

**Promoting Sustainable Urban Regeneration in the Palestinian  
Traditional Quarters – Case study of Birzeit**

**By**

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## **Declaration**

I hereby declare that this doctoral dissertation is the result of an independent investigation. Where it is indebted to the work of others, acknowledgements have duly been made.

Najwa Elias Qanzu'a  
Dortmund, September 3, 2013

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## Abstract

The historical environment has always been a challenging problem in many countries. A growing number of regeneration initiatives have been planned with the concept and principles of sustainability in mind. Most of the proposals initiated have only focused on deprived historical Palestinian cities, ignoring small traditional quarters in rural towns and villages also suffering from decay. Recently, a new development has favored shifting the focus from regeneration of individual buildings to entire traditional quarters. Consequently, a pioneer project in Birzeit has raised the question of how far this recent initiative has introduced sustainable urban regeneration in the traditional quarter through providing sustainable responses to the historical environment, social and economic aspects as well as the community's needs.

This research is dominated by a qualitative approach and exploratory nature and also incorporates the quantitative method. It has employed an in-depth case study methodology. The empirical research involved using several mixed data gathering methods: interviews, mental mapping, structural observations and questionnaires. This research uses the theory of urban regeneration and also addresses other concepts. It has concentrated on identification and assessment of the planning process, the impacts of the regeneration initiative, the roles of different actors involved and their interests within the economic, social and cultural contexts in order to present theoretical issues involving sustainable urban regeneration.

The main findings of the research revealed that adoption of decentralization in the planning approach as well as community participation are intrinsic and vital to the initiation of the regeneration process with positive and minute negative impacts. It revealed that the very notion of urban regeneration is not about roads, buildings and infrastructure, but it is about providing job opportunities, investment, social equity and a better quality of life. The existence and support of local community organizations, the presence of appropriate partnership of stakeholders and their commitment as well as the development of a sustainable community are all crucial to initiate sustainable regeneration processes in the long term. Nonetheless, another key revelation has emerged relating to the difficulties of integration of some uses into the community as they are out of the context and contradicts social values and the life style of the inhabitants of the traditional quarter.

The research suggests the presence of positive impacts and outcomes from the various planning interventions to initiate of sustainable urban regeneration in the traditional quarter. Consequently, it concludes with recommendations relating to policies and practices. It recommends that a balanced partnership level between the actors and appropriate management of the local authority should be established by developing the planning, administrative and technical capacity. Further, the level of community participation and awareness should be emphasized and supported in addition to building their capacity and increasing their engagement in the planning process to establish a sustainable community that is self-confident and capable of making decisions for the future development of the quarter. This would give more power, effectiveness and independence to the community to sustain their traditional quarter.

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## **List of Abbreviations**

AKTC: Aga Khan Trust Corporation

BCD: Beirut center district

CDC: Community Development Company

CDR: The Council for Development and Reconstruction

CHF: Cooperative Housing Foundation

DETR: Department of Environment, Transport and the Regions

GDP: The Gross Domestic Product

GTZ: German Technical Cooperation

HBC: Hebron Rehabilitation Committee

HPC: Higher Planning Council

ICOMOS: The International Council on Monuments and Sites

JD: Jordanian Dinar (*monetary currency*)

LCO: Local Community Organizations

MOTA: Ministry of Tourism and Antiquity

MLGO: Ministry of Local Government

NGO: non-governmental organization

PCBS: Palestinian Central Bureau Statistic

PLC: Palestinian Legislative Council

PNA: Palestinian National Authority

Riwaq: Center for Architectural Conservation

SIDA: Swedish International Development Agency

UN: United Nation

UNDP: United Nations Development Program

UNESCO: United Nations Educational, Scientific and Cultural Organization

URA: Urban Regeneration Assessment

WMF: World Monument Fund

WKNP: Denmark funding organization

# 1 Introduction

Interaction between communities and their urban environment ensures that cities are in constant change which makes the present the heritage of the past. There is a shift in their hopes and desires as each epoch gives way to another new vision. No city has ever been restricted from the process of change through time; rather it is a variety of urban layers which reveals the shifts in culture, politics, economy and society. The contemporary cultural debate is seriously concerned with the continuous growing threats and opportunities of our modern era. The dramatic excesses of economic growth, consumption and communication have accelerated the process of de-localization, careless expressions and appreciation towards cultural heritage. Many international and world institutions such as the World Bank and UNESCO have joined efforts to resist and protect cultural diversity. The cumulative impact of their efforts has been the clarification of the cultural dimension of development and the need to integrate it with social, economic and physical dimensions. This research is concerned with one facet: the built heritage, precisely the traditional quarter and intervention strategies for its urban regeneration. However, the contemporary definition of urban regeneration is coupled with the term 'sustainability' whilst the objective is to promote quality of life and benefit from resources to revive the traditional quarter comprehensively.

In line with this overarching goal, a progressive shift has taken place in national conservation strategies and approaches from an exclusive concern for historical buildings or monuments to an interest in the more complex mission of regenerating entire traditional quarters. However, the regeneration of historical centers faces serious and complex urban problems which pose major planning challenges which include: destruction of heritage and natural landscape, inadequate infrastructure, influx of investments, absence of protection laws, legislations and planning system, poor residential population, insufficient response to contemporary needs, low financing, Israeli occupation, scarcity of land and other forces. National policies have focused on conservation of individual buildings and well-known historical cities such as Jerusalem, Bethlehem and Nablus. However, the real attention and awareness of the value of small traditional quarters started in 2005 by nongovernmental organization (NGO). This is related to the fact that central government and international organizations were not initially interested in investing in cultural heritage as a component of development and were not concerned with small traditional quarters as a priority in their development agenda. These forces and challenges have led to negative transformation and further deterioration in the physical, social, economic, political and cultural aspects of the traditional quarter and their development process.

With the establishment of the Palestinian authority, central government and nongovernmental organizations have realized the danger of losing their valuable cultural heritage presented in the traditional quarter. These quarters embody the values and different cultures which reflect the national and individual identities and structure a physical continuity with the past. However, most of the approaches of preserving the historical centers have revolved around a similar dominant set of concern focusing on the physical and economic aspects while neglecting the

social and cultural aspects. This has provided the basis for the emergence of different approaches to traditional quarter regeneration. Previous practices showed that there is a gap between urban regeneration strategies and their actual implementation. This has never been considered by policy makers, planners and scholars as a subject of investigation and research to promote alternative approaches applicable in general practice. The lack of public resources, absence of planning system, institutional fragmentation of responsibilities, lack of coordination and the dependence on international funding have imposed major constraints on actions, limitation of interventions and driven the regeneration process of historical quarters into fragmented planning and management. In addition, these constraints have limited the capability of the government to carry out regeneration projects and have propelled the traditional quarters to continued deterioration. Moreover, most of the projects' managements have misread and misinterpreted the needs of the local inhabitants and the disengagement of the community in the planning process or participation in making decisions for their environment. This made people feel excluded from the process as it does not represent their needs, desires and visions. This has led to ineffective intervention scenarios, failure to sustain life in the long term and turning these quarters into waste dumps or slums.

Generally speaking, this has provoked the need to strengthen the self-initiative of people, local organizations and institutions to ensure the continuity of regeneration projects through focusing on underlying objectives such as: conservation of the built environment, socio-economic development, capacity building, public participation and community development. Thus, endless discussions have evolved seeking answers for: What to change and how? Who decides? How is the past heritage intended to be used by the residents to fulfill their contemporary needs? Therefore, considering the various difficulties, the absence of guiding framework or policies and the foregone objectives suggest that it is necessary for the community and the government to motivate finding solutions and promote new approaches for achieving sustainable urban regeneration in traditional quarters.

### **1.1 The research problem**

In the last century, Palestinian rural towns have witnessed vast urban and social transformations which have had major repercussions on their historical fabric. Traditional quarters suffer from deterioration of the economic, social and environmental aspects associated with low income and social groups, accompanied by an undesirable image which has transformed them into unattractive places for living and investments. Thus, they were pushed into the seemingly unending cycle of passive changes and abandonment neglecting their potential values and preservation by the governmental institutions and the inhabitants.

Several urban regeneration attempts were experienced in historical cities which revealed that the urban regeneration approach is still considered not well understood or defined phenomenon particularly in the Palestinian context. This is because each regeneration project in Palestine has been derived and planned based on the interests and objectives or personal motivations of the planning institutions or the funding body. In spite of these efforts, there were no comprehensive



official policies or practical guidelines to carry out the initiatives to meet the developmental needs of the people as well as help guiding planners and professionals. This meant that unsustainable and irreversible consequences resulted. Most of the initiatives have their successes and failures which had mostly not been sustained for long after the project came to an end. Besides, the government has focused on other national aspects such as upgrading the infrastructure and enhancing the economic growth, rather than prioritizing their interest in the preservation of historical centers while the local inhabitants are not capable financially or technically to maintain their buildings themselves. In response to these problems, an unprecedented regeneration initiative (a project) has taken place on the entire small traditional quarter in the rural town (Birzeit) by an NGO supported financially for a certain period of time by international donors.

Drawn from past experiences and current challenges facing the traditional quarters, the regeneration project in the traditional quarter of Birzeit pursues a decentralization approach and adopts the co-existence 'bottom-up' and 'top-down' efforts as an important means for the realization of sustainable urban regeneration. Basically, the major emphasis is on the public participatory approach and community participation guides the planning process to achieve sustainable physical, social and economic development and improves the performance of achieving sustainable urban regeneration. Generally, these concepts from literature seem to appeal to the positive impacts and outcomes of initiating sustainable regeneration in the small traditional quarter. In addition, the approach looks to hand over the responsibility of making decisions for the future development and management of the quarter to the local community and local authority. Thus, it is considered a challenging new approach in the Palestinian context that requires time to ensure proper development.

However, these efforts pinpoint controversial opinions about the disparities between the regeneration strategy and the practical implementation of regeneration projects to respond to the future needs of the traditional quarters in Palestine. While the pioneer regeneration project in the traditional quarter of Birzeit has implied principles of urban regeneration in the planning process to achieve successful outcomes, it raises the question of whether this project would initiate sustainable urban regeneration in the traditional quarter between all the existing limitations and challenges. It is questionable whether this regeneration initiative can be considered as a good example to follow for other traditional quarters. However, the guiding features that underlie the initiation of sustainable urban regeneration in small traditional quarters in the Palestinian context are still neither clear nor resolved. Meanwhile, the literature clearly identifies the major role of a public partnership, economic growth, integrated conservation and a community based approach to be applied to the regeneration projects of historical cities, where the nature of large historic cities differs from that of small traditional quarters in rural towns. This questions whether this would also function to achieve sustainable regeneration in a small traditional quarter like Birzeit. Therefore, the issues needed to be addressed and recommended to promote initiating sustainable urban regeneration in a small traditional quarter are still not clear.

## **1.2 Research question and goal**

One of the prime challenges facing Birzeit is the question: Has the current pioneer project initiated sustainable urban regeneration in the traditional quarter? This is the central question that this research tackles. My final goal is to develop recommendations to promote the implementation of a sustainable urban regeneration project in the traditional quarter- Birzeit, to once again make it a desirable place to live in, work, enjoy and visit in the long term.

## **1.3 Significance of the research**

Reviewing the dominant approaches in both theory and practice showed that the analysis of urban problems and regeneration of historical cities had distinct gaps. First, most of the current urban studies and practices have focused mainly on economic urban outcomes and improving standards of living rather than in the first place improving the quality of life and community development. Recently, this has attracted the attention of the researchers besides considering the cultural values as a driving force to achieve sustainable urban regeneration. Second, there is a lack of emphasis on the competent role of people and their involvement in development plans and decisions creating self-dependency and development of sustainable communities. Third, despite growing interest and increased investments in urban regeneration, the development of a framework with which to monitor and evaluate regeneration processes along with community sustainability and outcomes is still unclear at this stage. Scholars and practitioners still lack the tools necessary to determine whether and how projects and policies aimed at sustainable regeneration reach their intended goals. Therefore, this research strives not only to give attention to the challenges, driving forces and impacts of the regeneration strategy on the traditional quarter but also goes beyond the descriptive aspects of the planning process to include the analysis of the regeneration process along with the emphasis on the stakeholder's partnership and community participation to create sustainable community and initiate sustainable urban regeneration. Due to limited academic and scientific research dealing with regeneration of traditional centers in Palestine, this study will be of benefit to provide recommendations to assist how practitioners can structure their approach to track and promote sustainable urban regeneration in cultural heritage areas. Consequently, this research aims at filling the gap and contributes to the existing knowledge.

## **1.4 Research objectives**

The objectives will be as follows:

1. To highlight the regeneration approach of the traditional quarter of Birzeit and the implementation process.
2. To identify and analyze the planning processes and clarify their impact on the traditional built environment and the attitude of the people.
3. To investigate the role of decision makers, stakeholders and the community in the regeneration process.

4. To draw recommendations based on the findings of the study which can steer the process of urban regeneration in Birzeit to promote more sustainable urban regeneration.

To effectively fulfill these objectives, the following questions should be answered:

- a. What are the planning procedures that have taken place? And what impact have these reflected on the traditional quarter?
- b. How was the process of the Birzeit regeneration project implemented?
- c. Who are the stakeholders involved in the regeneration process? And to what extent were their roles and involvement considered?
- d. How can the planning process in the traditional quarter of Birzeit be reoriented towards promoting more sustainable urban regeneration?

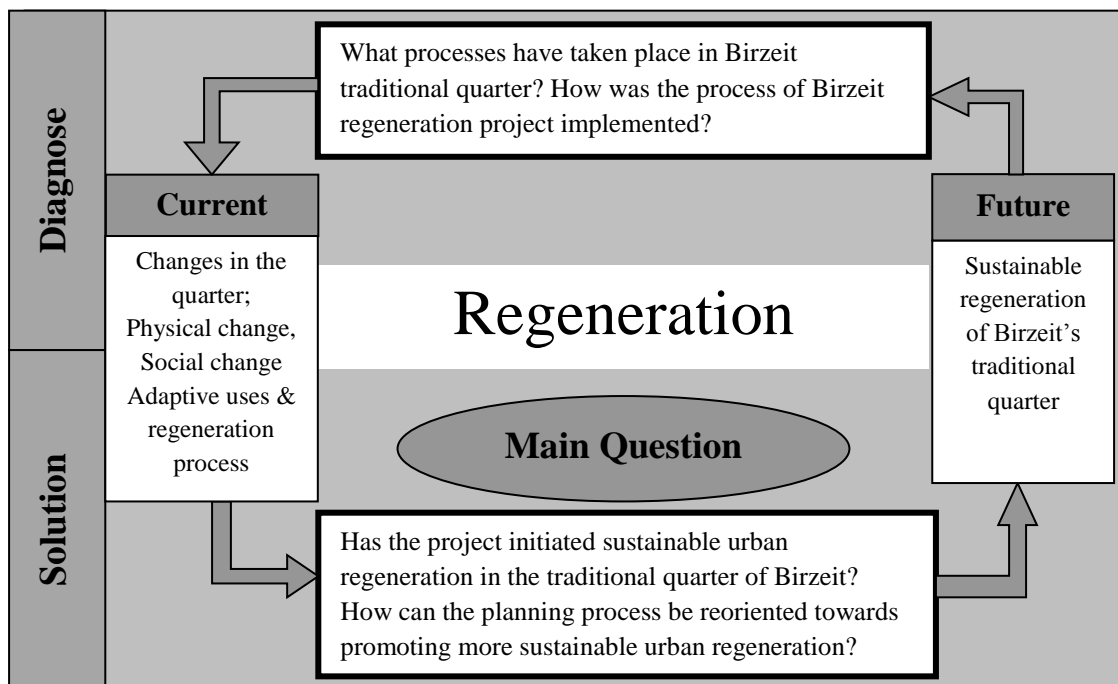


Figure 1-1: Formulation of research question

Source: Author's construct

### 1.5 Scope and assumption

In fact, we cannot avoid discussing regeneration of the traditional quarter without questioning the city context and the driving forces that influence its development. The multi-disciplinary approach of the regeneration process combines various tasks, issues, activities and actors that are engaged in to bring together the planning strategy, partnership of all stakeholders, and funding streams as well as the involvement of the community. The scope of this research is defined in terms of the concepts and theories underlying the study in respect of major concepts. The study focuses on main concepts such as: urban change, integrated conservation, sustainable urban regeneration and sustainable community where these major concepts are related with other minor concepts in the study such as: driving forces of change, public spaces, community participation,

stakeholders partnership and others. Consequently, this research is analytical, interpretive and empirical in its scope. It addresses one spatial scale of urban development: the traditional quarter. It attempts to understand and to totally assess the urban regeneration process in the traditional quarter to find out whether this project has initiated sustainable urban regeneration in the traditional quarter of Birzeit. My investigation will expose insight into the capability and role of the actors to respond to the needs of the community concerning their environment and the participatory approach implemented. The assumption here is that by focusing action more closely on local needs, better economic, social benefits, raising sense of ownership of the community and a community-based approach in a regeneration initiative and its outcomes, then, it is argued that local people are more likely to protect the improvements they have made, and consequently become independent to develop and sustain their quarter.

### **1.6 Limitations of the research**

The research encountered several limitations and challenges which led to focus the research on the assessment of the regeneration project of Birzeit. Generally, documented data about conservation and revitalization of historical centers in Palestine is limited. Thus, there was no literature background or statistical data about the history and urban development of the case study- Birzeit. There are no historical maps in the municipality or in any other institution that can show the urban growth development of the town (Birzeit) over the years. This has limited the time and resources of the research.

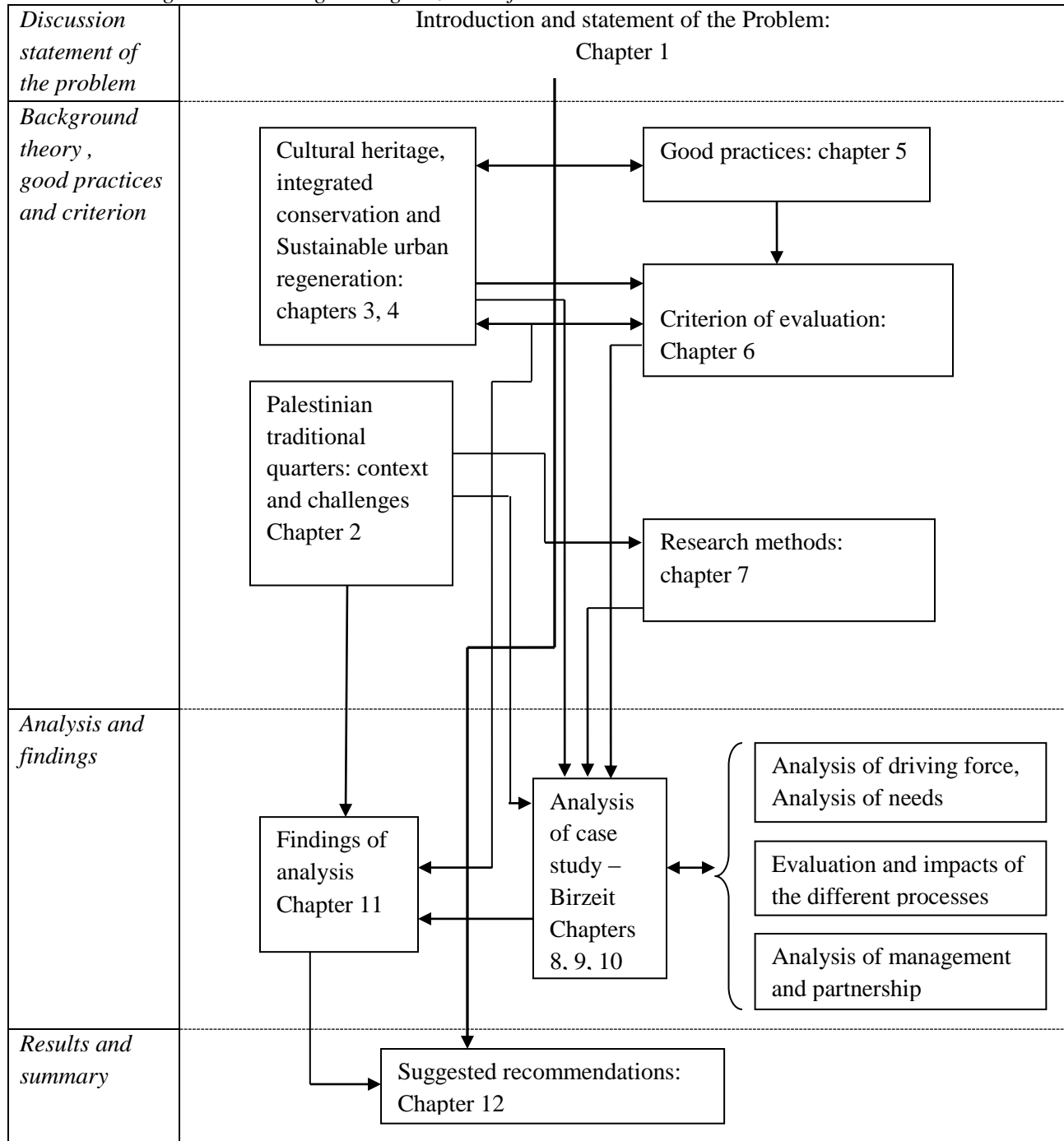
However, one of the important issues used in the research methodology is triangulation by using multi sources of information and modes of analysis in order to have reliable and valid facts, information and understanding of the regeneration process that had taken place. Consequently, the triangulation of the interviews conducted with different informants such as: old inhabitants living in Birzeit, municipality informants and other stakeholders has provided the information needed to identify the origin of the town, urban expansion and to understand the societal aspects, planning process and activities in the traditional quarter.

Due to the previous activities, I have encountered several challenges and difficulties in conducting some of fieldwork activities to access some information. These challenges range from the several socio-political upheavals which negatively affected access to draw on other rehabilitation experiences of other historic cities, conduct interviews with planners and professional experts as well as collect secondary data from different organizations. Another limitation was the rejection of the mental mapping method by the inhabitants as they refused to draw sketches and preferred to describe their feelings and perceptions towards the built environment where I wrote their notes on the map. Furthermore, it was difficult to arrange some appointments with key informants because of public strikes due to political and economic problems in the Palestinian society.

## **1.7 Organization of the research**

The output of the research is organized into twelve chapters. The first chapter provides an introduction to the entire study. The second chapter provides a general background, diverse characteristic and challenges of the traditional quarters in Palestine. The third chapter provides introduction of the cultural heritage and the integrated heritage conservation concept. Furthermore, it highlights the problems and the driving forces influencing the traditional quarter. Chapter four provides theoretical literature of the sustainable urban regeneration concept, principles and evolution in the planning development. Chapter five discusses good practical practices from different countries supporting the development of criteria of analysis of the urban regeneration of the historical quarter as presented in chapter six. Chapter seven represents the nature, methods and tools used in the research. Chapter eight and nine include the empirical analysis of the researcher that presents the characteristics of the traditional quarter of Birzeit (case study) and discusses the various driving forces, planning process, analysis of the situation before and after the implementation process, the impact on different aspects and the role of the community. Then chapter ten analyzes the role of the stakeholders and their influences as well as management of the regeneration process. The eleventh chapter presents the discussion of the findings while the twelfth chapter captures the proposed recommendations to promote the sustainable urban regeneration in the traditional quarter and contribute to the scientific knowledge from the conclusion of the study which ends with suggestions of further research.

Table 1-1: Diagram illustrating the organization of the research



Source: Author

## **2 Traditional quarters within Palestinian towns: context and challenges**

Palestine has been, throughout its long history, one of the major cultural and religious centers of mankind. Spanning well over 7,000 years and located in the heart of the Middle East, the history of Palestine has been endowed with a very rich and varied cultural heritage. Cultural heritage is one of the most important historical and geographical components in Palestine. However, proper protection and conservation of this heritage were not a major concern of the British Mandate, Jordanian rule or Israeli occupation. Most of the cultural heritage remains largely undocumented which has resulted in immeasurable losses of important material through illegal trade, neglect, insensitive modern development and physical destruction of valuable historical buildings, as well as centers of towns and villages. In addition, the continuous Israeli occupation, the construction of Israeli settlements, bypass roads, separation wall, violations and invasion to most of the Palestinian cities and towns have since resulted in severe damage and destruction of the old cores, historical buildings and natural landscape such as: the partial brutal demolition of the historic core of Nablus in the invasion of April 2004. Consequently, they suffer from transformation of their traditional fabric and loss of their inherent qualities due to several problems which threaten them.

Meanwhile, Palestinian cities and towns went through a rapid expansion under the Palestinian authority, extending to the surrounding agricultural land and natural landscape. The population growth, the need for housing, the scarcity of land, the Israeli occupation, the absence of an independent effective planning system and the lack of a mechanism to implement planning laws, have all led to uncontrolled exploitation of historical areas, depletion of rural towns, distortion of skyline and augmentation of social and economic problems.

Thus, it is important to draw attention to the origins of the traditional quarters and their urban expansion within the Palestinian context and review their compatible properties as well as share features with the Arab cities. Understanding the nature, characteristics and the evolution of the urban form of traditional Palestinian quarters such as Birzeit and analyzing the various factors that have affected and shaped their development are the first steps and the foundation to explore the future for regeneration of the traditional quarters.

### **2.1 Physical Background**

The Palestinian territories consist of two physically separated landmasses: the West Bank and the Gaza Strip. Its total area amounts to approximately 6,210 square kilometers, with 366 and 5,844 square kilometers of land in Gaza and the West Bank respectively. The West Bank is divided into eleven Governorates: Jerusalem, Ramallah, Jericho, Nablus, Qalqiliya, Tulkarem, Salbit, Jenin, Tubas, Bethlehem and Hebron. It is surrounded by Israel on the west, north, south and the Jordan River on the east as shown in map (2-1). Gaza Strip is a coastal area which is surrounded by Israel from the east and north side, Egypt from the south and the Mediterranean Sea from the west (Arij, 2001). By virtue of its location at the crossroads of world civilizations, Palestine underwent many cultural transformations which resulted in a rich and varied cultural treasure as

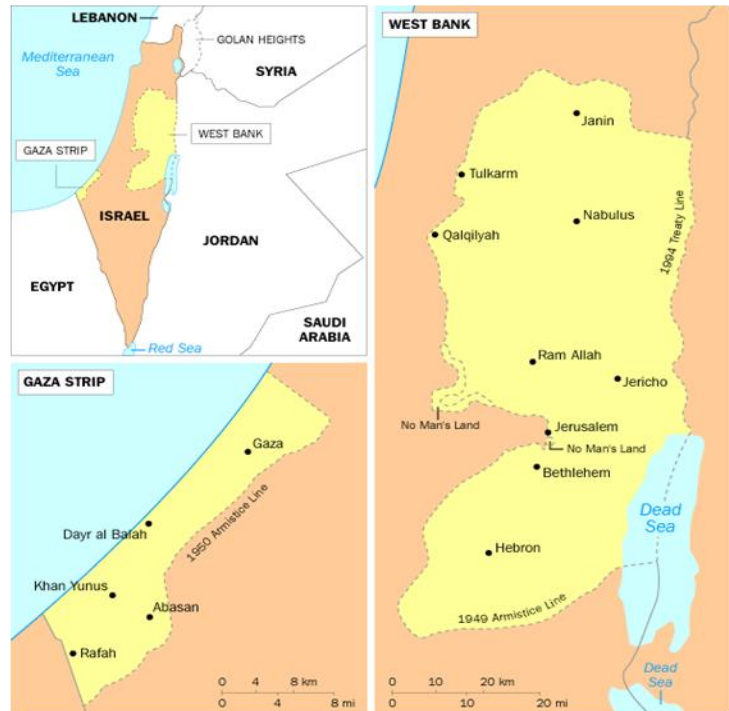
it borrowed from and contributed to world civilization. According to surveys in 1967, occupied territories alone have more than 10,000 archaeological sites and features.

They are represented by many historic centers such as the old town of Jerusalem, Hebron, Nablus, Bethlehem and traditional quarters in rural towns and villages significant by their beautiful rural settings and architectural style which significantly add to the diversity and richness of the Palestinian cultural heritage (Riwaq, 2006, p. 12).

### 2.1.1 Historical background

Cities have outstanding qualities of their heritage whether in an architectural element or urban form

which gives exceptional coherence and harmony. The concept of an Arab-Islamic city is a broad and wide subject to be studied whether at the micro-level (describing the architecture) or the macro-level (the domain of social-political organization). Prof. Carl Brown argues in a comprehensive sense that cities are becoming increasingly alike or at least facing similar problems and prospects. For instance, most of the Arab-Islamic cities such as Fez, Cairo, Jerusalem, Istanbul or Isfahan share the characteristics that they possess distinctive cultural cores that are properly distinguishable from others such as New York, Paris, Nairobi, Shanghai and Calcutta (Brown, (1973), *Saqqaf, A.Y., (1982) & Zulficar, S., (1982)*). Rapoport (1979) stated that spatial organization is a fundamental aspect in designing and planning of the environment of a region according to the needs, values and desires of a group or an individual to represent congruence of the relation of the physical and social space of the groups. It is likely that cities did not suddenly spring up but gradually developed and extended their organizing functions (Rapoport, 1979, pp. 33-34). The development of Palestinian urban areas has historically been characterized by localism and similarity of purpose within each city, functioning as an administrative and commercial center for its district. The major urban areas of Palestine: Hebron, Bethlehem, Jerusalem, Jericho, Ramallah, Nablus, and Gaza, all developed originally from their historic centers to their present size and stature because of their position whether as the administrative, economic, religious, or cultural centers of their respective hinterlands (Al-Houdalieh & Sauders, 2009, p. 3).



Map 2-1: Map of the West Bank and Gaza strip  
Source: [www.globalsecurity.org](http://www.globalsecurity.org)



Many urban centers of the Middle East and cultural heritage sites form a fundamental element of their existential quality. Their conservation has a fundamental role regarding urban restructuring and development of cities (Ibid, p. 3). UNESCO (1990) has defined '*cultural heritage*' as the entire corpus of material signs - either artistic or symbolic - handed on by the past to each culture and, therefore, to the whole of humankind. It is often expressed as either intangible or tangible cultural heritage. However, all the historical areas in the Palestinian territories have faced transformation in their urban form in relation to social, cultural and economic needs. The following illustrates the urban expansion which took place in the Palestinian cities and towns in order to understand the developed characteristics of the urban form and the factors that affected them.

### **2.1.2 *Physical layout and location significance***

Lynch (1981, p. 38) assured that there is no single theory of city genesis and function that brings together all the significant aspects of city life. Each city is looked at as a unique, cumulative and historical process, which has taken its present form through a long chain of individual events, subjected to a host of accidents of history and to influences of culture, climate, political and economical structure. For instance, Hebron continued to constitute an important local economic center as Nablus, due to its strategic position along trading routes such as: Damascus and Cairo city. Hebron remained administratively and politically dependent on the walled city of Jerusalem that holds the three religions; (Judaism, Christianity, and Islam) along with the community tribal origin which significantly played a strong role in shaping its urban, morphology and spatial organization more than being a commercial center (Al-Jubeih N. , 2009, p. 13). Marketing and religious places were distinguished factors of the Arab city to serve political and religious purposes of various tribes (Bianca, 2000) & (Raymond, 2008).

On the one hand, the existence of the church of Sepulcher and the *Alharam AL Sharif* in Jerusalem and the *Ibrahimi* mosque in Hebron played the dominant role in determining the city's urban appearance. The courtyards of the mosque in Jerusalem work as the main city urban spaces, in which all the other facilities have been arranged according to it. Prof. Lapidus assured that Muslim cities do have distinctive features in the physical layout exemplified in the central focal point which is always an open square (Maidan) or Friday Mosque (Al-Masjid) and ancillary religious buildings gave the city considerable suppleness (Raymond, 2008, p. 62). On the other hand, the Islamic urban structure is signified by the unity and the complex cellular structure which provides its residents with social privacy and protection (Morris, 1994)& (Al-Jubeih N. , 2009, p. 42). The compactness in Hebron city, like other Palestinian cities and towns, emphasizes that the old Arab city developed for such reasons: defense, social cohesiveness, geographical location and land conservation for agricultural use (Kheirabadi, 1991) & (Arnaud, 2008).

Some Palestinian towns and cities were originally established as small villages depending on agriculture and farming like any other Palestinian village. For example, Ramallah was converted from a small agricultural village into a city due to the political and economic conditions

prevailing in the mid-20th century and later centralized planning of services and the administrative headquarters were established in it. Other small towns at the periphery of the main cities maintained their rural characteristics, their compact form with buildings of two storeys of maximum height, depending mainly on small trade and agriculture such as Birzeit town. Many factors can be listed that were responsible for the shaping of Palestinian historic cities for economical, environmental, political and security aspects, as well as both religious and social considerations. At the same time, these important factors, beside other common factors, gave a significant tincture for each Palestinian city, town and village.

### **2.1.3 Urban form and spatial organization**

The urban form of Arab cities which had developed organically had been influenced by a strong social order, evidence of Islam, customary laws and ensued improvement of social groups to emerge such unique spatial organization (Bianca, 2000) & (Morris, 1994). The old major Palestinian cities and towns evolved gradually ethnical homogenous quarters or hosted ethnically different groups, where the Mosque/ church, school (*Madrasa*) functioned as religious and political centers of the community. The markets (*Suqs*) functioned as the centers of commercial and social life such as: in Khan Al-khalil in Nablus and Souq Al-Iskafiya (Market) in Hebron. Beyond this central area stretched the city's "private" enclosed zone, chiefly devoted to private dwellings which are one of the distinctive features in the Arab cities the "*Quarters*" ( CCHP, 2005, p. 77) & (Welfare Association, 2004).

Nablus, Bethlehem and other Palestinian villages have different levels of hierarchy of the main paths which lead from the main public space towards the market going through nodes that give a push and pull force feeling towards the private dwelling zones. Narrow and steep alleyways organically crossed between the residential districts with width varying between 2-3 meters to provide the needs of the inhabitants of the quarters and provide conductivity to the inhabitant's security which were common in Palestinian historic cities. It is worth mentioning that the intensity of this hierarchy of streets and transitional spaces is much less in towns and villages like Birzeit due to the small size (Welfare Association, 2004); (Antoniou, 1982, p. 25) & (Raymond, 2008, p. 63).

Moreover, it is noticeable that historical Palestinian cities like Nablus city share the characteristics of the climatic adaptation in its building construction and in its urban spaces that had a great impact on the urban form and spatial function. It is presented by compact urban groupings of medium-height buildings weaving a dense and continuous tapestry of structures, exposing only the roof tops and part of the facades to the harsh sunlight. While deep alleyways for private zones are narrowed, shaded with awnings and transformed into Markets covered by cupolas which provide shelter, light and ventilation for areas of commerce and trade such as in Aleppo and Hebron (Belkacem, 1982); (Hakim, 1986) & (Antoniou, 1982).

All of these characteristics of controlled hierarchy of roads, spaces and buildings gave an exquisite landscape beauty and specific spatial distribution of functions based mainly on distinctive features that the Palestinian cities, towns and villages share to different levels as

summarized in table (2-1). The spatial organization of the urban fabric distinguishes each city and village where the value of the historic center lies in the wholeness of their intact urban morphology formed of buildings, streets and open spaces (Abdelhamid & Amad, 2005, p. 29).

*Table 2-1 Features of the traditional center of Arab cities*

<b>Features</b>	<b>Description</b>
<b>Main Friday Mosque</b>	It is an important feature in the Muslim community that commanded a central and an important place in the city/village surrounded by the market ( <i>Souq</i> ) and school. It serves as a religious, public building and a meeting place or forum where the city's news is exchanged.
<b>Market (Souq)</b>	It provides the economic activities in the town, functioning for the sale of a specific commodity or several. There are different urban forms of Markets: Major, Linear, Adjacent & Mini- markets, shops that are determined by their location.
<b>Residential Quarters</b>	The houses and their access system structured upon the requirement of domestic-domain privacy. The houses <sup>1</sup> functioned as a dwelling and a meeting place. Eikelman (1981) describes it as clusters of households of particular quality of life based on closeness which embodied personal ties, common interests and shared moral unity.
<b>Courtyard</b>	It is surrounded by grouped rooms varied in size with flat or dome roofs distinguished by thick walls. The private courtyard functions as the focal center of home life. The public courtyard functions as a public space where all activities take place.
<b>Street network</b>	The old Arab city is identified by the network of public streets that are composed of: <ul style="list-style-type: none"> <li>• <i>Ordered streets</i>: make up the back bone of the system and connect all major city gates with the city core.</li> <li>• <i>Major quarter's streets</i>: connect between primary streets and the main streets between adjacent quarters.</li> <li>• <i>Minor quarter streets</i>: function as service access to the people belonging to the quarter and other quarters who need contacts. There are narrow winding streets that connect quarters to the central place consisting of public, private and semi-private streets and cul-de-sac.</li> <li>• <i>Private cul-de-sac</i>: connects three of the mentioned streets. It is privately owned property and shared by its users. The minimum cul-de-sac width is (1.84-2 m), while the ordinary street width is (3.23-3.50m) which allows an animal or a camel to pass.</li> </ul>
<b>Public bath (Hammam)</b>	It functions as a central place of informal business meetings for men and exchange of home keeping ideas for women such as in Nablus. It was a recreation and relaxation public building.
<b>Wall</b>	It functions as the defensive system surrounding the town with a number of gates like the Jerusalem Wall.
<b>Cemeteries</b>	Public cemetery where people are buried, usually located outside the city wall or somewhere walled to provide a sense of place and demarcation to the grounds.
<b>Khans</b>	Are located at the center and planned to accommodate merchants and their goods and are vitally important to movement of trade such as in Nablus and Jerusalem city.

*Source: (Saoud, 2002); (Hakim, 1986), Eikelman (1981), Al-Ayyed (1991), (Antoniou, 1982) & (Morris, 1994)*

<sup>1</sup> House (Dar/ Bayt - in Arabic Language) means an individual house to provide a shelter where one can spend the night.

#### **2.1.4 Urban expansion**

– *End of the nineteenth century- beginning of 20<sup>th</sup> century*: The planning of Arab cities was not random but according to Islamic traditions and customs which created a traditional construction fabric (Al-Jubeh N. , 2009, p. 75). The old horizontal core expanded randomly in harmony with the rocky curved environment due to the social life, family solidarity, need for housing, security, joint action and cooperation. In the second half of the nineteenth century, new neighborhoods started to appear outside the old city where the social structure of the city had been influenced by the migration of the elite families to outside the walls, while maintaining the middle and low classes inside the city wall. At the beginning of the twentieth century, most of the Palestinian cities and villages witnessed waves of immigration to the United State of America and Europe, seeking work and better living conditions. This influenced the city development through money being sent home by immigrants for investments ( CCHP, 2005, p. 60). Moreover, the entry of the Christian and some European Evangelistic Missionaries that started building churches, schools, hospitals, monasteries in Palestine, had influenced the social fabric through spreading education and commercial activities. This encouraged expansion outside the old core boundary along main roads and contributed to establishing new commercial activities (Jaqaman, 1992, p. 54) & (Al-Jubeh, 2002).

– *British Mandate*: In 1917, when the British Mandate came to Palestine, new distinctive architectural building styles emerged where new houses and streets appeared with enclosed gardens and beautiful stone and masonry work. Building techniques were used, including Iron Beams and brick roof tiles. This type of housing stands as proof of the economic boom that swept through the country's emerging new socio-architectural structure leaving behind the old core to the poorer social classes ( CCHP, 2005, p. 42). According to Hakim (1986) & Rapoport (1969) the differences between the types of buildings in different areas in the one city are evidence of differences in culture, rituals, life styles, social organization, landscapes, materials and available technology. Thus, there is a relationship between building form and societal forces, between continuity and change, between permanence and flexion.

– *The 1948 war - 1967*: The expulsion of Palestinians from their homeland in 1948 and afterwards in 1967 led to the expropriation of hundreds of towns and villages by the state of Israel, turning them into refugees who spread in the neighboring countries and the mountainous inner lands of Palestine (Al-Jubeh, N., 2008, p. 2). Palestine has marked many political events. Moreover, Israel's deliberate attempts to acquire a political, historical and cultural legitimacy in Palestine resulted in the exploitation, destruction and manipulation of Palestinian cultural heritage to minimize all memory of the history and existence of Palestinians on their land. In addition, scores of villages with their typical Palestinian architectural characteristics were demolished or eradicated (Ibid). Refugee camps were established in different cities and villages which received an unspecified number of refugees who sought shelter and blended in with the locals (Al-Jubeh N. , 2009, p. 17); (Jaqaman, 1992, p. 33) & (Khamaisi, 2006, p. 5). This was a

new pace of urbanization, particularly housing development, population growth, services, new neighborhoods and unintentionally neglecting the old city ( CCHP, 2005, p. 42). The Palestinian awakening arose in the 1970s to safeguard what remained of their local heritage: historical buildings and areas, monuments, archaeological sites, ethnographic remains, art and heritage objects and embroidered costumes. These symbols were supposed to emphasize issues of national identity, pride, belonging and deep rootedness to one's own history and tradition (Costin, 1993, pp. 10-11)& (Al-Jubeh N. , 2008, p. 3). However, Palestinian traditional cores have been highly influenced by various geopolitical factors imposed by occupational powers since 1967 and were intensified after the 1994 Peace Process.

– *Oslo Accords 1993*: The establishment of the Palestinian National Authority (PNA) as a result of the Oslo Accords (1993) meant two things: firstly, the Palestinian Department of Antiquities had assumed its share of responsibility for antiquities and secondly, the Palestinians gained control over their own towns and villages built on (3 - 4)% of the total land, while the remaining areas (B and C), constituting more than 92% of the land, were left under total Israeli control including the civil administration. This automatically meant a major danger for 40% of the cultural heritage sites located in areas A and B, with the remaining 60% located in area C (Al-Jubeh N. , 2009, p. 7) & (Al-Houdalieh, 2010, p. 32). This fragmentation of lands into cantons and the political problems of the ongoing Israeli occupation have had a severe impact on social cohesion, family ties, and cultural exchange among different areas (UNESCO, 2008, p. 7). This has endangered the natural landscapes and cultural heritage of the country and eventually caused expansion to the periphery and open hinterlands of the cities, towns and villages (Al-Houdalieh & Sauders, 2009, p. 6).

– *The Palestinian National Authority (PNA) (1994-....)*

With the establishment of the Palestinian Authority in 1994, growth in population was accompanied by a large increase in housing demand, roads, other infrastructure, new institutions (NGO's, international, public and private institutions) and establishment of many facilities such as banks, services, ministries and the Presidential headquarters of the Palestinian President. Mostly, this renaissance was without any kind of planning assessment of their impact upon the heritage resources and the existing traditional cores (Al-Houdalieh & Sauders, 2009, pp. 1-4); (Al-Jubeh, 2002) & (Salameh, 2010, p. 150). However, the modern shifts in the urban development reflected on the traditional cores in general, whether the physical, social or economic situation. Small towns, like Birzeit, have maintained their rural characteristics along with some urbanization features but they could not capture the same attention of major cities like Bethlehem, that hold distinguished national uniqueness, to conduct the rehabilitation of their deteriorated cores. Moreover, the violations of Israeli occupation still continue for the areas under the jurisdiction of the Palestinian Authority where traditional cores such as Birziet and Beit-Reema become victims of Israeli military raids terrifying the inhabitants ( CCHP, 2005). Several attempts were made by the Ministry of Tourism and Antiquities, public and private

institutions through setting plans and strategies to contain the chaotic situation pertaining to cultural heritage areas under the jurisdiction of the Palestinian Authority (Costin, 1993, pp. 11-12). However, there is still a need for visionary planning at all the level to safeguard the cultural heritage of all the related sectors in general and rehabilitate the traditional cores in particular.

## **2.2 Planning system**

The physical planning system in Palestine seems to be unique in its composition and context. This uniqueness is related to the fact that planning practice was controlled and experienced by external forces and not by national bodies. This, of course, is due to the long period of mandate and occupation of the Palestinian land by several nations (Abdelhamid, 2006, p. 4). Since mid 19<sup>th</sup> Century, Palestine had passed through various changes and developments in terms of characteristics, policies, laws, regulations and management that were issued mostly for the benefit of foreign authorities and the imposition of their power or control over land (Ibid). The Israeli occupation has resulted in a dramatic impact on the physical planning (Khamaisi, 1997). Until today, there is no comprehensive legal system or a regulation frame which is Palestinian in origin and adapted to local needs. The existing laws, regulations, and orders characterizing the legal planning system in Palestine look like a mixture or composition of different previous laws and orders that are derived from:

- The Ottoman Physical Planning from the Late 19<sup>th</sup> Century (1850) to 1918
- The Physical Planning system during the British Mandate Period 1921-1948
- The Jordanian laws in the West Bank and East Jerusalem and the Egyptian administration and orders for the Gaza Region from 1948-1967
- The Israeli orders for the West Bank and the Gaza Region from 1967 to 1994
- Orders issued by the Palestinian Authority since 1994
- The Palestinian-Israeli Agreements since 1994 (Abdelhamid, 2006, p. 14)

During the late Ottoman rule, municipal councils were established in the major towns and larger villages where heads of villages (Mukhtars) were appointed by the government to administrate the urban development and observe law and order (Mahrouk, 1995). Some concern has always been shown by the rulers, individuals and wealthy families who had pushed the rulers to approve repair and maintenance of religious shrines and monuments. Their maintenance has ensured their preservation as symbols of cultural heritage up to the present time (Yousof, 1997, p. 489).

***The British Mandatory Period (1917-1948):*** With the Arrival of the British Mandate, they prepared new legislation for town planning during the first decade of the twentieth century (Gordon, 1974) & (Khamaisi, 1997, p. 209). The planning institutions were distributed in their location but centralized in regard of their performance. Regional plans were set up for all Palestinian provinces at that time and local plans were prepared and approved for small towns. They were particularly intended to control and restrict Palestinian urban expansion. The municipal authorities became local organizing committees, responsible for issuing permits, planning and control as well as space development within the area of the town (Khamaisi, 1997,

pp. 209-210). In 1945, the town planning ordinance in Palestine indicated that no one was allowed to deal with the preservation of objects, archeological buildings and places but it limited treatment to the control of setting size, height, design and the external appearance of buildings (Yousof, 1997, p. 490).

***The Jordanian Period (1948-1967):*** The Jordanian authorities did nothing to amend the planning system established by the British Mandate. They only devised structural plans for some towns, supervised construction for only few cases and prepared plans for the villages. The Jordanian structural plans disregarded demographic development and needs as well as the future economic and social requirements of the population in the Palestinian territories. They also failed to assign sufficient land for public buildings and economic activities, thus limiting economic and industrial developments in the towns (Abdulahadi, 1990), (Khamaisi, 1997)& (Abdelhamid, 2006, p. 6). However, the established plans of the British Mandate had remained operational, which had been exploited by the Israeli occupation, when deciding the issue of building permits (Yousof, 1997, pp. 490-491).

***The Israeli Period (1967-1994):*** During the Israeli occupation of the West Bank and Gaza, most villages and towns lacked approved structural plans. The centralized planning institution and the changes in the Jordanian law were set up to suit Israeli interests. The town level was considered a weak chain which was under the control of predominantly military orders. This gave them a free hand to control land use, restricting urban growth, limiting construction by refusing building permits and reducing the land earmarked for industrial and economic projects Abdulhadi (1990) (Coon, 1992) & (Khamaisi, 1997, p. 214). The conservation of historical buildings and sites during the Israeli occupation (1967-1993) was completely ignored. There was an “undeclared” official policy to dominate archeological activities and discourage the development of the historical sites. Conservation of the national cultural heritage meant the preservation of those sites which are only related to the cultural heritage of the occupier. Even the Israelis sought and still seek to destroy Palestine’s archaeological and historical heritage by all available means (Yousof, 1997, p. 491).

***The Palestinian Authority Period (Since 1994):*** With the formation of the Palestinian Authority, the planning responsibilities as well as other civilian issues and services were transferred to the related Palestinian ministries and institutions (MOPIC, 1998, p. 8). The development of conservation of cultural and natural heritage in Palestine did not take into any significant consideration within the physical planning process. The various structural plans ignored the existence of historic cores or buildings as well as the natural resources (Abdelhamid, 2008, p. 5). On the contrary, they were treated like the other land uses of the built environment without any distinction. This has given the local inhabitants discretion to make any changes, demolish and rebuild new buildings since there are no clear policies or restrictions imposed on these areas (Ibid, P.6).

The Palestinian governmental and non-governmental institutions, academics and intellectuals drafted their own version of a national antiquities law “*Cultural and Natural Heritage Law*” in 2005 but it still remains unlegislated. Therefore, the Jordanian Antiquities Law of 1966 is still applicable in the Palestinian Territories. It appears to be inefficiently formulated, out dated and lacks efficiency to tackle crucial issues concerning the absence of applicable mechanisms regarding the physical control of cultural heritage, registration, supervision, conservation, periodic maintenance and development, along with the absence of any strategy for safeguarding the Palestinian historical towns (Costin, 1993, pp. 11-12). Besides, there is a lack of awareness and proper enforcement of laws and legislation on the ground (Al-Houdalieh, 2010, p. 38).

### 2.3 Land ownership and tenure

Land ownership, tenure and restrictions on land use were an essential factor in the development of Palestine, which constituted a significant factor in understanding the evolution of urban and rural planning and had a big role in affecting the status of the traditional cores (Abdelhamid, 2006, p. 5). In Palestine, the land laws and regulations are by origin a mixture of traditions and previous rules. Thus, the Palestinian legislation regulates the rights of property (Naheh, 1995, p. 87). Under the Ottoman Land Code, the land of Palestine was classified under six main categories as shown in table (2-2) which are still applicable as follows:

Table 2-2: The classification of the Palestinian lands

Classification of lands	Properties
<b>Mulk or privately owned land</b>	The holder of the land exercises complete rights of utilization and exploitation representing ownership.
<b>Cultivated “Miri” land</b>	The State had the ultimate ownership while utilization rights were given to individuals under certain conditions.
<b>Waqf land</b>	Land dedicated to the Islamic religious charitable trust. Mostly, it is used for certain educational or charitable institutions or purposes.
<b>Abandoned land</b>	It is used by the community as a whole and cannot be sold or disposed of by individuals.
<b>Uncultivated “Mewat” land</b>	It is owned by the State. It is not owned by anybody and is situated far from buildings.
<b>Masha land</b>	It is partitioned among many individual members. It normally existed in a village or the old core of town/city. Each holder owns a fractional share in the land but has no separate parcel of land allocated to the person in proprietary rights.

