locatif en milieu rural » ~ Achèvement de l'inventaire départemental des jardins à caractère historique ~ Achèvement de l'ORAC du Perche (Devantures) ~ Aménagement paysager de la rue de l'Aqueduc à La Ferté-Vidame. 1995 259 communes sont adhérentes ~ Un premier recueil de fiches architecturales du Perche "Valoriser le

patrimoine bâti" est conjointement édité par le C.A.U.E. et l'A.C.A.R.P. 1996 Réalisation de la brochure « Concevoir et rénover les devantures et enseignes commerciales à Chartres » en partenariat avec la Ville ~ Les C.A.U.E. 28, 41 et 61 réalisent pour le Parc du Perche un rapport de propositions sur la "Gestion, sauvegarde et mise en valeur du patrimoine architectural du Perche" ~ Aménagement de la place du Marché à Illiers-Combray. 1997 Visite organisée d'Illiers-Combray et de ses places réaménagées ~ 24 logements communaux sont déjà réhabilités suite aux conseils du C.A.U.E ~ Programmation de la restauration du jardin du Pré-Catelan à Illiers-Combray (travaux jusqu'en 2001). 1998 203 communes sont maintenant adhérentes ~ 1000ème conseil aux communes ~ Première visite du parc d'activité des Ajeux à La Ferté-Bernard (Sarthe) ~ Aménagement paysager de la traversée du bourg de Montireau et de la rue principale de Saint-Pellerin ~ Etude pré-opérationnelle d'aménagement du parc de l'Abbaye de Thiron. 1999 Réédition révisée et étendue des fiches architecturales et paysagères du Perche, avec le C.A.U.E. 61, pour le Parc Naturel Régional ~ Réhabilitation d'une ancienne grange en salle des fêtes à Trizay-Coutretôt-St-Serge. 2000 Edition du 1er Cahier de l'Architecture, de l'Urbanisme et de l'Environnement dans le cadre de la nouvelle Charte départementale pour l'Environnement ~ Etude sur les matériaux et les savoir-faire de la réhabilitation dans le Perche. 2001 Elaboration d'un référentiel de couleurs du bâti percheron : affiches, dépliant, boîte à matériaux (en partenariat avec le pays Perche) ~ Visite organisée du centre réaménagé de Bonneval ~ Stages « Pans de bois » et « torchis » à Authon-du-Perche. 2002 Mise en place du Pré-inventaire du patrimoine de pays et établissement d'un module de S.I.G. ~ 92 demandes de conseils des communes ~ Début de l'étude pour le Guide des paysages d'Eure-et-Loir ~ Aménagement de l'entrée de bourg à Saint-Denis-les-Ponts ~ Aménagement paysager de la place de l'Eglise à Thiville. 2003 Edition du jeu pédagogique "Le maçon et l'architecte" par le C.R.D.P. ~ Séance d'information sur la commande publique avec la MIQCP ~ Pré-inventaire : une cinquantaine de communes sont enquêtées ~ Dans le Perche : début de la seconde ORAC et de la mise en place des Panneaux Identitaires Communaux (P.I.C.). 2004 351 communes sont désormais adhérentes ~ Visite du Parc d'esprit médiéval de l'Abbaye de Thiron et du nouveau complexe sportif ~ Achèvement de l'étude du Guide des paysages, avec réunions de restitution dans les différents pays. 2005 Célébration du 25e anniversaire du C.A.U.E. 28 ~ Création du site internet ~ Record de 129 conseils aux communes ~ Recrutement d'une historienne de l'art. 2006 Participation au Guide méthodologique des zones d'activités ~ Enquête d'évaluation sur l'hébergement touristique en milieu rural ~ Achèvement du pré-inventaire du patrimoine de pays sur un 4e canton (84 communes - 2104 fiches). 2007 Le budget atteint 540 000 euros ~ La superficie des locaux du C.A.U.E. est doublée ~ Publication du Guide des paysages d'Eure-et-Loir.

Chartres, le 3 juin 2007



Organisation d'une visite scolaire de la dernière briqueterie encore en fonctionnement. LUIGNY, Eure-et-Loir. Photo CAUE 28.



Aménagement d'une salle communale dans une ancienne grange agricole avec préservation de son caractère. J.P. Porchon, architecte. ALLONNES, Eure-et-Loir. Photo CAUE 28.



Aménagement de la place centrale d'un bourg, avec élargissement de l'espace piétonnier et réduction de la vitesse automobile. J.F. Plaze, architecte. BONNEVAL, Eure-et-Loir. Photo CAUE 28.



Reconstitution et gestion d'un mail d'esprit classique à l'entrée d'un château, après déplacement d'un marché. LA FERTE-VIDAME, Eure-et-Loir. Photo CAUE 28.