Source: (Naheh, 1995, pp. 91-92)& (Abdelhamid, 2006, p. 5)

During the Ottoman rule, most of the land was publicly owned and, in practice, inhabited and tilled by tenants holding long or short leases. It was not until 1871 that the land in Palestine started to actually be registered in an organized way. A survey ordinance was passed in 1920 and later in 1929 which provided a cadastral survey and defined the foundation of an effective system of land registration (Ibid, P.93). The village in Palestine was the main registration unit



and it was divided into registration blocks. Each block was subdivided into parcels and given a specific number. This did not include the block of the traditional core of most of the Palestinian villages, towns and cities. However, the department of registries has continued to use the registration of deeds system which originated in the days of the Ottoman Empire and continues until the present.

Under the Israeli occupation, the military authorities issued an order in 1976 forbidding any land transactions without a written permit (Naheh, 1995, pp. 94-95). The land laws also specify ways of transferring ownership and its protection against illegal extortion.

There are significant problems relating to land ownership which have a bearing on the national development effort. All, except the first two of the problems listed below, are found in other countries as well:

- The seizure of more than two thirds of the land by the Israelis, and the denial to Palestinians to benefit, use and/ or access their lands;
- Land ownership patterns are uncertain. Less than half of the land has been formally registered. Moreover, the land registry is not available to Palestinians;
- The categories of land ownership established under Ottoman administration are confusing and inappropriate to present day needs;
- The pattern of ownership is very complex and highly fragmented. Also, a lot of land is under multi ownership.
- There is little or no market in land. This, together with the previous point, constrains the rate of urban development and the manner, in which it takes place,
- Very little land is in public ownership (i.e. Palestinian);
- Land prices are rising due to speculation and other factors such as “monopoly of land ownership may exist.” (Coon, 1997, pp. 181-182).

## **2.4 Social Settings**

The Palestinian society has gone through decades of transformations that has shaped its current status. It tends to imitate some transformation processes but modernize in other cases. This has created pressures on the traditional community structures and its social values. Thus, understanding the social structure, values, behavior and culture is essential to define the needs and priorities of the community as well as monitor the regeneration process.

### ***2.4.1 Demography and population growth***

Palestine has gone through demographic changes during the last decade that have impacted on the available resources, traditional buildings, services, infrastructure and land. According to the Palestinian central statistic bureau, the total population at the end of the 2010 amounted to 4,108 million persons<sup>2</sup> distributed as 2,086 million males and 2,022 million females. The West Bank contains 2.6 million individuals and there are 1.6 million in the Gaza Strip. The population

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<sup>2</sup> See: the Palestinian central statistic bureau publications at [www.pcbs.gov.ps](http://www.pcbs.gov.ps)

density in Palestine is 682 persons\ Km<sup>2</sup> which is generally high whereas the population density in the West Bank is 450 persons\ Km<sup>2</sup> and in the Gaza strip it is 4,279 persons/ Km<sup>2</sup>. The population percentage in urban areas is about 73.7% whereas in the rural areas it is about 17%.

The extremely high fertility rate of the Palestinian population shows that there is a rapid population growth. The annual population growth, in the Palestinian territories at mid 2010, reached 2.9%, with 2.7% in the West Bank. The health survey in 2010 indicated that the average fertility rate had dropped in the Palestinian territory to 4.3 births, with 3.8 births in the West Bank and 4.9 births in Gaza Strip (PCBS, 2010, p. 25).

Furthermore, statistics at the end 2010 also show that the Palestinian community living in the occupied Palestine is a young society, with a widening base as shown in figure (2-1) who requires good infrastructure, housing units adequate to family size and needs, more plots of lands and various services (PCBS, 2007). Accordingly, the historical cores are one of the zones in the towns or villages that stand out as being a potential for these

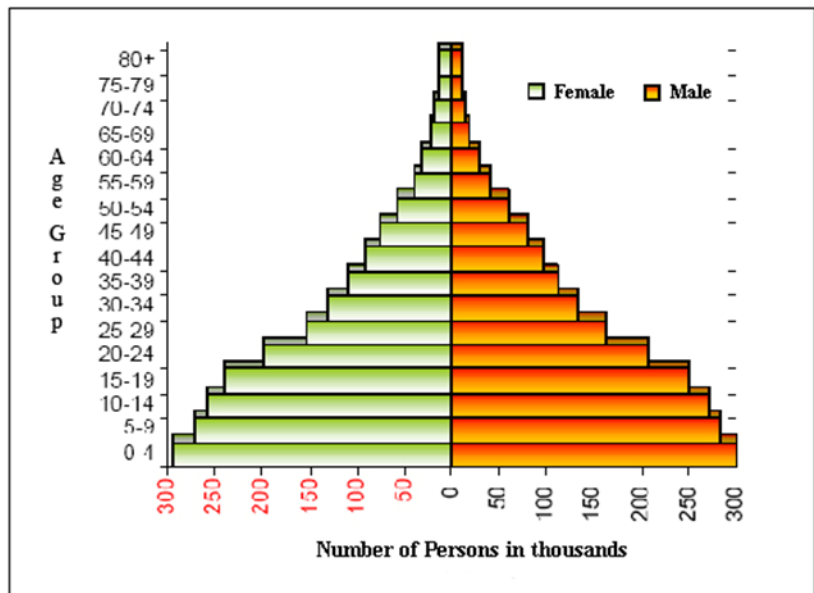


Figure 2-1: The population pyramid in the Palestinian territories in 2010  
Source: PCBS 2010, unpublished data

demanding pressures and urbanized development. Moreover, there was a drop in average family size from 6.3 persons in 1997 to 5.8 persons in 2007, where the average family size in the West Bank is about 5.5 persons due to the unstable economic and political situation. The survey in 2009 indicated that most of the private households in Palestinian territories are nuclear families which constitute about 84.6%, while the extended families constitute 12.2%.

#### 2.4.2 Social structure and character

Palestinian society was rural and engaged mainly in agriculture (rural population in 1967 was approximately 60%). Nowadays, the population in urban areas is 53.1% of the total population of Palestinian territories whereas the population in rural areas is 31% of the total population. However, due to the unique political conditions in Palestine, urbanization has not been the result of any significant population movement, but rather the result of the natural growth of cities and gradual transformation of smaller towns and villages into semi-urban centers (Touqan, 2000). The Palestinian community is divided into four types: urban, semi-urban, rural communities and refugee camps. These different levels of communities vary in their economic capability, social status, their influence in political decisions and maintenance of the cultural and natural resources.

The presence of centralized services distinguishes the city from the rural areas; thereby reducing the attractions of the rural towns, whereas rural communities suffered from a lack of services, utilities and deterioration of traditional cores to carry out their new functions (Zahlan, 1997, p. 153).

Palestinian society is harmonious due to strong traditionalism to maintain identity and face the occupation. From 1948, Palestinians have gone through divergent development which has resulted in diversification of their social, economic, and cultural patterns. Diversity could enhance creativity but it could lead to dysfunctional behavior and fragmentation (Ibid). In conclusion, the changes in Palestinian social structure are affected by the political and economic situation which is reflected on the traditional cores in rural and urban areas along with their strong influence on traditions and customs.

### ***2.4.3 Traditional societal aspects***

In traditional societies such as the Palestinian society, human activities are guided by values which are translated in the whole built environment. All cities in the Arab and Islamic world inhabited predominantly by Muslims who share an Islamic identity due to the application of Shari'a<sup>3</sup> values in the process of city building. Therefore, urban forms and an organizational system in most traditional cities in the Middle East have originated in pre-Islamic models. The following features should be taken into consideration to understand the core of Arab society as well as the Palestinian society:

#### ***1. Religious and cultural beliefs***

The religious traditions have a comprehensive and integrated cultural system through which it embedded the religious practices in the daily life of individuals in the Palestinian society which is strongly reflected in the high accessibility of the centralized location of the mosque or church in the Palestinian traditional cores (Al-Jubeh N. , 2009). Daily living patterns and the social solidarity based on religious beliefs are imprinted in the Palestinian society and the urban form and are reflected in the architectural structures (Bianca, 2000, pp. 22-23); (Antonioni, 1982, p. 24) & (Kotkin, 2005, p. 44).

However, the Islamic law (*Sharia*) is also reflected in the physical and social relations among private and public realms, neighbors and social groups. The Islamic religious Qur'anic verses, sayings of the prophet and codes of Islam have affected the conduct of life and activities (Hakim, 1986, pp. 15-18)& (Bianca, 2000, p. 28). The only Muslim institution which combined certain aspects of royal patronage, religious domain and civic functions called "Waqf, plural: Awqaf"<sup>4</sup> maintains social Welfare buildings like mosques, schools and commercial centers which still

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<sup>3</sup> Shari'a means in Arabic ("way" or "path") is the code of conduct or religious law of Islam. Most Muslims believe Sharia is derived from two primary sources of Islamic law: the precepts set forth in the Qur'an, and the examples set out by the Islamic Prophet Muhammad in the Sunnah.

<sup>4</sup> 'Awqaf': It is based on donations from the powerful and the wealthy families for social purposes to maintain social Welfare buildings such as mosques, schools, commercial centers and house.

have a big role in fusing Palestinian society. The religious and social institutions, along with tribal structure and family clans, raise the concept of sacred space and privacy in the entire old urban form. This has reflected the degree of privacy and sacredness of enclosure of courtyards in private houses as well as the successive hierarchy of streets (Al-Jubeh N. , 2009, p. 77); (Bianca, 2000) & (Al-Jubeh, 2002).

## 2. Social principles

Lawrence, R.J. (1982, P.25) explained that social organizations are based on social groups sharing the same goals, needs, ethnic origin and cultural perspectives. Along with that, the morphology of architectural and urban space is not separated from its social significance. Several factors had been strongly translated in the built urban form illustrated as follows (Saoud, 2002):

- *Satisfaction of basic needs and culture:* The importance of symbolic values in man's life and activities in many aspects needs to be questioned since they involve value judgments such as culture and beauty of a location etc. "*A culture can stress utility, [...], the way other cultures stress religious and similar distinction can be made concerning the value of comfort and other needs*" (Rapoport, A., 1969, P. 60). For example, the need for shelter is a basic need for human beings which opens choices of how it will be achieved. For instance, the refugees of the 1948 war from the coastal areas had made the Palestinian society of the inner mountainous land provide them with shelter, services and basic human needs. These choices tend to supply solutions to certain needs that are related to philosophy of life, social communication, the expression of one's faith and protection from enemies. These assure the necessity to acknowledge people's needs in order to revive the built environment.
- *Family structure:* is a basic element which has significant relation to culture and the built forms that influence the social relations of the Palestinian society. According to John Gulick in his book<sup>5</sup> about the Middle East, kinship ties are not limited only to members of individual households. In traditional cities, the strong social structure is mainly represented in the shape of the extended family (*Hamula*) while the physical structure is influenced by it which looks like clustered buildings separated by narrow alleys (Al-Arif, 1985, p. 11). Moreover, close family ties in the Palestinian Territories play a crucial role in coping with political turbulence and the socioeconomic situation of the country. For instance, Palestinian livelihoods have deteriorated since the second Intifada in year 2000, yet Palestinian social resilience remains strong. The World Bank (2003) concurs, stating: "*what is quite remarkable is the continued cohesion of Palestinian society. Despite violence, economic hardship, and the daily frustrations of living under curfew and closure, lending and sharing are widespread and families for the most part remain functional*" (MAS, 2009, p. 70).
- *Privacy:* The Qur'an teaches the virtues and importance of privacy. The visual meaning of privacy is translated by urban and building form particularly within the context of housing. Palestinian traditional cores consist of squares and streets which provide their residents with total privacy where the individuals had to cross from public space (streets) to semi- public

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<sup>5</sup> Book : Gulick, J. (1966) "*Village and city; cultural continuities in twentieth century Middle Eastern cultures*"

(alleys) then to semi-private (yards) all the way to private (dwellings) (Al-Jubeih N. , 2009, p. 75). In traditional cities, the heights of buildings tend to be uniform in order to overlook the private domains of adjacent neighbors. The clustered houses, the circulated filtered street network or the shared walls to form inner courtyard structure, form an inward oriented autonomous unit which protects any visual contact from the street or the neighboring buildings (Bianca, 2000).

- *Social intercourse and strong community interaction:* Organizing space is oriented to socializing and providing meeting spaces in accordance with culture. Space serves as a tool of actions and a means of production but at the same time it could be a means of control and domination from those who would make use of it (Lefebvre, 1984, p. 26). For instance, the whole settlement contains residential quarters where the house could be a meeting place or provide shelter and privacy. In the Palestinian villages, the main plaza (*Saha*) is considered a space that reproduces social space which acts as a meeting place for men and other communal activities. However, men could not meet in each other's houses because the house is considered a female territory. This emphasizes Lefebvre explanation of space where social space incorporates social actions.
- *Traditions, customs and lifestyle:* Culture involves a group of people who have a set of values and beliefs which are acquired, learned and transmitted that creates a system of rules and habits that leads to a life style. Rapoport (1977, p. 266) noted that these are a matter of choices that apply to manner, behavior, gestures, kinship and built form. He argues that life style will not disappear but urban design will help surviving the life style and culture. Life style is one of the main strong variables influencing the organization of the spaces of the city, time, meaning and communication by the clustering of people. Clustering may sound forced in the Palestinian traditional towns but it is related to their social status and activity patterns which affect their knowledge of the town. As a sequence, it leads to identity, shared images and a desire to preserve a life style, religion and culture. Other characteristics which lead to clustering are family type, friendship patterns, the importance of status and the nature of the house system. There are several social advantages from clustering such as reduction of stress, conflict, less prejudice and crime; lesser deterioration of urban areas and greater prosperity of the urban environment (Ibid, p. 264).

People live in harmony and social cohesion with others who share the same cultures, values, norms and same symbols and agree on specific manners and lifestyle such as leisure, food, clothes style and common rules (Ibid, p.256). That is why, life style changes from one region to another which involves more than spatial factors. Changes in social relationships, kinship structure and lifestyle are not only because of urbanization but also because of change in values and pressure towards conformity. For example, one of the first duties of the day of Palestinian women was a washing at the spring where women were accustomed to meet, exchange news and socialize. Nowadays, women go to cafés and restaurants to meet, talk and do their daily domestic activities at home (Amriy & Tamari, 1989, p. 15). Tradition has the force of law, honored by everyone through collective consent. It is thus accepted and obeyed,

since respect for tradition gives collective control which acts as a discipline (Rapoport, 1979, p. 6).

## **2.5 Economic settings**

The social and economic formation of Palestinian society was shattered because of the Israeli occupation that reflected on the recession of agricultural work and marginalization of the Palestinian cities. The occupation has imposed military policies on the Palestinian areas whose markets have become fully dependent on Israel and thereby decreased the quality of life and security (Salameh, 2010, p. 150). Since 2000, political instability and drastic reduction in the productive capacity caused a steep economic decline, not only decline in the tourism sector but also severe social impacts (UNESCO, 2008, p. 8). The GDP per Capita for the Palestinian Territory in 2010 was US\$1,502.4 with an increase of 6.1% in comparison with GDP in 2009 (PCBS, 2011). Furthermore, the traditional markets offering folklore and traditional handcraft products such as in Nablus have diminished and many shops had been closed because of the poor purchase. The economy is still suffering from a financial resource gap that is basically dependent on foreign aid as in conservation projects (MAS, 2009, p. 13). The Palestinian economy is characterized by its limited size, large macroeconomic imbalances and high and variable unemployment rates that reflect badly on traditional cores in general.

### **2.5.1 Unemployment<sup>6</sup> and poverty**

Unemployment is an indicator that represents the socio-economic situation of the population in a country. Palestinian economy in the West Bank and Gaza Strip is still suffering from an unemployment crisis during the past ten years, particularly during the period 2004-2010, causing deteriorating living conditions. However, the Palestinian labor force has a deficit in skills, sustaining to the demand in the labor market (MAS, 2011, p. 17). Since the second Intifada in 2000, the blockage of Israeli market and the siege on the West Bank and Gaza have increased the number of unemployed Palestinians. For instance, the construction activity in the West Bank had recorded the highest increase in the number of workers at 11.9% in 2010 compared to 2009, followed by the activity of trade and restaurants (PCBS, 2011, p. 18). Consequently, the labor force suffered from a decrease in the average daily wage by 3.1%.

Poverty is considered as one of the important indicators that reflect the performance of the economy. The number of people living under the poverty line<sup>7</sup> based on \$ 2.1 a day is estimated to be 66% of the population in the Palestinian Authority (49.1% in the West Bank and 88 % in Gaza); that threatens the living conditions and the quality of life (MAS, 2006). Job creation in

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<sup>6</sup> *Unemployment* is defined as: those unemployed persons or individuals who are 15 years and over who do not work at all during the survey's reference week, who are not absent from their job and are available for work and actively seeking a job during the reference week. (According to ILO standards)

<sup>7</sup> *Poverty line*: The poverty line varies, depending on family size. The average poverty line reached in 2006, was about 2,300 NIS (\$518U.S.) for a family consisting of six members (two adults and four children) in the Palestinian territories), while the extreme poverty line (extreme) for the same family members is 1,837 NIS (\$ 414 U.S.). (Source: PCBS, Poverty in the Palestinian territories, 2006)

the West Bank is hampered by low levels of investment from the private sector whereas the Palestinian enterprises are mostly considered small (UNESCO, 2008, p. 9). Palestinian society suffers from several problems such as a high unemployment rate; high levels of poverty; difficulty in getting to schools, universities and health centers and losses in the Palestinian economy.

### **2.5.2 Tourism sector**

Despite the characteristics of the Palestinian Territory that is rich in its religious and cultural heritage, tourist activities have witnessed some improvement since the beginning of 2007 but deteriorated slightly during 2009 due to the political situation ( PCBS, 2011, p. 36). The development in the tourism industry has the potential to become a major contributor to the Palestinian economic development. In fact, its peak reached between (1994- 2000), when tourism contributed 7-10% to GDP and directly employed nearly 12,000 people. While, in the mid-year of 2011, the tourism sector contribution to the Palestinian Gross Domestic Product<sup>8</sup> (GDP) did not exceed 3.0% (MAS, 2011).

However, handicraft industries which include: embroidery, arts, glass, pottery, porcelain and crafts concentrated in cities like Bethlehem and Hebron, contribute to the economic growth. Meanwhile, the quality and the variety of these handicrafts are often poor and need support of local stakeholders to promote human skills, enhance the quality, design, packaging, marketing as well as the establishment of a financial support mechanism. This implies that the MOTA has to promote cultural tourism, domestic tourism and ecotourism among the priorities of the market to attract local and international tourists (UNESCO, 2008, pp. 9-10). However, the tourism industry is still witnessing a crisis due to mobility restrictions, political actions, Israeli arbitrary practices and various security troubles (MAS, 2011).

## **2.6 Environmental settings**

Geographically, Palestine is a small piece of land rich with biodiversity, fertile agricultural fields and varied ecological systems. The preservation of this unique environmental interplay is a responsibility which lies equally upon the people of Palestine as well as its occupiers. Narrow political agendas have largely ignored attention to issues related to the environmental protection and conservation (Arij, 2001, p. 1). However, the degradation of the environment is due to various causes such as air pollution and solid waste etc., as illustrated in table (2-3) (Sansur, 1997, p. 436). Furthermore, a lack of awareness of the environment, social and economic values as well as uncontrolled expansion towards urban centers has shed reflection on the unique atmosphere and distinctive identity of the traditional cores and the surrounding landscape. This has created negative effects on the image and attraction of visitors to towns and villages. Cultural environment is essential to enhance the identity and character of the city. The numerous archaeological sites and historic places are one of the most important features of the Palestinian

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<sup>8</sup> *The Gross Domestic Product (GDP)* is considered the main indicator to measure the growth and development of the economy.

landscape and would represent an economic potential such as eco-tourism. Moreover, the priority of the Palestinian agenda focuses on educational and health promotion, economic development and institutional buildings, more than on the protection of the environmental landscape and cultural heritage.

*Table 2-3: Issues causing environment degradation in the Palestinian Territories*

<b>Issues</b>	<b>Causes of environment degradation</b>
<b><i>Polluting emissions</i></b>	Polluted emissions from burning of fossil fuel in vehicles and home heating system, along with emissions from vehicles.
<b><i>Solid waste and sewage</i></b>	Solid waste is dumped in the most primitive fashion in many urban and rural areas creating serious air pollution hazards as the waste is lit and a flame fire ensues causing a serious threat to residents' health.
<b><i>Sewage</i></b>	Most municipalities have inadequate sewage collection systems and almost no sewage treatment facilities. Many households and businesses use the septic tank system scattered in urban and rural areas. They are filled up in a short period after being constructed and leak into the foundations of residential buildings and pollute the underground water.
<b><i>Zoning regulations</i></b>	The municipalities are ineffective in enforcing zoning laws. Penalties are light and largely ineffective. So, industrial activities have been located within residential areas which create pollution.
<b><i>Noise</i></b>	Noise is a serious health hazard to humans. There are no noise control ordinances because of a low environmental awareness among the population. Sources of noise are varied and range from transportation and construction activities to music.
<b><i>Visual pollution</i></b>	This issue is rarely discussed among Palestinians such as: the presence of TV antennas on the roofs of many residences and unauthorized commercial signs on city streets and buildings.
<b><i>Vegetation shortage</i></b>	Most Palestinian urban areas suffer from the lack of dedicated public parks. In towns and cities, buildings have replaced vegetation that usually humanizes towns, contributes to a relaxed atmosphere and improves the urban environment by reducing the level of air pollutants. Besides, there are no professionals in the management of green parks.

*Source: quoted from (Sansur, 1997, p. 436)*



## **2.7 Challenges facing conservation of the Palestinian traditional centers**

Various challenges are facing the conservation of Palestinian traditional centers. These need to be managed sensitively to ensure preservation of cultural heritage in a way which does not compromise its integrity, but guarantees its livability as follows:

- The Israeli policy towards the destruction of the Palestinians cultural heritage.
- The lack of financial resources to carry out comprehensive conservation projects.
- The absence of an official body responsible for the protection of cultural heritage and prevention of overlapping of work among institutions.
- The uncontrolled development, the lack of efficient urban design and monitoring in the historic quarters have heavily overshadowed many traditional quarters.
- The shortage of qualified staff and experts in conservation of cultural heritage sites.
- There is a lack of political motivation which reflects on the commitment of funding to develop educational and training programs in heritage conservation and to conduct regular maintenance and repair.
- Another challenge is the fragmented ownership of old buildings which often belong to a large number of individuals of the same kinship.
- The absence or weakness of public awareness towards the significance of cultural heritage in general and traditional cores in particular is a serious problem.
- Most inhabitants in the traditional quarters are poor people and migrants living in poor conditions who have no interest in conserving their buildings.
- There is no unified legal system or any form of legislative framework in addition to the absence of a national policy for the protection and preservation of Palestinian built cultural heritage (Yousof, 1997), (Touqan, 2000), (Abdelhamid & Amad, 2005, p. 30).

### 3 Cultural heritage, integrated conservation and urban regeneration

#### 3.1 Cultural heritage: *Definition and categories*

Heritage is a broad concept that encompasses our natural, indigenous and historic or cultural inheritance. Ashworth (2007, P. 2) argues that heritage can be a medium of communication that is related not only to the tangible and intangible heritage but also to the virtual to satisfy various contemporary needs (Mason & Baveystock, 2009, p. 15). Meanwhile, culture is that complex whole which includes knowledge, belief, customs, morals, art, law, and any other capabilities and habits acquired by man as a member of society (Jokilehto, 2005, p. 4). Thus, cultural heritage is an expression of the ways of living developed by a community and passed on from generation to generation including customs, practices, places, objects, artistic expressions and values (ICOMOS, ICTC, 2002). In support of that, UNESCO considers '*cultural heritage*' to be the assertion and enrichment of cultural identities, as a legacy belonging to all humankind where each particular place has its significance features (Ibid, p.11). Jokilehto (1999, p. 19) argued that the concept of cultural heritage has been continually broadened from historic monuments and works of art to include historic gardens, towns, villages and landscapes. Thus, it is obvious that cultural heritage must be understood in a much broader sense than just as a synonym for historic buildings, monuments and art. Therefore, cultural heritage is an irreplaceable fortune with outstanding special value from the point of view of history, archaeology, art or science that distinguishes each society (Jokilehto, 1999, p. 20). It is broadly divided into two categories:

**Tangible Heritage:** It includes built heritage that can be easily identified by people because of its physical existence and integration into living environment (Lichfield N. , 1988). It comprises of:

- a) *Monuments:* ancient architectural works, elements and structure of special value such as the Dome of the Rock, Al-Aqsa Mosque and the Church of the Holy Sepulcher in Jerusalem.
- b) *Buildings:* groups of attached or detached buildings including their specific architecture, homogeneity or their place in the landscape of special value such as Jerusalem, Hebron, Nablus, Artas (near Bethlehem) and Birzeit (near Ramallah).
- c) *Sites:* works of man or combined work of man and nature with outstanding value of beauty, archaeological, historical or ethnological aspects such as; Hebron, Bethlehem, and Sabastia.

**Intangible Heritage:** It is categorized to include many items and objects such as practices, expressions, representations, knowledge, skills as well as the instruments, objects, artifacts and cultural spaces by which communities, groups and individuals are recognized as part of their heritage, transmitted from generation to generation which provides them with a sense of identity and continuity and promotes cultural diversity and human creativity (UNESCO, 2003, p. 2). Hence, UNESCO defined intangible heritage as that which does not have a physical form but embraces all forms of traditional and popular or folk culture in a given community and is based on tradition. The tangible and intangible meanings related with areas are often inseparable and the tangible can be interpreted through the intangible.

To conclude, heritage signifies an inheritance or tangible legacy. However, in the context of urban policies and regeneration strategy as well as in this research, heritage is defined as those elements of the past that are perceived to attract people and investments, crystallize past life practices and reflect collective memory and signify image. These elements should be equally considered during the regeneration of historical areas.

### **3.1.1 Urban Heritage Conservation**

In the late nineteenth century, the concept of urban conservation gained attention after the increased awareness of the value of historic urban centers due to the loss of the defense structures of many fortified medieval cities in Europe. After the Second World War, the reconstruction of historic centers gained a lot of attention especially after the foundation of international organizations, charters, conventions and many other efforts on conservation.

ICOMOS Australia defined conservation as: “*all the process of looking after a place so as to retain its cultural significance*” (ICOMOS, 1999, p. 2). The Venice Charter<sup>9</sup> recognizes the need to safeguard the heritage and the responsibility to hand the cultural heritage with their authenticity to future generations (ICOMOS, 1964, p. 1). In this charter, the concept of historic monument was extended to urban and rural settings that emphasized their use for some useful social purpose. However, some areas may not have any historic buildings but the urban fabric, character, building decoration elements, street furniture and landscaping were unique of an age or period which is worth preserving (Ghosh, 1996, p. 87).

Conservation of Cultural Heritage Enactment (1988), defines conservation as a process of looking after a conservation area in order to retain its significance, including its restoration, maintenance, preservation, reconstruction, adaptation or a combination of more than one of these. According to Feilden (2003), the purpose of conservation is to prevent decay and manage changes dynamically and this is not limited to a building or a site only but the preservation of the whole ambience including cultural significance (Yusof, Mui, Meng, & Fern, 2007, p. 44). In addition, Cohen (2001) assured the role of urban conservation in sustaining both the historical area and city development within each urban context. Therefore, Townsend’s argument (2003) that conservation of historic urban centers cannot be treated as a work of art or as a static object was in its place but rather it embodies multidimensional cultural values that must be considered on a par with its contemporary role where the daily activities in the urban spaces should be rediscovered. Urban conservation is a process of managing change in historic urban areas or quarters in which it deals comprehensively within the urban system that is a necessary support to the functionality of the place, collective memory and social identity of the inhabitants (Jokilehto, 1996, p. 13).

In summary, the definition of conservation is obviously broad, complex and diverse. It has now shifted from protecting the single built form to a wider context such as area-based conservation or district regeneration. Urban conservation is a process that considers management and continuity of change in order to increase the notion towards sustainability through retaining the

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<sup>9</sup> International Charter for the Conservation and Restoration of Monuments and Sites- ICOMOS

significance of the tangible and intangible heritage resources within the greater context of the built environment. For the purposes of this research, conservation is used to describe the adaptive use of traditional buildings to meet a contemporary agenda. This can mean that the building's interior and the physical structure are modernized to be able to fulfill a contemporary use. It ensures the integrity of the heritage area for future generations that holds many irreversible values which is the core of sustainability without jeopardizing loss of cultural identity and preserving the authenticity of the heritage area.

### **3.1.2 Historic Towns: Validation for conservation.....Why conserve?**

Cultural heritage is never static but always changing in time and influenced from social process (Mihajlovic, 2006, p. 111). Places such as historic towns enrich people's lives, provide a deep, inspirational sense of belonging and identity to community and landscape. Cultural significance constitutes different values: aesthetic, historic, scientific, social or spiritual for past, present or future generations (ICOMOS, 1999, p. 1). This emphasizes the remarks of Rypkema (1992, p.206) that historical areas have several benefits and multiple layers of value to its community that are not limited to cultural, artistic architecture and historical values but also social, economic, political and educational values that justify their preservation and revitalization. Thus, Lichfield (1988, p. 68) demonstrated that there is a need for these values to be conserved for present and future generations illustrated as follows:

- It is a resource for continued use by the current generation.
- It is an irreplaceable value that needs to be saved for the current generation.
- It has quality which is contrasted and different from the contemporary.
- It can be distinctive and may have rare value.
- There is an obligation felt by any contemporary society to hand over its cultural built heritage to following generations.

Meanwhile, Tiesdell (1996, p. 7) illustrated the powerful sense of character and identity of the significant townscape merit and its architecture in defining both meaningful time and place. He defines the historical quarter as a significant number of historical buildings concentrated in a small area with an exceptional value that is irreplaceable and has potential for function and economic linkages (Ibid, P.8). According to Cohen (2001, p. 11) historic city centers are "*made up of a web of buildings and streets from different periods that create various cultural and urban strata*". The UNESCO (2005, Article 7) considers the historic urban centers as "*ensembles of any group of buildings, structures and open spaces, in their natural and ecological context [...] constituting human settlements in an urban environment over a relevant period of time*".

The ICOMOS Charter for historic towns (1992) declared that the significant characteristics of historic towns include all the physical and intangible elements that give it specific identity.

However, Cohen (2001) commented that historic towns have honed their urban character and offered quality of urban culture at present while, modern cities and towns lack any feeling of history and any sense of cultural continuity. Therefore, Ekinici (1994) considered the historic urban quarters to be the most precious constituent of the cultural heritage due to their

accumulation of past years of creativeness reflecting the identity, character of architectural and built environment (Doratli, 2005, p. 750). To conclude, historic towns are not static embodiments of culture. They are a dynamic medium through which identity, power and society are produced and reproduced, that is shaped by social contexts and processes (Mihajlovic, 2006, p. 109).

### 3.2 Process of urban conservation

Lemaire (1996, p. 58) pointed out that the correct methodology of rehabilitation of historic areas is determined by the values rooted in the human and social life of the place. He emphasized that the choices can differ from one culture to another and from time to time. As a result, each historic town is unique in its own resources, qualities and values but differs in terms of its urban system, demographic, social, cultural, economic, legal, administrative and institutional system. Thus, there is no single way of conceiving the rehabilitation of a historical area. Though, one of the important steps of a regeneration project in a historical area is an in-depth analysis of its origins, growth and development through the centuries and the evaluation of the internal and external factors to retain its physical historic presence.

ICOMOS Australia (1999) stated that urban heritage conservation is a continuous and value based process which involves a wide range of activities as shown in table (3-1). The conservation activities are usually carried out in regard to the existing physical conditions, values of the urban heritage and needs of the society. According to ICCOMS, historical towns need to be maintained through an integrated approach because they are an integral part of the surrounding urban context and conserving them depends on the management of their physical, social and economic context (Feilden & Jokilehto, 1998, p. 8).

Table 3-1: Activities involving heritage conservation

Strategy	Explanation
<i>Prevention of deterioration</i>	Indirect conservation such as a sound maintenance program and control of environmental pollution.
<i>Preservation</i>	Keeping the urban heritage in its existing state and protecting it from further decay
<i>Consolidation</i>	Adding or applying supportive materials into the actual fabric in order to ensure its continued durability and structural integrity.
<i>Restoration</i>	Reviving the original concept, whether in relation to the fabric or use or both without introducing new material.
<i>Reconstruction</i>	Rebuilding a new in imitation of the old by the introduction of new material into the fabric.
<i>Rehabilitation</i>	Adapting the building to a contemporary use which will be capable of sustaining it and minimizing loss of cultural values.
<i>Reproduction</i>	Copying an existing artifact in order to replace some missing or decaying parts, or in extreme circumstances moving the objects to a more suitable environment.

Sources: modified from (Lichfield N. , 1988, p. 26). & (Feilden & Jokilehto, 1998, p. 13)

To resume, conservation of urban form is an instrument of urban management and of urban change which is considered an important part of urban regeneration. In particular, historic towns with their urban form comprise a strong cultural heritage resource that necessitates urban regeneration where dominance of heritage conservation is inevitable. Thus, the urban regeneration process should be cautious towards deference of obsolescence and should continuously adapt change for the future which is being planned.

### **3.3 Integrated heritage conservation: the role of urban planning in urban conservation**

In the last century, conservation of cultural heritage shifted from focusing on monumental and individual buildings to an integrated urban conservation which is seen as an integral part of development planning. The basis for any successful planning and intervention in an existing fabric should be the understanding of the resource concerned in terms of both its history and its present condition. Cohen (2001, p. 35) states that urban planning and conservation are not contradictory, but rather complementary terms. Integrated conservation means integration and protection of cultural heritage within the general process of planning and management of cities and regions. It seeks sustainable development by transforming cultural heritage into an asset that contributes to the cultural, social, political, economic, environmental and physical dimensions of the development process (Imon, 2003). For instance, transformation of historic towns into an open air museum would address only the protection of the physical fabric rather than becoming economically productive features of the urban scene such as in the case of Suzdal-Moscow which was turned into museum town by the authorities in which only museum staff now live (Butenshow, 1991, pp. 157-158).

In 1992 the ICOMOS Committee on Historic Towns stated that conservation of historic towns must reflect a comprehensive and consistent set of standards and policies adopted as reliable regulatory and operating policies. These should be flexible to meet particular needs of the community, their assets and inhabitants (Doratli, 2005, p. 23). Moreover, integrated conservation undertakes the identification of mechanisms and strategies that are able to coordinate the active involvement of all actors in the implementation and management of urban regeneration policies, as well as the identification of funding mechanisms and a decision making process in the strategic planning process (Bizzaro, 1996, p. 1). Feilden & Jokilehto (1998, p. 80) argued:

*“Integrated conservation implies reconciling conservation requirements and town planning objectives, i.e. considering the values and interests of the existing historic fabric as equal in status to other factors in the general planning process”.*

From an urban planning perspective, historical environment contributes to the character, diversity and significance of the area while its decline urges the need for development which threatens the heritage of the city. Therefore, conservation becomes important within the framework of urban planning, especially in the urban regeneration process. Thus, the future of conserving historic areas is made up of present decisions which are influenced by the past, and predicts the future which is geared to experience of the past where continuity and change meet (Perloff, 1969, p. 43). Patrick Geddes (1972) argues that the application for town planning was

necessary in contemporary proposals for towns to identify and conserve the traditional culture through applying new proposals on its existing heritage. In addition, the integrated conservation planning must retain certain characteristics which are of prime importance to the city's identity such as the distribution of uses in the city quarter like the existence of residential areas and relocation of institutions in order to secure the correct functioning of important services for the benefit of present and future generations (Lichfield N. , 1988, p. 53).

However, the meaning of integrated conservation has changed over time. The European Charter of the Architectural Heritage reviewed integrated conservation to be achieved by the application of sensitive restoration techniques and the correct choice of appropriate functions.

Whereas the Declaration of Amsterdam (1975) and the Washington Charter (1987) stipulate that the conservation of the architectural heritage should become an integral part of coherent policies of economic and social development as well as urban and regional planning, instead of being treated as a secondary consideration. Thus, they have assured the protection of the built environment, the involvement of actors and public participation, the maintenance of identity, the adaptation of legislative and administrative measures as well as ensuring social justice.

Referring to Imon (2003) the integration process needs to include three levels of public decision making: policy level, planning level and project level. In each level, there may be more than one sector involved that necessitates integration of all sectors of each level as shown in figure (3-1).

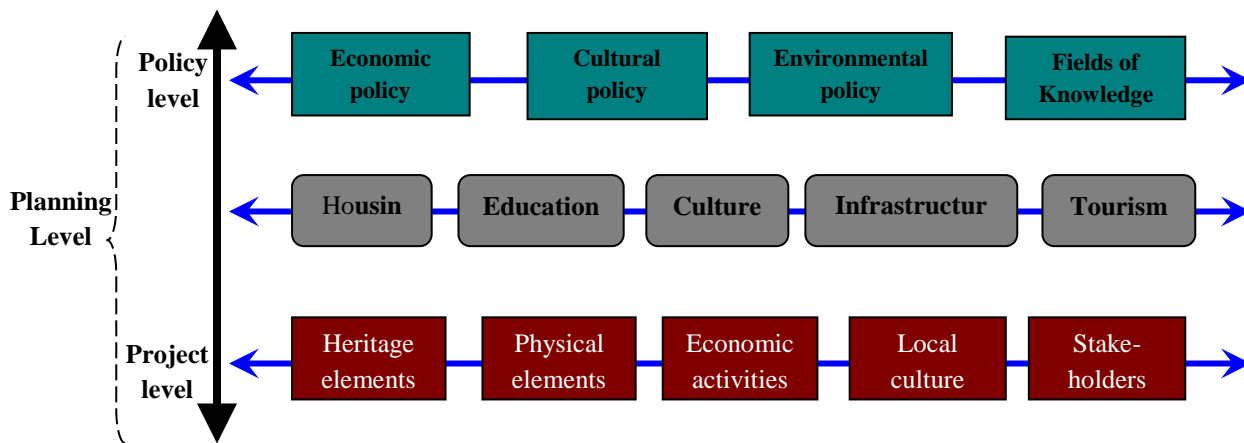


Figure 3-1 Vertical and horizontal integration of conservation concerns  
Source: Imon, 2003

Accordingly, at policy level, conservation concerns need to be integrated in development strategies by promoting conservation as one of the means to achieve economic, social and cultural development. It needs support from several governmental organizations to achieve this integration. At the planning level, coordination between departments and organizations, adequate development control and public participation is needed. Finally, at the project level, the essential elements such as local culture, economic activities, environmental quality and physical setting need to be included in the project for effective integration and regeneration. According to Jokilehto (1996, pp. 13-14) the aim of conservation planning and management of traditional areas is to provide a structure for the construction of a new quality of life, integrate the planning

methodologies at regional level and beyond the horizon of conservation planning, raise education and training of multidisciplinary collaboration and communication between the population and the decision making bodies.

Administratively, the hierarchy of public decision-making works on three levels which is more comprehensive. The new development necessitated conservation to be included in broader regional and urban development programs. It locates its own identity and place of historic towns among other competing development interests by being a part of a sustainable development strategy (Lau, 2009, p. 31). This implies that conservation and development can be consolidating partners to achieve sustainable regeneration. In effect, conservation is dealt with upwards while planning works are dealt with downwards from macro-level (Feilden, 1996, p. 66).

According to previous discussion, integration of conservation concerns in horizontal and vertical level activities are a key to achieve sustainable regeneration of historical towns. Therefore, the following sections illustrate the relationship between conservation and urban regeneration and their roles in historical towns.

### **3.4 Integrated conservation and urban regeneration**

Nowadays, in modern society, conservation and transformation of historic areas face difficulties in assessing the various values of historical urban center resources which play an important role in the sustainability of the built environment (Bizzarro & Nijkamp, 2008, p. 2). Serageldin, (1996, p. 69) emphasized including regeneration of the economic base and the financial structure in conservation of historic cities. However, urban conservation produces numerous benefits and positive results such as reducing urban sprawl, increasing pride and historical significance, increasing property value, creating vibrancy of new parts of town by regeneration of historic quarter and adapting reuse of the old buildings (Yusof, Mui, Meng, & Fern, 2007, p. 44). Thomas (1995) pointed out that heritage implies “*both receiving and giving*” which fits in the notion of sustainability (Bizzarro & Nijkamp, 2008, p. 2).

Bizzarro & Nijkamp (1998, p. 194) clearly mentioned that urban conservation contributes to urban regeneration in which both include awareness of urban decay in local economy, use of land, built environment and quality of social life in order to contribute to the socio-economic welfare of the community at large. Van Dun emphasized the concept of ‘integrated conservation’ which aims at reusing existing urban patterns in a way that is acceptable from an economic and social point of view. This creates a strong link between conservation and regeneration of historic urban quarters by which their future heritage depends upon their integration into the context of the community. Therefore, the argument of linking conservation and regeneration in such a relationship emerges as a necessity for an area-based approach in urban policy to protect cultural heritage and generate a historical environment from social, economic and cultural aspects for the benefit of present and future generations (Doratli, 2005, p. 751)& (Vehbi & Kara, 2009, p. 716). By the 1990’s, it was already apparent that tracing the previous shifts of priorities in the urban policy by replacing ‘urban renewal’ which is considered only as ‘*a process of essentially physical change*’ (Couch C. , 1974, p. 2) and going beyond ‘revitalization’ which fails to specify



a precise method approach and moving away from redevelopment aspiration, resulted in focusing on flagship projects and emphasizing the role of the private sector and special agencies towards urban regeneration within urban planning. Likewise, neo-liberalization necessitates the use of cultural heritage as a tool to respond to the rapidly changing socio-economic conditions of the new economic order; and the contribution of conservation to develop regenerative potential through economical use of the historical environment.

Set in the context of human interaction with their historical built environment, this thesis is concerned with the changes and decisions of retaining and regenerating selected traditional urban quarters in Palestine. More specifically, the researcher adapts the theory of urban regeneration to explore economic, social and political factors. Therefore the thesis assesses whether sustainable regeneration initiatives have taken place in the traditional quarter which has experienced terminal deterioration and various urban changes in the Palestinian context. Decisions to conserve, retain or adapt reveal the extent to which the traditional quarter development has embraced sustainable regeneration principles and valued or denied the cumulative memories of the quarter. By these means and inspiration of good practices, the researcher located the practice of integrated conservation planning of the built environment, partnership and community participation, image of place and quality of life to question the extent to which there are contemporary initiatives for sustainable regeneration of the historical quarter.

### **3.5 Driving forces causing changes of the urban environment**

Cities are made up of people living and working in a restricted area. Economical and social trends directly impact on the forms and structure of the city (Lang, 2005). Some cities are better than others at adapting to change. Indeed, structural changes can bring various transformations depending on the combination of changes on all aspects of urban development. Cities unable to adjust their structure and organization to the new trends of economic and social situations might induce urban decline partially or entirely in areas of these cities. Urban regeneration is a wide experience which has no single fixed form. It is a dynamic process where each generation area has its own complex problems and priorities and acts upon them (Roberts & Skyes, 2000, p. 3) & (Institute of Civil Engineers, 1988, p. 1). These problems reflect the continuous processes of physical, social, environmental and economic changes by external forces that imply the need for an area to adapt or regenerate in order to precipitate growth or decline. A theory of urban change must account for both the spatial and social effects resulting from the action of the dominant forces. These determine the transformation on the spatial structures, functions and by which urban meaning is to be redefined (Roberts & Skyes, 2000, p. 9). Cities and city life are effected by: demographic, economic, social, and environmental factors that shape their built urban environment. These factors are accepted as basic driving forces of change by urban policy-makers that interrelate with each other in a complex way. For example, high population growth reduces the possibility of rapid growth of income per head; conversely, rising per capita income is in general associated with falling birth rates and so, with lower rates of population growth, the chances to improve quality of life increase (Hall & Pfeiffer, 2000, p. 43). This suggests that all

problems are unique to a particular city or town which requires identifying the forces to be achieved for effective regeneration action in a particular place at a specific moment in time (Roberts & Skyes, 2000, p. 9) & (Fowler, 2000, p. 31).

Thus, the identification of the main urban problems and the related driving forces are to be harnessed in order to carry out proper urban regeneration in a specific urban area. Therefore, within the dynamic development of towns, there are remarkable impacts and urban changes on historical quarters and residents as well. Understanding the process of urban change and the driving forces influencing the heritage built environment in the Palestinian context, particularly Brizeit city, will promote the knowledge of approaching historical quarters correctly to initiate sustainable urban regeneration. Thus, the following sections illustrate briefly the dominant driving forces of urban change influencing the urban environment.

### **3.6 Aspect of urban change of the urban environment**

Change means that the state of the system is different when moving from the moment T0 to T1. It does not speak about what has happened or what is the direction of the change (Sotarauta, 2004, p. 286). According to Ward (1968), conservation plays a part in controlling the rate factor of change in the built environment. While, Cantacuzino (1990) understands conservation as the process of preserving and keeping something alive (*in this case a whole city quarter*) it may infuse new life. This implies that conservation does not exclude change and without it a city would die (Doratli, 2005, p. 750). Urban change is a manifold phenomenon which consists of different social, economic and cultural factors. Lichfield (1988, p. 21) argued that the process of a life cycle or change over time is clearly both complex and individual for any part of the built environment that reflects on other aspects. He proposed four different phases of the process of change, namely development, obsolescence, renewal and conservation, to enable the fabric to enter a new stage of life, to '*regenerate*'. The changes can be intentionally controlled processes such as increasing jobs, improving living conditions and other uncontrollable and unmanageable processes (Takala, 2006, p. 3). The diverse urban changes are multi-dimensional. Many causes can change forever the composition and social structure of a community or neighborhood such as: crime, social polarization, physical decay, changing transportation and many others (Roberts & Skyes, 2000, p. 24). It is important to emphasize the importance of balancing urban problems against potentials. Similarly, it is important to avoid dwelling on problems to eliminate the potential for positive change (Hall P. , 1981, p. 4). The secret is how to use the driving forces positively and promote local development (Hall & Pfeiffer, 2000, p. 44).

Kuklinski (1990) has argued that achieving a balance between economic efficiency and social equity can help resolve the spatial problems by mobilizing potential. Meanwhile, Porter (1995) in his article "*the competitive advantage of the inner city*" emphasizes the equal analysis of the competitive advantage of urban areas, especially of the inner cities which tend to be more helpful in the resolution of problems than focusing only on the role of welfare policies (Roberts & Skyes, 2000, p. 24). The urban environment and its stability are affected by numerous factors which are the key driving forces influencing the current and future situation in an urban

environment and propelling the system forward (Hall and Pfeiffer, 2000). Their role is determined by the social process through which humankind appropriates space, time and constructs social organization, challenged by the production of new values and the emergence of new social interests (Castells, 1985, p. 291). These factors are illustrated as follows:

### **3.6.1 Physical factors**

#### *Physical obsolescence and new requirements*

One of the obvious manifestations of urban problems is the physical obsolescence of many parts of our towns and cities. Lichfield (1988, p. 22) considers obsolescence as the outcome of the decay process of most historic areas where he defines obsolescence as “*the mismatch between the services offered by the fabric and the contemporary needs*” (Tiesdell, 1996); (Doratli, Hoskara, & Fasli, 2004)& (Vehbi & Kara, 2009, p. 718). Baum (1989) and Khalid (1992) have considered multiple building obsolescence factors to explain the impact of depreciation. Yousf, (1999) defines depreciation as a decline or loss in relative values of a property (*historical building*) compared to an equivalent new property (Yousf, 2000, pp. 2-3). On one hand, Salway (1986) looks at obsolescence as value decline that is not caused directly by use or the passage of time but as a result of change that is irrelevant to the asset (Mansfield, 2000, p. 4). Tiesdell, (1996, pp. 22-26) classified several types of obsolescence that affect historic urban quarters: physical, functional, location, image and legal obsolescence. Thus, Yousf (2000, p. 3) noted that physical deterioration, functional and economic obsolescence are sources that can cause depreciation. Physical deterioration refers to normal wear and tear of a building through use and the passage of time and thereby progress depends on the function of the design, the quality of construction, the nature of the materials and the level of maintenance carried out. It can cause a decline in the usefulness of a building and subsequently the rent, yield and market value.

Turok, (1992) assured that economic, social and institutional factors can be identified as the engine of the physical development of cities and these factors can also be redirected to provide the foundations for regeneration (Roberts & Skyes, 2000, p. 27). Hence, the absence of an adequate institutional capacity and effective planning system to intervene in the cycle of physical decline has proved to be a major impediment to the regeneration of many urban areas whereas in other instances planning has acted as an enabling force to generate positive change. Therefore, achieving urban regeneration requires far more than traditional land-use planning. It has to encompass a broader strategy of urban management which relates to physical intervention, investment, social action and strategic planning and to other associated policy fields (Ibid, p.28).

### **3.6.2 Economic factors**

#### *Economic change*

Economic change is not a new phenomenon. More recent studies have concluded that many fundamental changes have occurred in which historical areas have suffered weaknesses in their economic structural base and their inability to adapt to new trading and infrastructural

requirements (Roberts & Skyes, 2000, p. 25). For instance, Hall's (1987) analysis of economic performance in urban areas revealed that market places are dependent on manufacturing and a range of traditional service activities have not been competitive to new technological facilities. Hausner (1987, p. 1) has mentioned that the key of economic changes includes change in spatial division of labor, decline of traditional manufacturing, reduction of demand for unskilled labor, the rise of part-time female employment and changes in the character of business competition. Hall & Pfeiffer (2000, p. 53) also pinpointed that the most visible driving forces for economic change are: rising productivity through new technology and contacts, high capital per person and its corollary and rising income, which without economic welfare cannot increase rapidly enough. However, the locational theory<sup>10</sup> explains the effect of transferability of location to the concepts of community economics which builds on spatial interaction. Therefore, a community represents the operating environment for economic units interacting in space. For instance, households and laborers face spatial decisions, such as where to shop, where to work, and where to live (Shaffer, Delle, & Marcouiller, 2004, p. 38). For example, revitalization of Beyoglu town (Turkey) which suffered from decay and disinvestment of its central business district, was crucial not only to improve the quality of life itself but also to boost the socio-economic well-being of the city through the functional transformation and changes in land prices along the main street and the surrounding neighborhoods (Dokmeci, Altunbas, & Yazgi, 2007, p. 158) Therefore, McConaghy (1972, p. 205) views urban economic changes to be related to the broader context of the region and nation as it is a part of the urban unit but at the same time he advocated that solutions should be locally rooted.

### *Employment change*

The decentralization of population and employment from old cities changes the urban economic functions which are other important elements of the process. These changes have affected the economy, the geographical and social distribution of economic activity, growth and well-being. They have placed old cities under serious pressure, activating a process of disinvestment and a broader process of economic, environmental and residential decline (Hausner, 1987, p. 1). Transfers of capital and knowledge between regions have acted as a mechanism to reduce inequality between one urban region and another. Economic growth has for a long time been considered as the primary means by which unemployment is to be reduced and income increased. The fundamental structural weaknesses evident in economies of the older urban areas led to investigate a variety of causal factors which include the 'urban-rural' shift and the 'spatial division of labor' besides the absence of appropriate skills and experience resulting in the 'social exclusion' of substantial segments of the labor force (Roberts & Skyes, 2000, p. 25).

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<sup>10</sup> Location theory focuses on the attributes of space, such as the location of resources, the location of production, the location of markets and the transportation system. These attributes explain where economic activity occurs. Shaffer, R, Deller, S.C., Marcouiller, D.W.(2004)

### *The role of technology*

A century ago, growth meant industrialization and a shift away from agriculture. Today, industrial employment has begun to decline legal services, management consultancy, accountancy, marketing and media. Depending on the dynamics of economic development, there is also a flourishing informal sector, which is characterized by ease of entry, reliance on indigenous resources, family ownership of enterprises, small-scale operations, labor intensive technologies, skills obtained outside the formal educational system, together with unregulated and competitive markets. The transformation of the labor markets through information flow, technology and income growth has both positive and negative aspects on the historic towns (Hall & Pfeiffer, 2000, p. 51) & (Tiesdell, 1996, p. 21). In spite of unemployment and growing inequality, nowadays people use more new technologies to supply their demands of daily life. We find more people using new technologies which they find more interesting and acceptable than the old. The uneven evolution of networks of information and communication technologies began to forge new urban landscapes of innovation, economic development and cultural transformation while at the same time intensifying social and economic inequalities within cities (Knox & Pinch, 2010, p. 7). For example, in Glasgow and Dortmund, services have replaced the old smokestack industries and traditional services which have split into a whole range of functions such as financial instruments (Hall & Pfeiffer, 2000, p. 60).

### **3.6.3 Social factors**

#### *Social change, urban environment and inequity trends*

The economic transition provides insight into many other social problems which have beset urban areas. Economic change is not the only factor that has dictated social problems in towns and cities such as: effects on the occupational structures and difference of income rate but other influences such as: the evolution of socio-demographic trends, the adjustment and breakdown of traditional family, community structures, the changing nature and outcomes of urban policy and the consequences of changing social perceptions and values (Roberts & Skyes, 2000, p. 26). Buildings and infrastructure in cities are part of neighborhoods and the physical basis for social networks. They are interrelated with habits, traditions, networks, markets and social relationships of the community. Social change, therefore, cannot but demonstrate itself in a change of the built city. However, in the core cities, growth of professionals and the rise of youths and university-educated inhabitants with a strong cultural orientation towards the facilities of the historic city, have led to the spread of gentrification accompanied by high quality services and various cultural activities, while former working class areas either became gentrified or were given over to a new influx of immigrants. The upgrading was accompanied by new neighborhoods of oriented lifestyles (Hall & Pfeiffer, 2000, pp. 94-95).

#### *Socio-demographic change and the urban explosion*

Rapid urban growth and demographic change are the dominant driving forces which can cause pressure on housing, trade, transportation, water, energy consumption and other environmental

factors (Leitmann, 1999). Recent decades have witnessed movement of population away from urban areas in general and historical towns in particular. Some households left historical cities as a result of the urban expansion of areas at the periphery, the construction of new attractive housing estates, the search for a better quality of life, the desire to access a better range of services and employment opportunities (Roberts & Skyes, 2000, p. 26). The urban expanded areas offer the prospect of jobs and an escape from traditional thoughts and practices, often irresistible to the young. Liberalist society has toleration towards culture and other differences and provides their members free living without suffering unjust discrimination (University, 2010; Abu Lughod, 1987). These raise competitiveness; widen disparities and migration between regions, cities and countryside (UNCHS, 1996 cited in (Hall & Pfeiffer, 2000, p. 45). Besides, many incentives (push and pull factors) encourage the internal movement of population (migration) that creates pressure on cities and historical cores in particular due to enormous agricultural productivity because of mechanization, lack of arable land and allowing fewer farmers to keep their jobs, lack of technological resources and access to credit and social services in rural areas, natural disasters and environmental degradation in rural area. Other factors that attract migrants tend to be better health care and consequently decreases in death rates, high birth rates in cities and the increase of life expectancy, mainly due to reduced infant mortality.

The growth expansion beyond the boundaries of the historical towns reflects one aspect which is the existence of push factors such as noise, concentration of the poor and disadvantaged members of society which create extreme inequality, fragmented and incoherent cities (Flower, 1993, p. 7); (Roberts & Skyes, 2000, p. 26)& (Hall & Pfeiffer, 2000, p. 98). Differences in the form of urban expansion have been contributed to six different types of effects:

- *The effects of the natural environment:* include those of climate, slope, insurmountable barriers and the existence of drillable water aquifers.
- *The effects of demographics:* include rural-migration and natural population growth in the city, the localization of residual populations of migrants, disadvantaged groups, unskilled migrants and immigrants in other neighborhoods (Knox & Pinch, 2010, p. 278).
- *The effects of the economy:* include the level of economic development, differences in household incomes, exposure to globalization, the level of foreign direct investment, the degree of employment, decentralization, the level of development of real estate finance markets, the level of property taxation and the presence of cycles of high inflation.
- *The effects of the transport system:* include the introduction of new transport technologies, the private automobile; transportation costs vis-à-vis household incomes, the level of government investment in roads, and the existence of a viable public transport system.
- *The effects of consumer preferences:* include proximity to open space, single-family dwellings or ownership; way of life, urban amenities, and preferences for “flight from blight” or its converse, which appeal to gentrification in the historic cities.
- *The effects of governance:* include the number of independent municipal governments in the area; the share of land in an area in public ownership; the existence of an effective

planning agency and quality of enforcement of various urban development controls (Angel, Sheppard, & Civco, 2005, p. 8).

### *Value and life styles*

In any city, personal preferences, individual lifestyles, local patterns of activity and inherited values, all influence social behavior and the social fabric. Hall & Pfeiffer (2000, p. 81) listed a few dominant trends which could be influential in different cities: declining household size, changing values (liberalism vs. conservatism) (Mühlbacher, Leih, & Dahringer, 2006, p. 203), different structure of professions, higher level of education, higher mobility, declining density of urban development, greater wealth, increased flows of information, in addition to growing suburban lifestyles or increasing relevance to single or childless people. One can observe around these dominant trends a mass of individual differentiations based on social milieu and specific values. Couch (1990, p. 90) had pointed out the racial aspects and its implication on regenerating old towns as new immigrants have added an ethnic dimension to many of the issues confronting urban communities. Further, Roberts & Skyes (2000, p. 27) mentioned that the image of the city is linked to the social and community aspects of urban policy as the historic city in the eyes of many people is no longer an attractive place that can provide all necessary civilized life requirements.

### **3.6.4 Environmental factors**

Neglect is the most obvious outward sign of the impact of urbanization on the natural environment (Roberts & Skyes, 2000, p. 28). People create their urban spaces according to their character and impose themselves on the environment, modifying and adjusting it to suit their needs and values (Knox & Pinch, 2010, p. 5). Jenks (1996, p. 213) asserted that historic cities are increasingly under pressure from increased new development in periphery areas that tends to weaken the viability and vitality of the historic core. As a result, the historic urban fabric can be destroyed, where narrow lanes and intimate spaces have previously given a human scale. Extra development within the city risks the loss of green areas, fragments landscape and raises the possibility of changing the town image. Hall & Pfeiffer (2000) noted that there is at least triple a relationship between nature and cities where nature is considered firstly as a resource input, secondly, a location space, and thirdly, a shelter for human emotional and physical existence as a consumer good. Jenks, Williams, & Burton (2000, pp. 36-37) identified several effects of changing factors on the built environment namely:

1. Loss of greenery in towns including trees, shrubs and greenery in private gardens due to intensification of densities and increase of development without giving priority to landscaping and planting management.
2. Upgrading locally built and natural environment have effects on the built historic environment brought about by: new buildings, mixed uses and high quality of landscape.
3. Increase of environmental wear and tear has huge impact on historic building fabric, production of dirt and changing image.

Therefore, a successful town of the future is increasingly likely to be judged on its environmental performance and appearance (Ache, Bremm and Kunzmann, 1990 cited in Roberts & Skyes, 2000, p. 29). This pinpoints the new challenge for urban regeneration, that is, to contribute to the achievement of sustainable development.

### ***3.6.5 Political factors***

Raftery (1991) supported by Nutt (1976) introduced behavioral perspective to obsolescence which refers to an opinion about a particular situation or condition. It is viewed as a function of human decision and perception rather than the consequence of natural forces (Mansfield, 2000, pp. 4-5). The decentralization of authority became the new trend that encourages decision making built on trust, transparency and increasing diversity between actors that influence urban policies and strategies. As a result, the new actors range from central, local government, NGO's, media, private sector, to financial institutions, at local and regional levels, formal and informal groups of citizens. However, radical changes in governance, limited political considerations and personalized authorities strongly influence the development of cities and cultural heritage policies. Participatory approach and cooperation between the political parties are all essential elements of an effective urban regeneration strategy (Bailey, 1995 cited in Roberts & Skyes, 2000, p. 43). The efficiency of public participation to take place is preconditioned by two conditions: firstly, effective participation can occur only when information is available to all parties affected. Therefore, the continuous distribution of quality information and good accessibility are crucial to the process. Secondly, effective participation, discussions and negotiations can only be between equals. Therefore, power imbalances are one of the main challenges and obstacles that face the regeneration strategy in order to have a shared vision, objectives and interests. Jacobs (1997) mentioned that the expansion of decision-making powers of local government without social monitor of civil society can lead to destruction of environment and disrespectful treatment of cultural heritage rather than solving problems.

However, deregulation and privatization provide new ways to finance which enables further development. Historical cities face tremendous financial and social problems which lead to deficiencies in local democracy, where public participation and local interests are neglected (UNESCO, 2008, pp. 57-58). Therefore, regeneration of cultural heritage areas and management can divert from its direction and become deficient due to conflicts of interest and political issues.

It becomes clear that there are several internal and external factors influencing the urban environment and historic towns in particular that might change the shape, function and character of present and future conditions. Apparently, these driving forces of change are interrelated in a complex way and their outcomes are usually multi-dimensional. From previous discussion, these driving forces are fundamental to be managed if sustainable regeneration of traditional quarters in towns is to be achieved. Therefore, investigating the process in which urban change is managed will expose contemporary needs, concerns and hopes as well as offering an insight into the capability of the stakeholders and the community to respond to the conditions and the needs



of their society. Therefore, establishing comprehensive analysis to understand the forces of change is important in assessing the implementation of an urban regeneration approach. Concrete analysis of the different driving forces affecting the Palestinian traditional urban environment will follow the coming chapters.

## 4 Sustainable Urban Regeneration

### 4.1 The need for cities and why urban regeneration is needed?

A town is the product of history, the reflection of society and the action of man upon space. Community location is a demonstration of all functions and activities of a particular town (Castells, 1978). Thus, the survival of towns is vital to the survival of modern civilization. In one way or another, the town is changing as the community alters.

Hence, undesirable changes can be defined as decline which is mostly used to describe the physical decay of buildings. Lang (2005) defines decline at the urban level as: a continuous reduction of employment along with endured loss of population which both are interrelated and accompanied by rising social and physical problems (Ginot, 2010, p. 4) & (Medhurst & Lewis, 1969, p. 174). This implies the importance of the working activity (employment) for people's life fulfillment and self-esteem which can be a decisive feature in urban development and decrease of urban decline. In addition, area-based analysis and urban decline<sup>11</sup> theory were both popular approaches to explain urban growth and change which have an important role to play in urban regeneration.

From this point of view, a new momentum is required for towns or more often parts of towns in order to be regenerated to produce a more acceptable, livable and sustainable environment for the community (Ginot, 2010, pp. 4-5). Therefore, urban regeneration has been one of the most important strategies to address historical town decline and deprivation (Tsenkova, 2002, p. 1). From this, it can be seen that a holistic regeneration approach with long time purpose is crucial for the survival of a town's culture and civilization, as well as for sustaining its prosperity.

#### 4.1.1 Sustainable Urban Regeneration: Definition and relation to other concepts

Urban regeneration is a widely experienced but little understood phenomenon. As cities develop and urbanize, the land use and population distribution, as well as the demand of a particular sector have changed in the area concerned. It is a term which deals with physical decline and urban development which describes the general task (Ginot, 2010, p. 5). Peter Roberts (2000, P.18) in his "*Handbook for Urban Regeneration*" indicates that urban regeneration implies that all the approaches have to be designed with a strategic and long term purpose. This requires an urban re-planning process that is dynamic in order that such changes will bring a more promising future to the city and a better quality of life for its citizens. Many development institutions and community organizations have been involved in regeneration schemes. These have come to the conclusion that there is no standard framework on its practice or permanent solutions as it should be responding to the ever-changing needs. Each problem is unique for a particular town where priorities are considered and upon them actions and implementation of a specific response are approached (Roberts & Skyes, 2000, p. 17). It means that a strategy which is ideal for one

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<sup>11</sup> Urban decline theory: is based on a demand and supply oriented approach of urban growth which stressed the role of attracting growth factors from in and outside the town which aimed at improving the economic growth (Roberts & Skyes, 2000, p. 63).

situation may be totally inappropriate for another (Couch, Fraser, & Percy, 2003, pp. 33-34). Theoretically, urban regeneration goes beyond the physical dimensions of planning, including socio-economic activities and environmental consciousness. Therefore, long-term urban regeneration should incorporate the concept of sustainability as Roberts & Skyes (2000, p. 17) defines sustainable urban regeneration (SUR) as:

*“Comprehensive and integrated vision and action which lead to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change.”*

Mihajlovic (2006, p. 109) defines sustainable urban regeneration as:

*“.....encompasses all physical improvements that are necessary in order to provide an appropriate use to an empty or inappropriately utilized urban structure. It is a process of making an area sustainable for use again.”*

Moreover, Hemphill, Mcgreal, & Berry (2002, p. 360) defines it as:

*“Redevelopment to create a long term lasting effect whilst having regard to economic, environmental and social issues which encapsulates the long-term perspective and the ‘three pillars of sustainability’”.*

Whilst, for the purpose of this research, the fourth pillar ‘Culture’ is acknowledged as one of the crucial dimensions of sustainable urban regeneration to maintain the quality and identity of any community seeking long term sustainability. Lichfield (1992, p. 19) had identified the essential need for a better understanding of the process of change as the main feature of sustainable urban regeneration. Although, Hausner (1993, P.526) assures the weaknesses of a short term and ad-hoc project regeneration approach without having holistic strategic framework for city development. Consequently, the process of sustainable urban regeneration is based on the idea of having a comprehensive approach to rejuvenate a city, locality and community (Roberts & Skyes, 2000, p. 17). However, Roberts (2000) identifies five main themes causing urban change which need addressing when dealing with sustainable urban regeneration: the relationship between physical conditions and social response, physical obsolescence, economic success, social and community issues. The sixth theme is sustainable development which is integrated with the previous themes.

To conclude, it is clear that urban regeneration is a sustainable comprehensive process which resolves urban problems, brings back a sense of living place and secures social coherence, economic efficiency and environmental sustainability in urban areas. The comprehensive policies for sustainable urban regeneration can be achieved by integrating heritage conservation in the broader framework of urban regeneration (Chohan & Waiki, 2005 , p. 3). For the purpose of this research, the concept of sustainable urban regeneration is utilized to describe the process of urban change that is taking place to bring outcomes, as the historical quarter is reborn as a result of the various stages of an urban regeneration plan in order to initiate sustainability and create sustainable community. Urban regeneration is a comprehensive and integrated vision which seeks to bring sustainable changes in the physical, social, economic, environmental

conditions in the specific area that suffers from urban problems. It covers different timeframes as it answers the social needs of the local community at present as well as those of long term sustainability. Furthermore, it aims at predicting future change.

#### **4.1.2 Sustainable communities: definition, principles**

Community is a group of people with similar interests living under some influence from the same government in a shared locality (Maser, Beaton, & Smith, 1998, p. 11). Gilchrist, (2002) refers to community as a layer of society in which interaction takes place between people who are neither close family and friends, nor yet total strangers. The definition of ‘community’ usually encompasses two main connotations: *A) of shared interests* such as cultural heritage and personal relationships, and *B) of locality or place*, which is the residential area where people live (Turcu, 2007, p. 5). Moreover, local residential area or locality may provide the focus for a number of different, overlapping and interacting interest communities which make a focus for more social interaction (Barton, 2000; Gilchrist, 2002). The concept of sustainable community has a similar idea to that of three components of sustainable development which explains that a sustainable community involves an integration of three basic aspects: economic, social and environmental. According to Hope (1996, p.195) sustainable community is a community that puts sustainable development into practice and defined it as:

*“Sustainable community development can encompass actions which ensure the meeting of the needs of the existing inhabitants of a given community without jeopardizing the ability of future generations of inhabitants in that community to meet their own needs”*

Sustainable communities have been defined as a collection of principles including among others, economic security and growth, environmental quality and integrity, social cohesion and quality of life, empowerment and governance which share many targets of an urban regeneration strategy. Long (2000) defines it as groups of occupants that share a mutual place, experiences and bonds derived from living in the same locality. Lafferty (2001) considers it as the implementation of sustainable development principles at the local level (Turcu, 2007, p. 6). Thus, sustainable community is about creating an equitable community through encouraging social and cultural diversity. This involves community participation and a collective decision-making process that meets the needs of the community (Duxbury, 2007, p. 6). Creating a sustainable community through multi-agency or partnership is one of the main key issues in implementing a regeneration policy (McDonalds, Malys, & Maliene, 2009, p. 49). There are arguments about the existing advantage of linking sustainability concepts and concepts of community (Turcu, 2007, p. 5). However, there are certain parallels and functional overlap between sustainable communities and urban regeneration (McDonalds, Malys, & Maliene, 2009, p. 49) since sustainable communities are set at the core of health environment, prosperous economy and social well-being (Power, 2004, p. 5). Meanwhile, the significant factors that influence the well-being of communities and local economy are the following five: sense of place, identity, evolution, ownership and community (Gražulevičiūtė, 2006, p. 76). Roseland

(2005, p. 12) pointed out six principles that should be found in building a sustainable community:

1. *Minimizing the consumption of essential natural resources* means conserving and enhancing natural resources, resource management and minimizing waste.
2. *Improving physical resources* includes focusing on community assets such as public facilities, efficient transportation, quality housing, adequate infrastructure, and telecommunications.
3. *Strengthening economic assets* means focusing on maximizing use of existing resources; creating new products, investment and developing community financial institutions.
4. *Increasing human capital* requires a focus on areas such as health, education, nutrition, community cohesion and family.
5. *Multiplying social capital* requires attention to effective local governance, strong organizations, capacity-building, social equity, participatory planning, access to information and partnerships.
6. *Enhancing cultural capital* implies attention to traditions and values, heritage, diversity and social network (Duxbury, 2007, p. 7) & (Power, 2004, p. 5).

In summary, a sustainable community is a continuous process which balances the use of resources, increases social equity, ensures economic prosperity, conserves cultural heritage and encourages community participation in decision making through partnership among different stakeholders including the community. Consequently, achieving sustainable communities is essential to initiate sustainable urban regeneration in historical towns. At the end, each community relates to a certain locality which is one among the other targets of the regeneration initiatives in historic quarters that have a well-defined geographical boundary. Therefore, the ideal definition of 'sustainable community' in any case which will be looked at in this research is a group of people that live in a specific quarter or area who share the same locality, interests, social interaction, connection and common experiences and want to live together in the same quarter in the present and the future. It is worth mentioning that the research is not about evaluating 'community sustainability' but to assess and understand if the urban form and the community in the traditional quarter go towards or away from sustainability during the first phases of the regeneration project.

#### **4.2 Why sustainable urban regeneration...?**

In order to better understand urban regeneration and how it has been evolved to become an effective urban policy to regenerate historic cities, it is essential to grasp all other methods and schemes and show their gaps briefly such as: reconstruction, revitalization, renewal and redevelopment. Urban regeneration moves beyond the aims and achievements of reconstruction which is due to the population increase and striving for a better living quality that focuses on improving the physical fabric. Revitalization involves reconciling the mismatch between the obsolescence of the buildings with its surrounding urban area in terms of its economic activities and needs (Tiesdell, 1996, p. 18). It starts with physical transformation of the place and then

brings positive impacts in economic activities which are important for the rehabilitation of building structures. While urban renewal could be differentiated by its relative extensiveness which targets deteriorated and revitalized areas affected by unemployment and insecurity, urban renewal may involve different parties within a defined area but it is not comprehensive and proactive enough to facilitate neighborhood growth. In addition, redevelopment is driven by private initiatives with government acting as facilitators to bring private investment to an area. Redevelopment is solely concentrated on economic interests and deals with social integration and political democratization when there is a massive outcry from the community (Fainstein S. , 1983, p. 252).

As a result, the vitality, variety and integration within a neighborhood that sustains community life were always being destroyed (Jacobs, 1961). However, it is worth mentioning that the terms revitalization and regeneration are often interchangeable. Some authors make a distinction between the two terms where revitalization emphasizes activities and functions and regeneration applies to physical upgrading and environmental improvements. According to Cowan (2005) revitalization is used to refer to ways of bringing a place to life (e.g. finding new uses for old buildings, significant rebuilding and promoting cultural activities) that, unlike regeneration, do not necessarily involve significant rebuilding that applies more to social improvements in urban neighborhoods (Iimavirta, 2009, p. 11).

In summary, this previous inheritance has helped to illustrate the present shape of urban regeneration which is challenged to bring outcomes to an area in accord with the principles of sustainable development as well as create communities with self-dependence to run their neighborhood. Therefore, a sustainable community concept is one of the necessary major issues to be addressed to initiate sustainable urban regeneration.

### **4.3 Evolution of urban regeneration policy**

The term “Urban regeneration” evolved after the Second World War in Europe and Britain, mainly due to post-war decline of industries. Since then, government policies have been focusing on urban regeneration to achieve a better society. The nature of a regeneration policy has changed direction several times over the last 50 years (Roberts & Skyes, 2000). These changes have been implemented to restrain the extent of urban problems and resulted in the development of a different urban regeneration policy, see figure (4-1). During the 1950s and 1960s, the predominant approach of comprehensive redemption was driven by the assumption that poverty could be reduced and the change in the physical landscape would certainly produce social and economic benefits. Afterwards, from the middle of the 1960s to the late 1970s, public welfare was encouraged despite the fact that this policy only provided temporary compensation to the victims of economic and social change. From the 1970s, it has been realized that many urban problems are caused by structural economic change. As a result, economic development was required to support the rehabilitated area. In the 1980s, the regeneration policy became closely associated with neo-liberalism, exemplifying that urban problems derived from the bureaucratic local government as well as from entrepreneurial initiative and enterprise. The focus was

concentrated on enhancing land and property development. Between the early and mid-1990s, local area-based partnerships were created providing compensation for public funds. The success of the implementation of this regeneration policy was based on harnessing the strengths, resources, energy, initiatives of local communities and a ‘bottom-up’ approach intended to encourage community self-dependence and build social capital. The approach of the late 1990s concentrated on the development of strategies, joined-up action improving governance and institutional arrangements for urban regeneration (Couch et al. 2003). The beginning of the 21st century has brought a new holistic and integrated policy that emphasized a sustainable place-making approach (McDonalds, Malys, & Maliene, 2009, p. 52). Throughout the years of development of the urban regeneration policy, communities have been a major concern for all political parties. New sustainable communities can drive urban regeneration and the essential ingredients of any regeneration scheme. As a result, it is now recognized that regeneration is necessary to assist particularly deprived urban areas in creating sustainable communities.

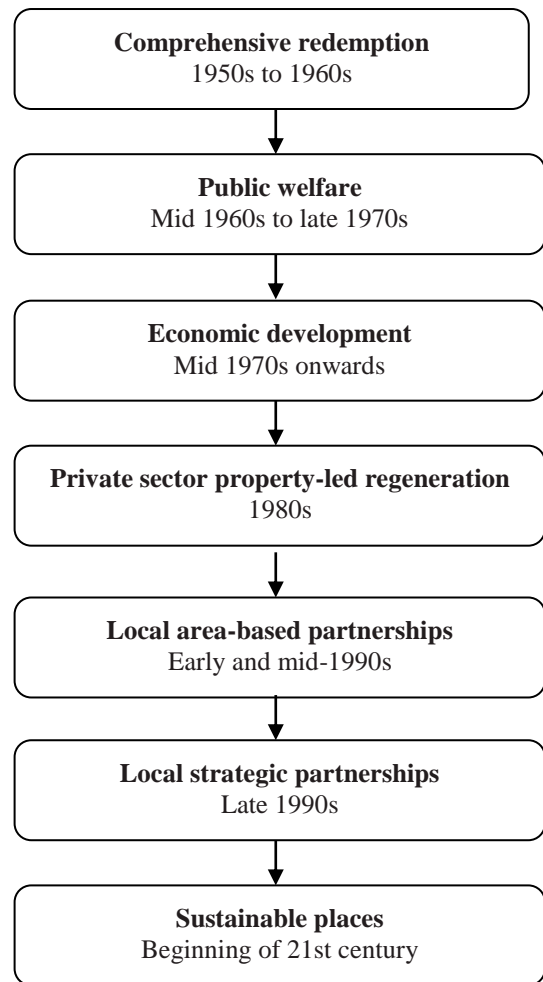


Figure 4-1: Evolution of urban regeneration policy  
Source: (McDonalds, Malys, & Maliene, 2009, p. 53)

#### 4.3.1 Theory of urban regeneration

There is no permanent single theory related to the occurrence and outcomes of urban change concerning the scope of urban regeneration. Development captures notions of economic opportunities, equity and quality of life in the most extensive sense. Several theories have emerged to explain the background of structural urban dynamics. For instance, Pred’s (1977) theory claims that growth patterns of cities can be explained as cumulative processes based on the development of spatial interaction patterns due to innovation diffusion and communication infrastructure. Nevertheless, his theory fails because it is mainly a growth theory that fails when urban decline is to be explained (Brotchie, 1985, pp. 80-81). On the other hand, Thomas (1972) focuses on migration patterns which had a direct effect on construction and housing activities, thus establishing the existence of a link between urban change and economic growth patterns (Ibid, P.81). In addition, Jacobs (1977) considers urban cyclic processes to be caused by the

diversity of urban functions ‘*optimal urban diversity*’, a stratified age structure of buildings, an accessibility of urban facilities and a sufficient concentration of urban population in a city which guarantees maximum use of urban facilities. Jacob’s analysis clearly has some limitations, mainly that external influences on the city are not considered. It does not explain the similar development patterns of market-oriented as well as planned cities, and the behavior of urban actors is not taken into account clearly (Ibid). Micheal Porter’s approach (1995) in his article “*The Competitive Advantage of the Inner City*” had illustrated that the private market, and by extension profitable businesses, are the solution of all ills. Porter offers critical insight into how central city economies work. While Porter is correct in asserting that unfairly negative attitudes towards the private sector are counterproductive (Boston & Ross, 2002, p. 67). He offers a framework for improving the business vitality of inner city areas but does not give a new model of urban regeneration (Ibid, p. 73). He asserted that those who work to encourage economic development in distressed areas can benefit from the existing potentials. He further suggested that local governments need to change their business attracting operations, which have relied heavily on expensive government incentives (Ibid, P. 67). Meanwhile, Porter fails to bring the local residents into the process of urban improvement (Ibid, P. 70). However, Porter’s work does not tell if there is an evidence of triumph over other strategies for regeneration of declined areas as his economic model offers “*a new and comprehensive approach to reviving our nation’s distressed urban communities*” which is apparently based on hope (Ibid, P. 68).

However, most explanations start their analysis of the process of urban change from the consideration of a single factor and later widen their scope by reference to the outcomes rather than the causes. The end result is that most theories provide only a partial insight into what is considered a complex process. Meanwhile, urban regeneration is an interventionist activity where collective effort of individuals and institutions is required to manage change and establish new methods to arrive at a consensus of regeneration (Knox, 1995, p. 104). Healy (1995, p. 256) argues that the most important features in mobilization of this collective effort are to encourage a diversity of discourses about the process through which people seek to debate their concerns.

It can partly be explained that the policy weaknesses towards regeneration by failing to give local communities a central role in the decision making process (Arthur, 1995, p. 64). Robson (1988); Lichfield (1992) & Roberts & Skyes (2000, p. 22) asserted on the identification of the process of urban change in defining the content of urban regeneration and on the integration of the economic, social and environmental processes. In addition, integration is a central feature of urban regeneration to manage change in urban areas and individual approach solution cannot fully address regeneration challenges in urban areas. Moreover, the urban regeneration theory is principally concerned with the institutional and organizational dynamics of the management of urban change. As will be analyzed in the following chapters and based upon previous claims from various sources, the theory of urban regeneration is used for the purpose of this research to investigate the implementation process applied to the traditional quarter of Birzeit and impacts to initiate sustainable regeneration.



#### 4.3.2 *Benefits of sustainable urban regeneration*

According to McCallum (2007, p. 36), successful sustainable regeneration encompasses many benefits for the built environment which bring social, economic and environmental life back to an area setting out the holistic approach with emphasis on local distinctiveness and community involvement. Furthermore, it implies having balance efficiency (*maximization of total net benefits*) and equity (*acceptable distribution of costs and benefits*) for the community (Bizzarro & Nijkamp, 1998, p. 195). Thus, benefits of historic towns in sustainable urban regeneration are:

- Reusing buildings to save waste and reduce the need for new building materials,
- Strengthening a community's self-image reinforces a sense of place and recreates distinctive identity, viable and attractive places.
- Reused buildings can often be sold for a premium compared to similarly new-built properties.
- Creating jobs and helping underpin local economies in the traditional areas.
- Encouraging inward and external investments can sustain existing businesses of all types, which are not just tourism related.
- Contributing to the quality of life and enriching people's understanding of the diversity of their community.
- Reinforcing a sense of community pride contributes to the local economy and acts as a catalyst for improvements to the wider area (McCallum, 2007, p. 36).

Nevertheless, there are other arguments concerning the dark side of regeneration in areas which state that all jobs, activities and improvements to the built and natural environments brought by successful regeneration bring increase in land values, which can cause displacement or gentrification<sup>12</sup>. This means, the greater the increase in land value, the greater the potential for social exclusion (Porter & Shaw, 2009, p. 1). Gentrification is seen in the broad definition as '*a class remake*' of the city, involving the 'production of space for progressively more affluent users' (Hackworth 2002:815 cited in (Ibid, P.2). It is a term that refers to the movement of affluent, usually young artists, middle class residents into run down cheap historic areas (Hall T. , 1998, p. 100).

Consequently, there is some advantage in offering people the opportunity to return to live in the historic area. Gentrification is not necessarily a harmful trend and can lead to stabilizing declining areas, increase property values, reduce vacancy rates and revitalize the social structure by retaining the diversity of character of some towns which have experienced an exodus of economically active and younger people (Edgar, 1986, p. 309).

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<sup>12</sup> Gentrification is the "*exclusion of lower income residents, businesses and other users of that place*".

Regeneration becomes gentrification when displacement or exclusion occurs. The concept is attached to the 'exclusionary displacement of people', if people are excluded from a place they might have lived or worked in, or otherwise occupied, had the place not been 'regenerated', this is regarded as gentrification as much as had they been directly displaced (Porter & Shaw, 2009, p. 3).

### 4.3.3 Principles and aims of successful operational urban regeneration

Urban regeneration needs to be addressed as an integrated discipline requiring a general strategic agenda (Lang, 2005 cited in Ginot, 2010, p. 6). Building on the definition, and reflecting on the challenges of urban change and their outcomes, a number of hall-mark principles can be identified of urban regeneration as illustrated in table (4-1). In addition, these principles are to be adapted and operated for any model of urban regeneration according to the existing circumstances of the local area and the context of that which is taking place ( (Roberts & Skyes, 2000, p. 19). Thus, it is necessary to illustrate the relationship between urban regeneration and sustainability to ease the upcoming criteria of evaluation of the regeneration project in the traditional quarter of Birzeit.

Table 4-1: Principles of urban regeneration

Interests	Principles
<b>Urban environment</b>	<i>Analysis of urban fabric</i> <ul style="list-style-type: none"> <li>· Detailed analysis of the condition of an urban area.</li> <li>· Simultaneous adaptation of the physical fabric, social structures, economic base and environmental condition of an urban area.</li> </ul>
	<i>Protection of natural environment</i> <ul style="list-style-type: none"> <li>· Best possible use of natural, economic, human and other resources, including land and existing features of the built environment.</li> </ul>
<b>Urban Policy</b>	<i>Adaptation of a strategy</i> <ul style="list-style-type: none"> <li>· Simultaneous adaptation of the urban environment through the generation and implementation of a comprehensive and integrated strategy that deals with the resolution of problems in a balanced, ordered and positive manner.</li> </ul>
	<i>Sustainable development</i> <ul style="list-style-type: none"> <li>· Development of a strategy and the resulting program of implementation in accord with the aims of sustainable development.</li> <li>· Clear operational objectives to be measured.</li> </ul>
<b>Implementation &amp; Monitor</b>	<i>Monitor the driving forces</i> <ul style="list-style-type: none"> <li>· Measuring the progress of strategy of process and monitoring the changing nature and internal and external forces which act upon the urban area.</li> <li>· Continuous modification of the implementation programs in-line with changes that have taken place.</li> <li>· Monitoring various elements of the strategy and redirection of resources or the provision of additional resources in order to maintain a broad balance between the aims and the objectives of the urban regeneration strategy</li> <li>· Recognize that the various elements of a strategy are likely to progress at different speeds; this may require the redirection of resources or the provision of additional resources in order to maintain a broad balance between the aims encompassed in a scheme of urban regeneration and to allow for the achievement of all the strategic objectives.</li> </ul>
<b>Partnership or other working mode</b>	<i>Stakeholder involvement</i> <ul style="list-style-type: none"> <li>· Full participation and co-operation of all stakeholders to achieve high consensus with a legitimate interest in the regeneration of an urban area.</li> </ul>

Source: (Roberts & Skyes, 2000, pp. 18-19)

#### **4.4 Urban regeneration in the context of sustainable communities and development**

Sustainability is a long term used in many different forms whenever communities have treated their nature, built environment and/or social affairs with reverence. A city goes through an endless evolving process of design, construction, maintenance and reconstruction in order to accommodate a sustainable status. Meanwhile, the most widely known and quite open definition of sustainable development is that of the World Commission on Environment and Development presented in “*Our Common Future*”, as:

*“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs”* (WCED, 1987, p.8)

The Commission emphasizes two concepts: the concept of ‘needs’ which override priority; and the limitation of the environment’s ability to meet present and future needs by identifying new ways of creating economic vitality, protecting and maintaining a healthy environment, and building healthy communities (Ercan, 2011, p. 2) & (Throsby, 2008, p. 2). The satisfaction of human needs for food, clothing, shelter and jobs is one of the basic needs but beyond that, people also have legitimate aspirations determined socially and culturally for an improved quality of life. It requires economic growth and promotion of values which can reasonably ensure equitable opportunities to satisfy the aspirations for a better life (Throsby, 2008, p. 2). Satterthwaite (1999, p. 96) has elaborated on the Brundtland commissions of sustainable development to identify human needs in today’s cities which contain historic towns without compromising the ability of the needs of future generations. He clarifies these needs under three broad categories namely: economic then social, cultural, environmental and health as well as political needs as summarized in the following table (4-2).

During the last years, understanding the role of culture in development has consolidated acceptance, but how should this be articulated and translated in policy? These are questions which remain to be fully resolved (Throsby, 2008, p. 3). However, it is noticed that social and cultural sustainability has begun to receive political and institutional endorsement within the sustainable development agenda and sustainable urban regeneration discussions (Colantonio & Dixon, 2009, p. 3). Agenda 21 (2009, p. 11) have also divided the relationship between culture and sustainable development into two items:

- *Principle of sustainable development:* cultural diversity is a rich asset for individuals and societies that need to be protected and promoted for the benefit of present and future generations. Fundamentally, every community seeks to maintain its own character reflected in the diversity, sense of belonging and identity of place and space presented in cultural heritage areas. Historical quarters hold real source of meaning of heritage and significant value not only for the people who own the historic property or live in it but also for the communities well-being, quality of life and economic development which drives the role of cultural heritage for sustainable development (Ercan, 2011, p. 3) (Rypkema, 1999).

- *Integration of culture in sustainable development:* The operational level should contain a holistic approach of the relationship between culture and sustainable development in order to foster aspects relating to the protection and promotion of the diversity of cultural expressions. They should also cooperate with all the relevant public authorities in all sectors and at all levels (Agenda21, 2009, p. 11).

Table 4-2: Meeting the human needs in cities at the present

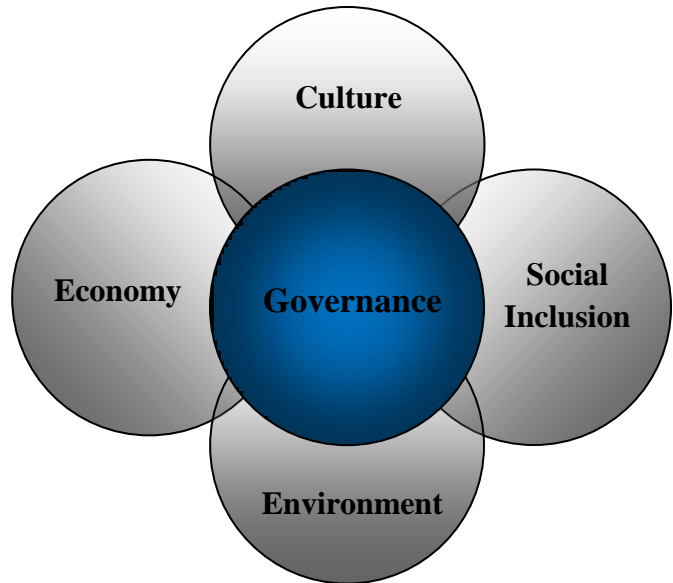
<ul style="list-style-type: none"> <li>• <b>Economic needs:</b> Refer to “access to an adequate livelihood or productive assets; also economic, security when unemployed, ill, disabled or otherwise unable to secure a livelihood.” Mitlin and Satterthwaite (1994, P.168)</li> <li>• <b>Social, cultural, environmental and health needs:</b> Comprise both “a shelter which is healthy, safe, affordable and secure, within a neighborhood with provision for piped water, sanitation, drainage, transport, health care, education and child development. Also, a home, workplace and living environment protected from environmental hazards, including chemical pollution. Also important are needs related to people’s choice and control: including homes and neighborhoods which they value and where their social and cultural priorities are met. Shelters and services must meet the specific needs of children and of adults responsible for most child-rearing.” (Satterthwaite, 1999, P. 96). To achieve these goals, a more equitable distribution of income between nations and within nations is indispensable.</li> <li>• <b>Political needs:</b> Including “freedom to participate in national and local politics and in decisions regarding management and development of one’s home and neighborhood, within a broader framework which ensures respect for civil and political rights and the implementation of environmental legislation”.</li> </ul> <p>The category of <i>Political needs</i> essentially requires the safeguarding of a continuous public realm within which community participation and involvement in decision making processes can take place. Satisfaction of all the needs of the community will ultimately help to ensure social justice, equity and improve quality of life; and consequently, achieve greater sustainability in the built environment (Lezama-Lopez, 2006).</p> <p><b>Sustainable regeneration implies</b> minimizing use or waste of non-renewable resources of cultural, historical and natural assets within cities, towns and villages that are irreplaceable for instance, historical districts, parks, historic artifacts and buildings.</p>
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Source: developed from Mitlin and Satterthwaite (1994, 1997:P.1681, 1999: P96)& (Ercan, 2011, p. 2)

The researcher Hawkes (2001) has advocated in his document “*The fourth pillar of sustainability*”, the significant role of culture for the development of a society as the other dimensions are shown in figure (4-2) (Ibid, P.41). From here, a fourth dimension, cultural diversity, which was often regarded as part of the social issue, has been addressed individually in sustainability of urban areas. This leads to the fact that urban regeneration is often associated

with conservation and sustainable development to prevent the loss of built resources for future generations (Ercan, 2011, p. 3).

According to many authors, the concept of sustainability can be ensured when these encapsulated aspects (ecological, social, cultural, institutional and economical) embrace the integrated approach which is an interdisciplinary process of combining, interpreting and communicating knowledge from diverse disciplines. Similarly, Ng, Cook, & Chui (2001, p. 177) argue that sustainable urban regeneration has to be conceived as a community-based process directed towards achieving the economic, environmental and social well-being of people as well as collaborative partnership. Thus, sustainable urban regeneration involves different dimensions as illustrated in table (4-3), which will be further elaborated on the analytical criterion.



*Figure 4-2: The new model of sustainable development components*

*Source: Agenda21(2009, p. 41)*

However, Couch, Fraser, & Percy (2003, pp. 33-34) emphasized that the major challenge is to address the right strategy that fits a specific area according to its context. This means that each country needs to develop its own tools and mechanisms where there is no blue print regeneration strategy to be applied in order to improve the environmental, economic, cultural development and social equity as fundamental goals.

Table 4-3: Sustainable urban regeneration dimensions

<b>Dimensions</b>	<b>Principles of sustainable urban regeneration process</b>	<b>Means</b>
<b><i>Participation</i></b>	<ul style="list-style-type: none"> <li>• Be participatory, making good use of local knowledge and taking into account the interests and perspectives of different stakeholders.</li> <li>• Participation channels should be accessible to all.</li> <li>• Participation should be more than consultation: it should be engagement in making choices.</li> </ul>	<ul style="list-style-type: none"> <li>• All strands of the community should be included, encouraged and empowered to participate at all stages. Comprehensive, balanced and accurate information should be provided to the public.</li> <li>• Community initiatives and contacts between stakeholders should be encouraged and facilitated.</li> <li>• Full, accessible and easily understood monitoring should be undertaken.</li> </ul>
<b><i>Community</i></b>	<ul style="list-style-type: none"> <li>• Respects community history, strengthens community identity, facilitates community building and fulfills the needs and expectations of the community.</li> </ul>	<ul style="list-style-type: none"> <li>• Provides amenities and open space to facilitate community involvement</li> <li>• Understands the place-making dynamics of a community</li> <li>• Identifies the historical and cultural elements of an area and respects these in future developments giving it a sense of place.</li> </ul>
<b><i>Social diversity</i></b>	<ul style="list-style-type: none"> <li>• Ensures equitable distribution of benefits and costs</li> <li>• Ensures availability of adequate resources and services to mitigate the impact on disadvantaged groups and different social groups.</li> </ul>	<ul style="list-style-type: none"> <li>• Community fairness in access to affordable housing, education, health, welfare services, recreation and shopping.</li> <li>• Tackling social exclusion by providing an opportunity for a better way of life for people in poverty, lacking access to public services or living in a degraded environment.</li> <li>• Fair and reasonable compensation and sufficient social services.</li> </ul>
<b><i>Environment</i></b>	<ul style="list-style-type: none"> <li>• Improves the overall living and working environment in order to promote health, safety and fulfillment.</li> <li>• Safeguards resources and prevents environmental degradation.</li> </ul>	<ul style="list-style-type: none"> <li>• Improvement of the environment and recycling of non-renewable resources.</li> <li>• Adaption of 'green' building techniques.</li> <li>• Rehabilitation and maintenance of buildings and structures in good repair.</li> <li>• Maximization of accessibility to public transport.</li> </ul>
<b><i>Economy</i></b>	<ul style="list-style-type: none"> <li>• Improves overall economic conditions, both for old urban areas as well as for the entire territory.</li> </ul>	<ul style="list-style-type: none"> <li>• Economic feasibility is more important than financial feasibility.</li> <li>• Stimulates employment opportunities at local and city level.</li> <li>• Re-use under-utilized and obsolete land.</li> <li>• Recycle obsolete buildings for other uses.</li> </ul>

Source: Quoted from (Ng, Cook, & Chui, 2001, p. 178)

## 5 Good Practices

The aim of this chapter is to reveal some basic urban regeneration approaches and practices adopted from different parts of the world where historical cores suffered from obsolescence and deterioration. In addition, these cases are considered as good learning practices where emphasis has been placed on highlighting a specific problem and the interventions and actions used to regenerate historical quarters according to their context. As mentioned previously, each city has specific potentials, characteristics and strengths from which it obtains its uniqueness, but, at the same time, faces challenges and weaknesses that need to be considered in the regeneration process. Thus, each regeneration strategy will differ from one country to another. However, studying these cases helped the researcher to develop a criterion of analysis for regeneration of historical quarters. Multiple cases from the Middle East and Europe have been studied and highlighted in appendix 2 and as follows:

### 5.1 A practice of comprehensive strategic planning: *the rehabilitation project of Aleppo-Syria*

#### *Brief background of the problem*

Syria boasts an astonishing array of archeological sites dating as far back as 8000 B C. The Citadel of Aleppo is one of the most remarkable examples of military architecture in the Middle East and certainly one of the most ancient. Through the ages, the old city was largely intact but damaged by armed assault, earthquakes, human and natural influences. The old buildings suffered from severe deterioration and collapse. Illegally built houses on the approaches to the old city highlighted several urban planning issues, including zoning, resolution of land-use conflicts and unregulated construction. In addition, successive phases of modern repairs using modern materials had altered and damaged the historic fabric. Further, the old city suffered from severe environmental problems such as air and noise pollution. It has a problem of inadequate disposal of waste and garbage being thrown into the gutters which poses serious sanitary and aesthetic problems and hence reduces the tourist potential of the old city (Gonnella, 2008, pp. 3-4). Due to neglect and prevailing modern urban planning strategies in past decades, the Citadel of Aleppo was seriously threatened by decay and deterioration. Consequently, several people have emigrated and many of the remaining families grow ever poorer and fear that they will lose their homes (GTZ, 2007). All of these issues have raised the question of what should be preserved in old Aleppo and how it should be done. Moreover, Aleppo shares these problems with other historical cities such as Birzeit.

#### *Incorporated Institutions and project period*

Since 1994, the city of Aleppo and the German Technical Cooperation (GTZ) have joined efforts with other national and international institutions, to preserve and rehabilitate the old city. In 1999, the Directorate of the old city was established under the municipality of Aleppo and a joint partnership was established between international agencies, the Syrian Ministry for Local

Administration and Environment and several other Syrian partner institutions (UNESCO, 2011), to improve the capacity of the municipality and guide the comprehensive rehabilitation plan of the old city covering planning studies, permits, monitoring, implementation and maintenance. The rehabilitation project of Aleppo began in 1992 with technical and financial support from the partnership institutions which spanned fifteen years. The project is mostly concerned with introducing urban interventions to stop the deterioration of the historic city as a place of habitation and keep the inhabitants there.

#### *Regeneration interventions and activities*

The overall goals are to promote economic and social development of the historic city, replace deteriorating infrastructure and improve living and housing conditions by rehabilitating buildings for use for social and cultural purposes introducing economic incentives and environmental protection strategies to halt residential flight from the old city. They have created a strong partnership among all actors and attracted tourism and investments at national and local level (GTZ, 2007). Within the development plan of the old city, an integrated approach had been used to treat detailed issues in specific action areas (AA) for priority interventions. The work comprised the following activities:

- *Physical development, upgrading infrastructure and adaptive reuse of historic buildings*

The project entailed a comprehensive approach to restore the infrastructure and the built environment of the historic district that simultaneously took into account the needs of residents and other social issues. The project upgraded the neglected open spaces and used attractive modern urban design and landscaping which proved to be a vital tool for the promotion of the socio-economic well-being of the people. Urgent interference was required to upgrade the deteriorated infrastructure especially the water supply and sewer networks as water leakage into the ground soil was weakening the foundations and endangering the health of residents. An approach towards changing the land use was considered as well as the application of complementary traffic regulations such as: freeing some areas from private motorized vehicles, ensuring pedestrians' safety, reducing transit traffic, securing good accessibility and providing parking spaces. The project elaborated a comprehensive monuments maintenance and development strategy including proposals for the potential use of the historic buildings, their management and their funding. In parallel with previous issues, house owners and tenants were given financial and technical support for rehabilitation purposes. Moreover, the municipality had given feasibility for building permits fees. In order to monitor implementation and guarantee the application of international standards, specific building guidelines had been developed and made mandatory for beneficiaries of housing funds.

- *Community participation*

Citizen participation was taken into account in the planning process and encouraged individual initiatives in the redevelopment process. Consequently, direct contact between involved parties



was created in order to discuss plans, solutions and various impacts in workshop and public hearings and have an immediate response (Aqeel, Al-Tassi, & Hakmee, 2004, p. 205). Neighborhood projects addressed residents directly and encouraged their active participation. The mechanism of the participation was introduced in a manner that any intervention would be preceded by an informative stage and ended with an evaluation of its outcome and progress. Furthermore, the establishment of an old city department in the municipal administration was crucial because it formed the basis of implementing diverse packages of activities. Transparency of information between the project's management and the residents played a great role in raising the awareness of the citizens about their historical environment and sense of pride in their environment (GTZ D. G., 2008, p. 12). Therefore, public awareness was targeted through various campaigns such as noise and pollution which was considered a new approach in Syria that drew the attention of concerned authorities to many issues.

- *Social infrastructure and cultural events*

A sound social infrastructure was provided to keep the residents in the old city through access to education, health, religion and social services. They established new health centers, training centers and kindergartens in different parts of the historic center. However, health and education services failed to satisfy the demands of the residents. The organization of cultural activities attracted performances by local and international artists, musical concerts, cultural exhibitions, festivals, seminars and workshops. These attracted many people and strengthened the positive image of the old city. In addition, there was an economic initiative entailing innovations in the manufacturing process, training professionals, enhancing marketing strategies and supporting the production of traditional textiles. As a result, cultural tourism had immense positive as well as negative effects on the urban cultural heritage of the city and local residents. A correct balance between "marketing the city for tourism", the privacy of residents and the authenticity of life was targeted.

### ***Lessons from the Aleppo rehabilitation project***

Some of the important lessons should be considered that could be useful for other initiatives like Birzeit are:

- Comprehensive physical and economic interventions should be integrated with the social dimension in order to keep people in the old city living in harmony with their environment.
- Creation of a legislative framework and specific regulations for each action plan play a major role in controlling the various activities and protecting the environment.
- Understanding the human norms and values of the community is crucial in sustaining new land uses and activities in the old city.
- Partnership of several stakeholders and participation of the local community in the planning process from the beginning is a crucial issue and should be considered the engine to achieve sustainable regeneration as it increases a sense of pride and belonging of the inhabitants. For instance, the concern of local inhabitants about their old city and their

interest in the history of its quarters have led many leading citizens to support action plans and small projects for the rehabilitation of the old city of Aleppo. Organizing workshops and discussing the direct opinions of the people also proved its efficiency in developing the regeneration process.

- Direct involvement of the community can promote integration of the new changes and facilitate the implementation of different interventions that should be considered in any regeneration initiative.
- Civic pride, enhancement of self-confidence of the local community and awareness are key factors that should be considered in each regeneration process as it has been proved that other rehabilitation projects in other countries have failed to gain local support and were doomed from their beginning (Totah, 2007, p. 2).

Thus, a comprehensive integrated approach played a major role in bringing life back and keeping the inhabitants in old Aleppo which can be useful in the Palestinian context. Moreover, creating different partnerships and full involvement of the community in the planning process as approached Aleppo can be inspiring for other cases like Birzeit to achieve sustainable regeneration and create a responsible and self-confident community capable of carrying on the future development of their environment.

## **5.2 A practice of resolving the ownership fragmentation challenge and partnership in the Beirut central district of Solidere- Lebanon**

### *Brief Background of the problem*

Since 1989, Lebanon had started to witness the end of the civil war which directed the government's focus towards reconciliation and reconstruction. Political and social conditions had hindered all aspects of life in Lebanon including public institutions and administrative change, raising unemployment levels and diminishing infrastructure. Health, education, housing and national security required urgent public investments and upgrading. The city center was characterized by massive destruction and demolished constructions where more than 40% of the existing building stocks was destroyed and derelict or needed urgent restoration. The infrastructure (water, sewers, electricity, telecommunication, roads and sidewalks) required massive upgrading. Furthermore, the government was not capable of funding the redevelopment of the center due to the high cost and the need to find loans to rehabilitate the center of Beirut which might fail in the long term due to the fragmentation of ownership and the country's economic problems.

Considering these constraints, it was obvious that the inheritance of land, buildings ownership patterns and subdivisions in the city center had led to a complex pattern of land ownership. Therefore, Kabbani (1998) referred to the problem of the extreme fragmentation of property. The area of the Beirut central district (BCD) is 1Km<sup>2</sup> subdivided into 2,133 lots of which approximately 50% are less than 250m<sup>2</sup> which is considered a minimum area for property development. Consequently, this requires land assembly which is very problematic as these lots are owned by multiple landlords who can easily hinder any development.

The fragmented property tenure in Beirut was a challenging problem which required consensus of all owners and tenants for any development to take place. This was impossible in most cases due to the different claims and counterclaims of the diverse owners. However, rental laws that apply to existing properties favor the right of the tenant against landlords. In general, property owners cannot terminate a commercial or residential lease without paying the tenant a fee that can be up to 50% of the capital value of the leased space. In addition, under the current laws, property owners are not encouraged to rebuild their property. Moreover, there are other cases where tenants have died, creating sub-lease of the property to their inheritance.

#### *Incorporated Institutions and project period*

The project was launched in 1991 after approval of the Lebanese Council of Ministries of the detailed master plan, which consisted of mixed land use for the reconstruction of the Beirut Central District (Daher, 2006, p. 64). The implementation phase of the project was officially started in September 1994. The management and financial issues are managed by the Board of Founders which is composed of thirteen members represented by the government (one member), landowners (seven members) and private investors (five members) (Kabbani, 1998, p. 64).

The goals of the project were to create jobs for the next twenty years, afford new housing units to revive the city center as a social meeting ground, a place to live, work and entertain and to provide the legal, urban planning laws, financial and executive approach. Therefore, the Lebanese government took the responsibility of establishing a private real estate company to redevelop and rehabilitate the city center which helped to overcome the fragmentation of the ownership tenure. The Lebanese company for the development and reconstruction of Beirut central district (Solidere) is a joint stock corporation operating within the official approved master plan for the construction of Beirut's center. The council for development and reconstruction (CDR) is drawing up a comprehensive plan and strategy for the re-building of Beirut.

#### *Regeneration interventions and activities in Solidere*

The government had appointed a real estate holding company to undertake the project because it aimed at insulating the reconstruction of the BCD from political polarization and traditional governmental inefficiencies in order to provide proper leadership and attract funds. Legislations were modified to involve the private sector in order to reconstruct the area and free the government from financing long term projects. Thus, the private and public partnership eases the government from the burden of financing the reconstruction. These partnerships were created with nearly 100,000 stakeholders mainly: property owners, legal tenants and interested investors. These partnerships are based on the principle of exchanging property ownership or tenancy rights for similar shares (Kabbani, 1998, pp. 65-66). A maximum of 50% of the company stock could be sold to raise the capital for the project and the other half would be given as shares to the owners and tenants in return for their property and legal rights. Through this approach, the property right holders would hand over their rights in exchange for shares in the company while

investors would provide the required capital in exchange for shares in order to finance the project. The main concept is to establish a partnership in the form of a joint stock company between landowners and potential investors in order to facilitate the redevelopment of the area. In addition, no shareholder whether an individual person or a corporate body, may directly or indirectly own more than 10% of the company capital. This approach has protected the project from creating a monopoly over decision making (Saliba, 1997, p. 67) and establishing efficient management by engaging the private sector in the development process.

The government drafted a law and regulations taking into account the right of the Lebanese community, landlords and tenants. According to Oussama Kabbani (1998) the main aim of the drafted legislation is to restore community rights in the development process as follows:

- Under no circumstances shall the investors exceed the contribution of landlords and tenants. This will ensure that a maximum of fifty-fifty partnership can be established between original property owners and investors.
- Property owners and legal right holders have the priority to subscription in the cash component of the capital.
- No shareholder, whether a person or entity, may directly or indirectly own more than 10% of the capital.
- At least two thirds of the members of the Board of Directors have to be Lebanese nationals. Former landowners and tenants will be represented by a number of representatives equal to the percentage of their contribution in the capital of the company.
- Land and legal right holders can use their shares to pay for property acquisition once the development is completed and properties go back on sale within the project.

The economic feasibility study of the project showed that the total cash required for Solidere was US\$ 650 million to cover the costs of infrastructure, restoring the existing buildings and constructing new ones with necessary landscapes. Therefore, the company floated a number of shares for investors that cover the required cash. Additional cash was returned to investors in a way that kept the priorities of subscription (Kabbani, 1998, p. 69). Moreover, the rehabilitation project of the Beirut central district has been successful in reconstructing and redeveloping the old center bringing back economic and entertainment activities as well as enhancing its quality of life. In addition, the image of the central district has promoted a tourism sector in the BCD that attracts tourists and local people.

However, the major factor that played a role in the progress of its rehabilitation was the creation of a partnership among the entire stakeholders and establishment of a comprehensive legal system, continuous financial support and executive approach handled by a private real estate company to ensure implementation of the work. This was achieved through integrated zoning and urban planning, building the infrastructure, restoring and preserving the old buildings, as well as attracting major retail and corporate institutions. It is worth mentioning that privatization of the urban development and the involvement of multinational corporations in Solider has driven the project into liberal and capitalist initiatives.

However, Robert Saliba (1997) and Rami F. Daher (2006) have criticized this experience based on planning aspects of the revitalization strategy that there is a lack of integration of the city center with its surrounding environment. Therefore, Saliba (1997) mentioned that two planning systems appeared in the city: the corporation system of Solidere and the traditional planning system in the remaining districts of Beirut. Some critics have shown that the revitalization strategy had a major impact on increasing the land prices and their purchase value, which then only become affordable for capital investors and at the same time become beneficiary to the land owners (Rami F. Daher, 2005). Another criticism is that the Solidere association put lots of pressure on the owners to conserve their buildings in a limited time which was shorter than their financial capabilities. This had driven many owners to sell their properties to individuals and investors (Saliba, 1997).

### ***Lessons learnt from the Beirut Central District rehabilitation***

Some lessons can be learned by highlighting the regeneration approach in Beirut:

- In the case of Beirut, the practiced solution for the fragmentation problem of property tenure by gathering multiple owners in one entity has proved to be successful. This can also be applicable in other cases depending on the context of the area. Therefore, the main idea is to establish a partnership of landlords and tenants under one umbrella that is able to plan, manage the historic area and attract investors and local capital, which could be applied in solving the problem of fragmented property in the case of Birzeit. However, the level of cooperation of the owners is defined by their ability to create such associations to carry out the financial, legal and administrative processes.
- Furthermore, it is clear that creating a cooperative association for the co-ownership allows the members of the association to own shares and facilitate investments which can bring financial profits by attracting investment. This will also give owners the possibility of entering partnerships with private investors by sharing the same responsibilities and duties. In this way, the owners will have the control to decide themselves on the uses of their buildings and the type of investment they need. This seems to be a practical and appropriate approach to be implemented in Birzeit that gives flexibility in looking for partnerships and potential investors and avoiding the increase of fragmentation of land property in the long term.
- In addition, creating a special regulation for the establishment of cooperative association as in the case of Beirut can be useful to carry on the development of the traditional center. Moreover, all members have to be officially registered in the governmental institutions.

### **5.3 A practice of adapting reuse of historical buildings: *rehabilitation of Bamberg city – Germany***

#### ***Brief Background of the problem***

The historical center of Bamberg is an early medieval city dating from the 11th to the 18th century that has retained the same landscape and architectural history for centuries. Bamberg

contains Germany's largest collection of old buildings, covering an area of 425 hectares with thousands of individually listed buildings. The most famous structure in Bamberg is the cathedral (Dom), which sits on a hill on the left bank of the Regnitz. The narrow and winding streets along which stand old timbered houses with their red-tiled roofs, churches and unique public buildings, insistently call attention to Bamberg's architectural styles and its numerous large mills (Suzuki, 1996, p. 563). It is a medium size city (70.000 inhabitants) which has become popular for tourists. Over the years, these mills had been neglected and had deteriorated even though that the town has a rich past comparing to its small area. For planners, this was a challenging task to conduct renovation to a complex dilapidated structure and at the same time maintaining the compatibility and integrity of the neighborhood with the surrounding built environment and retaining the old structural characteristics for the long term (Suzuki, 1996, p. 563).

Bamberg draws its appeal and quality as a cultural centre not only from its architectural highlights, but also from its harmonious urban fabric (Lauer, 2004, p. 35). Since 1993, it has been a UNESCO World Heritage Site. It is considered to be a growing segment of the tourism market in the 21<sup>st</sup> century but where cooperation between the tourism experts and the planners in charge of heritage preservation is missing. Further, Bamberg has gained the image of a cultural tourism town with a lot of potential conflicts such as difficulty in accessibility to monuments and sights, infrastructure, traffic problems and conflict in the tourist city center between tourist catering shops, restaurants, hotels and the local population.

#### *Incorporated Institutions and project period*

The foundation of the St. Joseph Foundation of Bamberg in 1948 stepped in to assist in constructing new housing and renovating the old housing stock (Suzuki, 1996, p. 563). Moreover, the Municipality and the World Heritage Foundation had granted subsidies to homeowners and funded several cultural activities. The Foundation had facilitated a simple and non-bureaucratic process for citizens to gain access to financial aid for rehabilitation initiatives. This came known as 'The Bamberg Model' (Ibid, p.573).

#### *Regeneration interventions and activities in Bamberg*

The project has designated strategies to create diverse uses in the historic town center which give its specific character and strengthen its central location for trade, services, education, residential purpose, leisure and employment. Strengthening the residential functions in Bamberg was a crucial theme to bring comfortable living to the city. This would then maintain a consistently high residential population in the town. Thus, the existing infrastructure could be exploited economically and vacant buildings avoided to be used for tourism uses or convert them into different residential types such as apartments, single family units and housing for students. In addition, the municipality had acquired government funds for the revitalization of the old city and they passed an ordinance that encouraged historic preservation. For instance, the Foundation had renovated the Upper Mill quarter for use as student housing for the university.

In this way, every used historical building saves energy by reducing the demand for new building materials. Thus, the volume of waste is reduced and there is investment in the new infrastructure. Traffic volume was reduced by enhancing the value and quality of pedestrian lanes and constructing underground parking facilities in the town center for tourists, in addition to regular street parking. In order to save energy they constructed an unusual power plant under the old mills integrated with the old structure (Ibid, p.571). They also extended the green spaces into the town creating benefits for all citizens and visitors, and contributing to the quality of life and urban design of the town.

These interventions brought life into the city and attracted over 300.000 tourists per year who stayed overnight. The number of day visitors is estimated to be 1.5 million. The night visitors are the more desirable group to cater for because they spend four times as much a day as day visitors does. Day visitors only use the city for a few hours and therefore have a limited time budget which does not allow for the consumption of meals or visiting attractions which decreases the contact with and benefits to the local population. In Bamberg, a criticism is still raised from the effects of cultural tourism on preserving the historical heritage. It appears that the tourists mainly visit the Cathedral and a few visits the City Town Hall because accessibility to many monuments is limited for as they are not always open for visitors. Moreover, in the summer, many tourist buses were encouraged to stop in places within the medieval street area, which caused air and noise pollution and obstructed the flow of traffic thus disturbing the residents. There is still conflict on the pavements and streets because of crowds of tourists and motorists clashing in the narrow medieval streets (Ibid, p.575).

Furthermore, Bamberg's preservation office concentrated on a citizen participation approach by conducting three discussions at the beginning of the project. This has increased dialogue and transparency between officials and residents. Furthermore, the formation of a 'work community' (Arbeitsgemeinschaft) to discuss and analyze common problems and share ideas and solutions between three cities, Bamberg, Luebeck and Regensburg, enhanced the regeneration approach and promoted participation level. At present, about 25% of the city's citizens still reside in the old city and have been able to retain and maintain its historic patrimony through adapting mixed uses of its old buildings and preserving their authentic characteristics. Many warehouses were converted into apartment units for senior citizens and several of units set aside for families and the handicapped. The preservation of Bamberg has skillfully intersected with modern technology resulting in victorious aspects to the advantage of the residents and also for students and visitors. Besides, the existence of the Foundation has played a great role in the engagement of the inhabitants in the revitalization process.

### ***Lessons learnt from the revitalization of Bamberg***

The following lessons can be learned by highlighting the regeneration approach in Bamberg:

- The high level of involvement of different disciplines and separate governmental units should play a great role in creating a balance between tourism uses and the environment. From a practical level, this could increase finding solutions and appropriate interventions in

regeneration projects and, as a result, achieve a balance between historic authenticity of old buildings and investment in tourism. Therefore, a balance between supply-side versus demand-side management is needed in regeneration of historical areas. One strategy limits the number of visitors to a certain site with a strict control of the facilities, services, traffic accessibility and parking areas. A second strategy is diversifying the assets to the public. Provision of different day and night uses to attract people could also be beneficial in the case of Birzeit.

- The high awareness of Bamberg's population, and the strong commitment of owners towards the success of the rehabilitation project, have played a crucial role in raising financial resources and managing tourism problems which could be inspirational for other cases. Thus, the increase of awareness of the inhabitants and transparency of the planning process through sharing a clear policy had encouraged the inhabitants of Bamberg to participate in maintaining their significant architectural structures. This could be applied in the case of Birzeit where the inhabitants would become part of the process.
- Adapting uses of old buildings to a large part of the university have meet the growing need for more space in the town center. This has given a new momentum and characteristic atmosphere to Bamberg's center. Many historical buildings have been renovated for the use of the university directly or indirectly, like students halls of residence and at the same time the old town has gained new life and a new quality of life which can be applicable to Birzeit as it has one of the largest universities in Palestine.
- The municipality was able to grant owners a subsidy for preserving their homes which was part of the annual governmental grant for the general promotion of culture. Consequently, management and financial status in any project are crucial entities, as also in Birzeit, for the continuity of preservation, a lively community and creation of other funding alternatives that should be considered at the early stages of the project.

#### **5.4 A practice of community based organization: *revitalization Mostar Town- Bosnia and Herzegovina***

##### *Brief background of the problem*

Mostar is a representative multi-ethnic and cultural city in Bosnia which has possessed an independent political identity since the twelfth century. The historical Bridge presents the heart of the town's identity. In fact, Mostar means "bridge keeper". In Mostar, historic architectural styles reflected cosmopolitan interest and exposure to foreign aesthetic trends combined with indigenous styles (AgaKhan, 2004, p. 5). Between 1948 and 1970, Mostar was an industrial base that expanded with construction of a metal-working factory, cotton textile mills and an aluminum plant. Skilled workers, both men and women, entered the work force which broadened the demographic profile dramatically. Because Mostar's eastern bank was burdened with inadequate infrastructure, the city expanded on the western bank with the construction of repetitive modern residential modules. Commercial buildings appeared on the historic eastern side of the city as well, replacing some of the more intimate timber constructions (Ibid, p.9). In spite of the damage the city suffered during the 1992-1995 war, Mostar remains an extraordinarily European cultural



heritage site. The revitalization project aimed at preserving the identity of the historical city and preventing inappropriate redevelopment from happening.

#### *Incorporated Institutions and project period*

The project was achieved under the partnership of the Aga Khan Trust Corporation (AKTC), World Monument Fund (WMF) and the UNESCO/ World Bank group through the years 1998-2004. Indeed, there was great support and active participation from the city administration and its technical services, the religious community, as well as the owners and residents concerned. Another important aspect, trained young Bosnian architects participated in the project and formed the core of the AKTC/WMF Mostar office. Furthermore, the Strai grad Agency has the role of overseeing the ongoing implementation of the regeneration process that had taken over the function and responsibilities of the AKTC/WMK Mostar project office as well as the World Bank project Coordination Unit.

#### *Regeneration interventions and activities in the old Mostar city*

Since 2000, the joint AKTC/WMF technical team had carried out a series of rehabilitation activities focused on individual buildings and improving open spaces in the historic neighborhoods. In 2001, it included plans, regulations and guidelines for the protection of the historic core of Mostar, detailed proposals for the rehabilitation of the neighborhood areas and a series of adaptive re-use schemes for priority buildings, as well as provisions to support institutional strengthening and active management of the historic city's future (Ibid, p.13). The great priority of the project was given to reconstructing the central city and its surroundings, and provided a variety of activities needed to sustain the built environment and control the unregulated developments after the war. The approach was towards comprehensive planning based on sound design principles and a model of compact, well-balanced urban development that exploited the potential resources of the city and made the best of Mostar's traditional qualities. The vision of the city was to be the key centre of the region, attract investments and resources needed to fuel its revitalization by promoting the products and resources of the surrounding agricultural region; strengthening its role as a university centre; developing its cultural and environmental assets to attract quality tourism and converting its industrial base to innovative, higher-technology products (Ibid, p.17). They established a partnership with the residents, owners and the authorities that became involved in interventions ranging from roof repairs to the reconstruction of ruined buildings, environmental improvements, street furnishing, etc. The strategic planning interventions for each zone in the old city focused on increasing the integration of the historical Bridge and the surrounding urban fabric as a single system, strengthening the image and identity of the city and preserving the natural landscape qualities for the future, improving traffic circulation and pedestrian network and reusing many empty historic buildings within the central area (Ibid, p.32). Land-use policies emphasized the close correlation between activities and buildings as well as the existing mix of uses such as commercial, residential, cultural activities, etc, focusing particularly on housing (Ibid, p.32). In a number of

cases, certain measures were indicated to discourage certain land use and activities that conflicted with radical transformation of the character and environmental quality of the historic neighborhoods. Thus, special measures were proposed to avoid commercialization of the area or its conversion into an exclusively tourism-oriented area. Instead, a continued strong residential presence was recognized as an essential factor in reinforcing and safeguarding the lively urban character of the historic area, attracting, at the same time, larger investment to promote tourist activity and establishing high levels of cooperation between public and private sectors to achieve the complex revitalization projects proposed (Ibid, p.47). At the local level, the project aimed at engaging public-private partnerships and maintaining close relations with local residents.

Furthermore, the AKTC/WMF team worked closely with the municipal authorities to ensure the establishment of an effective institutional setting and a solid management structure to sustain the implementation of the plan in the long term. This eventually resulted in the establishment of based community organization - The Stari Grad Agency (Ibid, p.20-21). The new urban management unit acts as a platform for outreach and interaction, linking both international and local interests under the supervision of the Agency. At the broader international level, it promotes the city's cultural heritage and tourism, fosters relations with donors and investors and pursues bilateral aid agreements. Locally, it mobilizes prominent citizens, engages in public-private partnerships and maintains close relations with residential communities in the old town. In many ways, the Agency played the role of an "honest dealer" between the city administration and the community to promote the welfare of the old town and its residents. In particular, the Stari Grad Agency exerts planning and building controls within the area defined by the Conservation and Development Plan. It acts as the city's implementing arm for urban upgrading and individual construction projects and ensures that future projects within the boundaries of the old town match the rules and regulations of the plan. The Agency is not only responsible for the approval or rejection of private building applications, but also assists land owners and developers and prepares appropriate project submissions (Bianca, 2004, p. 58).

The rehabilitation project and its operation required lots of funding going beyond the normal budgetary resources of the city. Additional funding for the operation of the Agency came from other sources and did not depend on one source alone. The first is rental income earned from the buildings restored with donor funding and handed over to the Agency. The second source is a tax raised from Mostar's visitors on behalf of The Stari Grad Agency through travel agencies, restaurants, hotels and coffee houses – acknowledging the fact that the existence and work of the Agency encourages tourism development and generates income for the residents and businesses of the old town. Moreover, the Agency generates income by acting as a catalyst in forming public-private partnerships to rehabilitate and convert public properties still in a state of decline and waiting investors. The rehabilitation of buildings in strategic locations in the city center is commercially viable and gives the Agency the ability to charge design and implementation fees (Ibid, p.58-59). Further, the annual rents and dues from the zoned area are estimated and planned in advance. A four year plan is drawn up by which the Agency knows its overall budget ahead of time and can plan accordingly (Ibid, p. 57).

The planning conservation and restoration initiatives have made a major contribution to the revival of the Old City of Mostar, not only in a physical sense but also in regard to the social dimension and institutional setting. One of the results of the project is the establishment of the Stari grad Agency, which is a community based organization that has an important role in supervising the ongoing implementation of the conservation plan, keeps the inhabitants informed as well as promotes the city as a cultural and tourist destination (Bianca, 2004, p. 57). The effective presence of the agency in the old city ensured the supervision of the interventions, control the reuse of restored buildings with strict conditions and obligations for their upkeep. Moreover, the effective management of the Agency to the project has guaranteed the provision of various financial resources to sustain the project, its staff and operational costs in the long term.

### ***Lessons learnt from the rehabilitation of Mostar***

Some lessons can be learned by highlighting the rehabilitation process of Mostar:

- The support and active participation of the city administration and its technical services and the role of the community organization, as well as that of the owners and residents should be seriously considered in the implementation processes and planning procedures as well as guiding the regeneration process.
- The community based organization (Stari grad Agency) has a special mandate that enables it to take a more integrated, more direct, more flexible and more community oriented approach to particular problems in the historic areas than would be the case with a conventional city planning department. Enhancing the role of the community based organization in the Birzeit, in the same manner as in Mostar, could increase the flexibility and acceptance of the regeneration interventions and build a responsible and self-confident leading organization in the traditional quarter.

To conclude from the previous discussions, each case has shown a certain approach in dealing with a planning problem which had commonly adopted the integrated strategic planning and not the conventional planning methods in regenerating historical centers. The significance of each project, aside from the regeneration approach, has gained reliability and acceptance from the democratic working methods that foster community participation, public partnership in order to achieve regeneration outcomes that are maintained in the long term. These cases can be beneficial to the case of Birzeit and supportive to the theoretical review to draw the evaluation criterion of the regeneration initiative.

## 6 Criteria of evaluation of sustainable urban regeneration in traditional quarters

According to Nurse (2006, p. 33), sustainability is only achievable if there is a harmony between the objectives of cultural diversity and those of social equity, environmental responsibility and economic viability. Meanwhile, the complexity surrounding both urban regeneration and sustainable development requires a criterion in order to investigate the problem providing in-depth analysis. As there is considerable debate on what constitutes a sustainable form of urban regeneration, elaborated key attributes of SUR using the Delphi technique as a means of controlling the variance of the opinions of experts on main features to successful SUR, range from economic criteria to environmental and social criteria (Hemphill, McGreal, & Berry, 2002, p. 361). They have asserted the necessity of both physical and human resources for the impact on the regeneration process. Thus, the main characteristics of successful urban regeneration are: reducing physical blight, strong motivation, local participation and support, flexibility in approach, partnership between public and private sector and initial public sector investment (Bahrainy & Aminzadeh, 2007, p. 115). Furthermore, at a practical level, tools and instruments to foster sustainable urban regeneration are biased towards environmental and economic aspects but lately there are also concerns towards social themes. Colantonio & Dixon (2009, P.4) have indicated ten sustainable dimensions that can generate social urban regeneration. These include demographic change; education and skills; employment; health and safety; housing; identity, sense of place; participation, empowerment and access; social capital; social mixing; well-being, happiness, quality of life as well as others. These are critical features and fundamental for the social sustainability of local communities and assess the possible direct and indirect impact that an urban regeneration project is likely to generate.

In addition, DETR (2000) indicated in their report “*Millennium villages and sustainable communities*”, that the lower components of holistic urban regeneration are related to essential issues at the core of a sustainable community. They highlighted five key features central to sustainable urban living namely: local leadership; attractive cities and efficient resources; environmentally sustainable planning and design; investment creating prosperity in equitable shares across the whole community and accessibility to good quality services. Communities are placed as the central theme to achieve a sustainable form of urban regeneration, whilst emphasizing the importance of resource efficiency, economic prosperity, accessibility and the physical infrastructure as illustrated in figure (6-1) taken from key experts (Hemphill, McGreal, & Berry, 2002, p. 361). Urban regeneration tends to turn existing neighborhoods into more sustainable situations called a sustainable community through participation, empowerment and capacity building. In this new sustainability-oriented approach in respect of urban regeneration, the concept of ‘sustainable community’ has become a central focus.

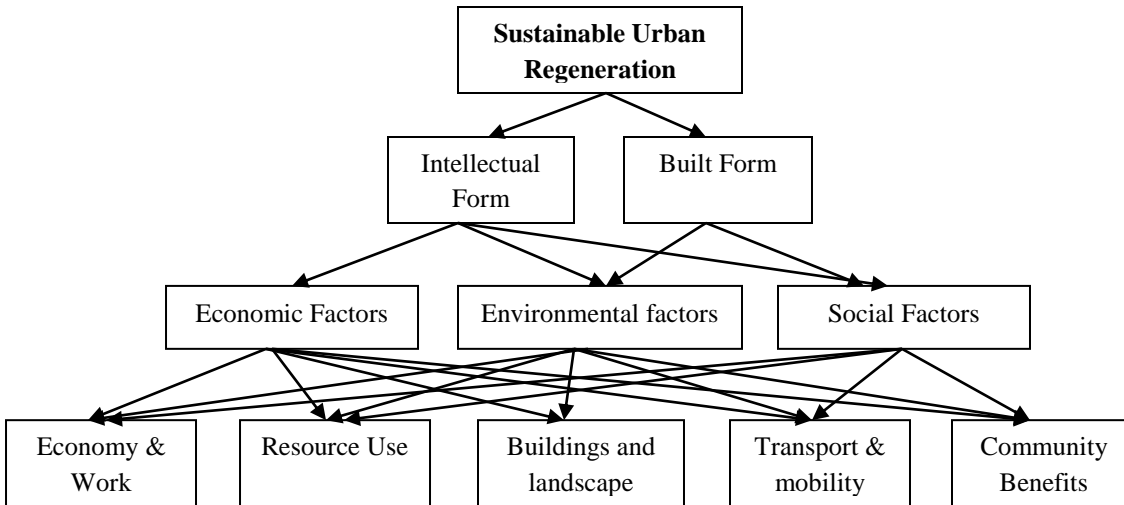


Figure 6-1: Structural hierarchy model for detailed evaluation of SUR at a case study Level  
Sources: Hemphill, McGreal, & Berry (2002, p. 362)

Now there is great emphasis on participation and the involvement of the government and public sector as enabling partner which identifies the community space as the main arena for the achievement of sustainability (Colantonio & Dixon, 2009, p. 20).

Meanwhile, Christopher Alexander suggests seven rules for a successful urban regeneration project to create wholeness in the city. The most important of these are gradual growth. He has suggested a single dominating rule which influences all others: “*every growth of construction must be made in such a way to heal the city*” (Alexander, 1987) cited in (Bahrainy & Aminzadeh, 2007, p. 116). Moreover, Thiel (1997) sees that the core of a true design process is the element to predict the outcomes of the regeneration project with all the positive and negative impacts. For instance, the design process should not treat buildings in isolation from their surrounding landscape. All decisions and activities in the regeneration process should deal with urban space: volume of the structure, its properties of shape and its connection to other spaces (Bahrainy & Aminzadeh, 2007, p. 116). Therefore, Thiel suggests a qualitative criterion for the evaluation of urban design based on the area, the city and its social and cultural context as follows: accessibility, place identity, vitality, security and urban facilities (Ibid, 119). However, the selection of the appropriate indicators for regeneration projects has proved difficult due to its sensitivity and to other elements such as location, economic and social context, as well as environmental factors. Further, there is a lack of literature concerning what suitable indicators are to measure sustainability in regeneration projects and the way they can be evaluated (Hemphill, Berry, & McGreal, 2003, p. 727). Lee & Chan (2008, p. 160) noted that designing a regeneration criteria and identifying the effective factors applicable to local context to create a sustainable community and contributing to sustainable development as well as satisfying the majority are not easy tasks. Nevertheless, they have proposed a model that can also be integrated with other corresponding criteria depending on specific requirements of the local context of the regenerated areas as in figure (6-2).

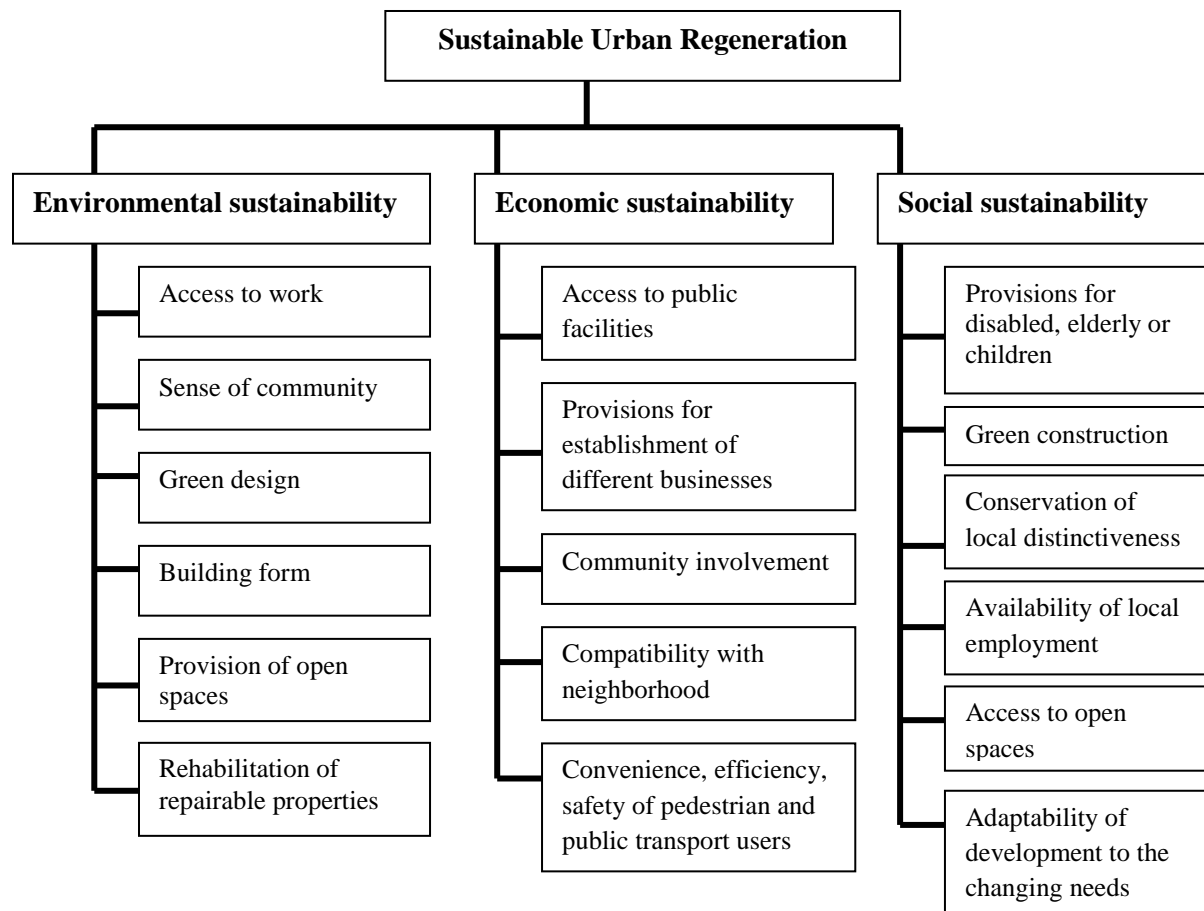
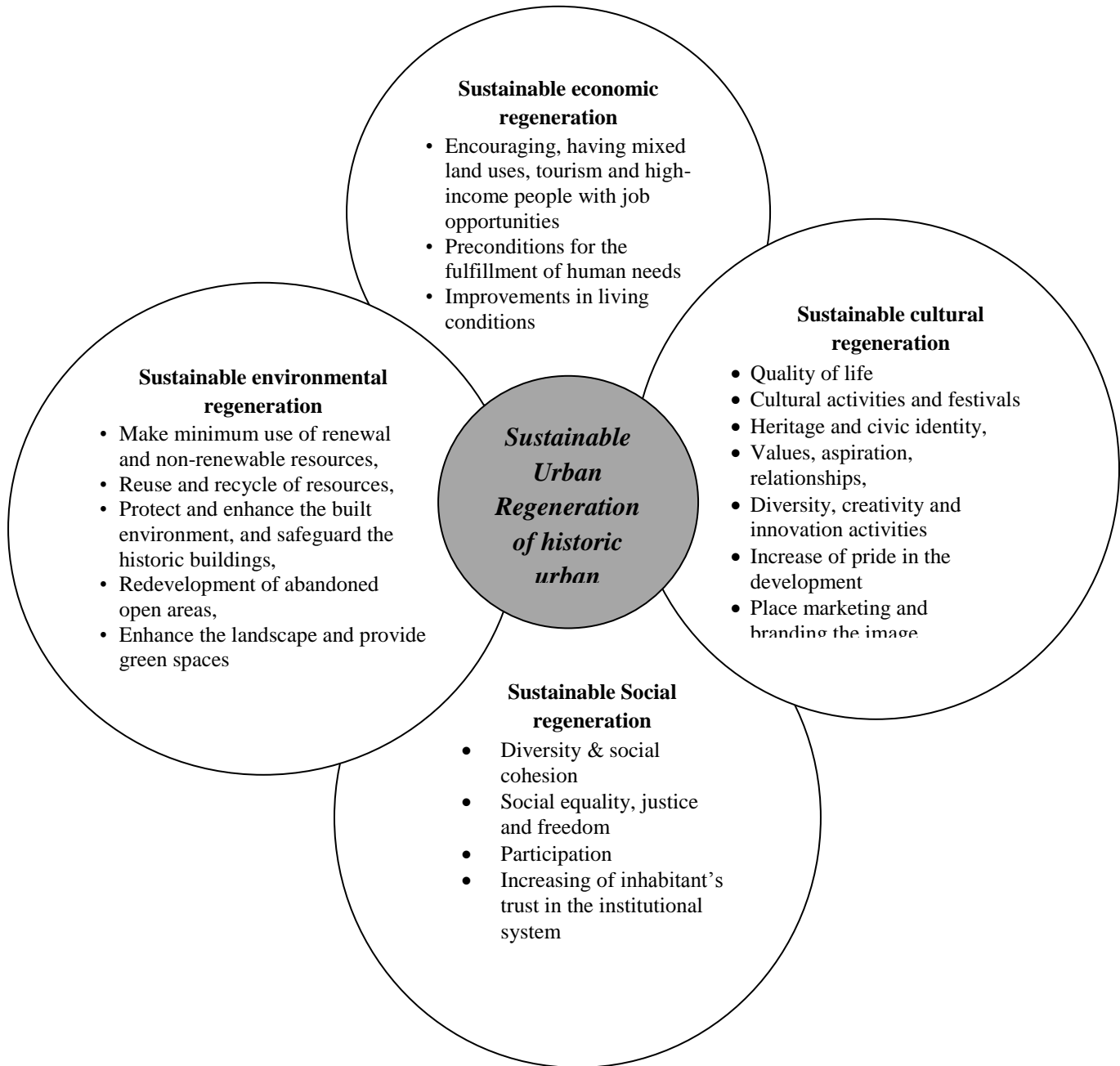


Figure 6-2: Analytical hierarchy process model for producing sustainable urban regeneration  
 Source: Lee & Chan (2008, p. 161)

For the purpose of this research, the researcher considers that to create holistic sustainable urban regeneration in an area, the process should involve four elements: physical, economic, social and cultural regeneration as illustrated in figure (6-3). In addition, and according to some scholars, good sustainability indicators (relevant, valid, consistent, reliable, comparable, measurable and comprehensive) are usually developed as site specific and designed to measure progress toward sustainability in one urban area. Depending on the area concerned, this procedure may not be appropriate for another city depending on the particular area (Vehbi & Hoskara, 2007, p. 3).

To facilitate the investigation of a multidisciplinary approach to sustainable urban regeneration, as well as come up with the desired criteria for historical towns, key themes and indicators are being adopted to provide a range of analytical measures from literature research and good practices to assess the effectiveness of the regeneration strategy and the impact of actions taken. These actions should match the needs of the area and community concerned and focus on a coherent vision of holistic regeneration (Hemphill, Berry, & McGreal, 2003, p. 725). Based on previous brain storming ideas, extracted from various reviews of literatures and good practices,

the researcher has come up with possible indicators to evaluate the regeneration project. These indicators, within a designated traditional quarter, are identified based on five key performance categories as shown in the following table (6-1). The researcher feels that this criterion can effectively contribute to introduce sustainable regeneration applicable to the local context to create a sustainable community in a relevant area as explained in the following sections.



*Figure 6-3: The model of sustainable urban regeneration of historic urban quarters*  
 Source: The researcher (2011) derived from Vehbi & Kara (2009, p. 722) & Duxbury (2007, p. 13)

Table 6-1: Criteria for evaluation of sustainable urban regeneration

Categories	Criteria variables
<i>Urban environment</i>	<ul style="list-style-type: none"> <li>• Compact form and intensive development</li> <li>• Infrastructure development and saving energy</li> <li>• Proper mix and balance of land uses</li> <li>• Transport accessibility and circulation</li> <li>• Public spaces</li> </ul>
<i>Urban economy</i>	<ul style="list-style-type: none"> <li>• Local economic development</li> <li>• Enhancing image</li> <li>• Marketing place</li> <li>• Cultural innovations</li> <li>• Access to public facilities</li> </ul>
<i>Social diversity and cohesion</i>	<ul style="list-style-type: none"> <li>• Positive identity</li> <li>• Comfort and safety</li> <li>• Quality of life</li> </ul>
<i>Participation and partnership</i>	<ul style="list-style-type: none"> <li>• Community development and sustainable community</li> <li>• Maximization of community participation</li> </ul>
<i>Governance and management</i>	<ul style="list-style-type: none"> <li>• Management planning</li> <li>• Funding approach</li> </ul>

Source: Author

## 6.1 Urban environment

The physical appearance and environmental quality of cities reflect their prosperity and quality of life as well as the confidence of the citizens (Jeffery & Pounder, 2000, p. 86) & (Bennett, 2004, p. 11). Human activities affect the quality of an urban environment and to a great extent the effect of time, weather and poor maintenance also contribute to the physical deterioration of the urban fabric as well as the degradation of the lifestyle of the societies concerned (Tiesdell, 1996, p. 23). People's lives are related to their living environment that provides the basis of their cultural identity, balance and spiritual quality of their life. Consequently, the physical cultural heritage fabric is a non-renewable resource that needs special care to balance between the community's needs and its protection (Feilden & Jokilehto, 1998, pp. 11-12). The following are criteria variables for urban environment:

### 1. Compact form and intensive development

The historic physical urban form consists of historic buildings, unique street patterns, pedestrian-friendly streets and vibrant public spaces, which all have a mixed function (Vehbi & Kara, 2009, p. 716). The term 'urban form' can be defined as the spatial configuration of fixed elements (Anderson, 1996). Urban form encompasses a number of physical features and non-physical characteristics including size, scale, shape, density, land uses, building types and distribution of green space (Jenks, 2010, p. 22) & (KÄrrholm, 2008, p. 5). Tiesdell (1996, p. 18) pointed out that long term revitalization of historic urban quarters involves both the rehabilitation of the physical urban form and the occupation of active economic uses and activities in order to refurbish the buildings and maintain the spaces between them. Therefore, the key success to



physical regeneration is to understand the constraints and potentials of the existing physical stock and the role of possible improvement can play in promoting regional and local levels (Jeffery & Pounder, 2000, p. 86). Furthermore, Williams (2000) concluded that sustainable urban forms are:

*“characterized by compactness (in various forms), mix of uses and interconnected street layouts, supported by strong public transport networks, environmental controls and high standards of urban management”* (Williams, Jenks, & Burton, 2000, p. 355)

According to Lee & Chan (2008, p. 158) historic towns represent a compact form which is considered an efficient model for sustainable urban form. There is not a single model of sustainable urban form that is applicable in all situations. Thus, maintaining high density and compactness allow more efficient prerequisite of urban services and increase the potential for walking and public transportation. They also create community cohesiveness and a sense of place (Scheer & Scheer, 2002, p. 1). The benefits of a compact urban form can be summarized as follows:

- *Transport benefits:* low urban density leans to a high reliance on private cars, low use of public transport, shorter work trips to commute and low levels of walking and cycling.
- *Infrastructure benefits:* the compact city calls for the slowing of urban sprawl through decreasing growth in contiguous areas adjoining built up spaces. In such a pattern public services will be more efficient and delivered at less cost.
- *Protect agricultural output:* compact cities preserve open spaces on the periphery and increase agricultural productivity which protects agricultural lands and maintains the landscape.
- *Economic benefits:* clustering economies created in densely settled areas lead to higher per capita incomes and faster economic growth rates.
- *Better quality of life and more vibrancy:* people desire to live in a vibrant city which fuels a greater supply of restaurants and shops with a diverse density of people. Cities have to sell themselves as places that are safe to live in (Oberoi, 2004, pp. 19-20).

Therefore, the scale and density of infill development have to be properly controlled and well-thought out, taking into account the carrying capacity of the area, otherwise negative impacts such as congestion, dangerous traffic, air and noise pollution, social and family problems will appear (Lee & Chan, 2008, p. 158).

## *2. Infrastructure development and saving energy*

In general, the efficient use of energy, water and raw materials as well as harnessing advanced technology in production modes, reducing pollution and waste will lead to a sustainable environment. However, the Sustainable City Post Conference report (2000, P.25) stated that using advanced technology has resulted in the reduction and control of the emission of pollutants. Reflecting on environmental problems and their negative effect on human, natural and cultural heritage resources, human activities are considered to be the main generators of pollution, demolition and abandonment of buildings as well as decayed environmental rise in the aged population with low incomes. In addition, small traditional sized houses fail to meet

contemporary needs and loss of traditional economic activities, unemployment and fluxes of migrants are encouraged by the low rents and high number of vacant properties (Vehbi & Hoskara, 2007, p. 1).

Moreover, old buildings experience functional and location obsolescence when they are no longer functionally suited for what they were designed for. This includes contemporary standards or requirements of occupants such as lack of central heating, air conditioning and elevators or the building may be unable to accommodate modern telecommunication and infrastructure facilities or there is inadequate parking in the urban fabric or surrounding streets, or difficulties of access as a result of narrow streets or traffic congestion. As a result, it becomes less competitive with the new center on the periphery. Thus, availability of water supply, electricity, communication, solid waste, sewage and drainage systems, paved roads as well as accessible transportation and green areas with distinguishing features are indicators of sustainable environmental quality (Sarmiento, 2000). Furthermore, improvement of the infrastructure of an area influences the capital value of both the buildings and sites which consequently increase property values. This will increase the pressure to demolish or reinvest in some of the historic buildings (Tiesdell, 1996, p. 33). Accordingly, there is a need to find the optimal land use and minimum use of renewable and non-renewable resources, upgrade the infrastructure, improve living conditions of people, enhance the landscape and provide green spaces in historic urban areas (Vehbi & Kara, 2009, pp. 720-721).

### *3. Proper mix and balance of land uses*

As explained previously, balance of land uses in the historic town and their proper mix are essential features to be considered in the rehabilitation process. A rehabilitated area should have a wide mix of uses including office, residential and retail as well as entertainment in order to establish a vibrant living, business and leisure environment (Jacobs, 1961, p. 156). Characteristics that people search for in mixed neighborhoods are the diversity and liveliness of the commercial streets that support the activities, functions, public and social life such as: coffee shops, bookstores, theaters, health clubs and the ambience desired by people who will live and work there. (Mehta, 2007, p. 166). Further, Ashworth (1990, p. 114) observed that the historic city needs the residential function as the only practical alternative to general vacancy. These characteristics are a crucial contribution to the vitality of an urban quarter.

A lively town can generate pedestrian activities, facilitate social interaction and stimulate local economy by attracting citizens to visit frequently and stay for a longer period during each visit. For instance, a residential population would encourage the development of shopping, entertainment facilities and garage facilities which would prove highly desirable daytime use as work places (Jacobs, 1961, p. 156). However, a variety of uses with a proper balance of activities during day time and night time is considered a key contributor to traditional urban vitality (Lee & Chan, 2008, p. 158); (Jacobs, 1961, p. 156)& (Tiesdell, 1996). For instance, a commercial area with a disproportionate high number of offices leaves the area empty after office hours. Therefore, a mix of shops, visitor attraction points and housings should be provided in order to

bring life into the area (Lee & Chan, 2008, p. 158). Jacobs (1961, p. 150) remarked that four conditions are needed to achieve the regeneration of a city's diversity: (a.) the area should serve more than one primary function ensuring outdoor activities for the various facilities to be used by different people at different times, (b.) short distances between blocks, (c.) buildings of various ages, (d.) sufficient concentration of people. Jacobs emphasizes that all four conditions in combination are necessary to generate city diversity.

#### *4. Transport and circulation*

The harmonious visual combination of a residential tissue interspersed with larger buildings such as churches, mosques, schools with their architecturally significant building fronts and the street network, all contribute to the corridor's physical presence. All these characteristics create an attractive place for pedestrians as well as the potential for reinvestment that creates a livable environment (Dokmeci, Altunbas, & Yazgi, 2007, p. 158). Furthermore, the role of urban design of paving streets with a special design, decorative street lighting and street furniture, planting streets with trees and flowers integrated with rehabilitated buildings and facade improvements provides the physical appearance which improves the aesthetics of the historic quarter and encourages people to spend more time walking in it and, as a result, establishing a platform for economic investment (Ibid, p. 159).

The connectedness and permeability of urban layout of the historic town have an influence on controlling pedestrian movement, use of space and land use or even density. (Cowan, 1997). A historic town is neither accessible without viable services and facilities available for residents to use, nor without pedestrian, cycling and public transport networks through which it is connected both to its own services and to services outside (Jenks, 2010, p. 25). It is confirmed by theory that accessibility is an important prerequisite since an underdeveloped road network and insufficient public transports in an urban area can play a decisive role in the cluster's malfunction (Sulaiman & Shamsuddin, 2008, p. 243). Different uses in the rehabilitated area should be linked with safe, good accessibility, comfortable and convenient pedestrian walkways. Therefore, common ways to increase the accessibility of the rehabilitated area from and to other districts are by connecting internal streets with the main road outside the traditional area, and providing parking spaces, bus or mini-bus stops, taxi stands, various or direct access (Lee & Chan, 2008, p. 159).

#### *5. Public spaces and urban design*

Urban space is a neutral medium in which social, economic and political processes are expressed which contribute both to the pattern of urban development and to the relationship between different social groups within the city. These are created by people who impose themselves on their environment modifying and adjusting it to suit their needs and express their values (Knox & Pinch, 2010, p. 5). Carmona, Heath, Oc, & Tiesdell (2003, p. 5) defined public space as "*it relates to all those parts of the built and natural environment where the public has free access*". Lefebvre and Jacobs consider space as the geographical site of action and the social possibility

for engaging in action. It not only represents the location where events take place (the container function) but also signifies the social permission to engage in these events (the social intercourse and container of human activities). Thus, it is multifaceted in nature (Gottdiener, 1985, p. 123). Lefebvre mentioned that space serves as a tool of action, control, domination and as a means of production. Spatial organization itself is used as a force of production where the relationship between space and time has been changed by socio-structural forces in modern society. Lefebvre's starting point was the gap between mental and real space where he aimed at integrating mental space to physical and social contexts. He argues that these dimensions of space should not be kept separate and they have set his unitary theory of space (Madanipour, 1996 , p. 16). Lefebvre (1984, p. 26) further argues that "*social space is a social production*". Lefebvre has identified three moments of social space which have dialectical interrelationships. The first is *spatial practice* which refers to the way space is used and organized. The second is the *representation of space* which is tied to the relations of production and to the order which those relations impose. It is the dominant space in any society that tends towards a system of verbal signs. The third is *representational space* which is directly lived through its associated images and symbols, and hence the space of inhabitants and users (Lefebvre, 1984, p. 26). Thus, social space is created through a process and not the work of a moment where society produces a social space in which it can attain a form that represents a specific identity. Each society has its own identity where social space quietly influences it (Ibid, p. 34).

According to Lefebvre, social space is related theoretically to three aspects: form, structure and meaning (Ibid, p.147). These three aspects are linked together where form is the sign of function and the relationship between form and function could produce and reproduce giving rise to structure. Further regarding historical space in a city Lefebvre argued that a new space will need to emerge because a new space cannot be born unless it brings out differences (Madanipour, 1996 , p. 17). Spaces are not abstract but full of meanings with real objects and with ongoing activities. They are important sources of individual and community identity, where people have deep emotional and psychological ties (Relp, 2007, p. 120). Therefore, a society can be analyzed through its social space which is subjected to formal, structural or functional analysis (Lefebvre, 1984, p. 34).

Many scholars related to urban studies argue that urban structure has the ability to support public life (Jacobs 1961; Lynch 1984; Gehl 1987; Carr 1992; and Zukin 1996). For example, streets represent a significant part of the public space and where people's image of a city is often formulated by walking in its streets. People depend on streets for social, functional, and leisure activities such as: meeting, play, travel, shopping, and interaction with other people; and even for relaxation (Jacobs 1961; Appleyard 1981; Gehl 1987; Carr et al. 1992; Jacobs 1993 & Mehta, 2011, p. 165). Gehl (2010, pp. 20-22) argued that public space activities are particularly important to the physical quality of environments and in the perceptions of public space. He classified outdoor activities into three categories:

- *Necessary activities* that people have to engage in (walking to work or school, waiting for a bus, bringing goods to customers, shopping for food, etc.).

- *Optional activities* that people choose to do if the time and place are encouraging (enjoying watching the city, window shopping, sitting at a pavement café, etc).
- *Resultant (social) activities* which are dependent on the communication of others in public space (children playing, exchange of greetings, conversations, communal activities, etc.). Social activities result because they occur spontaneously as a direct result of the necessary and optional activity.

Gehl (2010) concluded that necessary activities are influenced slightly by the physical quality of the environment because they are necessary for life to continue. By contrast, optional activities only take place when conditions are good, and consequently they are the direct measurement of the quality of public space. Finally, the quality and intensity of activities in a space will be affected by both the number of people, and the degree of the quality of space that encourages users to remain which also influences social interaction.

Furthermore, contemporary urban design focuses on the diversity and activity of space which help to create successful urban places. Urban design is defined as “*the process of making better places for people than would otherwise be produced*” (Carmona, Heath, Oc, & Tiesdell, 2003, p. 57). It emphasizes the importance of four themes. Firstly, urban design is for and about people. Secondly, it emphasizes the value of place, concern for place making. Thirdly, effective urban design has to respect the local and global context and prevailing economic and political realities. Fourthly, it asserts the importance of design as a process.

Carmona, Magalhães, & Hammond (2008, p. 57) consider that without these related themes, urban design is not worthy, it is either just 'development' with little chance of successful implementation. Lynch (1981), Carmona, Heath, Oc, & Tiesdell (2003) Jacobs, 1961, Paumier (2004, p. 4) and Appleyard (1987, pp.115-116) suggest key issues essential in creating vibrant places that contribute to successful regeneration of their historic center:

- *Livability and high quality place*: A city should be a place with good visual appeal where everyone can live in a comfortable, safe and secure environment.
- *Identity and control*: People should feel that some parts of the environment belong to them, individually and collectively, whether they own them or not. Thus, establishing identity serves as a symbol of a healthy community.
- *Access to opportunities, imagination and joy*: the city should be a place where people can break from traditional moulds, extend their experience and have fun.
- *Authenticity and meaning*: People should be able to understand their city, its basic layout, public functions and institutions.
- *Community and public life*: Cities should encourage participation of their citizens in community and public life such as social interaction, informal recreation and events.
- *Urban self-reliance and diverse marketing*: cities have to become more self-sustaining in their use of energy and other limited resources. Moreover, the diversity of complementary uses can generate pedestrian activities and social environment.
- *An environment for all*: good environments should be accessible to every citizen with a minimal level of environmental livability, identity and opportunity.

As successful places support activities, urban spaces should be identified by awareness of how people use them. Carr (1992) identified five needs that people seek for satisfaction in public spaces: comfort, relaxation, discovery, passive and active engagement with the environment (Carmona, Heath, Oc, & Tiesdell, 2003, p. 165). Successful spaces in revival towns have to be characterized by the presence of people, diverse markets, offering a secure and comfortable and attractive environment with accessible linkages and represented images. Generally, certain characteristics of center cities have made them places where people like to conduct business, spend time, gather, shop and live. Urban spaces allow people to make strong connections between the place and their personal lives, being independent and accessible. Therefore, it should be receptive to the needs of the people. Analysis of urban space should not focus only on the physical aspect but also on the meaning and activities as they provide the economic base. For instance, mixed uses should be analyzed to identify urban functions and activities that are missing or rare in urban space.

## **6.2 Urban economy**

In an era where modernization is influencing all aspects of life, urban economic issues are becoming more challenging for people and historic environments. Historical quarters have witnessed continuous transformation in their composition of economic activity and the spatial pattern of land use in the urban core. Within the context of a city, growth is associated with more jobs, more income and more business profit while development in such historic areas captures notions of economic opportunities, equity and quality of life (Shaffer, Delle, & Marcouiller, 2004, p. 20). Nevertheless much of the efforts made by regional and local development agencies in historic environment are dedicated to regenerating the economic base which focuses on attracting inward investment where opportunities are frequently limited for locally based investment (Paddison, 1993, p. 339). This means that management of limited resources needs to satisfy contemporary and future human needs without jeopardizing the unique cultural built environment. The following are the criteria variables for urban economy:

### *1. Local economic development of neighborhood*

In historical areas, local economic development aims at building quality jobs for the local population, building a diverse economic, employment base and achieving local economic stability. The regeneration of local businesses or encouraging new businesses to relocate into the community is the main key of a stable local economy. Fitzgerald & Leigh (2002, pp. 28-31) assured that equity and economic sustainability can be provided through the following macro principles:

- *Economic development should increase standards of living* by the creation of jobs that provide adequate income to lift an individual or family above the poverty level.
- *Economic development should reduce inequality*: among different demographic groups (age, gender, and ethnicity) and spatially between groups.

- *Economic development should promote and encourage sustainable resource use and production* to raise living standards which requires planning strategies.

A number of studies have pointed to the positive economic benefits of conservation of historical quarters through the use of existing empty properties, as an essential part of a strategy for reviving communities, improving quality of life and promoting sustainable development (Gražulevičiūtė, 2006, p. 75). It can enhance monetary and non-monetary returns through: creating different types of employment, increasing income, tourism impacts, accelerating development such as the commercial business sector, resource efficiency and private sector stimulation (Bizzarro & Nijkamp, 1998, p. 194). For instance, Rypkema (1992, P.209) asserted that historical buildings are real estate that holds economic value to attract investment capital when it is considered as a commodity. He identified four characteristics that commodity must have to enhance the economic value: scarcity, purchasing power, desire and utility (Tiesdell, 1996, p. 17). However, the rehabilitation of individual buildings alone would not create a significant difference to an area's economy unless the whole area is considered collectively (Ibid, p.37). Commercial revitalization happens through adaptive re-use and commercialization. Both processes involve primary physical regeneration and functional transformations, which subsequently influence population and social changes. They also require new and qualitative higher functions according to the needs of residents and consumers (Iimavirta, 2009, p. 17).

Regeneration of historical quarters requires strategy that ensures the efficiency of economic urban management; reduces negative externalities on the environment and provides equal redistribution of resources and outcomes that cannot be supplied by private markets (Bizzarro & Nijkamp, 1998, p. 195). However, Porter argues that sustainable economy can be created in an historic city through private profitable investment and initiatives based on economic self-interest, genuine competitive advantage and not through charity or governmental mandates. He pointed out that in order to attract investors economic activities should take place if the area has a competitive advantage and occupies a niche that is hard to replicate elsewhere. In addition, Porter identifies four advantages of the historic city: strategic location, local market demand, integration with regional clusters (connectivity) and human resources (Porter M. , 1995, p. 57). However, the disadvantages of locating businesses are: employee skills, management skills, capital, security, attitudes and infrastructure which in his opinion need to be addressed directly to come up with a coherent economic strategy (Ibid, p.62). Porter showed that historic city businesses can prosper primarily by servicing nearby business clusters and meeting market demands. Enduring economic prosperity is essential for sustainable communities but is not sufficient by itself. It has to go hand in hand with social, cultural, human resources as well as built environmental diversity (Cook and Ng, 2001).

However, local governments have an important role to play in community building and economic regeneration. This can range from providing economic incentives (Tax rebates, low-interest loans, and rent subsidies) to reduce visual blight (cracked sidewalks, trash and litter, design and zoning code violations) to enhance public safety in the targeted areas (Loftman, 1995,

p. 302). Fitzgerald & Leigh (2002, pp. 136-137) developed a series of four recommendations for commercial rehabilitation as follows:

- The stimulation of joint financing between the private and public sectors.
- Local governments should engage in programs to let merchants know about existing commercial rehabilitation programs.
- Local government should encourage rehabilitation by drawing attention to the architectural or historical importance of an area.
- Marketing and image improvement are inextricably linked for the successful regeneration of commercial areas. Marketing is focused on increasing consumer awareness and attraction to the commercial area.

## 2. *Enhancing image and marketing place*

Bianchini (1992) mentioned that image improvements, enhancement of local attractiveness and creation of environments are important tasks of public policy and urban strategies (Iimavirta, 2009, p. 13). A place of image is the impression that people have on a place or area (Hall T. , 1998, p. 110) & (Lynch K. , 2007, p. 153). Image is a vital component of economic regeneration (Watson, 1991). Studying a city's image can also be considered by examining a citizen's satisfaction level, self-esteem, pride, individual attitudes and feelings for the city. This can be determined by the attitude, behavior and feelings evoked by the residents towards their environment. City image has to be infectious but should also be projectable towards generating feelings and affections which can, to some extent, be changed by time (Martinez & Garcia, 2007, pp. 337-338). Persuasive urban images can be formed in a variety of ways namely:

- Media coverage of events in places which become the prevailing impressions of those places.
- Comedians that attract people to the city.
- Personal experience (visits to cities, focusing on sites of interest or appeal).
- Promotion of the reputation of a place involves the marketing of an area that is equally able to promote lifestyles and business opportunities (Hall T. , 1998, pp. 111-127).
- Marketing strategies acknowledge the image as an "*immaterial resource*" that contributes to the defining of the city and as an instrumental element in reaching redevelopment targets (Ashworth G. a., 1990). Marketing the city will have a direct impact on the urban economy by increasing visitor spending and outside investment, while marketing cities impacts directly upon the landscapes and development (Hall T. , 1998, p. 118).

*"Place marketing means designing a place to satisfy the needs of its target markets. It succeeds when citizens and businesses are pleased with their community, and the expectations of visitors and investors are met."*(Kotler. 2002a, p.183 cited in Rainisto, 2003, p. 11)

Recently, place marketing has become a prominent feature of economic development strategy and place development. City marketing is open, to some degree, to public scrutiny and it takes



the shape of diverse ways which included distribution of guides, brochures and other information through tourist offices, libraries and commercial information services, postal enquiries, poster advertising and several types of advertisement such as: newspapers, magazines as well as through the employment of recognizable slogans and city logos. Such marketing attempts usually target specific audience such as: organizations involved in the planning of business, tourists, events like conventions and companies in the expanding service sectors of the economy (Hall T. , 1998, pp. 118-119). Places need to be marketed like products and services in private firms, by creating a place identity from the substance of a place and then communicating it to the selected customers (Rainisto, 2003, pp. 12-14).

### 3. *Cultural innovations*

Culture is a driving force in regeneration which has occupied a fundamental position in contemporary policies. Cultural strategies make use of arts, culture and related initiatives such as central elements for local economic growth and urban regeneration (Iimavirta, 2009, p. 13). Culture includes not only cultural activities (entertainment, theatre, opera, ballet and music) associated with economic or social elites but also those that constitute ordinary everyday activities (Hall T. , 1998, p. 152). Bassett (1993) asserted that the economic impact of cultural strategies on smaller towns cannot follow the same success of major cultural centers. He asserted that cultural regeneration is more concerned with things such as community development and self-expression, while economic regeneration is more concerned with growth and property development through prestige projects and place-marketing. The latter does not necessarily contribute to the former (Evans, 2005, p. 960). There is a lot of focus on economic benefits from cultural investment where cultural activity is one key indicator of a city's quality of life.

Cultural policies have positive and negative impacts and effects on the culture of a community, codes of conduct, its identity and notions of citizenship, participation and diversity. Policies vary depending on the nature and scale of the regeneration scheme, local conditions, history and the objectives being pursued (Ibid, pp. 973). Moreover, cultural quarters are characterized by three similar issues across the various quarters that are distinguished as being successful urban places:

- ***Activity*** is an essential pre-requisite for the presence of a cultural quarter, where it includes cultural production (goods, products and providing services) as well as cultural consumption (people going to shows, visiting venues and galleries). Cultural activity usually adds value to the place through creative activities such as: music, commercial photography, graphic design, publishing, fashion, pop videos, film and television (Montgomery, 2003, pp. 296-298) where the role of cultural entrepreneurs and arts enterprises are crucial in promoting image and cultural diversity. Diversity of activities as conceived by Jane Jacobs (1961), Comedia (1991) and Montgomery (1998), is an essential pre-requisite to create successful cultural quarters that generate self- sustaining growth, encourage active street life and maintain a living culture. Moreover, artists and creative producers are attracted to a particular lifestyle where work, creativity and friendships are pursued in coffee houses, bars, restaurants, clubs, venues, galleries and other semi-public

meetings in significant places which make a cultural quarter a good environment for them to live in (Ibid, p299).

- ***Form*** is presented by the relationship between buildings and spaces. Lynch (1981) used the concept of a good 'fit' to illustrate places where activity and the built form are commonly self-sustaining. This fit is controlled by the type of place and the range and intensity of its activities. Jane Jacobs identifies four essential preconditions for urban environments which help promote city diversity: a mixture of primary uses, intensity of the built form, permeability and a mixture of building type, age, size and condition (Jacobs, 1961). For instance, public space in a traditional quarter performs many functions such as meeting places, it defines the built environment, provides spaces for local traditions and customs such as festivals and carnivals, and represents meaning and identity (Montgomery, 2003, p. 300). Good urban quarters contain active street life that generates diversity, permeable well-defined edges and visibility. For example, a good horizontal grain of active frontages along a street is a pre-requisite in promoting street livability (Gehl j. , 2010).
  
- ***Meaning*** Historic urban quarters transmit meanings and identity to users and citizens. The elements of the environment (defined as paths, edges, districts, nodes and landmarks) make a strong impression on the individual that presents the image of the urban environment influenced by the city's legibility. Places represent memory, meaning and association for individuals, groups and societies which have emerged over time from association of events and places. They can form new images by the activities performed, by selective architectural landmarks and public art.(Montgomery, 2003, pp. 301-302).

Therefore, a place which has good activities but an unsuitable urban form will not attract everyday users and visitors, but can become more a place of cultural production than consumption. Moreover, a cultural quarter without meaning will not be much of a place (Ibid, p.302). However, cultural life is increasingly considered as a crucial ingredient of a city's marketing. Thus, participation in cultural activities needs to be promoted as a way of integrating unemployed young people, new residents, immigrants and social groups displaced by economic restructuring into the local community (Bianchini & Parkinso, 1993, p. 2). Moreover, urban design strategies are required to create new public spaces and make the city more attractive and legible, in addition to traffic calming measures, provision of evening and late night public transport, street lighting, and community policing. These strategies have to respond to public desires in order to reclaim the historic core for community use, particularly at night. Cultural strategies are used to promote self-confidence in the community, individual participation in public life for people of different ages, genders, social classes, lifestyles and ethnic origins, and widen access to cultural facilities and activities for all citizens, as well as encourage face to face interaction and promote community rebuilding (Ibid, p.10-11).

#### 4. Access to public facilities and cultural tourism

Many representatives such as: property owners, renters, investors and government bodies are now paying more attention and care to the economic benefits of cultural heritage in towns. Adaptive reuse is a particular approach which focuses on an area-based approach and upgrading the area's urban character<sup>13</sup> that controls the new building construction and reuse of buildings. Successful adaptive reuse of an area should focus mainly on rejuvenation of the economic base of the old city by bringing investment and creating jobs along with the support of institutional mechanisms. According to Serageldin (1996) tourism, services and high technology are considered as pertinent options that need to be considered in the adaptive approach (Serageldin, 1996, p. 71). There are several kinds of activities that could contribute to the regeneration of the economic base of historic cities such as: tourist industry, hotels, entertainment, restaurants, shops, art galleries, craft shops and micro-enterprises, as well as museums, cultural centers and professional offices of either individuals or associations and be responsible users of the regeneration of traditional buildings.

Michael Porter (1990) in his influential book "*The Competitive Advantage of Nations*" argues that competitive success is concentrated particularly in business activity and clusters which enhance competitive advantage. Jane Jacobs (1969) in her book "*The Economy of Cities*" argues that clusters of business activities can generate economic wealth through enhancing the local income earned, supporting local products, services and reinforcing import and export processes. Successful creative activities require technology, specialist infrastructure as well as the presence of skilled individuals and creative arts. Moreover, creative activities derived consumption from tourism, catering, retail and leisure (Montgomery, 2003, pp. 298-299). Montgomery (1998, p. 95) suggested that good urban quality in the urban design of areas that are appreciated by users should embrace a sense of place, a mixture of building type and age, encouragement of diversity, mixed land ownership, small and large business; social interaction in the public space, a place that has identity, image and meaning, human scale and adaptability of the urban environment and its building for change over time.

Cultural tourism is seen as a significant economic alternative and its attached commercial value is turning the past into a product of the present (Orbasli, 2000, p. 38). A historic town as a tourist destination undoubtedly attracts commerce at a local level which would simply be the continuation of the existing tradition (Orbasli, 2007, p. 175). Historic towns are faced with limited financial opportunities. Tourism is encouraged by governments in order to obtain foreign currency but over promotion of tourism can destroy culture and the built environment. If cultural tourism is well managed through controlling brutal changes and preserving the cultural identity, it will offer direct productive contribution to the economy and reflect the interest of the society in conserving its historic assets. Domestic tourism is a positive economic force that can harness economic characteristics by generating funds, raising awareness of the community, influencing

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<sup>13</sup> Urban character is defined by street patterns, proportions of buildings (not necessarily their decorative elements), the variable age of buildings on the street, and activities in the streets - a major element of urban character.

the policy (Mohamed, p. 2), sustaining local tax base to improve public infrastructure and encouraging walk-ability (Shaw, 2000, p. 27) & (Orbasli, 2007, p. 171). When citizen participation takes place the outcome will be a more competent community which fits in within the marketing approach of a city (Martinez & Garcia, 2007, p. 337). The economic benefits of tourism to historic towns are as follows:

- Increase spending locally which improves the viability of both tourism and non-tourism businesses and regenerates revenues.
- Increase opportunities for a town to diversify its economic base.
- Increase employment security and create jobs.
- Increase utilization of local infrastructure such as roads, and parks.
- Increase local pride and raise community awareness (Fáilte, 2007, p. 7).

However, historic places need to consider seven key issues to develop a more sustainable approach to cultural tourism: defining the product; physical and social impacts; retaining distinctiveness; resources and climate change, optimize benefits; competition, support and funding (EAHTR, 2006, pp. 3-4). In order to minimize the negative effects of tourism, the management plan should define the level of acceptable tourism development and provide controls to maintain that level. Policies should take educational programs into account to be positively integrated with the local way of life (Mohamed, p. 4). Thus, enhancement of the social environment is crucial to improving the quality of life, and increasing the degree of emotional, intellectual and cultural satisfaction in people's everyday lives (Ibid, p. 21).

### **6.3 Social diversity and cohesion**

#### *1. Social diversity*

Diversity attracts human capital, encourages innovation and ensures fairness and equal access to a variety of groups. It has a variety of meanings in urban literature. Florida, R. and Jacobs, J. argued that social diversity stimulates creativity, contributes to equity and generally satisfies the public realm. However, diversity is a problematic concept that can have negative as well as positive effects depending on its context (Fainstein M. , 2005, p. 9). However, urban areas are in favor of diverse places as the cornerstone of the prescription for urban reform (Talen, 2006, p. 233). At the neighborhood level, two types of diversity are important: social diversity and land use diversity. Place diversity enhances social equity in two aspects:

- First, the social mixing of one place is more equitable because it ensures better access to resources and opportunities for all social groups.
- Second, social diversity implies mixing population groups of different backgrounds, income-levels, racial and ethnic groups as the ultimate basis of a better, more creative, tolerant, peaceful and stable world (Ibid, p.238).

Thus, equipping a neighborhood with non-residential uses or services, facilities and amenities could play a role in supporting diversity. Public spaces in the form of parks, plazas, streets and other elements can generate diversity where it brings people together and raises social contacts (Ibid, p.243). According to Sarkissian (1976), there are various goals of social diversity such as:

raising the standards of the lower classes, increasing equality of opportunity, promoting social harmony, improving the physical functioning of the city (better access to jobs and services), maintaining stable neighborhoods and encouraging city officials to value underappreciated lifestyles (Fainstein M. , 2005, p. 13). Social diversity is a problematic concept that can have negative as well as positive effects depending on its context (Fainstein M. , 2005, p. 9). Skerry (2002) mentioned that social diversity is a mixed phenomenon: it poses problems for community policing efforts; delays the ability to maintain social cohesion, correlates with a weak labor movement and creates disagreement and conflict. For instance, diversity exists in certain areas but people intend to find non-spatial ways of maintaining separation (Talen, 2006, p. 236). By way of contrast, Butler and Robson (2003) suggest that higher levels of social mixing and possibly of social capital and cohesion are more likely to be achieved in socially homogeneous, rather than socially mixed areas. Therefore, at a local scale it can create tensions especially when there are marked economic, social and cultural differences between residents who may withdraw rather than mix (Lees, 2008, p. 2456).

From studies of mixed-income housing developments, it would appear that there is a need for a sufficient level of higher-income housing to sustain diversity. At the same time, strategies are needed to create stability in the face of gentrification pressure (Talen, 2006, p. 245). Social mixing is being promoted through gentrification in the face of evidence that gentrification leads to social segregation, social polarization and displacement. The movement of the middle income groups into low income areas creates negative effects on the area (Lees, 2008, p. 2457). Gentrification is a term related to the movement of middle class, youths, artists and creative professionals into the inner cities seeking a cheap extensive work place. Meanwhile, Damaris Rose (2004, p. 280) says, there is an “uneasy cohabitation” between gentrification and social mix (Ibid, p.2450). Gentrification is a process when displacement or inclusion occurs that affects urban areas which become socially, economically, and environmentally up-graded. (Hall T. , 1998, p. 100). There is debate but little evidence of the policy of positive gentrification that leads to more socially mixed, less segregated, more functional and sustainable communities. However, anti-gentrification groups are skeptical about the merits of social mixing and question the ability of low income communities to live side by side with a gentrifying middle class (Terdalkar, 2004, p. 26).

Some authors have pointed out that socially mixed communities are likely to create social conflict due to the clash of different cultures, classes and socioeconomic groups (Lees, 2008, p. 2460). Mixed community policy is evident that segregation tends to increase world-wide and gentrification encourages social mixing but it also causes social segregation and polarization. Thus, if gentrification is unavoidable, it should bring improvement in quality of life to those who are displaced as well as the new residents (Terdalkar, 2004, p. 40). Therefore, Cheshire (2008) suggested improving social aspects which are directed towards the people themselves rather than moving people around to mix neighborhoods (Lees, 2008, p. 2463).

## 2. *Respect for positive identity*

The cultural value and identity of historic towns stems from the beliefs of human beings in time and space, as a result of the social interaction, creativity and responses to the built and natural environment (Bianca, 2001, p. 19). Therefore, cultural identity is a qualitative concept that depends on continuity, tradition and verification through the built environment (Ibid, p. 21). Lynch argued in his book *'What Time Is This Place?'* that an individual's sense of well-being attached to references from the past providing a sense of continuity. Historic towns are one of the references that connect past, present, and future (Serageldin, Shluger, & Brown, 2001, p. xxi). Quality of identity is the cornerstone of meaningful environment (Lynch k. , 1990, p. 470). Naser pointed out the significant meaning of identity to a human being's existence and self-conscious by saying:

*"It is through these sites that we remember who we really are, where we come from, and where we shall go at the end of our earthly journey."* (Naser, 2001, p. 10)

Lynch combines the ability of physical objects to project a distinctive image as well as the ability of the observer to mentally create an image with meaning. He concludes that designers and planners have to provide visual plans to reinforce the form, physical controls and public image of cities (Lynch K. , 2007, p. 153). However, an environmental image may be analyzed into three components; identity, structure, and meaning (Lynch K. , 1994, p. 8). Lynch (2007, p. 158) firstly views identity as the meaning of individuality. This means that an image which gives a distinguishable identity requires the identification of a place which implies its recognition and distinction from other things. Secondly, the image must include the relation of the observer to the spatial structure of the place and to other places. Finally, a place must have some meaning for the observer, whether emotional or practical (Lynch K. , 2007, p. 158).

Therefore, architectural forms, materials used, color schemes selected, etc, determine visual qualities while development patterns and human activities establish the image and orientation of the regenerated areas. In order to retain original positive identity of a regenerated area, an emphasis should focus on preserving existing land uses, the significant properties and features which contribute to the image of the area and reflect the community's past achievement. Thus, during the regeneration process, new developments are expected that require reinforcement of positive identity by using new signs, landmarks and new structures that have to blend well with existing elements (Lee & Chan, 2008, p. 159).

## 3. *Plan for comfort and quality living:*

The intensification in compact centers such as historical quarters has a positive effect on the quality of life as well as on changing the assets which people value in their neighborhood (Williams, Jenks, & Burton, 2000, p. 38). Consequently, guaranteeing the physical and the psychological well-being of citizens in the urban regeneration process is paramount (Lee & Chan, 2008, p. 159). Cutter (1985, p.2) defines the term 'Quality of life' as:

*"An individual's happiness or satisfaction with life and environment including needs and desires and other tangible and intangible factors which determine overall well-being".*

For Kline (2001), quality of life, at a minimum, needs to measure the ability of citizens to get adequate health care, housing, child care, public safety and education. Increasingly, quality of life has been accepted as an essential element of sustainability (Fahy, 2006, p. 695). Hence, quality of life is a complex and multi-faceted concept embracing objective and subjective aspects. People with different social, economic, cultural, and historical backgrounds tend to perceive their quality of life differently based on the context (Ng, 2005, p. 442). Enhancing the level of quality of life in historic towns will promote sustainability and bring effective urban regeneration outcomes (Ibid, p. 441). However, providing a good quality of life to the community is linked to social inclusion as well as quality of places and built environment in regeneration of neighborhoods. Quality of life objectives surrounding urban compact town policies focus on the following three related issues:

1. To provide housing needs in the most sustainable way.
2. To improve towns in order to foster civic pride, local identity, community spirit and safety. This can be achieved by maintaining or increasing population densities which support local services and increase activities which will reinforce the attractiveness and safety of town centers both day and night.
3. To improve social equity. It concentrates on the accessibility of services, facilities and essential amenities to all residents (Williams, Jenks, & Burton, 2000, pp. 37-38).

Moreover, Bright (2000) has listed quality of life determinants excluding the economic indicators as shown in table (6-2) because she assumes that improvement in the income level or property values cannot certainly improve the quality of life factors of the residents. She puts a great emphasis on the importance of variables such as safety, public services, shelter and social capital in enhancing sense of community and defining successful sustainable regeneration strategy (Terdalkar, 2004, p. 39). According to Wheeler (2004) many indicators of quality of life are qualitative in nature and might be difficult to measure (Fahy, 2006, p. 695).

According to Das (2008), *objective aspects* represent the external condition of life of an individual that reports the factual condition and obvious behavior like the social indicators of variables such as infant mortality, longevity, rates of crime, income etc. These indicators might not reflect people's experience of well-being. *Subjective aspects* represent the individual's appraisal of objective conditions of life. Subjective aspect of quality of life is perceived as well-being and health which can be obtained from life satisfaction, job satisfaction and personal happiness. In order to understand the wellbeing of an individual, it is necessary to directly measure the individual's effective reaction to specific aspects of his/her life. Satisfaction refers to individual effective evaluation of people's lives (Diener, 2000) cited in (Das, 2008, p. 298). Furthermore, Ng (2005, p. 449) indicated that the assessment of various quality of life indicators is related to five basic principles for sustainable urban regeneration mainly: encouraging participation, building community character, advancing equity, improving environment and enhancing economic growth. Nevertheless, Brown (1999) has set up a conceptual framework for the quality of life at urban level. He argues that there are two different levels of quality of life: the micro level referring to the well-being of personal life such as health, income level, personal

Table 6-2: Quality of life determinants

Quality of life determinants	Measures
<b>Safety</b>	<ul style="list-style-type: none"> <li>• Rates of violent crimes and crimes against property: murder and rape</li> <li>• Rates of death, infant mortality, accidents</li> <li>• Rates of alcohol and drug abuse: arrests for possession</li> <li>• Degree of exposure to environmental toxins: air pollution data</li> </ul>
<b>Services</b> <ul style="list-style-type: none"> <li>• <i>Adequacy of government services</i></li> </ul>	<ul style="list-style-type: none"> <li>• Age and size of water services</li> <li>• Existence of police and emergency services</li> <li>• Frequency of garbage services and large item pickup</li> <li>• Condition of streets and sidewalks</li> <li>• Quality of landscaping in the public places</li> <li>• Condition of the parks, libraries, other public facilities</li> </ul>
<ul style="list-style-type: none"> <li>• <i>Access to adequate business services</i></li> </ul>	<ul style="list-style-type: none"> <li>• Existence of employment opportunities</li> <li>• Distance to employment and accessibility</li> <li>• Presence of retail shopping opportunities</li> <li>• accessibility to grocery, other retail shopping</li> <li>• Presence of entertainment facilities (restaurant, theater)</li> </ul>
<ul style="list-style-type: none"> <li>• <i>Adequacy of social services</i></li> </ul>	<ul style="list-style-type: none"> <li>• Primary and secondary education</li> <li>• Private, trade or vocational</li> <li>• Colleges and universities</li> <li>• Places of worship</li> <li>• Emergency intervention and placement services</li> <li>• Programs for health and child care</li> <li>• Presence of social services agencies, and accessibility</li> <li>• Presence of medical clinic and hospital</li> </ul>
<b>Shelter</b> <ul style="list-style-type: none"> <li>• <i>Number and condition of housing units by type</i></li> </ul>	<ul style="list-style-type: none"> <li>• Range and median rent, residential and vacant property value availability of housing for extended families, disabled, elderly</li> <li>• Access to homeownership (loan availability, new construction)</li> <li>• Presence, value &amp; amount owed on city and private tax-delinquent property</li> </ul>
<ul style="list-style-type: none"> <li>• <i>Level of neighborhood maintenance</i></li> </ul>	<ul style="list-style-type: none"> <li>• Citations and follow up on Code enforcement, litter control</li> <li>• Level of government and private property maintenance</li> </ul>
<b>Social Capital</b>	<ul style="list-style-type: none"> <li>• Presence of informal networks of people (family, friends, neighbors)</li> <li>• Urban design that provides opportunities for meeting and being with a variety of people, discouraging crime, expressing neighborhood heritage</li> <li>• Access to city political power; population growth</li> <li>• Regular contact with people of other incomes, ethnicities and education</li> <li>• Presence of and funding for, formal networks of people (community based organizations, interest groups)</li> </ul>

Source: Bright (2000) & (Terdalkar, 2004, p. 40)



relationships and satisfaction; and the macro level referring to environmental quality of life such as the living environment, socio-economic conditions, etc (Ibid, p. 442).

In summary, there is considerable support for the idea that quality of life encompasses many variables. Quality of life refers to the well-being or ill being of residents and the environment of the historic quarter in which they live. The researcher will examine issues of quality of life and sustainability from the perspective of the community related to the urban regeneration initiative conducted in the historical quarter. Thus, quality of life depends on the quality of the environment and the satisfaction of the needs of an individual's life (Das, 2008, p. 299).

## **6.4 Participation and partnership**

### *1. Community development and sustainable community*

Community development is the process which harnesses the collective energy of communities to improve quality of life through provision of facilities, services and networks. It involves social interaction and people working together, providing mutual support, using recreation and leisure time constructively, recognizing local culture and expressing their opinions. All of this will encourage individuals to participate and become actively involved in community affairs, diversified and resilient to forces which cause social exclusion. Hence, community development aims to strengthen the economy, equity aspects and the social ties within a community through locally based initiatives.

The main goals of community development depend on local people having the ability to express their values, satisfy their basic human needs, identify problems, find solutions and empower residents to become decision-makers over their own environment, resources, future and having greater participation and accountability in their society. It is a triple bottom-up approach of integrating the four pillars of sustainability (Duxbury, 2007, p. 5).

Community development is handed down from experts or governments which needs enhancing education, citizen participation, consensus building and access to information. This requires fostering partnerships, respect among different stakeholders, government, business and arts organizations and the capability to exchange opinions. In practice, there is a formalization of community institutions such as community co-operatives or community trusts, which allow participants to work together and apply activities towards their objectives. These collective activities will produce community facilities, certain services, information such as newsletters, and so on. It is worth-mentioning that the approach of community development strategies differs from one community to another despite having the same target which is the improvement of the quality of life of residents.

A Community based approach offers the real possibility of sustaining the regeneration areas suffering from urban deterioration. It is not focused only on the capital asset base of property markets, but also on quality of life (Deakin, 2009, p. 95). For instance, some countries emphasize environmental sustainability others such as Germany have emphasized social sustainability beside empowering local communities and introducing sustainable communities (McDonalds, Malys, & Maliene, 2009, p. 57).

Sustainable community in the United Kingdom (2003) has been defined as:

*“Places where people want to live and work, now and in the future where they meet the diverse needs of existing and future residents”* (Ibid, p. 50).

Accordingly, sustainable communities seek integrative and a holistic approach to combine policies, programs and design solutions to bring about multiple objectives (Duxbury, 2007, p. 6). It fosters commitment to promote vitality, build resilience to stress, act as stewards, and forge connections beyond the community (MACED, 2011).

Referring to the previous sections, the cultural sustainability as a four dimension recognizes that community's vitality and quality of life are directly related to the vitality and quality of its cultural engagement, expression, dialogue, and celebration. It means that culture contributes to building sustainable communities and lively cities where people want to live, work, and visit. Such planning strategy plays a major role in supporting social and economic health and addresses civic identity, pride, youth, multiculturalism, poverty, and other aspects of communities (Duxbury, 2007, pp. 12-13).

The strategic framework for a sustainable community is bottom-up and top-down, by getting stakeholders to partner with one another in developing strategies capable of bringing about improvements in the quality of life (Deakin, 2009, p. 98). The identification of the stakeholders and analysis of community needs, implementation, monitoring and reviewing the process are important steps in the process of regeneration. Thus, the pre-requisites for effective stakeholder engagement and involvement to approach sustainable community are:

- Participate and play an effective role in the developments taken place.
- Ensure that participation is sufficiently inclusive and does not alienate any group.
- Participate in future workshops that build community capacity.
- Ensure major commitment from civic authorities.
- Acknowledge local government as being the key partner responsible to lead developments.
- Ensure democratic renewal as a way for cities to gain the civic authority needed to combat deprivation and tackle poverty and social exclusion (Ibid, p.99).

## *2. Maximization of Community Participation and partnership*

Community participation has been defined in different ways. According to Ng, Cook, & Chui (2001, p. 178) *“Participation is more than consultation; it should be engagement in making choices and determining future development”*. While Creighton (2005, p. 7) explains public participation as *“the process by which public concerns, needs and values are incorporated into governmental and corporate decision making”*.

Community participation plays a very important role in the success of regenerating historic areas as it can ensure that the interests, challenges and constraints of the affected people in both the public and private sectors are taken into account before preparing and implementing a regeneration strategy. In addition, it can reduce confrontation between decision makers, local citizens and social opposition to the regeneration strategy (Lee & Chan, 2008, pp. 159-160) &

(Carter, 2000, p. 43). From the perspective of external agencies, the role of the community partnership is about service delivery to suit local needs. It means the coordination of services to avoid duplication and tackle problems in an integrated way (McArthur, 1995, p. 65).

McArthur (1995, p. 61) explains that the central aim of urban regeneration was to renew the self-reliance and initiatives of local people and promote their capability and responsibility towards their local communities and their lives. Thereby, residents become fully involved and committed to plans to regenerate their neighborhood. Hence, the ICOMOS Charter on the conservation of historic towns and urban areas points out the concern of resident’s participation in the conservation of historic urban centers as:

*“The participation and the involvement of the residents are essential for the success of the conservation program and should be encouraged. The conservation of historic towns and urban areas concerns their residents first of all”* (ICOMOS, 1987, Article 3)

This may lead to building capacity of the community; fostering a sense of belonging and strengthening the social networks amongst the community. However, Arnstein (1969, p. 217) in her study “A Ladder of Citizen Participation” defined eight forms of public participation where at the bottom of the ladder, “manipulation” represents the citizens of least power and at the highest level, “citizen control” represents the dominance of local citizens over decision making as shown in figure (6-4). The main purposes of community participation are following:

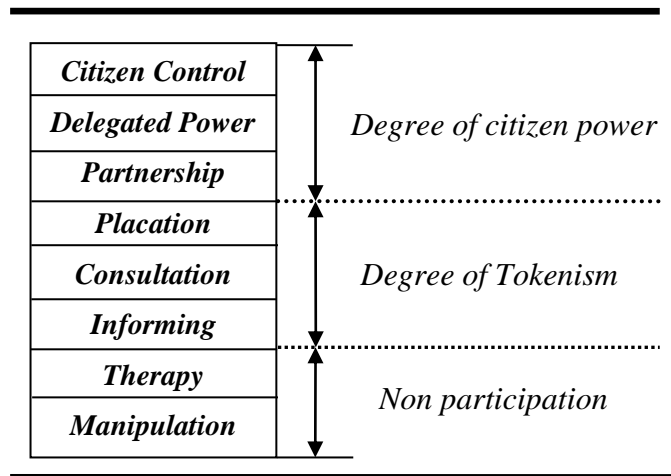


Figure 6-4: Ladder of Participation  
Source: Arnstein (1969, p. 217)

- To involve people in design decision- making processes. As a result, it increases confidence in organizations, their trust and increases cooperation between parties and groups to accept decisions, dialogue, plans and work together to seek solutions to problems.
- To provide people with a voice in design and decision making in order to improve plans, decisions and service delivery.
- To promote a sense of community by bringing people together who share common goals (Sanoff, 2000, pp. 9-10).

Partnership in urban policy can be defined as co-operation between people or organizations in the public or private sector for mutual benefit. Harding (1990, p. 110) sets out a similar general definition of ‘private- public partnership’ as:

*“Any action which relies on the agreement of actors in the public and private sectors and which also contributes in some way to improving the urban economy and the quality of life”*

While, McQuaid (1998, p. 5) provides a working definition of private-public partnership in urban regeneration as:

*“The mobilization of a coalition of interests drawn from more than one sector in order to prepare and oversee an agreed strategy for regeneration of a defined area”*

Mackintosh (1992) develops a partnership model involving public, private and voluntary bodies that focuses upon partnerships which comprise sustained joint working rather than one scheme. Drawing on his work, he focuses on three models of partnerships in relation to community participation, empowerment and community development for regeneration of areas. The first two are developed as a part of strategies to mobilize additional resources as well as to identify new ways of becoming more cost effective, while the third model is related to the objectives of the previous two models to stimulate continuing a development process where community sectors are transformed by their private sector partners (Mayo, 1997, p. 5). Another role of community partnership involves the development of organization structures which facilitate active resident participation in a partnership initiative and accountability between the community representatives and the wider local community (McArthur, 1995, p. 64). This means that neutral individual community activists and groups nominate or elect a group of local people to represent the community in the partnership initiative. Community involvement in regeneration can range from influencing and shaping policy development, to playing a role as implementers of regeneration programs. But such community structures can be deceptive with hidden consequences for community based organizations and might face several types of pressure from the local community, share in social decisions that determine the quality and direction of their lives. As there are a diversity of competing community groups and interests, it is best to try and create a community structure which is capable of pulling the various groups together (Ibid, p.66-67). Community organizations gain access to policy process through partnership which necessitates developing their capacity building in: skills of fund-raising and management, resources to harness potentials to achieve goals and power to exert influence over the plans and prioritized actions of local agencies (Roberts & Skyes, 2000, p. 118). There are several outcomes of the involvement of community representatives in the partnership illustrated as follows:

1. It facilitates dialogue between the local community and the other partners. As a result, it decreases the knowledge and communication gap between the local residents and the officials.
2. It broadens the strategic regeneration agenda and encompasses a greater social dimension.
3. Community involvement has an impact on shaping specific policies.
4. An umbrella community organization takes on the role of a mechanism to involve local people and provide support to community groups such as providing training for local organizations, directing provision of community care services, welfare rights advice, architectural services and diverse activities (McArthur, 1995, p. 69).

- Each partnership is overseen by a multi-agency committee composed of, besides the community representatives, representatives from central and local government, funded agencies, voluntary sector bodies, public agencies concerned with housing, economic development, training, health and representatives from the private sector (Ibid, p.62). The involvement of communities is required in all stages of the urban policy process, from problem definition to policy appraisal (Atkinson & Cope, 1997, p. 221). For example, in the historic towns of developing countries where most of the built heritage and land plots are privately owned, conflicts may rise due to conservation attempts because of a desire to retain maximum benefits from their development. In this case, community participation may provide the opportunity of raising public awareness and solving the conflicts through compromise thus achieving the best solutions. However, public and community participation in policy level, planning level and project level in regeneration projects will promote sustainable community development in historic towns.

### 6.5 Governance and management

Planning heritage is concerned with the management of aspects of changes in the historic city according to the tempo, nature and quantity of change. Heritage planning emerges from the valuation of three general dimensions of the town which are related to each other such as:

the traditional quarter, the subsequent use of the urban form elements in modern functions and planning strategies for cities or specific areas within the city, as summarized in figure (6-5) (Ashworth G. , 1991, pp. 3-4). However, the success or failure of a given project depends, to a large extent, on its management system. Previously, governance limited a manager's to administrative issues but

nowadays, regeneration of a historical town is more multidisciplinary and comprehensive which assigns the governance to more complex undertakings. Thus, management demands experts with knowledge and experience in various areas to carry out the process of urban regeneration to reach sustainability (Feilden & Jokilehto, 1998, p. 29). Daft (1988, P. 5) defines management based on Kundson (2001, p.361) as:

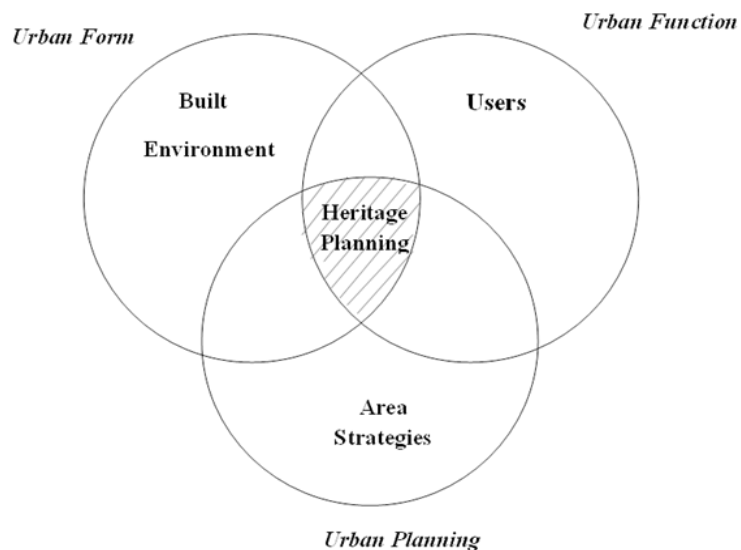


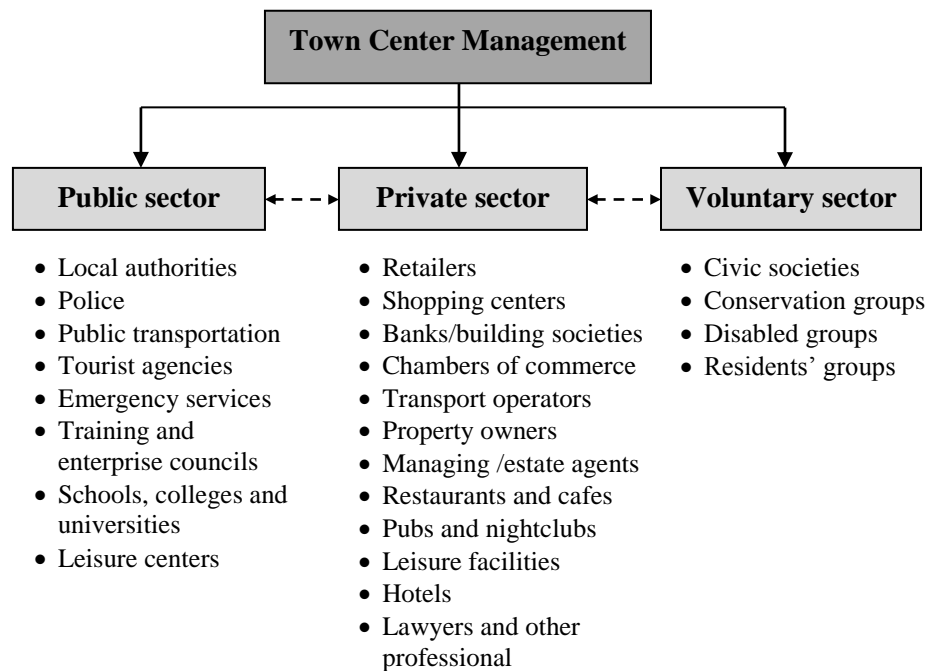
Figure 6-5: Some relationships of urban heritage planning  
Source: Ashworth (1991, p. 4)

*“The attainment of organizational goals in an effective and efficient manner through planning, organizing, leading, and controlling organizational resource” (Knudson, 2001)*

However, Wells (1991, p. 24) proposes the following definition of management of historic cities to reach sustainable objectives:

*“A comprehensive response to competitive pressures which involves development, management and communication that operate at variety of spatial scales between all the sectors to work together in order to promote historical town centers, for the benefit of all concerned” (Page & Hardyman, 1996, p. 154).*

The concept of town center management has directed towards the implementation of strategic vision by focusing on the search for competitive advantage through strategic development undertaken by stakeholders drawn from a combination of the public, private and voluntary sectors as shown in figure (6-6) (Riviezzo, Napolitano, & De Nisco, 2007, p. 3). This implies satisfaction of the wide array of interested and involved groups who influence the management of historical towns.



*Figure 6-6: Sectoral classification of possible stakeholders*

*Source: adapted from Medway (2000 P. 369); Riviezzo, Napolitano, & De Nisco (2007, p. 4)*

Furthermore, Peter Drucker (1977, p. 25–26) noted that management is influenced by the cultural context of a place by which it is embedded in a tradition of values, customs, beliefs, government and political systems (Knudson, 2001, p. 361). However, the European Sustainable Cities’ Final report (1996) emphasized adaptation of the bottom-up approach in outlining the scope for local action rather than a top–down principle in management. This means that participation in decision making is an essential element in the reconciliation of all contradictions and the arrival at

consensus on priorities (European commission , 1996). Further, the Hero network (2011) has identified four main features to be applied within the new approach of managing historic urban areas mainly: integrated, participative and communicative management as well as target and implementation oriented (Scheffler, 2011, p. 17). The European Sustainable Cities’ Final report (1996) defines the central criteria for successful management such as the needs for new forms of public involvement, partnership, democracy, diversity and experiment as well as raises local awareness and integrates the main policy framework of the area. Besides, management plan in regeneration of historical area provides many benefits namely:

Management plan helps avoiding radical interventions and conflicts.

- It encourages local people to have a collective perspective of development.
- It provides an equitable balance between the interests of residents, economic agents, the preservation of heritage and more attractive developments.
- It can bring effective integration of the built heritage in a dynamic managerial perspective (Ibid, pp. 16-17).

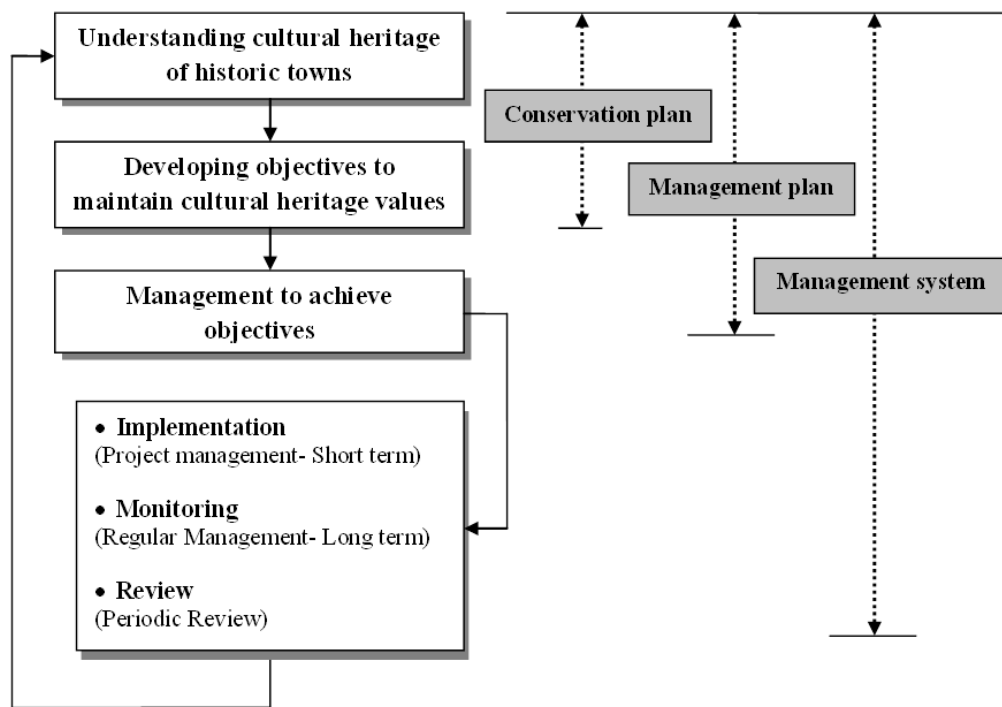


Figure 6-7: Process of urban conservation  
Source: Imon (2003)

An effective management approach with procedures and structures contains management and monitoring systems to improve, assess and adapt the strategy in a continual improvement process and update at regular intervals to adapt to new emerging needs and challenges as shown in figure (6-7) (Feilden & Jokilehto, 1998, p. 23). A management plan is broader than a conservation plan which includes many other issues depending on the historical context such as: governmental policies, laws and regulations, tourism and planning (Lau, Wun-yin, 2009, p. 19). Moreover, it

needs a vision, coordinated objectives and implementation actions approach which are agreed upon by the stakeholders that provide the demands of the users, guide framework and regenerate the area. Applying the life cycle of an integrated management plan of historic area (preparation, implementation, development and reviewing), these four features help to manage the different demands ensuring conservation of the historical town for present and future generations and development of attractive multifunctional historic urban areas for all the different stakeholders (figure 6-8) (Scheffler, 2011, pp. 21-23).

Napolitano (2007) suggested developing an organized capacity as tension may exist within partners. This necessitates the ability to enroll all actors involved in order to help, generate new ideas, develop and implement a policy that responds to fundamental developments and creates conditions for sustainable development. The main conditions contributing to the organizing capacity are the adequate functioning of administrative organization, the developing of strategic

network among public and private actors, leadership by key persons, organizations or community organization, the existence of an integral vision and spatial-economic conditions and the support of political and societal circles (Riviezzo, Napolitano, & De Nisco, 2007, pp. 5-6).

The creation of an umbrella community structure that links with the many local community organizations is a popular model for the management of areas. The maximum number of community representative is normally around twelve or less. It has been noticed that prior existence of community organization with established structures of representatives and accountability is a powerful attraction to the other partners and provides political flexibility, initiates progressive development and gives local people a major say over what happens in the area (McArthur, 1995, p. 66). The management plan may not guarantee the most effective management of the historical area, though it ensures adequate application of the management measures prescribed by the management plan (Lau, Wun-yin, 2009, p. 19).

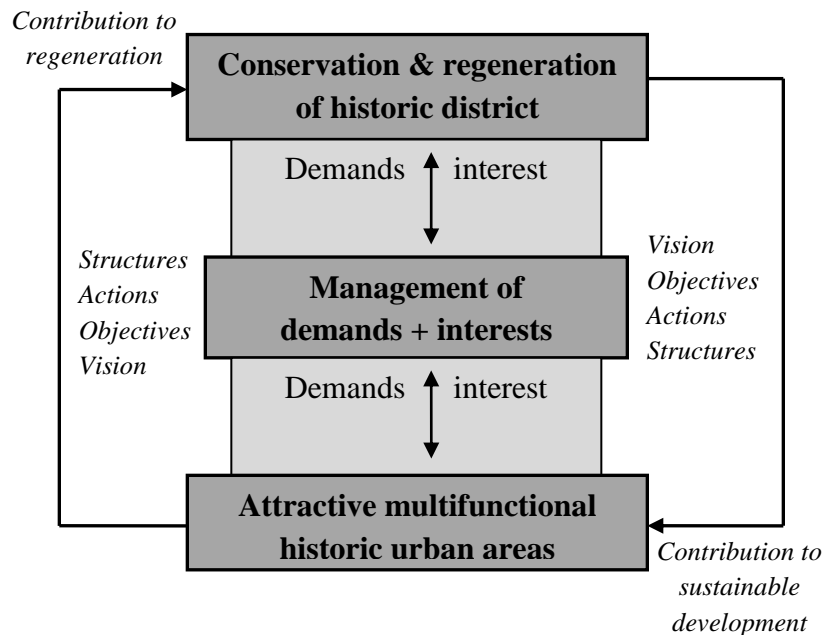


Figure 6-8: Management of historic urban areas approach  
Source: Scheffler (2011, p. 23)



### *Funding*

Generally, funding is a weak and critical issue in urban regeneration projects. Projects have often failed because of difficulties to investing huge funds for a long period. Partnerships between public-private sectors are widely recognized, especially public-private ones, as a means of securing realistic sources of urban regeneration funding, as well as providing new ideas, with more efficiency and entrepreneurial spirit. Partnership with the private sector is sought especially when the public sector does not dispose of the necessary financial resources. One approach is to use public funds as catalysts to be complemented by non- public sources. Thereby, promoting and relying on economic investment and opportunities are basic instruments in urban regeneration for self-funding. Many sources of funding are private and local authority funds, while there are also forms of co-financing between local authorities and central government, as well as between the local authorities and private partners. Sometimes, the basic support or financial contribution comes from the inhabitants of the communities involved in the urban regeneration projects (European Union, 2004, pp. 28-29). Furthermore, alternative sources of finance, especially grant support, can overcome the challenges. These sources include:

- Special low interest loans
- Repair or restoration grants
- Application of revolving funds
- Lottery funding
- Local authority funding
- Central government funding
- European funding
- Grants from independent grant making trusts
- Corporate or individual donations.

Sources of funding are subject to constant evolution where eligibility rules, and conditions of finance, output requirements, amount and availability of funds, all change over time. The funding strategy requires a flexible approach through the entire regeneration process which is not always suitable through public administrative systems operating with strict rules. Thus, this leads to the most recommended approach of financing regeneration projects which is the ‘funding cocktails’. Cocktail of funding is necessary to ensure viability of a project through preparing a fund raising strategy to secure different fund sources especially when one funding source will be contingent upon another. Moreover, securing a significant lead funder is an important task early in the regeneration process. As funding may draw down to specific portions in particular time periods. Therefore, financing of cash flow deficits should be considered (Drivers, 2006, pp. 15-16). Furthermore, current government guidance for public funded bodies may influence the choice of the procurement route, especially when public sector or lottery funding is involved. Therefore, the establishment of a charitable trust may be appropriate whose objectives include the conservation of historic buildings for the benefit of the public. In addition, revolving Trust Funds can restore the property and then lease or sell it, putting surplus funds from the sale toward the next phase of the project.

## **6.6 An illustrated summary of the conceptual framework**

Drawing from the insight provided by the content of the theoretical review explored and the lessons learnt from the good practices in previous chapters, the main concepts and variables have been addressed by which a conceptual framework for the sustainable urban regeneration has been formulated as shown in figure (6-9). The aim is to provide a conceptual framework to understand the nature and scope of the different processes that are used as a base for the development of an analytical framework for the urban regeneration process.

Traditional quarters have undergone substantial spatial, economic, cultural and social modification due to various driving forces associated with modernization and rapid urban development. In response to these driving forces, the traditional quarter has been transformed in tangible and intangible ways which have created declined, deteriorated and abandoned quarters and have negative influences on its economic growth, cultural, social and environmental dimensions. The conceptual framework has assumed that integrated heritage conservation is an essential means to promote sustainable urban regeneration in the traditional quarter in the perspective of considering it as a tool that integrates the spatial urban fabric as a unique source with the economic and social life of the community. It emphasizes bringing several benefits from the preservation of the physical environment and the transformation of the economic and social structure for the future.

Each regeneration scheme is unique; however there are some keys and common issues that play a crucial part in the initiation and success of the regeneration process. The regeneration process emphasizes a comprehensive integrated strategy that brings sustainable changes in the social, economic, cultural and environmental development and which involves a multidiscipline planning approach. To support integrated urban conservation, provide better social and economic conditions for the inhabitants, improve the quality of life and development of the community, relevant issues such as: efficient management, social diversity, public participation, urban image and social, economic and cultural development, have been identified as requirements in the planning process to initiate sustainable urban regeneration. These issues need to be fulfilled satisfactorily based on the identification of the inhabitants' needs as well as encouragement of community participation and partnership of all actors in the planning process. These requirements contribute enormously towards bringing new life to the quarter, which in turn initiates sustainable urban regeneration in the quarter.

The role of efficient management of the institutional structure and better involvement of the community in the regeneration project seek to improve ownership of the project by the inhabitants and other beneficiaries in the town. As a result, a community is established which can independently make decisions for the development of their quarter and have a strong sense of belonging which can sustain the urban regeneration process in the long term (Evans, 2005, p. 967).

In parallel, creating effective partnership is essential if the full potential of an initiative is to be harnessed and conflicts avoided. Carley (2002, P.33) argues that partnership fosters integrated responses across levels of physical development integrated with social and economic

development, coordination between community organizations working with institutional stakeholders, at time-limited regeneration initiatives and coordination of communication between a bottom-up level and up-down level (Rogers & Slowinski, 2004). Thus, multidimensional effort is required and directed to make 'people centered' and concerned about reviving the traditional quarter. Moreover, accessibility of information and transparency of regeneration options need to be provided to the local community. Community participation and development are crucial from the social perspective in the regeneration process (Ng, Cook, & Chui, 2001).

It is widely agreed in the literature that community participation and capacity building are essential elements in sustainable regeneration. Therefore, urban regeneration of the traditional quarter can be initiated and achieved with the positive fulfillment of the previous elements in the planning process but it will not be sustainable in the long term, without creating a sustainable community that has a building capacity to run their own affairs and a strong sense of belonging to their quarter. As a result, the community can contribute more meaningfully to maintain their buildings; develop human resources; care for the local environment and quality of life; build up local capacities and provide bottom-up inputs and alternative solutions to initiate sustainable urban regeneration and development for the long term.

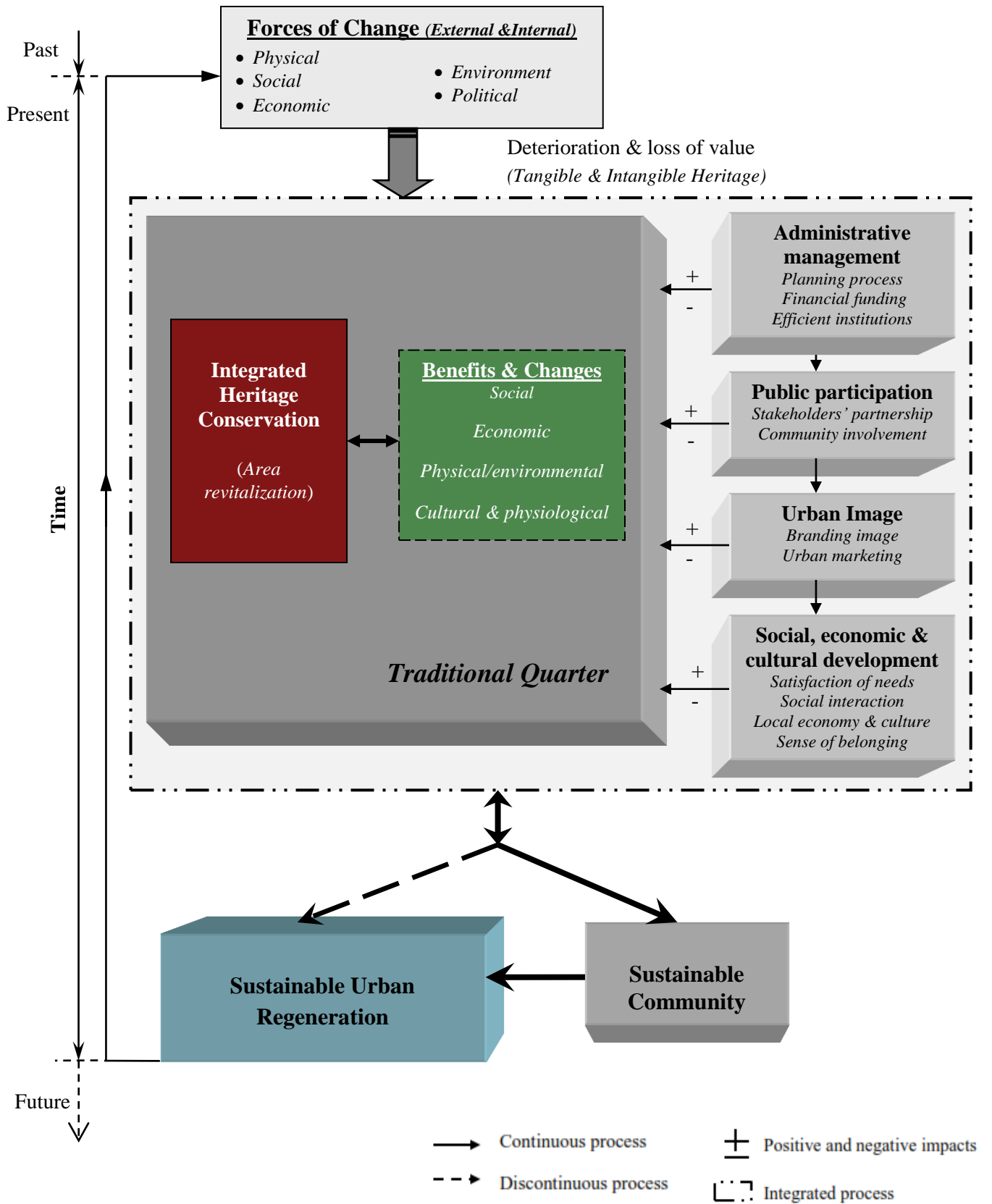


Figure 6-9: Conceptual framework of sustainable urban regeneration process  
 Source: Author's construct

## 7 Research Methodology

In the previous chapters, I have discussed the urban regeneration process, related concepts, ideas and practices that guide the research. Prior to any research, it is important to delineate the methods and tools that will guide the research process further. This chapter aims to develop in detail the methodological approach adopted to find logical answers to the main questions of the research and explain the bases on which they have been chosen. Then, I represent the research design process.

### 7.1 Type of research

As already pointed out in chapter one, this research aims to provide a deeper insight and develop a better understanding of the regeneration process in the traditional quarter. Therefore, choosing an appropriate research methodology is quite crucial and a challenging issue that faces most social science researchers. The nature of the social research is based on understanding and acquiring the knowledge of a social phenomenon within a real life context and varying conditions. These varying contemporary conditions require great care in selecting the methodology and methods which are appropriate to be adopted in order to investigate a particular social phenomenon. The research methodology provides a structured and systematic way of conducting tools to gain a better understanding of the forces that influence the traditional quarter and assess the planning process and the impacts. Therefore, the basic debate is to identify an appropriate methodological approach that can assist in providing information of good validity and reliability to be accepted in the scientific world. According to Sarantakos (1993, p. 32):

*“A methodology is supposed to offer research principles related closely to a distinct paradigm translated clearly and accurately, down to guidelines on acceptable research practices. Methodology is determined not by the research model but rather by the principles of research entailed in a paradigm.”*

There are two schools of social sciences which are associated with different versions of research: quantitative and qualitative. They are positivism that seeks to test coloration between variables and interpretive social science that is more concerned with observation, description and at best generating hypotheses. Many researchers have discussed the advantages and disadvantages of both approaches and sought to demonstrate the superiority of using one type over the other. However, each approach has its own characteristics and distinctiveness but it is possible to use both approaches in conducting social research.

#### 7.1.1 Qualitative approach

Neuman (2006, p. 58) defines it as an interpretive approach and as a systematic analysis of socially meaningful action through the direct detailed observation of people in a natural setting in order to arrive at an understanding of how people create and maintain their social worlds. Qualitative researchers study things in their natural settings, attempting to make sense of or interpret phenomena in terms of the meanings people bring to them. Qualitative research

involves the studied use and collection of a variety of empirical materials such as; case study, personal experience, life story, interview, observation, etc., that describe routine and problematic moments and meanings in the lives of individuals. Therefore, qualitative researchers position a wide range of interconnected methods, hoping to get a better understanding of the phenomenon at hand (Denzin & Lincoln, 2005, p. 7). Creswell (2007, p. 37) emphasizes, in his definition of qualitative research, that the process of research flows from philosophical assumptions, worldview through a theoretical lens, whereas study of research problems queries the meaning of individuals or groups attributed to a social or human problem. Then a framework exists for the approach to inquiry, such as case study research.

### 7.1.2 Quantitative approach

According to Neuman (2006, p. 58) positivism defines social science as an organized method for combining deductive logic with precise empirical observations of individual behavior in order to discover and confirm a set of probabilistic casual laws that can be used to predict general patterns of human activity. This research approach is an objective, formal systematic process which results in numerical data findings. Quantitative methodologies test theory deductively from existing knowledge, through developing hypothesized relationships and proposed outcomes for study, while qualitative researchers are guided by certain ideas, perspectives or hunches regarding the subject being investigated. The quantitative methods produce legitimate scientific answers, and as a result of this hard data, action is generated and changes take place.

Quantitative research can be compared with qualitative research as shown in table (7-1) by: First, the emphasis on interpretation is much less pronounced in quantitative research. Second, quantitative studies tend to give little attention to context. It often entails fairly static analyses in which relationships among variables are explored. Most quantitative research entails the rigorous preparation of a framework within which data are to be collected. In survey research, this tendency is apparent in a sample selection and, to an even greater extent, in the questionnaire or schedule which specifies very precisely in advance what the researcher can and cannot find (Bryman, 1989, p. 116).

Table 7-1: Fundamental differences between quantitative and qualitative research strategies

	Quantitative	Qualitative
<b>Principal orientation of the role of theory in relation to research</b>	Deductive: testing of theory	Inductive: generation of theory
<b>Epistemological orientation</b>	Natural science model, in particular positivism	interpretivism
<b>Ontological orientation</b>	objectivism	constructionism

Source: Bryman (2008, P.22)

### 7.1.3 Quantitative and qualitative research (deductive vs. Inductive)

Qualitative research is used to develop theories when partial or inadequate theories exist for certain populations or existing theories do not adequately capture the complexity of the problem being examined or when quantitative measures and statistical analyses simply do not fit the problem. Qualitative research follows up quantitative research and helps explain the mechanisms or linkages in causal theories or models. However, qualitative research keeps good company with most quantitative research but reveals a much different emphasis than quantitative research (Bryman, 1989, p. 40).

Moreover, deductive theory (*quantitative research*) represents the commonest view of the nature of the relationship between theory and social research. Furthermore, the process appears very linear, one step follows the other in a clear and logical sequence. While in inductive theory (*qualitative research*), the researcher infers the implications of the findings to the theory. The final findings reflect the stock of knowledge and the concept of social capital and its uses. With an inductive stance, theory is the outcome of research as shown in figure (7-1). In other words, the process of induction involves drawing generalizable inferences out of observations (Bryman, 2008, pp. 9-10).

This research is qualitative in nature that uses inductive and deductive methods. Inductive research as outlined by Glaser and Strauss (1967) cited in Bryman (2008, p. 12) is regarded strongly in terms of generating theories out of data and process generalizing. It

is phrased as research statements or questions. It uses terms like how, what and why. However, deductive reasoning works from the more general to the more specific ‘top-down’ approach. We begin by thinking up a theory about our topic of interest. We then narrow that down into a more specific hypothesis that we can test. We narrow it down further when we collect observations to address the hypotheses. This allows us to test the hypotheses with specific data – a confirmation (or not) of our original theories. On the other hand, inductive reasoning – which is the very nature of this research – works the other way, moving from specific observations to broader generalizations and theories: a ‘bottom-up’ approach. According to William (2006), we begin inductive reasoning, with “*specific observations and measures, begin to detect patterns and regularities, formulate some tentative hypotheses that we can explore, and finally end up developing some general conclusions or theories*”.

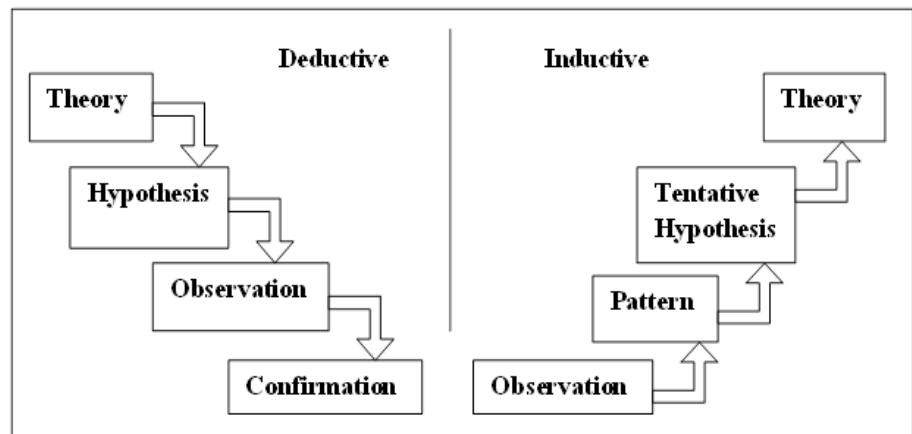


Figure 7-1: The inductive and deductive approach  
Source: William (2006)

Several writers have explored the contrasts between quantitative and qualitative research by devising tables such as table (7-2) which attempts to draw out the chief contrasting features, (Halfpenny, 1979, Bryman 1988, Hammersley 1992 in Bryman, 2008, p. 393). To conclude, I use both deductive and inductive methods to enable me to obtain the benefits of both methods to support this research, considering the complexity of the phenomenon under study. It is considered more inductive in nature because it fits the social nature of the research and the research questions. For instance, the interviews and observations from the field are used in generating theoretical propositions from the collected data, which is a major characteristic of inductive research. It is partially deductive, since quantitative data was also gathered to triangulated information obtained from the qualitative approach to increase the validity of the research.

Table 7-2: Some common contrasts between quantitative and qualitative research

Quantitative	Qualitative
Numbers	Words
Points of view of researcher	Points of view of participants
Researcher distant	Researcher close
Theory testing	Theory emergent
Static	Process
Structured	Unstructured
Generalization	Contextual understanding
Hard, reliable data	Rich, deep data
Macro	Micro
Behavior	Meaning
Artificial settings	Natural settings

Source: Bryman (2008, p. 393)

## 7.2 Unit of analysis

The definition of the unit of analysis is “*related to the fundamental problem of defining what the case is*” (Yin, 2003, p. 22). It is related to the research questions and how they are defined. The research questions mainly ask questions beginning with ‘how’, ‘what’ and trying to explore issues and facts about the traditional quarter of the city. The unit of analysis refers to the city which will be studied from different aspects as follows:

- Physically: the traditional quarter.
- Socially: residents, institutions and stakeholders that are related to the city and the traditional quarter.
- Economic: the driving forces that lead to the decline of the traditional quarter.
- Environmental: the factors that have great impact on the surrounding and the traditional quarter environment and the natural resources.
- Organizational: the different institutions that are related to the traditional quarter.

## 7.3 Case study approach

In order to deal with the complex phenomenon of decline of traditional quarters in cities, a normative case study approach was considered as the most appropriate to conduct this research. It is supported by empirical work from the fieldwork in the selected area (Yin, 2003). The study shall rely more on a qualitative strategy which depends on several factors like research issues, the phenomenon under study, the context, research objectives, questions and the available



resources. Case study is a qualitative approach in which the investigator explores a bounded system (a case) over time, through in-depth data collection involving multiple sources of information (e.g., observations, interviews, audiovisual material, documents and reports) and reports a case description (Yin, 1993) that can help to provide strong explanations identified from other sources and ensure precision.

According to Yin (1994), each strategy has advantages and disadvantages, depending upon three conditions: the type of research questions, the control an investigator has over actual behavioral events and the focus on contemporary as opposed to historical phenomena. Moreover, case studies are preferred strategy when “how” or “why” questions are being posed as shown in table (7-3). The investigator has little control over events and focuses on a contemporary phenomenon within a real-life context (traditional quarters in the Palestinian context). Yin (1993) mentioned that case study development can espouse a quantitative and qualitative approach and discuss explanatory, exploratory or/and descriptive case studies (Creswell, 2007).

*Table 7-3: Relevant situations for different research strategies*

<b>Strategy</b>	<b>Form of research question</b>	<b>Requires control over behavioral events?</b>	<b>Focuses on contemporary events</b>
<b>Experimental</b>	How, why	yes	yes
<b>Survey</b>	Who, what, where, How many, how much	no	no
<b>Archival analysis</b>	Who, what, where, How many, how much	no	Yes/ no
<b>History</b>	How, why	no	no
<b>Case study</b>	How, why	no	yes

*Source: Yin (2003, p. 5)*

This research is composed of descriptive, illustrative and explorative phenomena facing the traditional quarter under study. The exploration of the new initiative to promote sustainable urban regeneration in the traditional quarter is supported by the descriptive and illustrative analysis of the driving forces of urban change, planning interventions and their several impacts. A descriptive approach of the existing situation of the traditional quarter and exploring the causes of urban change will pinpoint and give an understanding of the main driving forces behind the decline of the development. This requires the use of various methods to collect data as presented in figure (7-2) in order to achieve an understanding of the phenomenon taking place. The general objective of the research is to promote sustainable urban regeneration in the traditional quarter of Birzeit in order to bring urban life to the town according to the needs of the population and accomplish integration with the whole city. An in-depth analysis of the current situation using different data collection methods is required to be achieved as illustrated in the following sections.

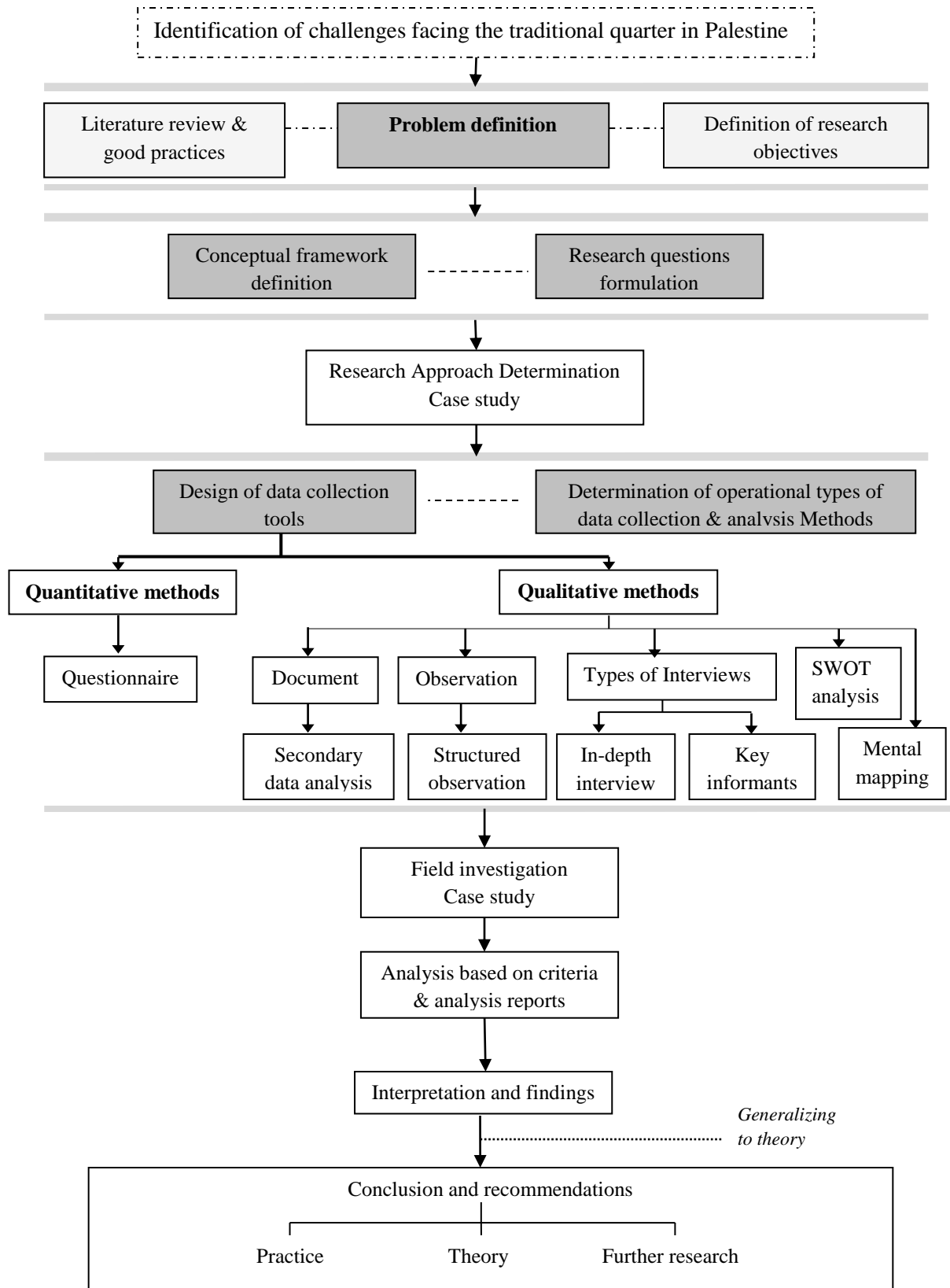


Figure 7-2: The research design  
Source: Author

#### **7.4 Case –study rationale**

The case study is the method of choice when the phenomenon under study is not readily distinguishable from its context (Yin, 1993, p. 3). The selection of case or cases to be studied is one of the most difficult steps in a case study research (Yin, 2003, p. 7). The selection of the case study has to be in a scientific manner to avoid criticism. It should address the questions and objectives of the research. However, it is vulnerable to criticism relating to credibility of generalization made from its findings (Denscombe, 2003, p. 3). Thus, studies on the regeneration of traditional quarters should be based on adequate information and various data collection to increase its validity.

In addition, the case to be selected should be an exemplary case or cases. This means that the selected case should reflect strong and positive examples of the phenomenon of interest (Yin, 2003, p. 10). Moreover, Birzeit shares some common characteristics with other Palestinian towns besides maintaining its own distinctiveness which makes it a representative case to some extent. This would give some implications for generalization on other cases. Moreover, the rationale for a single case study is appropriate in situations when the case is critical or unique in which the empirical data is used to test an important theory. A single case study can be used to determine whether a theory's propositions are correct or another set of explanations might be more appropriate (Yin, 2003, p. 40). Moreover, the partnership of the local community in the strategic planning and the impacts of the regeneration initiative on the traditional quarter are of great interest to be studied whether it will initiate sustainable regeneration or not.

#### **7.5 Justification for the choice of the case study– traditional quarter of Birzeit**

The main reason behind selecting the traditional quarter of Birzeit as the case study is because it represents a controversial case. It represents the selected traditional quarter which has similar physical, social and economic characteristics to other traditional quarters in Palestine. This regeneration initiative took place for the first time on an entire traditional quarter located in a small rural town instead of on an individual historical building. Besides, the regeneration initiative in Birzeit has included in its planning approach not only the physical aspects but also the social, economic and cultural issues as well as engagement of the community into the planning process which is considered a new approach in the Palestinian context.

The selection was based on several issues such as: the physical status of the traditional quarter, its social diversity, the researcher's familiarity with and accessibility to Birzeit town. Concerning the physical status issue, the traditional quarter still holds its clustered urban fabric suffering from isolation, physical deterioration and neglect similar to other traditional quarters. Also studying a traditional quarter located near a rapidly expanding city, Ramallah, offered the opportunity to learn about the external influences of rapid modernization on the economic and various urban development on the traditional quarter. Moreover, the traditional quarter contains a variety of people from different places in Palestine and different religions which helps to bring issues related to the role of social diversity in the regeneration process. The familiarity of the researcher with the values, customs and norms of the people was a crucial factor as it allowed the

researcher to obtain the needed information and ease communication with the people. The easy accessibility of the case study was also a critical aspect that had been taken into consideration especially with the current closure of roads and the difficult political conditions of the country.

## **7.6 Data collection and analysis methods**

Yin (1994, 2003) mentioned that the case study inquiry copes with the particularity of the case context and relies on multiple sources of evidence, where data meet in a triangulating manner. Besides, data collection and analysis are guided by the prior development of theoretical propositions. In order to achieve collection of comprehensive information and address the issues of the research and variables, the study addresses various sources directly related to the field. Case study research generates a large amount of data from multiple sources. Systematic organization of the data is important to prevent the researcher from becoming overwhelmed by it and prevent losing sight of the original research purpose and questions.

Researchers prepare collected information to assist categorizing, sorting, storing and retrieving data for analysis. Therefore the researcher established clear protocols in advance for the field work. After the final preparation, a pilot run-through was conducted using each gathering data method so that problematic areas could be uncovered and corrected. The unique strength of the case study is its ability to deal with a full variety of information: documents, statistics, archival records, interviews and direct observations (Yin, 2003, p. 83). According to Flick (2007, p. 77) there are four methodological approaches for collecting or producing qualitative data which focus on:

- Interviews: where verbal data are to be analyzed and mostly transcripts of recorded interviews.
- Observations that focus on producing descriptions of what has been observed. Data which are to be analyzed are drawn from field notes, memos and the like.
- Documents such as photos, films, files and reports are to be transformed into texts.
- Data to be analyzed are the corpus of texts, sometimes visual materials.

This study will use several sources to collect data mainly, interviews, observations and review of documents as illustrated in appendix 5. No single source has a complete advantage over the others. The various sources are considered as highly complementary where triangulation of the different sources will increase the validity of information. Thus, a good case study will therefore use as many sources as possible (Yin, 2003, p. 85).

## **7.7 Qualitative methods**

### **➤ *In-depth Interview***

In-depth interview is one of the most used methods in qualitative research. It is variously described as focused interview, open-ended interview and semi-structured interview (Liamputtong & Ezzy, 2005, p. 56). A semi-structured interview is composed of a list of questions on a fairly specific topic to be covered, often referred to as an interview guide, that gives the interviewee a great deal of freedom as to how to reply. It allows the researcher to

understand the person's perspective from his own environment (Bryman, 2008, p. 437). It has emphasis on administering questions in the same way every time. It is assumed that consistent stimulus behavior is required for reliable responses (Liamputtong & Ezzy, 2005, p. 56). The quota sample of the research included 27 inhabitants living inside the traditional quarter and 10 outside the quarter. Mostly in each sub-zone, six respondents purposive to three factors (age, gender and religion) were chosen. The ratio between the number of females and males was balanced. The age of the respondents ranged between 18-75 years. The interviews were conducted verbally and in a tranquil place. The duration of each interview ranged from one hour to one and a quarter hours.

– *Key features of the In-depth interviews*

The first key feature of the in-depth interview is intended to combine structure with flexibility. The structure is sufficiently flexible to permit topics to be covered in an order most suitable to the interviewee, allow responses to be fully probed and explored and allow the researcher to be responsive to relevant issues raised spontaneously by the interviewee (Ritchie & Lewis, 2003, p. 141). The second key feature is that the interview is interactive in nature and is nearly always conducted face-to-face. The material is generated by the interaction between the researcher and interviewee. Thirdly, the researcher uses a range of probes and other techniques to achieve in-depth answers in terms of penetration, exploration and explanation. An in-depth interview permits the researcher to explore fully all the factors that underpin a participant's reply: reasons, feelings, opinions and meanings. This assures explanatory evidence which is an important element of qualitative research. Fourthly, the interview is generative in the sense that new knowledge or thoughts are likely, at some stage, to be created (Ibid, pp. 141-142). The strength of the interviews lies in the extent of flexibility which is limited to ensure more systematic data collection procedures and reduce bias resulting from having interviews with different people.

➤ *Key informant interview*

The key informant interview is a standard qualitative method that is widely used in social development inquiry. This is one of the methods used in rapid assessment for gathering information from the affected community. The purpose is to collect detailed information and opinions from a wide range of people including: community leaders, professionals, or residents, based on their knowledge about the community. These community experts, with their particular knowledge and understanding, can provide insights to the nature of problems and make recommendations for solutions. The researcher conducted key informant interviews with the main stakeholders of the project, organizations involved in the cultural heritage field and planners that lasted 1.15 to 1.30 hours as shown in appendix 6. For instance, key informants were asked by the researcher to evaluate the level of 'partnership performance' which aimed to understand the roles and functions that each partnership has and measures the degree of benefit of the partnership in the traditional quarter (UCLA Center, p. 9). The key informants' interviews were conducted:

- To understand the perceptions of community residents on the project.
- To get information from people with a full background of the project and be able to ask in-depth and probing questions.
- To discuss sensitive topics in order to get the depth of information required.

➤ ***Direct Observation***

This is a technique in which the researcher employs explicitly formulated rules for the observation, encoding and recording relevant behavior, patterns of action and interaction or environmental conditions according to a previously formulated schedule (Silverman, 1997). However, observations can be rendered as descriptions either through open-ended narrative or through the use of published checklists or field guides (Denzin & Lincoln, 2005). The researcher decided in advance on the items of interest and prepared the observation schedule to reflect these predetermined foci. The aim of the observation schedule is to monitor the items contained in the checklist and clearing out what to look for and how to record behavior. This will enable several observers to alert the same activities, to look out for the same things and record data systematically. This will possibly eliminate the variations that will arise from data based on individual perceptions of events and situations. The researcher had observed each site for a predetermined period of time using the same rules. The process of systematic observation then becomes a matter of measuring and recording how many times an event occurs, or how long an event continues. In this way, there will be a permanent record of the events and data which should be consistent.

However, sampling issues are not tended to be given a great deal of attention in observation by social researchers. There has been long debate between researchers about whether there is a close relationship between what people say they do and what they actually do. So, the researcher will also take into consideration body language of the people, reactions, their interaction with the surrounding environment and their behavior in the field (Bryman, 1989, p. 177). Photos were taken by the researcher to convey important case characteristics to outside observers (Yin, 2003, p. 93). This was necessary to support some outcomes of the research and to show resulting impacts from the urban transformations.

In this research, the researcher noted two areas in the traditional quarter illustrated in the following chapters. The aim was to observe the behavior of the residents and their interaction in the space in order to obtain a comprehensive understanding of the meaning and use of space. Some issues have been taken into consideration in the observation guide such as: the use of the space, visible life and activity, ambience, intensity and visual clarity of the entrances to the people, accessibility, social behavior and impressions of visitors. Observations in the first area were conducted three days per week (Monday, Wednesday and Sunday) at different intervals (11:00-12:00), (14:00- 15:00), (19:00- 20:00) and at the weekends (Friday and Saturday) and similarly in the second area but at (9:30-10:30), (12:30-13:30), (17:50:-18:50). Credibility of the observations can be assured through triangulation of data of other methods such as interviews.

With structured observation, a major reliability concern is the degree to which the researcher accurately records what she sees.

➤ ***Mental mapping***

Forster (1971) elaborates on mental mapping as the mental image of an individual of the world around us where he selects concepts and relationships to use to represent the real system. He describes some of the characteristics of mental mapping as fuzzy, incomplete and imprecisely stated. One individual may change his mental mapping with time and even during the flow of a single conversation. Mental models' research is a useful tool to gain information from residents about their perception and understanding of their own traditional quarter. Kevin Lynch (1960) applied this method on American cities such as Boston, New Jersey and Los Angeles which is described in the book "*The image of the city*" to explore the image of the cities from the perception of their residents. Lynch (1985) concluded that people had a relatively coherent and detailed mental image of their city, which had been created in an interaction between self and place, which was both essential to their actual function and also important to their emotional well-being. He commented that these mental images had common features such as familiarities, culture, experience and the particular physical form of the place in which they live. He believed that shared public visual quality and experience can influence public image and the future form of a community. Lynch (1960, 1985) asserted that the formation of the image is a mutual process between observer and his environment. This methodology used two principal methods: the interview of a small sample of residents with regard to their image of their environment, and a systematic examination of the environmental image evoked in trained observers in the field. Thus, the basic office interview consists of an essential request for a sketch map of the traditional quarter, Birzeit, for a detailed description of a number of trips through the city, and for a listing and brief description of the parts felt to be most distinctive or vivid in the subject's mind (Lynch 1960, P.140).

However, the major challenge in the field work was the rejection on the respondent's side to draw a sketch. They started to describe, express their feelings orally and define meaningful elements in the quarter. In return, the researcher took notes and drew their descriptions. Photos were taken to give a clear description and location of all the visual elements that are particularly valuable to the community. These elements might be buildings, views, spaces or natural features and can be valuable because of their beauty, history and social meaning. The most direct way to gather a mental perception of the traditional quarter was carried out by lengthy interviews with the inhabitants of about one hour. The entire interviews were recorded digitally and then transcribed. Several types of people were interviewed from different ages, gender, and ethnic groups and selected from different locations in the traditional quarter. In this study, the concept of mental mapping is used to better understand the changes in the mental image, physical structure, urban development and function of the traditional quarter from the residents' perceptions. Therefore, twenty respondents from the town were interviewed to gain information about their perception of the traditional quarter.

### ➤ *SWOT analysis*

SWOT analysis is commonly used at the beginning of strategic planning. Teilhard De Chardin (1959) suggested that the analysis of anything requires finding out about the thing from the inside and the outside (Ritson, 2011, p. 41). It means a SWOT analysis is a commonly used tool to analyze the internal and external environments (factors) in order to attain a systematic approach and assist in both strategic planning and decision-making which is categorized as follows:

1. Internal factors – the *strengths* (*S*) and *weaknesses* (*W*) internal to the area.
2. External factors – the *opportunities* (*O*) and *threats* (*T*) presented by the environment external to the area.

The central purpose is to identify strategies that fit or match an area's resources and capabilities to the demands of the environment in which the area competes. Thus, the strategic plan should be built on the strengths of the area in order to exploit opportunities and counter threats and to correct the weaknesses of the area. When using SWOT, the analysis lacks the possibility of comprehensively appraising the strategic decision-making situation; merely pinpointing the number of factors in strength, weakness, opportunity or threats. In addition, it includes no means of analytically determining the importance of factors or of assessing the fit between SWOT factors. Therefore, the utilization of SWOT is mainly based on the qualitative analysis, capabilities and expertise of the persons participating in the planning process (Kurttila, Pesonen, Kangas, & Kajanus, 2000, p. 42).

A SWOT analysis offers a simple way of communicating about the areas being studied and an excellent way to organize information gathered from studies or surveys (Rowe, 2008, p. 36). It can offer helpful perspectives at any stage of an action and be used in the following:

- Explore possibilities for new efforts or solutions to problems.
- Make decisions about the best path for your initiative.
- Determine where change is possible. If you are at a juncture, an inventory of your strengths and weaknesses can reveal priorities as well as possibilities.
- Adjust and refine plans mid-course. A new opportunity might open wider avenues, while a new threat could close a path that once existed (Schultz, 2013).

Thus, the researcher considered the SWOT analysis as a dynamic tool to deal with the internal and external forces influencing the traditional quarter. Therefore, the qualitative data from the structured in-depth interviews was collected and coded and their frequencies classified according to the interviewee's point of view. The purpose of this method is to understand the current situation of the traditional quarter by identifying its strengths and the opportunities that exist as well as present threats in order to find solutions to the weaknesses that might affect the regeneration process in the traditional quarter.

### ➤ *Secondary data analysis*

The point has been made on a number of occasions that the collection and examination of documents are often an integral element in qualitative research (Bryman, 1989, p. 124). The



secondary analysis of existing social survey data will be explored. Here, the researcher had analyzed survey data, documents and reports collected by other researchers or institutions in order to generate necessary information to explain the existing phenomenon of the case study. Examples of secondary data analysis include surveys and census data collected from government, or survey from academics but then made available for others to use. Secondary analysis is most likely to occur in the context of research that has achieved a reputation for generating interesting findings (Ibid, p.166).

Generally, there is a scarcity available data related to the conservation of Palestinian cultural heritage because of the short history of the planning institutions and the NGO's working in this field. However, several types of data were collected from different governmental organizations, NGO's, institutions, libraries and planners as shown in appendix 6. The data took shape in local reports, studies, books, internet resources, agendas, announcements and journals. Other written reports of events and visual materials are also included such as; photos, aerial photographs and maps. There is mainly census data about the history of Birzeit, tourism issues, population, social and economic statistics, landscape and environment. Collection of these data was through visiting the institutions and officially demanding the specific data through written official requests. The purpose of these data is to give clear visualization about the town development, land uses, green areas, the density of buildings, streets, spaces of the quarter and the surrounding environment.

## **7.8 Quantitative Method**

The combination of quantitative and qualitative research offers further possibilities. One of the most obvious advantages of deploying the two in tandem is to check the validity of the findings by using different approaches to data collection, as suggested by researchers such as Faules (1982) and Jick (1979) cited in Bryman (1989, p. 146). Therefore, the researcher sought to collect information by conducting a questionnaire on 27 respondents mostly inhabitants living in and at the surroundings of the traditional quarter.

### **➤ Questionnaire**

The function of a questionnaire is to measure precisely and logically the aims of the overall research plan and objectives. Questionnaires rely on written information given directly by people in response to questions asked by the researcher. Meanwhile, the kind of data is different from that which is obtained from interviews, observations or documents. Information from questionnaires tends to fall into two broad categories 'facts' and 'opinions'. It is vital that researcher, at all stages of using the questionnaires, is aware that the information being sought relates to facts or opinions. The advantages of questionnaires are economical, in the sense that they can supply research data at a relatively low cost in terms of materials, money and time. They supply standardized answers that are easy to arrange, to the extent that all respondents are asked exactly the same questions. However, pre-coded questions can be frustrating for respondents and thus deter them from answering (Denscombe, 2003, pp. 159-160). Furthermore,

the purpose of the questionnaire survey is to measure three aspects: driving forces behind the deterioration, the level of satisfaction of the local inhabitants and effects of urban change on the image. For this purpose, designing the questionnaire proceeded after the work on the interviews where the variables that are needed to be measured and the types of instruments that will have to be built were specified.

## **7.9 Sampling**

The idea behind sampling in any research is to be representative and allows referral to the findings pursued in the logic of generalization. Sampling in qualitative research is more purposive and flexible where settings and individuals are selected in order to provide information that cannot be obtained from other sources (Maxwell, 2005, p. 88). In most cases, sampling is conceived as a way of setting up a collection of deliberately selected cases, materials or events to construct a body of empirical examples to study the phenomenon of interest in the most constructive way. This means that the criteria of sampling will be a way of managing diversity so that the variation in the phenomenon under study can be captured in the empirical material as much as possible. There are several types of sampling in qualitative research such as: random purposive sampling, quota sampling, snowball sampling, mixed sampling and stratified purposeful sampling (Flick, 2007, p. 28).

*Quota sampling*: seeks to identify participants based on selected criteria. It is more specific with respect to sizes and proportions of subsamples, with subgroups chosen to reflect corresponding proportions in the population. In quota sampling, we decide while designing the study how many people with specific characteristics are to be included as participants. Thus, the criteria allow us to focus on people that we think have the experience, knowledge or insight about the research topic (Mack & Woodson, 2005, p. 5). In this research, quota sample is addressed for the issue of representativeness. It takes into consideration the proportion of population, gender, age categories, educational levels, ethnic groups and so forth (Babbie, 2010, p. 194).

Nevertheless, there is criticism of the quota sample that it might be biased and does not provide accurate information about the population. It is explained that the interviewers have discretion over who is to be interviewed, even though the bias is unintentional (Lewis –Beck, Bryman, & Liao, 2004, p. 906). Thus, the researcher conducts interviews applying quota sampling in each zone in the quarter that matches the characteristics (gender, age, religion). Taking in consideration that the population of the traditional quarter is 183 persons and the population of Birzeit city is 6.624 persons, the traditional quarter was divided into 4 sub-zones where 27 purposive respondents from the traditional quarter were interviewed. Christians are the minority in the traditional quarter compared to Muslims. Therefore, quota sample was used in order to have a proportionally representative sample from Muslims and Christians as well as an equal ratio of both genders to give reliable and complementary information. The accumulation of samples is 57 persons (27 interviews of inhabitants inside the quarter and the questionnaire + 10 interviews of inhabitants outside the quarter + 20 mental mapping) and several interviews are

conducted with key informants. In most interviews, tape recording is used in addition to shorthand notes and catchwords.

## **7.10 Data quality control**

In order to increase the credibility and reliability of the case study, the data base is collected from different sources. Reports, comments and notes were written each day after the field work to ensure that all the new information was captured and documented. In addition, there are several quality control measurements which have been taken into account in the process of conducting the field work illustrated as follows:

### **7.10.1 Triangulation**

Triangulation has attracted most attention in qualitative research. Denzin (1970, P.297) cited in Flick (2007) conceptualizes it as “... *the combination of methodologies in the study of the same phenomena*”. The research uses several methods of collecting data in order to establish confidence that the events had actually occurred. If the study showed that the information from interviews, documents and direct observations all pointed in the same direction, then data triangulation had been achieved and with such converging evidence, “*the researcher might even feel very confident about your conclusion that the event had occurred*” (Yin, 1993, p. 69). This type of triangulation is the most desired pattern for dealing with case study data in order to achieve an outcome. Moreover, the researcher did a pilot test in order to eliminate any confusion and problems with the research questions and to check information for reliability and construct validity. Data collection was carried out with developed protocol, instruments and other tools which used time and effort. The collected data from documents, interviews, questionnaires and the researcher’s own observations were corroborated with the view of getting an accurate picture of the situation on the ground.

Some critics inhibit triangulation because of the assumption that observation is mainly useful to describe behavior and events, while interviewing is mainly useful for obtaining the perspectives of actors. We can consider that this is true but the immediate result of observation is description, and this is equally true of interviewing. Based on Maxwell (2005, p. 94), interviewing is often an efficient and valid way of understanding someone’s perspective. Observation can enable you to draw inferences about this perspective that you could not obtain by relying exclusively on interview data. Interviews can provide additional information that was missed in observation, and can be used to check the accuracy of the observations. In both of these situations, triangulation of observations and interviews can provide a more complete and accurate account than either could do alone.

### **7.10.2 Validity and reliability**

All scientific researches need to be objective, particularly in social research which relies on qualitative methods. In a case study design, consideration is given to create designs with internal and external validity as well as reliability. Objectivity is the simultaneous realization of the two

components; reliability and validity as much as possible. Internal validity can be achieved through the specification of the units of analysis, the development of prior theories, and the collection and analysis of data to test these theories. Similarly, external validity can be achieved through the specification of theoretical relationships from which generalizations can then be made (Yin, 1993, p. 40).

### *1. Internal validity*

Validation in qualitative research is an attempt to assess the accuracy of the findings by the researcher and the participants. Internal validity is concerned only with causal or explanatory case studies, in which an investigator is trying to understand. The researchers depend on case studies and always face challenges of how to ensure that their conclusions and explanations derived from the different collected information are valid and not accidental (Yin, 2003, p. 36). The researcher will infer that a particular event resulted from some earlier occurrence, based on interview and documentary evidence collected as part of the case study. Lincoln and Guba (1985) have used alternative terms to establish trustworthiness of a study such as credibility, authenticity, transferability, dependability and to confirm ability as the naturalist's equivalents for internal validation, external validation, reliability and objectivity. They propose techniques to manage these terms such as prolonged engagement in the field and the triangulation of data of sources to establish credibility. Internal validity emphasizes that the researchers employed accepted strategies to document the accuracy of their studies (Creswell, 2007, pp. 202-207). From the early stages of the field work, the researcher will ensure the authenticity of the data used. Therefore, three tactics are used to increase validity. The first tactic is concerned with data collection. Data on the same issues will be collected from different sources and later will be triangulated in a manner to test convergent lines of inquiry and divergence. The second tactic is to establish a chain of evidence, also related to data collection. The third tactic is to have feedback from key informants by assessing the researcher's interpretations or written conclusions that actually reflect the perspectives and opinions of the informants (Yin, 2003, p. 36).

### *2. External validity (generalization or transferability)*

External validity is based on establishing the domain to which the findings of the study can be generalized beyond the particular case study and confirms that the process and the output conclusions can be generalized beyond that case. The researcher must argue that his findings can be generalized beyond the immediate case study as it will be useful to others in similar situations with similar research questions. This generalization is a great weakness of qualitative research. In quantitative research, it is easier to generalize depending on the correct size of the sample and that all other things are equal. Some critics argue that a case study offers a poor basis for generalization because it lacks its rigorous techniques. Yin (1994& 2003) opposes these critics by saying that the case study approach relies on concepts, models and on theoretical generalization as:

*“The analogy to samples and universes is incorrect when dealing with case studies. This is because survey research relies on statistical generalization, whereas case studies rely on analytical generalization” Yin (1994, P.36).*

Another strategy that can be used to solve the problem of external validity is triangulation where the application of different researchers uses different data collection methods to collect evidence from multiple sources. Thus, the use of observations, interviews with local inhabitants and key informants, mental mapping and documentary methods are meant to collect evidence about the development of a sustainable community, establishment of partnership and initiation of sustainable urban regeneration in the traditional quarter. Thus, the researcher will triangulate the information of different resources to make the findings externally valid.

### *3. Reliability*

Reliability is the degree to which the finding is independent of accidental circumstances of the research in which it can be repeated, with the same results. It must ensure that if another investigator follows the same procedures as described by an earlier investigator and conducts the same case study all over again, he should arrive at the same findings and conclusions. The goal of reliability is to minimize the errors and biases in a study (Yin, 2003, p. 38). Validity is the degree to which the findings are interpreted in a correct way. On the other hand, perfect validity would assure perfect reliability, for every observation would yield the complete and exact truth (Kirk & Miller, 1986, p. 20). Standard ‘validity’ and ‘reliability’ notions should be applied throughout the subsequent running of the case study, and not just at the beginning (Yin, 2003, pp. 38-39). However, the research strategy which is based on a case study approach will be applied to Birzeit town. The research can target other Palestinian cities that share the same physical characteristics of the case study in general. In a broad perspective, the traditional quarters of Palestinian cities have similar context, challenges and factors which influence their decline and development process. For example, the analytical approach of the driving forces affecting the urban change of the traditional quarters is developed from the theoretical debates and challenges of urban developments which can be generalized in other Palestinian towns and comparable cities.

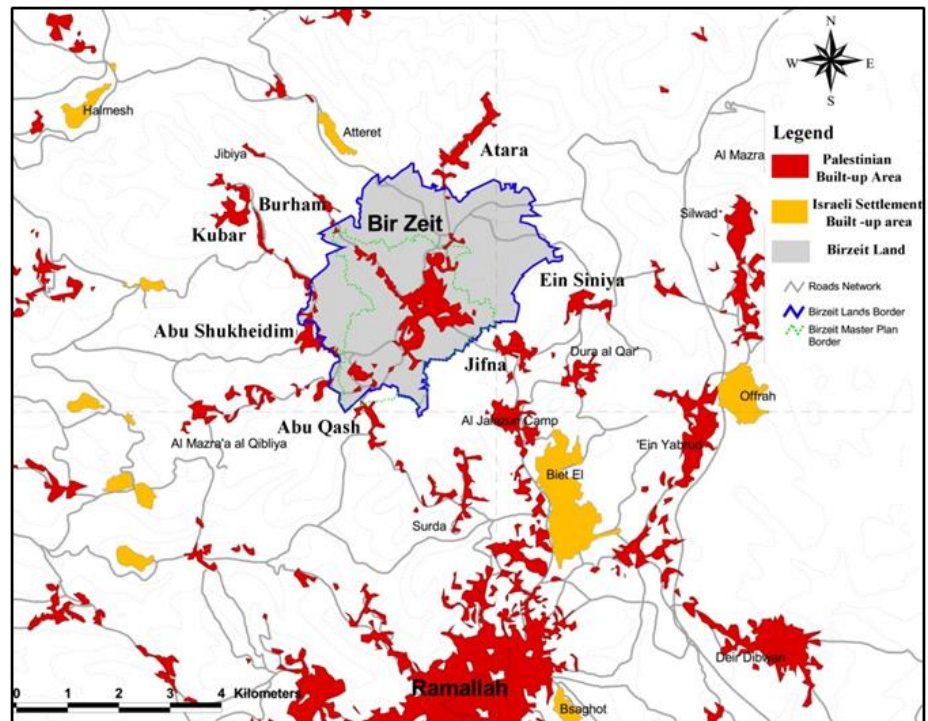
## 8 Birzeit traditional quarter: characteristics, driving forces and challenges

This chapter provides an account of data collected about the traditional quarter of Birzeit and my interpretation of the data. It begins with an introduction to the study area of - Birzeit- which includes a description of its historical background and is followed by a demonstration of the several characteristics of the traditional quarter to provide comprehensive knowledge of the context of the regeneration project. The sub-sections of this chapter provide information as a base to understand and discuss the manipulated driving forces in the area, the opportunities and challenges affecting decision making and strategy of the regeneration project in the traditional quarter. It concludes with a summary of key issues of the chapter that highlights the situation and circumstances that have challenged the achievement of sustainable regeneration in the traditional quarter.

### 8.1 Historical background of Birzeit city

The town of Birzeit was originally a small village located 10 Km north of Ramallah and 25 Km north of Jerusalem. It is located in a hilly terrain at an elevation of 780 meters above sea level. The name of Birzeit was originally taken from the Roman period which means “*the Well of Oil*” and is well known for its mass production of olive oil. Nowadays, Birzeit is considered to be one of the largest towns in Ramallah district (Abu-Hajar, 2003, p. 387) & (Aloush, 1987, p. 6). It is distinguished by its beauty and the centrality of its location. It is bordered by the villages of Abu-Qash from the South, ‘Atara from the north, Jifna and Ein Siniya from the East, Kubar and Abu Shukeidim from the west

as shown in map (8-1). Birzeit contains many features of cultural and natural heritage including the traditional quarter recognized by its distinctive fabric, homogenous architectural fabric and significant traditional buildings. The natural landscape is distinguished by fertile agricultural lands, rich water springs, cisterns, and a landscape of stone terraced by olive groves. Birzeit witnessed many flourishing and different



Map 8-1: Regional location of Birzeit town

Source: Riwaq, 2005

civilizations, manifested by several imprints leaving behind traces of numerous archeological sites, ruins and artifacts from successive civilizations of different ages all of which enrich the history of the town. Its modern history can be identified to the Mamluk periods. This is apparent in the many archeological sites and ruins in the town such as Kirbat Al-Ras and particularly Kirbat Birzeit located at the top of the hill where the inhabitant started moving out of this ancient village (from where the village originated) to settle in the current traditional quarter while seeking security from the Ottoman invasion<sup>14</sup> (16<sup>th</sup> century) (Aloush, 1987, pp. 7-14). It is worth-mentioning that most of the traditional buildings from the Late Ottoman period and the British Mandate period (1700-1948) are not described within the current laws in Palestine and thus the concepts of the protection of historic areas and laws do not apply to them. In addition, the 12.589 dunums of the town's land<sup>15</sup> are possessed by the main Birzeit's clans (Abu-Hajar, 2003, p. 387). In the 20<sup>th</sup> century, the town extended to the west to form a new modern commercial and residential center teeming with life. It is located at the regional road connecting the middle district (Ramallah) with the north province.

In addition, Birzeit is well-known for the establishment of the Birzeit University. In 1930, the school of Birzeit developed into a mixed secondary school. Birzeit College was implemented in 1942. After 1967, the College saw the pressing need to develop into a fully-fledged university where the old campus is located near the traditional quarter. Nowadays, the new campus of the university is located at the South-West of the town. Today, Birzeit University (BZU) offers many degrees (Bachelor and Master) in several fields such as engineering, science, commerce and economy, etc. In addition, Birzeit comprises different social and cultural institutions like: Edward Said National Conservatory of Music, Institution of Women's study, Beit Al-Hajar youth center which recognized Birzeit as being an international academic and cultural place hosting international conferences and festivals.

## **8.2 Physical settings of Birzeit**

### *Physical characteristics*

The traditional quarter represents the legacy of Birzeit residents who shaped it to give it its unique identity. It is characterized by its compact urban form, traditional planning concept; rich built heritage, beautiful crafts and socio-cultural activities. Birzeit's old center is similar to most old towns in the central highlands of Palestine located on hilltops or the upper slopes of the hills over-looking the valleys and plains below and blending naturally into the surrounding rocky hills landscape. It has a well-defined compact traditional urban fabric composed of groups of clustered introverted residential units with courtyards (private space) that feed from organic alleys leading to a main street or to a public space. In its centre are religious buildings like the mosque and old Greek Orthodox Church where social interactions usually take place (Badawi, 1982, p. 219). An archeologist and conservator mentioned in an interview that:

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<sup>14</sup> This has been revealed through archeological survey carried out by the Antiquity Institution of Birzeit University.

<sup>15</sup> Lands that existed within the Master plan of the town of Birzeit

*“The skyline is still well preserved in the old center of Birzeit by the low rise of old traditional buildings which were the picturesque setting of the old town landscape until the 1940s. In the 1950s, they built small houses at the surroundings of the old town, separated from each other by private gardens where the veranda replaced the enclosed courtyard.”*  
(Interview, Male, 56 years, 2011)

The originality of the physical appearance of the urban pattern and architectural form in Birzeit are derived from the social relations, interactions, traditions and land uses in response of religious influence, climate and geographical factors (Bianca, 2000, p. 28). This explains the division of the traditional center into several neighborhoods corresponding to the main clans of Birzeit.

#### *Urban form and land uses*

The traditional compactness of the urban structure in Birzeit is characterized by the central mosque and church linked to spatial markets where the daily needs of the population are catered for, along with a high residential clustered building density that assures privacy and provides security and protection of the property. Some researchers maintain that a compact form can generate sustainability as it can improve economic attractiveness of the area by encouraging small business and social and cultural diversity. Others argue that higher density in such forms leads to more crime and the area suffers from high land prices, noise and pollution (Jenks, Burton, & Williams, 1996, p. 198). However, Birzeit town was originally an agricultural rural village depending on agriculture before becoming urbanized depending on administrative services, commercial uses and a bit of agriculture. However, the total area of the traditional quarter is 39.14 dunums, while the area of the master plan of the town is 6663.5 dunums. This means that the total area of the traditional quarter is 0.005% of the master plan area of the town of Birzeit which is considered a small area. Besides, the traditional quarter has one official classified land use as the old city. There is no detailed master plan classifying the land uses within the traditional quarter neither has it registered official land parcels. Owners had title documents that prove the ownership of their building or land.

#### *Typology of buildings*

Birzeit town contains 174 traditional buildings where 66 buildings are scattered around the traditional quarter and 108 buildings are within the traditional area forming the fabric of the quarter. About 61% of the buildings have one storey with the balance of 38.8% being of two storeys. There are no three storey buildings in the traditional quarter except for modern buildings built over the old ones or newly added constructions to the old buildings. The residential buildings in the traditional quarter are categorized as a simple house, composite house, compound house, Liwan house and auxiliary constructions as shown in figure (8-1). These different residential types have also provided Birzeit with a unique architectural and heritage value as well as having the capability to host special social activities.



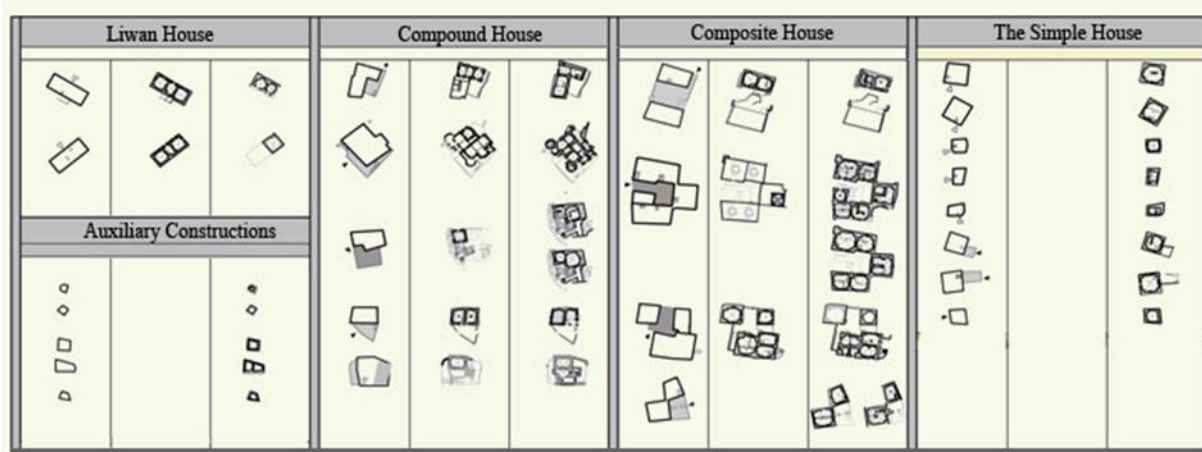


Figure 8-1: Typology of traditional houses in the traditional quarter  
 Source: Riwaq, 2011

The architectural style of these houses is dominated by the character of Al-Housh and the use of different construction materials such as stone, clay, steel, cement, gypsum and brick. The residences are distinguished by dome roofs and crossed vault ceilings that create a pleasant homogeneity with the surrounding landscape. The floors of the houses are distinguished by a variety of colored-stone tiling. The openings of the houses are characterized by rectangular openings longitudinally, semi-circular arch or doubled crossed arches with decorative architectural elements. All of these exhibit the great physical and visual qualities of the traditional urban form that need protection from decay.

#### *The Skyline and image of the town*

The urban form and the skyline are different from the traditional quarter as it is characterized by modern concrete buildings of various heights. The new center is clustered with multi-faceted walls built in a haphazard manner, their flat roofs are often crowned by television antennae, satellite dishes, water tanks and clothes lines which detract from the architectural features of the buildings and the general image of the city as shown in photo (8-1). The aesthetic appearances and the building style of these new houses do not reflect any clear link with the past. The new street network is wide and organic following the geographical contours. The new center has a mixed land use with essential facilities such as archeological sites, churches, mosques, restaurants, educational facilities and municipal administration. These give a viable activity to the new center of Birzeit, compared to the traditional quarter which has abandoned such functions. Furthermore, traditional Palestinian towns blend harmoniously with the surrounding landscape as one entity and their scarcity of green areas within their urban compact form. This natural heritage is a complementary feature in the picturesque of distinctive identity. The image of the traditional quarter-Birzeit is facing a new challenge revealed in the transformation of the skyline of the old center and the decay of the surrounding environment as well as the destruction of the traditional atmosphere caused by various factors such as: noise, visual pollution, urban expansion on agricultural lands, penetration of modern roads and new building styles adjacent to the traditional quarter.



Picture 8-1: The distortion in the skyline of the traditional quarter  
 Source: Author, based on field work 2011

### 8.3 Social settings

#### *Demography and population*

In the Ottoman period, Birzeit was registered as a small agricultural village attached to the district of Jerusalem, inhabited by 27 families totally about 135 persons (Aloush, 1987, p. 47). Nowadays, the population of Birzeit has increased rapidly as shown in table (8-1).

Table 8-1: Population growth of Birzeit

One of the reasons is the existence of Birzeit University above its land and inner-immigration seeking work and better living due to the closeness of its location to Ramallah city.

Based on the 2008 survey, the population in the traditional center is 183 inhabitants. The total number of families reached 36 households where the average family size is approximately 5 persons. There are three categories of inhabitants living in the traditional quarter of which 46.4% composed of 20 tenant families (whether

Year	Population number (persons)	Year	Population number (persons)
1922	896	1997	4,659
1931	1,233	2005	6,398
1945	1,560	2006	6,624 <sup>16</sup>
1961	2,311	2007	6,843
1982	3,166	2010	7,000

Source: PCBS (2008), Birzeit municipality, (Abu-Hajar, 2003, p. 387) & [www.palestineremembered.com/GeoPoints/Bir\\_Zeit\\_917/ar/index.html](http://www.palestineremembered.com/GeoPoints/Bir_Zeit_917/ar/index.html)

<sup>16</sup> Source: Palestinian central bureau of statistics (PCBS) (2008), "Population projections in the Palestinian territories", a revised estimate of 2005. Ramallah, Palestine.

immigrants from 1967 & 48 or inner immigrants) and 53.5% composed of 16 living landowner families (Riwaq, 2008, p. 4). In the traditional center, the percentage of males is 43.1% while the percentage of females is 56.9%. According to the social report conducted by Riwaq in 2008, the survey shows that the largest category of youth in the age groups (18-24) and of (25-34) years is among the tenants' families by 35%. However, the highest percentage of the age group of (45-54) years is among owners outside the quarter and the age group of above 55 years is among the 50% of owners living in the traditional quarter. This indicates that the population pyramid of Birzeit town is reversed where a lot of aging people live in the traditional quarter. Further, it is mostly occupied by many female owners (single) about 68.8% and 37.4% of widows. There is a high percentage (about 60%) of single persons among the tenants, which shows that there are many youths and university students living in the quarter among the inhabitants while the rest are mostly older people relating to the owners group.

Most of the nuclear families live in a one house unit and only about 35% of students live in a single housing unit. 18.8% of extended families (more than one family and mostly have kinship relation) live together in a one house unit in the traditional quarter. However, modernization, change in lifestyle, the need of contemporary requirements, increase of population and density have convinced many families and individuals to move out of the area to live in modern houses with more privacy and technology on the surrounding vacant land, leaving the traditional buildings behind to deteriorate through neglect. As a result, many extended families have fragmented into nuclear families.

It is noted from the above that the rapid growth in the population has brought about a change in the needs and social structure of the society. This implies that old people need a healthy environment and services and the youth need housing units, job opportunities and various services. The introduction and adaptation of new technology have led the new generations to adapt to a different social lifestyle which has reflected on the social relations, life pattern and new functions in the traditional quarter.

### *Social structure*

Most rural areas have transferred rapidly into semi urban communities due to modernization and change of socio-economic conditions. Similarly, Birzeit has acquired urban characteristics because of its location, functions, university and economic activities. Education has become more widespread and commerce has thrived, thus their impact cannot be overestimated. Many inhabitants of Birzeit working in traditional industries had turned to work in service and administrative sectors whereas very few families continue to work in agriculture. The invasions of modern facilities and new socio-cultural activities have played a great role in changing traditional occupations to more services and commerce.

After 1948, Birzeit acquired a large number of refugees seeking residence and security where they established a refugee camp nearby the traditional quarter. About 43.5% of the tenants in the traditional quarter are immigrants from the years 1948 & 1967. About 23.1% of the immigrants

have become owners in the traditional quarter. However, many original inhabitants had immigrated to the USA seeking better living conditions or work due to many tragic political events which have taken place in the area such as: loss of Palestine in 1948 & 1967 wars when the rest of Palestine fell under the Israeli occupation up to now, as well as the current instability of the peace process and the breaking out of 1987 Intifada and Al-Aqsa Intifada in 2000. Birzeit's Diasporas in the United States have started to weaken their relationship with their families and consequently, their native customs have gradually begun to disappear. This has its negative effects in preserving their old buildings, their sense of belonging and attachment to their original roots. It is estimated that the number of Birzeit's Diasporas is approximately 7,000 to 10,000 persons. The largest Diaspora of Birzeit is in the United States of America while others live in Jordan, besides small communities in Canada, Australia, and the Arab Gulf States. There are several reasons behind the increase of Birzeit population and its development namely:

- Birzeit's population is well-known for their hospitality, friendliness, social and cultural tolerance that attracted many educated people and employees to settle in the town.
- The increasing pressure from the political situation and more particularly military checkpoints, closure of roads and hindrances of movement of many Palestinians by the Israeli occupation. These have forced many students, employees and residents who used to commute on a daily bases to Birzeit University and Ramallah for study or work to move and live in Birzeit. This, in turn has created internal-immigrants who have different habits and cultural views coming from various cities and villages in Palestine.
- The closeness of Birzeit to Ramallah where the main government and administrative institutions are centralized. This has played a role in attracting many people to live in Birzeit because of the lower rental price for apartments.
- Like any other city in Palestine, after the peace process, many people have come back to live and work in their home towns such as Birzeit.

Furthermore, Birzeit is a multi-religious (Christianity and Islam) and multicultural town. There are only nine Christian families living in the traditional quarter considered quite few compared to the Muslim families. Religious beliefs and practices are reflected in the physical form by the central location of the mosque and the church. Birzeit has three mosques and three churches distributed in the town where the inhabitants practice their daily prayers. Regular celebrations of religious festivals, daily prayers and cultural activities give a sense of a culturally religious vibrant quarter that plays a role in maintaining vitality, accessibility and attracting people to visit religious buildings.

Therefore, the distinct urban characters and forms are the result of the socio-cultural and religious practices prevailing in the Birzeit community. The communal activities and involvement in religious affairs influence the social interactions of the inhabitants of the quarter, their life style and sense of belonging. This increases their motivation and willingness to preserve and conserve the sacred buildings along with the surrounding space.

### *Community interaction and lifestyle*

The division of space in the housing unit and the compact cluster of houses are related to social organization, privacy and cultural perspectives. The development of the urban form was directed to increase the social interaction and provide basic needs such as: shelter, services, kinship, solidarity, social order and religious practices. The kinship ties are very strong between the families and relatives forming a patrilineal group (Hamuleh) who inhabit different zones named after them (*Harat+ name of the group*). Each group is composed of several extended families. Six main patrilineal groups (Hamuleh) exist in the traditional quarter: Clan of Dar Abu Awwad, Dar Umm Eid, Dar Shaheen, Dar Abdallah, Dar Musallam and Dar Al-Wushaha. Their kinship ties are translated on the spatial structure of the clustered compound of buildings by creating the Diwan (guest house of the clan) where religious and social activities such as weddings and funerals, social meetings and solving of family problems take place.

Arab society is concerned with privacy and the Islamic religion and practices emphasize it, particularly female privacy. This is translated in the urban form of Birzeit in the shape of compact clustered urban forms which do not allow intruders or any visual contact from the street. The organic hierarchy of roads, the transition between spaces and the clustered houses with inward oriented courtyards function as meeting places and conduction of activities. All of these provide residents lots of privacy more than in modern areas, as well as strengthening social interaction and security. For instance, women in the past were accustomed to meet in the courtyards of their homes to talk, exchange news and celebrate events. Nowadays, women have the choice to meet inside and outside the house in cafés, streets, public squares, restaurants, parks and clubs to socialize and celebrate events.

### *Educational status*

Birzeit is the second social diverse town in the governorate after Ramallah and Al- Bireh. The main reason behind this lies in the Birzeit University. The University accommodates 10,000 persons comprising students and employees who study and work in it and more than 2,000 students and foreign visitors live in the town for long periods. These students and employees require places to live in which further increase the demand on the residential construction sector and rapidly increase the value of land. In addition, it was noticed that there is a high percentage of educated people in Birzeit reflecting the good social and economic levels of the residents.

There are six schools (1 private, 4 public and 1 UNRWA) that serve 3356 students (1786 females and 1570 males) covering all aspects of education. Birzeit society is concerned in educating their children where 72.8% hold the basic educational certificate. However, a high percentage of tenants in the traditional quarter also have a higher education more than the owner's families as shown in table (8-2). The percentage of illiteracy in Birzeit is about 3.6% while in the traditional quarter it is about 12.5% (Riwaq, 2008). This requires raising awareness of the educational level in the quarter in order to have a community that is capable of valuing the potential of the traditional quarter.

Table 8-2: The level of education of people related to the Traditional quarter (T.Q)

Residents	Bachelors holder	Higher education
Tenants in T.Q	35%	0%
Owners living in T.Q	0%	0%
Owners living outside T.Q	7.1%	10.7%

Source: Riwaq (2008)

The existence of large numbers of university students and employees creates a social mix of various backgrounds and habits from different places in Palestine that enriches and characterizes Birzeit's community and creates strong potential for cultural development. Thus, the inhabitants in the traditional quarter are divided into: original inhabitants, internal immigrants from different towns and cities in Palestine, refugees, returnees. This socio-cultural diversity of people in Birzeit has created overwhelming and cohesive community ties. Moreover, several social institutions exist in Birzeit such as: post office center, Birzeit club, Birzeit museum, emergency center, civil defense center and medical clinic that provides medication and medical treatment, which are located in the traditional quarter, as set out in table (8-3). These institutions work as a non-profit sector mostly in the local development of Birzeit's society providing health, civil, social and cultural services.

Table 8-3: The name of the local institutions in Birzeit

Name of Institutions	Year of establish	Duties
Birzeit Municipality	1962	Governmental institution which provides civil services
Birzeit university	1972	Educational institution
Medical clinic and emergency center	2002	Provide cultural, social and sportive activities
Palestinian youth union	1992	Local development institution includes radio station established in 2007
Beit Al-Hajar	2000	Intellectual, cultural and social institution targeting the youth
Centre for the elder people	2005	Branch of bigger institution that cares during the day only for elder people
Birzeit's women institution	1970	Local institution provides the medical services and concern for the women health
Al Rozana institution	2007	Community organization takes care of the traditional quarters, youths and cultural heritage

Source: Author's construct based on field work, 2011

To conclude, the increase in population, the existence of a diverse socio-cultural mixture, the educational level, political and economic situation have all influenced the urban expansion of the town which will be discussed in the coming sections. Moreover, Palestinian society is highly politicized and nationalistically motivated which is reflected in the attitudes and behavior of the people. The transformation of traditional society to democratized, institutionalized civil society

raises new challenges of sustaining and regenerating activities as well as maintaining the heritage legacy and sense of belonging. It is obvious that the decline of economic activity in the traditional quarter is a huge concern and priority that needs to be considered as well as the role of the non-profit organizations in the regeneration process.

#### **8.4 Economic settings**

The Palestinian economy is fragile and affected by many forces. It depends on Israel that plays a great role on the recession of the agricultural sector and marginalization of Palestinian cities. In the twenties, the economy was characterized by the dominance of agriculture. The land was also collectively owned and the product of all the land was divided among the members of the family or clan in accordance with existing traditions (Aloush, 1987, p. 124). Farmers used to trade and exchange products with one another in the Birzeit market in the traditional quarter because it was considered the central town for the surrounding villages. Nowadays, they trade in the new commercial center as the old market no longer exists. The siege of roads between Birzeit and Ramallah and the north region during the second Intifada 2000, cutting off roads, military policies against the agricultural crops and destruction of agricultural lands has hindered the agricultural sector and weakened the Palestinian economy as well as Birzeit's economy. Nevertheless, a small percentage of Birzeit families, with limited education, still work in agriculture. In one of the interviews a woman living with her family in the traditional quarter mentioned that:

*“Our main income comes from the land and we are thankful to God. It is not an easy job. It is hard but we are happy. My husband works in the land with his father and brothers. We work each day in the land with our men and sell our product in the market.” (Female, 38 years, 2011)*

Generally, the traditional quarter families are considered as middle and poor class where about 18.7% of the income of residents comes from properties. Nevertheless, about 28.8% of the inhabitants work in the labor sector and construction field. They work usually for low salaries whilst about 10.3% of the inhabitants, who have an educational certificate, work in government organizations. Moreover, about 18.7% of the owners have their own small private business such as a carpentry shop, internet café and mirror shop while tenants are mainly from poor families who are not able to establish their own business. In addition, it was noticed that about 80% of the women in the traditional center are housewives and about 40% of the inhabitants are students studying at the university or in schools. Birzeit town contains about 262 economic establishments of different activities which provide job opportunities for 1632 persons (1,247 males and 385 females)<sup>17</sup>. In addition, the town has archeological, cultural heritage sites and natural landscape which have not been exploited and need to be regenerated and used as potential features for tourism.

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<sup>17</sup> Palestinian center bureau statistic (PCBS) (2008) “Population, Housing and Establishment Census”, Ramallah - Palestine

However, traditional handcraft and folklore products operate in a small scale which has no high demand in the market because of its high prices and low purchase. Of the 27 respondents, 16 inhabitants replied that they don't believe that the traditional handcrafts and folklore products would be a profitable market as a main product in the traditional quarter. The majority are interested in business, trade, services, entertainment and cultural facilities as the folklore products are expensive and only of interest to foreign tourists. However, Birzeit inhabitants exploit the existence of the university and the students on their lands. It is observed that about 85% of the main income of the owners' families depends on the income of rented residential apartments from students and university employees and about 6.3% of the residents depend on support from family relatives living overseas. Thus, there has been uncontrolled urban development and rapid urban expansion creating another alternative for a new center. This has negatively reflected on the traditional quarter with more deterioration of its physical content.

### **8.5 Urban development and town expansion**

This section will focus on the physical changes and urban development that have taken in Birzeit in the last century, which, of course cannot be separated from the social, economic and political aspects. To understand the urban development pattern of Birzeit, the researcher had to explore the history of the urban form, spatial distribution and urban expansion of the town. Surprisingly, there is no documented literature or maps which show the sequence of urban growth and development of the traditional quarter. In order to comprehend the spatial development that took place in the traditional quarter, verbal interviews were conducted with the oldest inhabitants living in the traditional quarter and with key informants in the municipality, supported by literature about Palestinian villages.

The rapid and dynamic growth of the modern town center adjacent to the traditional nuclei and the absence of protection laws have threatened old buildings and the urban fabric which has caused decrease of commercial activities in the traditional quarter. Birzeit like other Palestinian villages had not witnessed significant changes during the Ottoman rule except for the natural growth of the population. In the mid nineteenth century, the traditional compact form of the village developed, not haphazardly but from necessity of economic and political conditions, security and communication (Fathy, 1992, p. 61) & (Al-Arif, 1985, p. 12). The urban form is characterized by the central location of the public religious buildings composing the nuclei of the village. Next are the cemetery, the olive presser and the guest house surrounded by the residential area which is fed by narrow circulating roads (Ibid). These street networks play a big role in preserving the sanctuary of the house to gradual filtration (Bianca, 2000, p. 37). The clustered buildings create small inward courtyards (*Housh*) which function as semi-private and private spaces to protect the inhabitants from any outside attacks and provide privacy (Al-Arif, 1985, p. 11). The deep social values of privacy are reflected in allocating space to men and women within the house (Al-Shahi, 1986, pp. 25-26). The courtyards were used mainly by women and children to maintain their privacy and also to function as storage place and shelter for animals (Ibid, p. 49), while market and public places were out of bounds and used mainly by



men. The boundary is the land surrounding the nuclei of the village that composes a ring which, in many cases, includes Al-Bayader/ fields land, pool and the cemetery. It is a large encircling area of green landscapes (Al-Arif, 1985, p. 96) planted with fruit trees like almonds, plums, olive trees, different seeds, pastures and arid lands, owned by the villagers (Fathy, 1992, p. 61). Thus, the planning and design model of a Palestinian agricultural village like Birzeit at the Ottoman period is as illustrated in figure (8-2) (Ibid, p. 62).

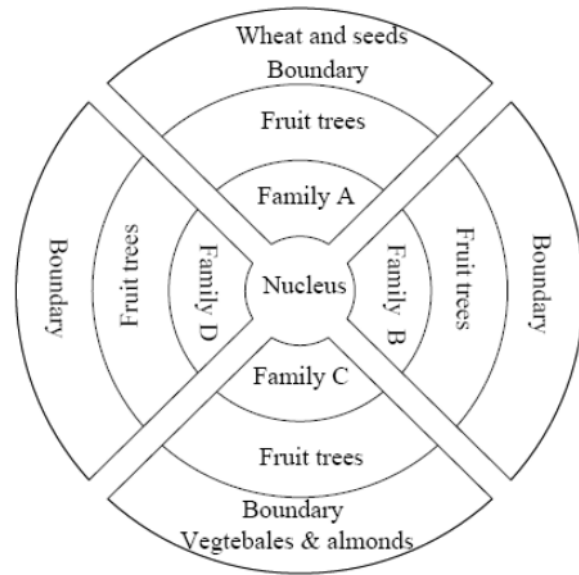


Figure 8-2: Model of village planning structure during the Ottoman period  
Source: (Al-Arif, 1985) & (Fathy, 1992, p. 62)

During the British Mandate, the private ownership system and the potential location of fringes of Birzeit near the main roads encouraged linear expansion as illustrated in figure (8-3) (Fathy, 1992, p. 87).& (Amriy & Tamari, 1989, p. 11). The economic prosperity demanded lots of handworkers which raised the living standards, along with the increase of individual income. New small shops and commercial areas developed along the new streets where new neighborhoods had been established. These were dominated by Western-style architecture and infrastructural features. The new neighborhoods spread independently and spontaneously without any developing plan. At the end of the twentieth century, a small portion of the built-up area of the new neighborhoods was planned in accordance with a master plan. The new neighborhoods were inhabited by young families seeking familial and economic independence and characterized by lower population density in comparison with the old center, which enlarged the built-up area of the town (Bar-Gal & Soffer, 1981, p. 3). The demographic changes and the new urban expansion had a great influence on the expanded family structure and their attachment to agriculture that started to break up (Al-Arif, 1985, p. 108).

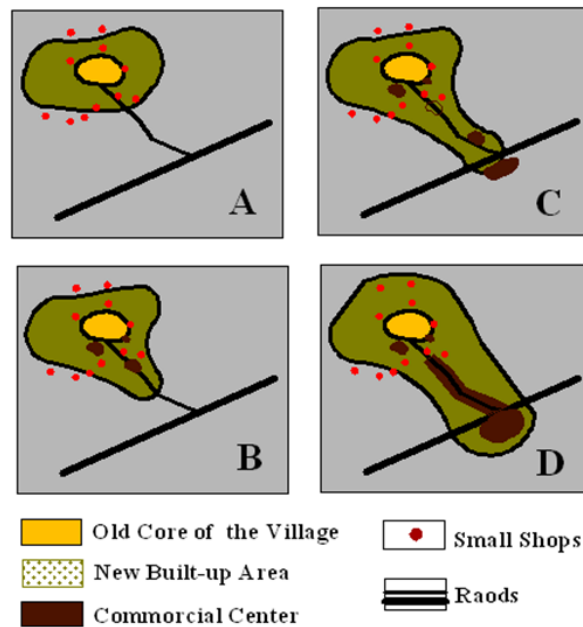


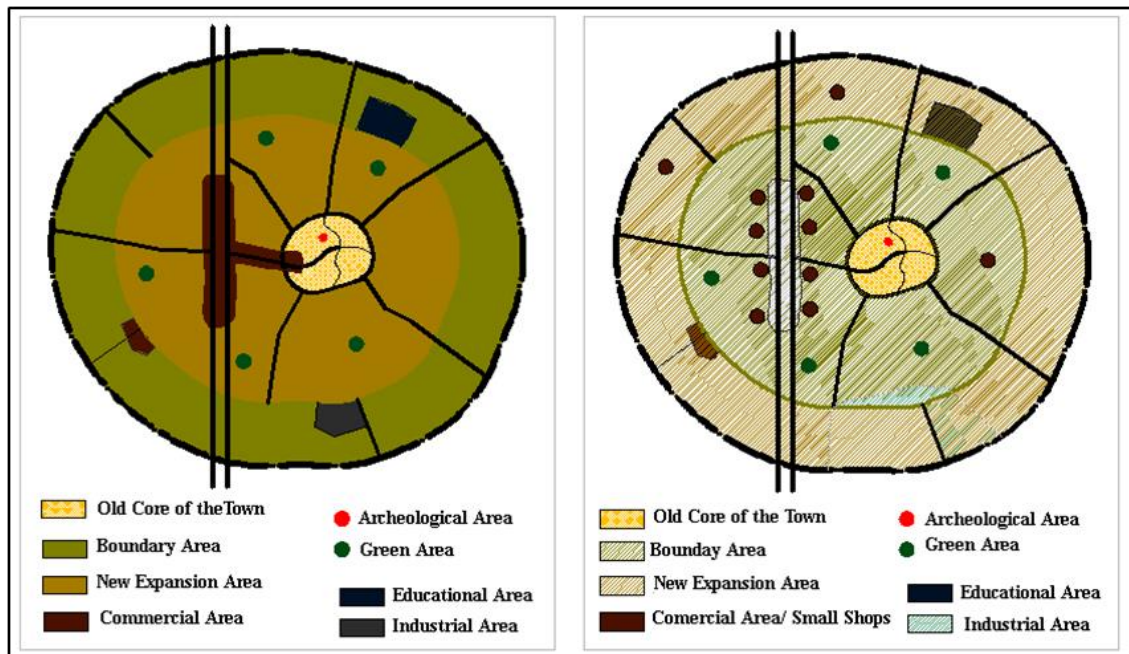
Figure 8-3: Dynamics of the commercial center on the built up area of the village  
Source: Author's construct based on field work, 2010

Birzeit remained in a stable and secure atmosphere till the 1948 War. In 1967, the rest of the lands fell under Israeli occupation. Consequently, Birzeit received large numbers of refugees bringing with them various professions, skills and industries besides agriculture which enhanced the development of the town. The emergency of the establishment of Birzeit's refugee camp in the shape of a new settlement near the traditional quarter was meant to be temporary but turned out to be a permanent residence for refugees with bad infrastructure conditions due to the continuous presence of the Israeli occupation. In 2009, UNRWA returned part of the refugee camp land to its owners and provided residences for the refugees. Thus, Birzeit witnessed a vast building development and a turning point in the urban expansion that had been influenced by the following factors: seeking monetary investments of immigrants in America, building small shops, selling land to the university, seeking family independence, settling students, immigrants and refugees in the town (Aloush, 1987, pp. 359-360). A few years later, many overseas immigrants invested their money in the construction activities of the town which led to further development. This has enhanced economic conditions of inhabitants and thereby reflected on the social structure of the traditional quarter. Rich and middle class inhabitants who are capable financially or owned land outside the traditional quarter have moved out creating a status of social segregation and giving an undesirable image to the traditional quarter.

However, transforming Birzeit's college into a university in the year 1972, which was located near the traditional quarter, gave the town construction energy targeting university students and employees. As a result, land and property value greatly increased in Birzeit and more particularly the land near the university. Many educated people and well off families have settled in the new neighborhoods near the university and around the new commercial center. As a result, a society of multi-cultural and social diversity background started to be established in the town. New demands for the inhabitants started to appear in the architectural design of new buildings such as more space, several rooms, verandas, sanitary utilities in front of the house, as well as big openings and gardens in front of the house. Consequently, this increased rental prices of buildings and land value and family income and construction ratio became the best way for monetary investments for local residents (Ibid, p.339). These changes impacted on the social and economic status of the inhabitants of the traditional quarter. New life styles started to appear where people meet in restaurants and shopping places instead of in the courtyard of the houses. Social relations and ties became limited and focused more on family members rather than on all the neighbors and social ties weakened in comparison to previous social ties between inhabitants. Privacy of individuals increased in the new neighborhoods more than in the traditional quarter where each owner has his own house. Furthermore, the rich and middle class preferred to live in areas provided with lots of services, a better quality of life and image thus leaving their buildings to decay or renting them to poor students and refugees. By 1963 the local council became a municipality that took charge of producing the first master plan for the town in 1976. This master plan had three important outputs: road network, land use and building density or building height. Through the control of these three elements, the master plan aimed at controlling the urban

expansion and development of the town without taking into consideration preservation of the cultural heritage sites through designating the boundaries.

In the early eighties, construction of residential buildings was started along the main route between Ramallah-Birzeit as well as towards the western side of the city where new neighborhoods were established as shown in map (8-2). In the last decade, the urban expansion towards the university's new campus had created a new residential center strengthened by commercial activities and services such as the new mosque, elementary school, post office, and other small grocery shops for daily needs as illustrated in figures (8-4) in comparison with the development of an Arab village. Further, the establishment of stone cutting factories at the southern side of the town had encouraged the growth of the construction phenomenon. These developments enhanced the economic situation, brought prosperity and produced a new competitive center. Consequently, the traditional quarter was gradually abandoned by the high and middle classes and fell into rapid social devaluation, distinction and class segregation where

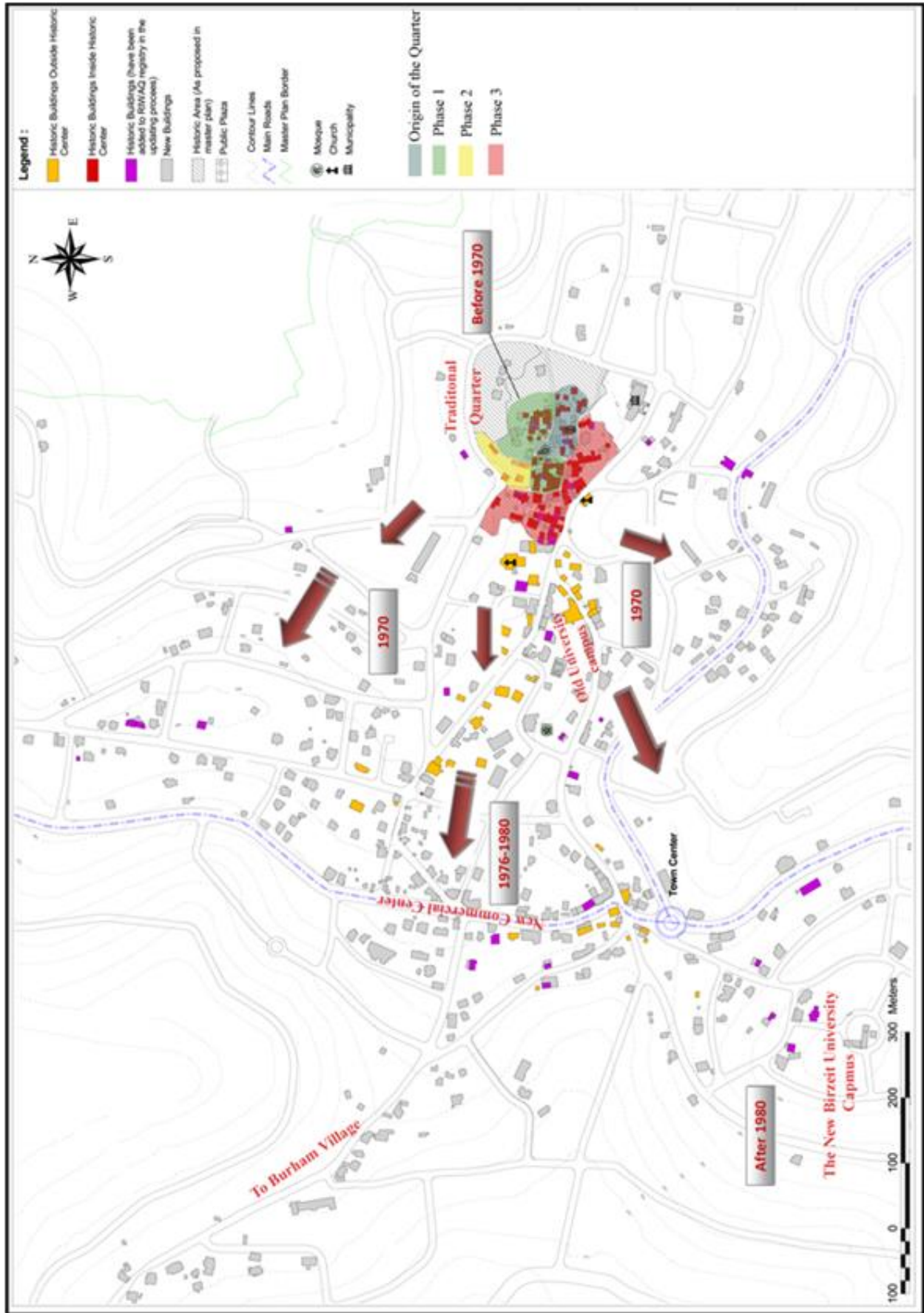


*Traditional Arab village/ town*

*Traditional quarter of Birziet*

*Figure 8-4: Comparison of the urban expansion model of Birzeit center with the Arab village  
Source: Author's construct based on field work, 2010*

most of the poor inhabitants maintained the traditional quarter which had previously been extremely rare. In 2005, the municipality in collaboration with a private planning company took charge to produce another new master plan in response to the rapid and unprecedented urban growth of the town after the establishment of the Palestinian Authority. The master plan has again not taken into consideration the cultural heritage value of the traditional quarter and its need to be protected from modern development.



Map 8-2: The urban expansion of the town over the years  
 Source: Author's construct based on field work, 2010 & Map from Riwag, 2010

From the previous discussions, it appears that there is a sharp contrast between the two centers in terms of density of population, functions, public amenities, physical structure and appearance as well as a difference in social relations. The new social groups in the traditional quarter have different demands, interests and perspectives that undermined the original social cohesion and life pattern. Thus, the new inhabitants have acted as a multiplier effect on the social structure and the impoverishment of the traditional quarter which increased the decline of the physical environment as there was no motivation for owners to maintain for their old buildings. The social change, commercial functions and the transfer of the old university campus have played a great role in the diminishing and decline of the commercial and cultural activities in and at the surrounding area of the traditional quarter. Moreover, it appears clear that the inefficiency of local authorities to control the urban development has created an isolated traditional quarter separated from the rest of the town. Therefore, exploring the driving forces which affect the urban change and deterioration of the quarter is a prerequisite to understanding the existing problems and how strategic planning can approach the traditional quarter to initiate sustainable regeneration.

### 8.6 Driving forces of change influencing the traditional quarter of Birzeit town

Towns are vulnerable to change due to economic, social, demographical, environmental and political forces. Each town has its own unique particularity and conditions which adapts to these changes in a different way from other towns. Birzeit is affected by a specific number of driving forces that determine and influence the regeneration approach in the traditional quarter and the development of the urban environment. The following section will demonstrate and analyze the common and specific driving forces affecting Birzeit’s traditional quarter based on the information collected from the field work survey and the interviews with the local inhabitants, stakeholders and key informants, along with the general literature of the driving forces of change in chapter three.

#### ❖ *Demographic growth*

Birzeit is considered a small town that has had a rapid population growth which is a result of the high fertility of the Palestinian people in the West Bank and Gaza Strip. For instance, the annual population growth at the end of 2010 reached 7.4% in Ramallah district. According to the Palestinian Central Bureau Statistic (PCBS) for

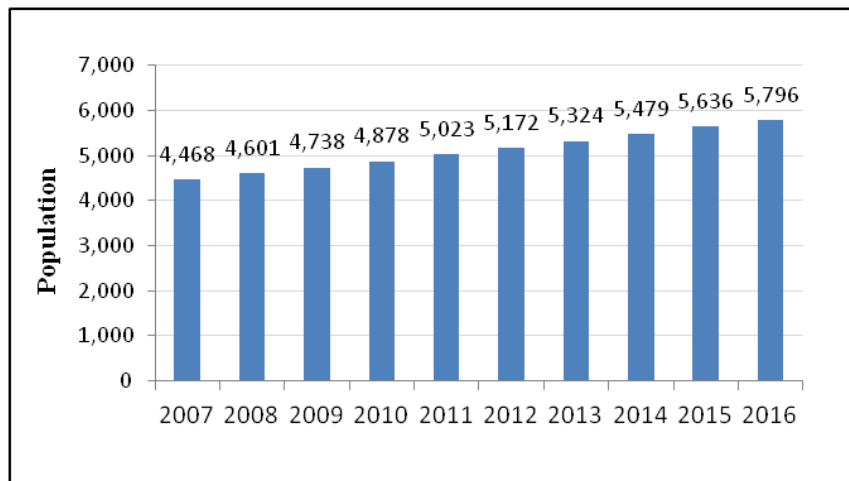


Figure 8-5: Estimated population of Birzeit town from 2007-2012  
Source: PCBS. 2007



2007, the estimated projection of population of Birzeit in 2010 is about 4,878 persons and in 2016 about 5,796 persons as presented in figure (8-5). This increase has its reflection on the traditional quarter.

However, it appears that the Municipality and Riwaq<sup>18</sup> carried out a survey in 2008 where the population was estimated to be approximately 7000 persons, of whom the inhabitants of the traditional center amounted to 3% of the total population. The rate of natural population growth in mid-2010 in the Palestinian territories is 2.9% and in Birzeit about 2.7% as shown in the table (8-4). It is expected that the growth rates will remain the same in the following five years. Even though there has been a decrease in mortality and fertility rates, the rate of natural growth will remain high which will require economic and social policies to address the appropriateness and needs of the population for the years to come (PCBS, 2010, p. 31).

This implies that the increase of Birzeit's population has been misestimated according to the authoritative center (PCBS). In contrast, the population has approximately doubled its size which highlights the rapid growth of the population. This has caused pressures on traditional residential buildings, infrastructure, facilities, public services, spaces and green areas.

In the Twentieth century, the main distinguishing factors that affected the demographic situation have been historical forced migration and mobility due to the Israeli occupation of Palestine as mentioned previously.

These movements resulted in a number of implications on the demographic status, the original inhabitants of the town and the nature of the society.

In 1993, with the establishment of the Palestinian National Authority (PNA), many returnees came back and settled in the Palestinian cities such as Birzeit. As a result, an increase in the population growth took place that raised the demands on housing stocks, infrastructure, facilities and services. In return, this has created great pressure for historical neighborhoods and

*Table 8-4: Demographic characteristics of Birzeit Town in 2010*

Population in Birzeit (2010)	<i>App. 7000 persons</i>
Percentage of population <15 years old	<i>39.2%</i>
Natural growth rate in Birzeit	<i>2.7%</i>
Population density in the District	<i>358 (persons/ Km<sup>2</sup>)</i>
Population density in Birzeit	<i>1050.4 (persons/ Km<sup>2</sup>)</i>
Population density in the traditional quarter of Birzeit	<i>3449.2 (persons/ Km<sup>2</sup>)</i>
Percentage of Refugee camp population in the west bank	<i>29.7%</i>
Number of refugees in Birzeit	<i>877 Females / 887 Males</i>
Average size of family members in traditional quarter	<i>4.5</i>
Number of Households	<i>1,005</i>

*Source: derived from (PCBS) 2010 & Population, Housing and Establishment Census 2007*

<sup>18</sup> Riwaq (centre for architectural conservation) is a non-government organization that was established in Ramallah in 1991. Riwaq's mission is the protection of the Palestinian architectural heritage through conservation of historic buildings, rehabilitation and development of historic centers, community awareness, research and publications and documenting and archiving information about all historic buildings in the West Bank and Gaza.

archeological sites to be demolished or replaced by modern buildings. This has resulted in increase in land value, in and around the traditional quarter which is threatening its integrity.

❖ *Deterioration and obsolescence of the physical environment*

The urban fabric of the traditional quarter was developed by local people over centuries through long processes of changes and modifications which succeeded in meeting the requirements of local culture, religion and domestic life. Privacy of residential units, human scale, physical and social integration, interaction between the buildings and enclosed open spaces, markets and social facilities are the essential assets of the traditional quarter which contribute to the determination of the urban character and image of the place.

A majority of residents live in the quarter in self-contained private housing units or rented houses. There are, in total, 108 old buildings in the traditional quarter. Most of them are rated either good or moderate as in map (8-3) in appendix 4. More than half of the traditional building units are one storey in height and with non-existence of traditional building of a third storey as shown in table (8-5).

Table 8-5: Old and new buildings inside the traditional quarter

Old Buildings			New Buildings		
Number of storey	Number of buildings	Percentage	Number of new storey	Number of buildings	Percentage
One floor	66	61%	One floor	53	73.6%
Two floors	42	39%	Two floors	17	23.6%
Three floors	0	0%	Three floors and more	2	2.7%
Structural conditions			Material used		
Good	60	55%	Concrete & Brick	48	66.7%
Moderate	22	20.4%	Stone	13	18%
Bad	15	13.9%	Concrete & Stone	0	0%
Very Bad	11	10.2%	Temporary structure	11	15.3%
Building usage			New buildings		
Abandoned	58	53.7%	New added building on historical buildings	65	90.8%
Partially demolished	11	10.2%			
Partially used	16	14.8%	New separate added buildings	7	9.2%
Totally used	23	21.3%			

Source: Riwaq (2007)

Thus, the large percentage of building stock with good and fair conditions indicates that the age of a building may not necessarily relate to its deteriorating conditions as in map (8-4) in appendix 4. Moreover, in the last ten years new modern buildings have started to be constructed which appear totally alien to the traditional urban fabric through the use of new building materials, concrete pillars; different architectural styles, form, and size as shown in picture (8-2). This phenomenon has come about because tenants try to improve their living conditions by using new materials and adding new openings and balconies or even building additions on the top floors or at the sides that completely change the architectural character of the structure and

townscape. Further, TV antennas, electricity wires and water pipe connections are often damage the façade and destroy the harmony of the skyline. There is also a lack of proper services such as garbage disposal resulting in the accumulation of piles of garbage, spreading pests and unhygienic environments as in Picture (8-3).

In general, the infrastructure and the road networks have deteriorated and are in bad shape and do not serve the needs of the inhabitants compared to the situation in the new center. The sewage system depends on septic tanks that have a permeable characteristic. The wastewater leaks into the ground and valleys causing pollution of the underground water and damaging the foundation of the buildings making them vulnerable to destruction and more deterioration in the long term.

However, in the traditional quarter there were several buildings partially demolished or in a deteriorating state and consequently filled with debris threatening public safety and human life.

In addition, the composition of a traditional peasant house was not built to meet modern living standards. It is small, does not contain modern bathrooms and kitchens, and usually has small openings that do not allow enough air circulation and sun into the house. The interior composition of the one-roomed peasant house reflects the social and practical needs of peasant life. The cross-vaulted room, with an average area of 40 square meters, was divided into two internally connecting levels: the living space (*mastabeh*) and food storage (*rawiyeh*) occupying the upper level. The lower level of the house (*qa'albayet*) was used for livestock and storage of farming equipment. Moreover, poor inhabitants don't have the means to take care of and maintain traditional houses in an appropriate manner. These poor conditions had devalued the traditional nucleus and encouraged its conversion into a blighted area where most people perceive it as a slum inhabited



*Picture 8-3: New modern buildings appear in the traditional quarter*

*Source: Author, from field work, 2010*



*Picture 8-2: Visual disturbance from garbage disposals and ruins*

*Source: Author, from field work, 2010*



by the poor. Thus, the traditional quarter is subjected to more deterioration due to physical and functional obsolescence and great damage from the invasion of new construction units which will result in the destruction of some parts of the cultural heritage and loss of the irreplaceable characteristic of the quarter.

#### ❖ *Rapid urban expansion*

The traditional urban fabric is threatened with the loss of its inherent qualities. It is subjected to enormous threats manifested in the transformation of its urban fabric due to rapid uncontrolled physical development accompanied by high population growth, absence of a planning policy and efficient planning institutions. Accordingly, this has increased poor living conditions, altered the landscape of the town, abandoned the traditional quarter, lack of maintenance, encroached agricultural land and faded the image and evanescence of appreciation of the value of the cultural heritage by its citizens. Consequently, different types of housing such as modern buildings with several floors, free standing houses, luxurious villas, row attached apartment buildings and low rise buildings have emerged with a different architectural style and pattern in the skyline of the town surrounding the traditional quarter. New streets were constructed that differ in pattern and structure from the traditional streets. It can be seen that the change in life style, social pattern, attachment to traditions and habits, family relations, new demands and aspiration had reflected on the architectural style in the new neighborhoods and had had impacts on the traditional built environment.

However, the new master plan in 2005 also did not take into consideration the particularity of the traditional quarter. On the contrary, it encouraged the horizontal expansion and increased the concentration of the activities in the new center without any integration with the traditional quarter. The new master plan had settled the outline of the boundary of the traditional quarter and disregarded any special regulations. Moreover, the municipality encouraged modern residential development and industrial activities at the edges of the quarter without a real understanding of the needs and aspiration of the local population or the future vision of the town. In addition, the urban expansion of Birzeit took a linear shape creating two different centers or at least a binuclear town with one new main commercial center and later on a new university campus. Accordingly, the traditional quarter suffered social and economic deprivation and lack of capital investment, compared to the new center that is full of activities, services and is surrounded by new residential neighborhoods that are currently expanding towards the new campus of the university and along the main street of Ramallah-Birzeit see picture (8-4). The rapid construction and development reflected on raising the value of real estate and land market. This reflected negatively on traditional quarters such as Birzeit. Many residents were encouraged to demolish their old properties and replace them with modern apartment buildings or capital investments that have better returns on their money.

Furthermore, Ramallah is distinguished as an economic center depending mainly on administrative, commercial, and services sectors. It encompasses most of the government ministries and the Presidential headquarters along with hosting many of the non-government

organizations (NGO's), private firms, national and international institutions which attract many workers and employees along with offering many job opportunities. The crowded city associated with the strong trend of capitalism and institutional image, high population density, polluted environment and high living standard has attracted many people to live in the nearest sub-urban towns such as Birzeit. They have sought a calm, comfortable and affordable living pattern with good services. All of these created impacts in Ramallah have increased the wheel of urban expansion, population growth of Birzeit and pressured provision of adequate services and facilities, good infrastructure and met the demands of housing sector. The rapid expansion of the town has diverted concerns away from the traditional quarter isolating it from future development.



Picture 8-4: Urban expansion towards creating new modern center  
Source: Author, from field work, 2011

#### ❖ *Social transformation*

Social patterns and structure in Birzeit have been affected by many political crises causing dramatic transformation such as the emigrations of 1948 & 1967 due to the Israeli occupation and the return of some of the returnees from exile based on the Oslo agreement in 1993 as well as demolition of archeological sites and historical towns. Social diversity among local inhabitants, emigrants and returnees has created a discordant social mixture of people which could lead to fragmentation, increase the gap between the social classes and create social segregation of a harmonious society. The impacts on the social pattern are apparent in the introduction of different habits, customs, new cultures which created differentiation of image and class between the inhabitants living in and outside the traditional quarter. In parallel, the social transformations in Birzeit society are reflected clearly in the perception towards cultural heritage, architectural style and spatial organization of the old and new center of the town. However,

Bianca (2000) mentioned that many socio-cultural aspects such as religious beliefs, family, clan structure, social organization, way of gaining livelihood, social relations and life values are reflected in the built environment. In addition, technology and information have brought about more change to work, life style and leisure in the urban environment (Orbasli, 2000, p. 12).

Social changes have made families much smaller than they used to be, even though there is still a continuous increase in the population growth. There is an increasing trend towards privatization and individuality in the community. Moreover, the social structure in the traditional quarter differs where the extended family has increasingly vanished which means that the existing housing stock is totally inadequate. Therefore, the move towards a more modern way of life and away from the traditional socio-economic rural structures, as well as associated cultural values have had its spatial consequences on the town structure (Amiry, 1982). Furthermore, Birzeit is distinguished for having a relatively open cultural pattern since the nature of the political and social elite, as well as the middle class are more crystallized. These reflect in the general the civic taste which is closest to the urban way of life. Moreover, the traditional quarter is distinguished for having neighborhoods that were historically formed on the basis of family clans. The family still has its influence but it is less than the priority of the political parties and the civil society organizations.

As stated, Birzeit society has religious diversity (Christians and Muslims) which gives it more advantage for its manifestations, cultural activity and the presence of a secular middle class. Noticeably, Birzeit like any Palestinian town or village had been affected by the political conflict that has left its mark on society. It has become a more liberal and institutionalized civil society than being a traditional tribal society. Accordingly, there will be a change of needs for each generation based on the social and economic changes taking place. For instance, the traditional quarter is not built to accommodate modern interventions such as central heating, electricity cables and garages. Inhabitant's demands for better amenities such as indoor bathrooms, water net, sewage system, cable television, accessibility of large vehicles and parking facilities have a great impact on the traditional quarter. Demographic and social changes in extended families and incomes are no longer suitable to stand for long, facing the new lifestyle and the costly contemporary living standards (Orbasli, 2000, pp. 19-20). Therefore, several challenges are facing conservation of the traditional quarter in order to provide the basic needs of the local inhabitants such as infrastructure, comfort and housing units with adequate size and maintaining their identity.

#### ❖ *Economic fragility and potential*

The economic factor is one of the vital drivers of change in the built environment and particularly in historical towns. Like any other Palestinian town, the economic situation of Birzeit is influenced by Israeli political policies, decisions and practices such as: military bombing, total and partial destruction of archeological sites and cultural heritage sites or areas (for example; the old city of Nablus), siege of regions, blockage of roads, damaging tourism industry, recession of the agricultural sector and trade limitations in the Palestinian market. The

political instability and insecurity influence the growth of the economic sector and the attraction of investors to the traditional quarter.

An important factor stemming from economic change was the change in the pattern of labor; technology, the lessening of folklore skills and traditional industry. An accelerated disengagement of Palestinians from their customs, traditional life and introducing technology had emerged from the time large numbers of Palestinians started to work in Israel. Moreover, the majority of the labor force in Birzeit consists of construction or lesser skilled workers with limited education or highly educated people with theoretical skills and little relevance to the traditional market (UNESCO, 2008, P.8). The Palestinian economy in the West Bank is still suffering from an unemployment crisis in the past ten years causing deterioration of living conditions. There is a high unemployment rate among the inhabitants of Birzeit, mostly concentrated in the young generation including the traditional quarter inhabitants. From the interviews conducted, one of the key informants asserted that:

*“In general, the economic situation is fragile on the national level which reflects normally on the local level such as; in the case of Birzeit..... The economic and social situation in the traditional quarter was totally dramatic before the project”. (Male, 38 years, 2011)*

Transformation of economic activities to the new commercial and residential neighborhoods has created a challenge to balance and integrate between the diverse commercial activities in the new center and the old center along with competitiveness of activities in Ramallah as it hosts most of the creative cultural events, leisure, entertainment and social activities. It is considered a focal center for the surrounding towns and villages where most of the administrative services, banking, entertainment and commercial activities occur. Therefore, the diminishing of the traditional functions and economic activities are influenced by the economic competitiveness of the new commercial center and Ramallah city as an external driving force which needs to be considered in the regeneration strategy.

#### ❖ ***Institutional and legislation deficiency***

Since the end of the 19th century, there has been no unified legal code but different applicable laws and legislations in the Palestinian territories which have been subjected to different rules from the British Mandate, Jordan and Egypt to the Israeli occupation orders which some of them are still applicable in the West Bank and Gaza Strip (Al-Ju'beh, N., 2008). The Israeli occupation put serious constraints and restrictions on the legislative role of the Palestinian Legislative Council (PLC), the judiciary, and the executive role of the Palestinian Authority to enforce legislations. The present cultural and natural heritage legislation in the Palestinian territories is the British Mandate Law of Antiquities from 1929 (applicable in the Gaza Strip only), the Jordanian Law of Antiquities of 1966 (applicable in the West Bank), and the Israeli laws of 1978 applicable in East Jerusalem (Ibid, p.4).

After the Israeli occupation (1967-1993) conservation of historical buildings and sites was completely ignored. There was an official “undeclared” policy to dominate archeological activities and discourage the development of the historical sites (Yousof, 1997, p. 491). The

development of conservation of cultural and natural heritage in Palestine has not been taken into consideration within the physical planning process. This is clearly apparent from the various structural plans produced such as the first master plan of Birzeit during the successive periods (Ottoman, British, Jordanian, and Israelis). Moreover, the Jordanian Antiquities Law of 1966 implemented in the West Bank is not quite efficient to protect and preserve the historical areas. It neither provides any specific regulations concerning protection of the traditional quarter or the surrounding area, nor does it prevent the demolition of historical buildings. Firstly, there are many current critical issues in respect of enforcement of law, absence of norms and regulations concerning conservation of historical buildings and applicable mechanisms to maintain and monitor conservation and rehabilitation of the traditional quarter. Secondly, there is the absence of one body responsible for the protection of cultural heritage and the lack of cooperation and fragmentation of the coordination between public and private institutions, governmental, non-governmental and community bodies which cause overlapping in the work and efforts between ministries and institutions. Thirdly, there is also a lack of a scientific approach, shortage of local academic and technical specialists in the field of conservation and urban rehabilitation that can continue the implementation and monitoring of the regeneration process. Fourthly, there is a lack of a national policy and law for the protection of cultural heritage to be a guideline to challenge the planning process and actions at different levels. Finally, limited local financing resources and limited public awareness accompanied by restricted foreign funding play a crucial part in carrying out the regeneration process for long term (Costin, C., 1993).

#### ❖ *Political conflict*

Political conflict is one of the most influential driving forces affecting the built environment which links and affects other forces. The insecurity and instability caused by the Israeli occupation have influenced the Palestinian economy, cultural, social and physical environment. Many years of neglect due to local municipalities, community unawareness, inefficient regulations, blockage of roads, lack of accessibility and inadequate infrastructure had resulted in the destruction and decay of a significant number of historical buildings and areas as well as the abandonment of these places by their original inhabitants. In the absence of conservation plans and listing procedures of buildings of architectural or historical value which are the responsibility of the municipality and local government, the traditional quarter was physically disrupted by insensitive modern development and many architectural features were lost. Thus, Palestinian cultural heritage and traditional uniqueness have depreciated and gradually weakened the collective identity through time. The most serious challenge facing the Israeli policy and their practice is targeted to scavenge anything that is ethnic and destroy the tangible and its intangible cultural assets and identity (Abdelhamid, 2006, P. 4).

Israeli policy has restricted the urban expansion of Palestinian cities and towns which increases land scarcity. Consequently, pressures on the traditional urban form are increased due to the replacement of old buildings by vertical modern buildings which distort the image and skyline of the quarter. Moreover, the scarcity of land increased land value which obliged people to build on

top of their traditional buildings and expand on agricultural land, thus changing land uses and depleting natural resources.

To summarize, these forces have direct and indirect impacts on the economic, social and cultural aspects of the town-Birzeit and most particularly the traditional quarter. Therefore, a summarized table of the driving forces is presented in table (1) in appendix 3 which shows the impacts and consequences on the traditional quarter of Birzeit. Investigating the effects of these forces and their outcome on the traditional quarter gives a comprehensive picture of the uniqueness of Birzeit accompanied by the circumstances within which the urban regeneration process operates and the interrelated forces that affect the process of decision making, planning and implementation of the regeneration project. Consequently, identification of the opportunities and threats of the traditional quarter from the point of view of the key informants and the local inhabitants help to understand the needs of the community and potentials of the traditional quarter regeneration.

### **8.7 Potentials and challenges in the traditional quarter**

However, the main external and internal drivers of change have been identified as: demographic growth, physical environment, economic, social and political policy. These driving forces have revealed diverse problems challenging regeneration of the traditional quarter such as: poor physical conditions and spatial deterioration, environmental problems, lack of security, absence of essential facilities and others. Despite the physical deterioration and poor living conditions in the traditional quarter of Birzeit, significant potentials and strengths still exist that can harness the regeneration process in the traditional quarter illustrated as follows:

- *The urban fabric:* it contains a cohesive traditional fabric that is clear and well defined with its structure and spaces. Birzeit also has archeological sites and water springs that can attract visitors.
- *Location and accessibility:* the location of Birzeit town at the regional road links the north with the middle district which is a strong factor. Birzeit is relatively accessible compared to other villages and towns that suffer from the blocking of their roads due to the political situation.
- *The vitality of festivals and activities in the town:* the traditional quarter still hosts cultural events and festivals mostly in summer which act as a cultural source of inspiration for the inhabitants. Many citizens are still attached to the traditional quarter as it holds many memories of their childhood.
- *The awareness of involved actors:* the relative awareness and collaboration of the municipality and other institutions towards preserving the cultural heritage, besides the positive responsiveness of local inhabitants to the idea of preparing a conservation plan, and their initiating spirit and readiness for collective work have given an impetus to initiate the project.

- *The existence of renovation examples in Birzeit:* these examples have played a role in establishing the base on which to start work and prepare strategic planning for the quarter. It has raised understanding and knowledge of the idea behind the regeneration project, most particularly that there is an absence of interest and priority from the government towards conservation of these cultural heritage areas.

Aside from the mentioned potentials and opportunities in the traditional quarter, other local capabilities are revealed that can be utilized as a catalyst for regeneration. For example, most Palestinians have a strong attachment to their lands and properties which is part of the Palestinian-Israel struggle, as the land represents the existence of the Palestinians and their tangible identity. Thus, most inhabitants confirmed their strong attachment to the quarter and want to stay in their properties, particularly the original citizens of the quarter, even though they suffer from a range of economic, social and physical problems.

However, these driving forces give rise to explore the threats and opportunities which affect the urban regeneration approach of the traditional quarter such as: its competitive location, social cohesiveness and economic performance, etc. The effectiveness, speed and capacity of the traditional quarter for adaptation to the changing environment reflect the quarter's strengths and weaknesses. Thus, these strengths and weaknesses can show to what extent the regeneration approach is able to achieve resistance or overcome the threats in order to exploit the opportunities to regenerate the traditional quarter. Therefore, the data was collected by conducting structured in-depth interviews with local inhabitants and key informants involved in the project. Analysis of the collected qualitative data was done by coding and rating the frequencies of the codes of the qualitative interviews and was classified according to the interviewees' points of view. Therefore, a SWOT analysis had been used to identify the strengths, weaknesses, opportunities and threats which might affect or harness the urban regeneration of the traditional quarter as in table (8-6).

From the point of view of the interviewees, several strengths and weaknesses have emerged from which opportunities can be exploited to avoid or strengthen the weaknesses to achieve the objectives and vision of the traditional quarter. However, the action plans conducted by the project have created many strong opportunities and aspects that support the principles of sustainable regeneration of the traditional quarter. The objectives of the project were set by resorting to field studies and public meetings with the inhabitants and stakeholders conducted by Riwaq (NGO). Consequently, identifying the opportunities and threats of the traditional quarter from the point of view of the key informants and the local inhabitants helped to find solutions for the weaknesses and manage the threats in order to meet the needs of the community and initiate sustainable regeneration.

Table 8-6: SWOT analysis for the traditional quarter- Birzeit

Strengths	Weaknesses	Opportunities	Threats
<p>Sound compacted traditional urban fabric (good status of buildings and infrastructure) with cultural heritage value (****) 7</p> <p>Strong familial and good social relations between local inhabitants (****) 7</p> <p>Presence of community organization and public services/facilities within the quarter (***) 6</p> <p>Establishment of ‘cultural heritage’ unit under the municipality structure. (***) 5</p> <p>The presence of many students in the town(***) 4</p> <p>Presence of some of the municipality property in the quarter (***) 4</p> <p>Cooperation and commitment of the municipality (**) (3)</p> <p>Establishment of ‘cultural heritage’ unit under the municipality structure.</p> <p>Juxtaposition of University old campus to the quarter (**) (3)</p> <p>Presence of commercial street in the traditional quarter (**) (3)</p> <p>Easy accessibility from the surrounding cities and villages to the town (*) (2)</p>	<p>Absence of laws and regulations to protect the historical areas (****) 9</p> <p>Lack of financial funding and depending on foreign donors (****) 8</p> <p>Limited experts, skills and lack of professionals in regeneration of historical quarters (****) 8</p> <p>Fragmentation of ownership and absence of some of the owners (****) 7</p> <p>Inadequate conservation of buildings (not conserved from the inside– no comprehensive conservation ) (***) 5</p> <p>Decline of population density and increase of aged people in the quarter (****) 5</p> <p>Lack of institutional capacity to manage the quarter (****) 5</p> <p>Lack of investments in general and particularly from the owners side (**) 3</p>	<p>Conservation and preserving the urban fabric of the traditional quarter (****) 10</p> <p>Redesigning new Master plan for the town and particularly the traditional quarter (****) 7</p> <p>Establishment of Partnership between public, private and community institutions (***) 6</p> <p>Competitiveness of Central location of Birzeit in the region and nearness to Ramallah (***) 5</p> <p>Enhance the cultural, social and economic activities (open diverse and multi-cultural society) (***) 4</p> <p>The exploitation of the old University campus to the benefit of the traditional quarter (**) 3</p> <p>Adaptive use of buildings to mixed uses and functions (**) 3</p>	<p>Fragmentation of property ownership (****) 7</p> <p>Shortage of Financial funding (****) 7</p> <p>Continuous deteriorated image of traditional quarter as it is undesired and does not have the capacity to adapt modern requirements in the perception of some inhabitants (***) 5</p> <p>Lack of investments in the traditional quarter(***) 6</p> <p>Continuous abandonments of the old buildings that is not complement to the modern requirements (***) 4</p>

(\*\*\*\*) high level of rate, frequency (7-10)

(\*\*) low level of rate, frequency ( 3)

(\*\*\*) moderate of rate, frequency (4-6)

(\*) very low level of rate, frequency ( 1-2)

Source: Author’s construct based on field work, 2011



## **8.8 The needs of the local inhabitants of the traditional quarter of Birzeit**

Bruntland Report (WCED, 1987) provided the starting-point for sustainability, with its well-established definition. Urban regeneration policies need to look beyond the purely physical and economic agendas, by being placed upon the economic, environmental and social objectives in any scheme (Ercan M. , 2011, p. 731). Thus, it is essential to place sustainable regeneration at the heart of providing basic human needs and finding new ways to create economic vitality, conserving the cultural heritage, maintaining a healthy environment and enhancing a sense of belonging to the community (Ercan, 2010, p. 203).

Satisfaction of human needs and aspirations are major goals of development. Satterthwaite (1999) had the ideas in the Bruntland definition concerning meeting the needs of the present and the inter-generational equity. This emphasizes the need for shelter, safety, clothes, health care and education in order to fulfill the satisfaction of the inhabitants and provide them with a minimum level of a good quality of life. In addition, each community in each town and city has a different range of basic needs which reflect the quality of the environment and sense of belonging to that area. Based on the fact that the traditional quarter primarily serves the local inhabitants, any intervention should be based on the community needs in order to improve living conditions, promote a stable population, produce activities that come with a steady demand for goods and services and aim at facilitating the gradual regeneration of the traditional quarter.

Further, no other researches or studies have been conducted on the quarter in recent years except for the regeneration project. Therefore, knowing the needs of the local inhabitants of the traditional quarter was a necessary step in the regeneration planning process. An accurate determination of the needs of the local inhabitants of Birzeit has required in depth-interviews and prioritized these needs according to their desires. The project team was keen to share and involve the local community in the planning process and decision making based on their own needs and desires, aspirations and suggestions through conducting public meetings. According to the data collected the inhabitants freely expressed their opinions, priorities and needs while the project team registered and listened to them. Before the implementation of the project, the needs of the local inhabitants were mostly concentrated on:

1. Comprehensive conservation of the old buildings and the infrastructure.
2. Establishment of cultural and tourist services such as: cultural center, museum, popular, tourist restaurants, information center, public garden and public library.
3. Little emphasis on commercial shops, folklore and souvenir shops.

Consequently, the researcher sought to learn whether there has been a change in their needs after the implementation of the regeneration project and to investigate whether their needs have been provided, explore the level of satisfaction and their attachment to their environment. From the various sources of information, the data analysis has indicated that owners, tenants and the local organizations all have different targets, motivations and interests in the traditional quarter but all of them have agreed on conserving the traditional urban fabric, providing cultural activities and improving the quality of life. On the one hand, owners expressed their interest in investing in

their assets as a commodity for cultural tourism to attract foreign and domestic tourists giving them financial benefits. On the other hand, tenants were more interested in having a better quality of life, adequate infrastructure, healthy residential buildings and job opportunities. Meanwhile, local institutions were more interested in economic needs, cultural activities and protection of the cultural heritage to attract investments in order to increase economic growth.

Table 8-7: Ladder of priorities of the inhabitants in the traditional quarter- Birzeit

<b>The priorities of the local inhabitants</b>	<b>Rating</b>	<b>Ranking</b>	<b>Percentage</b>
<i>Comprehensive conservation of the old buildings and infrastructure</i>	26	1	87%
<i>Popular restaurants</i>	16	2	53.3%
<i>Public services (Medical center, women health care, banking)</i>	15	3	40%
<i>Cultural activities</i>	13	4	43%
<i>Embroidery &amp; souvenir workshops</i>	11	5	36.6%
<i>Commercial shops</i>	10	6	33.3%
<i>Governmental services</i>	8	7	26.6%
<i>Housing</i>	6	8	20%
<i>Library</i>	4	9	13.3%
<i>Training center</i>	4	9	13.3%

Source: Author's construct based on field work (2011)

The information collected from the field work in 2011 by the researcher revealed that the top priorities for the inhabitants is still fixed on comprehensive conservation<sup>19</sup> of the whole traditional quarter as shown in table (8-7). A second priority is the rehabilitation of the infrastructure such as: the roads, sewage system, electricity, etc., then comes the popular restaurants, public services, and entertainment and cultural activities, folklore traditional workshops and governmental branches. Therefore, it is worth finding out how far the regeneration efforts in the traditional quarter address the community needs and integrate with their aspirations and values. One of the tenants living in the traditional quarter expressed the following:

*“We buy our food from the shops near the traditional quarter. We depend on our daily purchase on Birzeit and later on Ramallah. What we really need is that they conserve and repair the old buildings completely so that people can come and live or invest in it and also to clean the neighborhood and lit the streets. We deserve proper and clean environment like the other inhabitants living in the modern neighborhoods.”(Interview, Male, 45 years, 2011)*

<sup>19</sup> According to the project team and the Inhabitants, the term ‘Comprehensive conservation’ means the physical conservation of the building structure from the inside and outside facades.

This obviously shows that some of the inhabitants are not completely satisfied with the preventive conservation<sup>20</sup> of their houses but they are content in general about the improvement of the built environment. It can be noted that they remarked on the segregation and disintegration between the old and new neighborhoods as their traditional environment doesn't meet their basic needs. Meanwhile, the inhabitants expressed that their physical needs should be provided for their built environment; but they also stressed other psychological needs such as: feeling of safety, privacy, security, a pleasant atmosphere, clean environment and social intercourse. For example, many inhabitants were anxious about the safety of their children walking in the streets of the traditional quarter due to the uncontrolled traffic.

Based on exploring the needs of the community in the traditional quarter, gives an indication to some extent of what kind of land uses and functions are still needed there and in the surrounding area to initiate sustainable regeneration. Many inhabitants emphasized their previous demands which implied that the interventions which had taken place did not yet satisfy and meet their needs completely. Satterthwaite (1999) feels that finding a way to meet people's present and future needs will achieve sustainable urban regeneration in the traditional quarter. Thus, the following table (8-8) shows the extent of the regeneration initiative to provide the community needs in the traditional quarter- Birzeit. Ercan (2010, p. 203) mentioned that one way of identifying key issues of the community's needs is to discover the problems of local communities.

However, the inhabitants face many related problems and issues in respect of provision of their needs that will be tackled in the regeneration process such as unemployment, economic activities, deterioration of buildings, quality of urban space and life, the difficulties of maintenance of their buildings, lack of health services and safety. The researcher carried out in-depth interviews with the stakeholders to investigate the intervention actions implemented by the project as they have to respond to some extent to meet the needs of the community, and prepared a comparison analysis of what was demanded and what had been supplied.

From table (2) in appendix 3, it appears that many of the needs of the community have shaped the planning actions. These actions have impacted on the physical environment, social and economic conditions. In turn, they had reflected on the acceptance of the project and level of satisfaction of the community. However, looking at the efforts of the regeneration initiative, the process can be considered only partially efficient and effective in addressing the community's needs. It sought to fulfill their needs by improving their quality of life as will be discussed in the following sections.

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<sup>20</sup> According to the project team and the Inhabitants, the term 'Preventive conservation' means the physical conservation only from the outside and maintenance of foundational structures to prevent from collapse.

Table 8-8: The needs of the community in the traditional quarter

<b>Meeting the human needs in cities at the present</b>	<b>Meeting the community needs in traditional quarter- Birzeit</b>
<p><i>Economic needs:</i></p> <ul style="list-style-type: none"> <li>• Access to an adequate livelihood or productive assets</li> <li>• Economic security when unemployed, disabled or otherwise unable to secure a livelihood</li> </ul>	<p><i>Economic needs:</i></p> <ul style="list-style-type: none"> <li>• Attract investment and economic activities</li> <li>• Secure employment to the residents in the quarter to guarantee adequate income</li> <li>• Provide job opportunities</li> </ul>
<p><i>Social, cultural and health needs:</i></p> <ul style="list-style-type: none"> <li>• A shelter which is healthy, safe, affordable and secure within a neighborhood</li> <li>• Provision for piped water, sanitation, drainage, transport, education, health and child care</li> <li>• Living environment protected from environmental pollution</li> <li>• Meeting the needs related to people's choice and control of their homes and neighborhoods which they value and where their social and cultural priorities are met</li> <li>• Shelters and services must meet the specific needs of children</li> <li>• Equitable distribution of income between nations and, in most cases, within nations is indispensable</li> </ul>	<p><i>Social, cultural and health needs:</i></p> <ul style="list-style-type: none"> <li>• Restoration and conservation of old buildings in order to become healthy, safe and efficient for housing</li> <li>• Upgrading infrastructure (sewage system, electricity, water and telecommunication network)</li> <li>• Redesigning circulation system within the traditional quarter</li> <li>• Providing public services (education, health and child care, cultural activities) and housing</li> <li>• Providing kinder garden and public spaces</li> <li>• Respecting the values, traditions of people and preserving the identity</li> <li>• Equality of chances and distribution of income</li> <li>• Encouraging cultural tourism</li> </ul>
<p><i>Political needs:</i></p> <ul style="list-style-type: none"> <li>• Freedom to participate in national and local politics</li> <li>• Respect for civil and political rights and the implementation of legislations</li> <li>• Community participation and involvement in decision making processes</li> </ul>	<p><i>Political needs:</i></p> <ul style="list-style-type: none"> <li>• Partnership and cooperation between all sectors of the community</li> <li>• Ability of enforcement and implementation of laws and legislations</li> <li>• Effective governance and transparent institutions</li> <li>• Sovereignty over land, cultural, natural resources and economy</li> </ul>
<p><i>Environmental needs:</i></p> <ul style="list-style-type: none"> <li>• Minimizing use or waste of irreplaceable and non-renewable cultural, historical and natural resources within cities</li> <li>• Minimizing the consumption of energy in housing, commerce, industry and transport, in addition to substituting renewable sources where feasible</li> </ul>	<p><i>Environmental needs:</i></p> <ul style="list-style-type: none"> <li>• Preventing the demolition of historical buildings</li> <li>• Minimizing wasting energy in housing and transport.</li> <li>• Encouraging green areas and recycling waste</li> </ul>

Source: developed from Mitlin and Satterthwaite (1994), (Satterthwaite , 1999, p. 96; 1997, p. 1681), Ercan (2011, p. 2) & Author

## 8.9 Conclusion

It appears that under social, economic and political circumstances, the traditional quarter was influenced by rapid uncontrolled urban expansion that emerged a new vibrant center, supplement to the modern requirements and competitive with the traditional quarter and the surrounding villages and towns. The outcome was obvious disintegration between the old and new urban form as the traditional quarter was not strong enough with its old services, functions, small buildings and commercial center, to maintain and adapt to the new urban development. Therefore, the deterioration of the physical environment, rapid urban expansion, economic decline, social transformation and political forces need to be addressed in the regeneration strategy in order to limit the negative impacts on the traditional quarter.

However, identifying their needs and providing them according to the desires of the inhabitants are one of the most important issues to raise satisfaction and feelings of attachment to the quarter which will consolidate initiating sustainable regeneration. From the data analysis, the traditional quarter has many potentials and opportunities that can be exploited to respond to the needs of the community. The outcomes indicate that preventive conservation of the old buildings has not responded fully to the needs of the inhabitants as their daily problems still stand ranging from high humidity to lack of sanitary utilities. Overall, looking at the data analysis and efforts of the regeneration initiative, the implemented action plans should be considered partially efficient and effective in addressing the community needs. The comparative analysis in table (2) shows that 70% of the traditional private buildings have been conserved with a limited budget and the rest are expected to be conserved according to a future strategic plan (2011-2014) while only six public buildings have been restored comprehensively as well as upgrading the infrastructure. On the one hand, preventive conservation of buildings has changed people's perception of the traditional quarter and raised the level of satisfaction of the inhabitants about their built environment. On the other hand, it has not solved or deterred all problems. Moreover, the inhabitants have emphasized the demand for public services such as health, education and cultural functions as these services are still lacking and could return many benefits to the inhabitants as well as attract more people to the quarter.

Thus, it has been found that the project has dealt with many forces, challenges and fulfilled many of the interests and needs of the inhabitants within a short time and with a limited budget. As the regeneration process is still dynamic and continuous, the fulfillment of most of the needs according to the future strategic plan is expected to take place if it is implemented as planned. Nevertheless, the investigation of the strategic plan of the traditional quarter (2011-2014) and the desired objectives will reveal the expected effectiveness of initiating sustainable regeneration in the long term.

## 9 Evaluation and impacts of the regeneration process

Since 2005, the traditional quarter has been under significant consideration by a non-governmental organization called Riwaq. A new approach had emerged towards preserving and rehabilitating the cultural heritage sites and areas which had become of great concern in the whole traditional quarter instead of the conservation of individual buildings only, by engaging a variety of institutions and the local authority alongside local community to resolve urban problems in their area. This consensus was partly a reaction to the brutal deterioration of the traditional quarter and obvious neglect by the government resulting from the long occupation, laws and policies towards preserving cultural heritage. Birzeit's project has been selected as a study area. This project demonstrates a different approach in preserving the traditional quarter in small towns which moves beyond previous experiences that concentrated on rehabilitation of significant individual buildings only. Most of the revitalization projects carried out in the West Bank, Palestine have been implemented in cities with well-known history. Besides, it offers a multidisciplinary flexible approach which connects conservation with development and sustainable regeneration. Moreover, this project may be a model which can later be used more or less by other municipalities or local councils with similar context.

In the previous chapter, several driving forces causing change of the traditional quarter have been discussed to understand the dynamics and context of the built environment. The purpose of this chapter is to highlight the proposed planning processes and provide analytical review of the interventions and their impacts on the social, economic and spatial structure of the traditional quarter in order to find out whether it has introduced sustainable regeneration or not. Moreover, the methodology to collect the information was through structured in-depth interviews with the local inhabitants living inside, the surrounding environment and key informants involved in the project. The structured interviews were complemented by mental mapping and simple observations from the site and were documented by photos and detailed descriptions.

### 9.1 Approach for sustainable assessment of the regeneration process in the traditional quarter of Birzeit

Sustainable assessment is being increasingly viewed as an important tool to aid in the shift towards sustainability. In this evolving approach, sustainable assessment is often described as a process by which the implications of an initiative on sustainability are evaluated, where the initiative can be a plan, project, proposed or existing policy, a current practice or activity.

The available definition states that: "*Sustainability assessment is . . . a tool that can help decision-makers and policy-makers decide what actions they should take and should not take in an attempt to make society more sustainable*" (Devuyst, 2001, p. 9). Its aim is to ensure that plans, actions and activities make an optimal contribution towards sustainable urban regeneration (Pope, Annandale, & Saunders, 2004, p. 596). Therefore, this research seeks investigation by reflecting on the approaches taken towards an urban regeneration project in the traditional

quarter-Birzeit and evaluating them in terms of their potential contribution to initiate sustainable urban regeneration.

To facilitate the investigation of the complex and multidisciplinary approach of urban regeneration and arrive at the desired evaluation criteria in regard to the historic towns in Palestine, the evaluation criterion has been developed based on literature from various researches and good practices from Europe and the Middle East. The traditional quarter had been influenced by several driving forces which caused adverse impacts with continuous deterioration and less sustainable status. In the year 2005, a preparation phase (survey studies) was conducted for the purpose of identifying the potentials and challenges in the traditional quarter. The evaluation criterion of the research aims to highlight the processes of urban change and the implementation of the regeneration process from the year 2007, identify the various impacts and determine whether or not these are acceptable to initiate sustainability according to the principles of sustainable urban regeneration. It means that the process of urban change and the planning procedure implemented by the actors do not lead to a less sustainable outcome or adverse impact towards decay with more deterioration, since the exact position of that particular project is unknown (Ibid, p. 602) as illustrated in figure (9-1).

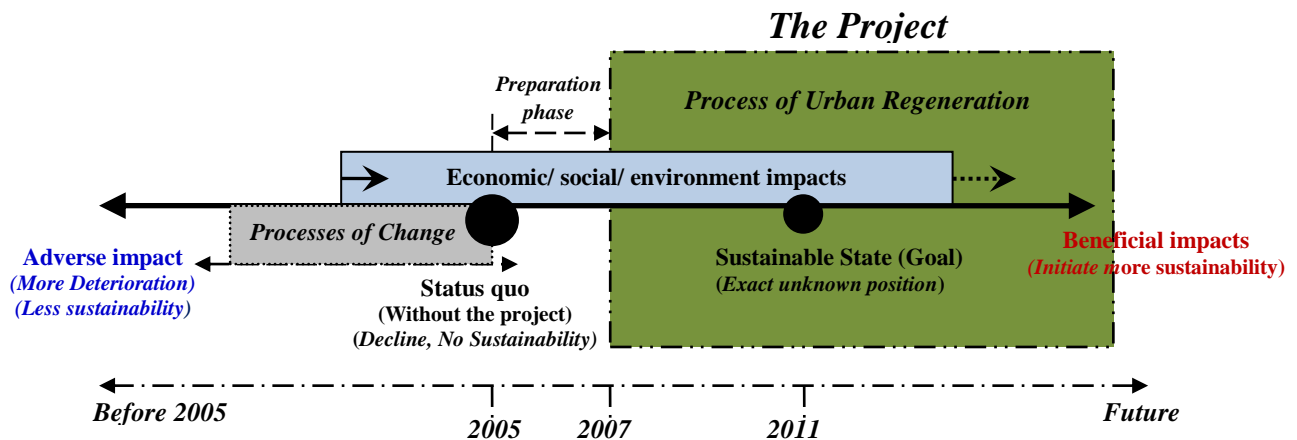


Figure 9-1: Evaluation approach to urban regeneration strategy (initiation sustainability)  
Source: Author's construct

The term 'Urban Regeneration Assessment' (URA) should be reserved exclusively for those processes that have the aim of determining whether or not an initiative is sustainable. The idea of 'evaluating for sustainable regeneration' implies that urban regeneration is a series of physical and societal processes of change in line with specific principles, and with particular characteristics or conditions, defined by sustainable urban regeneration criteria. The evaluation criterion could potentially be applied in a range of different circumstances. Thus, in this research, it is proactively applied during the implementation (decision making) process of the regeneration strategy to evaluate the various activities and action plans implemented in the traditional quarter. It is worth-mentioning that the time scale over which sustainability occurs is a further dimension. One important consideration for a community experiencing a regeneration process is the time

scale over which sustainable regeneration occurs which is relative and opens to the influence of community values (Bell & Morse, 1999, p. 15). This implies that each phase requires a different time frame. However, Harrington (1992, pp. 3-16) suggested that the best time scale for a problem is best looked at over divided time scales of 5, 10, 20, 100 years. He suggested that some factors are best looked at over 1000 years which would certainly be a challenge unless one limits oneself to historical trends. Therefore, spatial and time scales are key components of achieving sustainable urban regeneration. The component of time is easier to deal with because the regeneration initiative is run for a precise period and clearly defined spatially. Therefore, this research focuses on the undergoing regeneration project in the historical quarter of Birzeit within the period of seven years from the year 2005- the initial preparation of the project and the launch of the project in year 2007 to the present time 2012 (Turcu, 2007, p. 16).

Therefore, an assessment of urban change of the traditional environment will be assessed by a set of indicators, generating data relating to the current and potential environmental, social and economical impacts of the initiative. Consequently, the combined positive and negative impacts of the different indicators on the traditional quarter will be considered for investigating the urban regeneration process in the traditional quarter. The researcher will then triangulate the data through the investigation process by conducting several resources of information such as: in-depth interviews with the inhabitants and the stakeholders, survey questionnaire, observations and collected secondary data documents. This will result in reliable information and come out with resultant findings in order to reach a decision whether the planning process and its impacts are acceptable within sustainable urban regeneration in the context of Birzeit- Palestine.

Thus, in the following two chapters, a comprehensive discussion will follow in the coming sections to illustrate the different planning interventions and the actions implemented in the traditional quarter, analyze and discuss the impacts on the traditional quarter based on the developed analysis criterion discussed in chapter six. Then, it concludes with a summary of the key findings of the chapter and a conclusion that highlights both the impacts and the outcomes of regeneration of the traditional quarter.

## **9.2 The background of the urban regeneration initiative in the traditional quarter- Birzeit**

In 2007, the planning process took place in the Birzeit traditional quarter aiming at preparing and implementing a strategic regeneration plan to bring life and activities back to an abandoned traditional quarter as an active part of the whole town. Therefore, the planning approach has moved priorities and resources from conservation of single traditional buildings towards a whole traditional quarter which addresses not only physical aspects but also social, economic and cultural aspects in a holistic approach. This necessitates serious involvement of all sectors of the community to safeguard the cultural heritage and achieve appropriate heritage development in the quarter. The project was initiated for several reasons:

- The demographic change and abandonment of many buildings;
- The destruction of some of the traditional fabric;



- The partial disintegration of the traditional quarter with new parts of the town;
- The change of image, loss of value and waning of competitiveness of the traditional quarter

Therefore, the project had primarily tried a number of objectives in several fields to be achieved within the available time frame. It was divided into four main phases over the course of 16 months, starting September 2007 and mainly funded by the Swedish International Development Agency (SIDA). The breakdown of the time phases is as follows:

- Preparation of studies on architectural heritage, planning, social, economic and legal issues (*5 months, from 2007-2008*).
- Definition of objectives and establishment of common vision (*3 months, 2008*).
- Designation of a work-plan for the various stages of the regeneration projects (*3 months, 2008*).
- Implementation of the strategic plan and different action plans in the traditional quarter (*5 months, 2009- present time*).

The strategic planning would outline the development of the traditional quarter for the forthcoming 20 years with revision periods taken by the municipality. The strategic plan mainly aims at the following issues:

- Upgrading the living conditions and sustaining the inhabitants in the quarter.
- Adapting use of abandoned buildings and decentralizing multi-functions at the traditional quarter and the periphery area for the benefit of the local community.
- Protecting the traditional architectural fabric.
- Adapting a comprehensive approach in the planning process defined by a strategic plan with objectives, visions and needs of the community with a prospect of limited budgets and resources.

The proposed general strategic plan covers only the traditional quarter of Birzeit and its surrounding area in a time span of (circa 5-20 years) as in figure (9-2). The regeneration project proposed detailed strategic action plans that cover clearly detailed planning interventions, activities for each zone within the traditional quarter. At town level, these planning phases are considered requirements for the municipality to control an ongoing development process and continuous change of land use pattern in Birzeit.

With the support of the UNDP and the Law Department of Birzeit University, revision and development of the by-laws and legislations to protect and preserve the historical areas and individual buildings were conducted in order to establish a national policy. This national policy document is considered as an essential and vital outcome of such initiatives to be embodied within the formal planning framework. Thus, this law study will be adopted by all governmental and nongovernmental organizations in the Palestinian authority after being confirmed by the Higher Planning Council. It will assist in the following:

- Provide the formal planning system with the required data of the current situation of the traditional quarters;
- Document information concerning the significant values of the architectural fabric;

- Clarify at an early stage revitalization strategies for traditional quarters;
- Allow the pre-evaluation of all future development strategies before taking formal procedures for any legal approval.

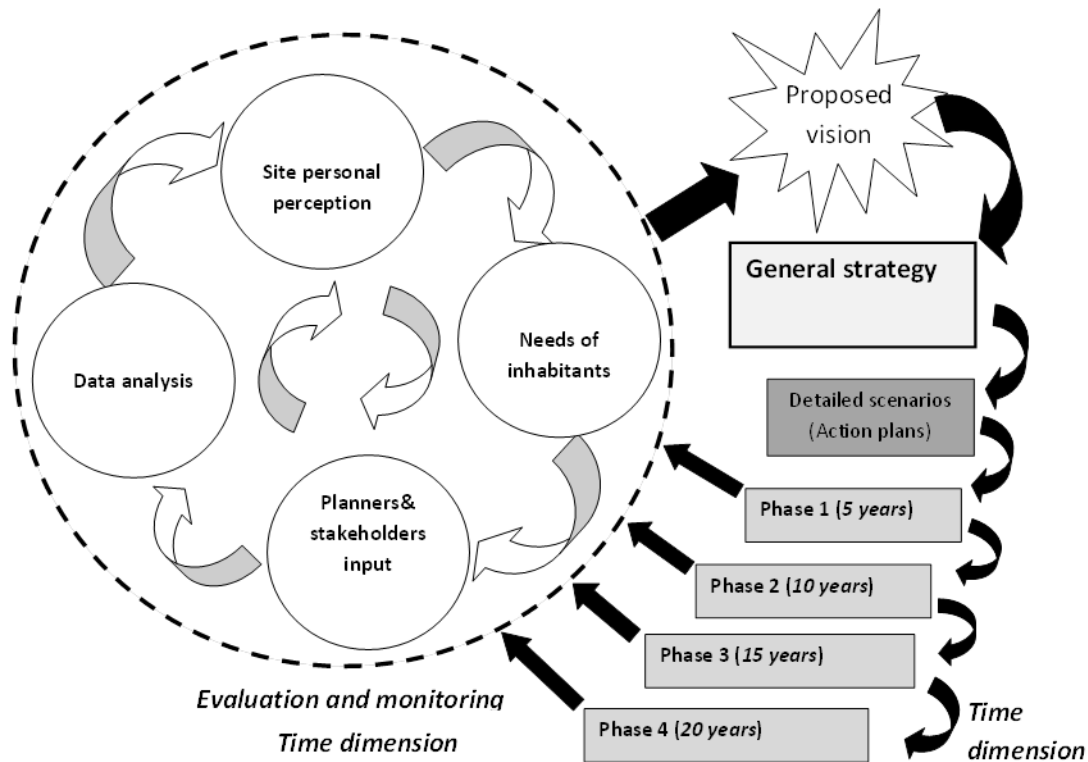


Figure 9-2: Planning process methodology and time dimension  
 Source: Author's construct

### 9.3 The development of the regeneration process of the traditional quarter of Birzeit

The planning process included a written vision, objectives, general strategy and detailed strategic proposals. The municipality had planned to update the regeneration strategy periodically and enhance its data basis to ensure a realistic monitoring of the continuous change in the traditional quarter. The regeneration process is a pioneer project which goes deeply to encounter some specific issues to understand the historic environment as illustrated in figure (9-3).

Therefore and according to the outcomes of the interviews conducted with key informants, the initial phase was taken to create the working team that included archaeologists, planners, architects, crafts workers and technicians. The second step is the establishment of partnership among the following bodies: Riwaq, Birzeit municipality, Ministry of tourism and antiquity, Ministry of local government, private sector, investors, local community organization and local inhabitants. However, the first step in the planning process was taken to carry out detailed studies of different dimensions and natures due to the non-existence of data about the traditional quarter. These studies covered social, economic, legal, cultural and physical planning aspects

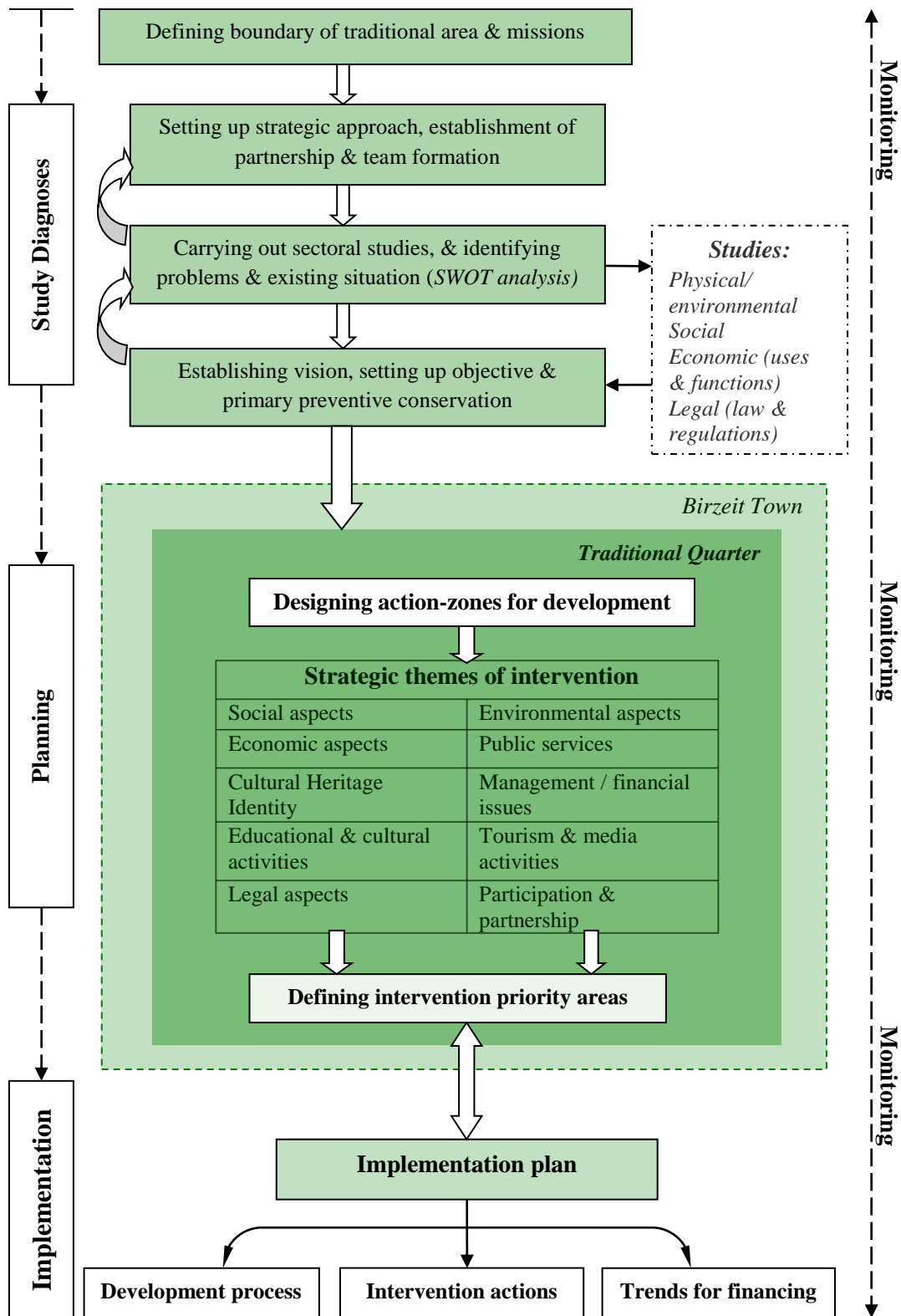


Figure 9-3: Planning process of regeneration of the traditional quarter- Birzeit  
 Source: Author's construct

such as: study of significance of buildings (2007-2008), open spaces study (2008), law and building regulations study (2006- present), the legibility and social mapping study (2007), relation of the traditional quarter with the surrounding environment (2008), typologies and best uses of buildings (2009) to assist having a comprehensive understanding about the development of the built environment and the changes that have taken place over the years. Changes in the urban environment may occur due to variable pressures such as: economy, changes in government, new technology, demographic change, property division, lack of financial resources and changes in people's attitudes. Based on research and more in-depth analysis, these studies helped to set the vision and detailed action plan as set out in the following for each zone in the traditional quarter: the needed technical conservation approach for buildings, infrastructure, functions, social, legal and financial resources.

❖ *Identifying the aim and vision of the project*

During the study analysis, the aim of the project was defined to focus on regenerating the normal life and protecting the architectural heritage of the traditional quarter of Birzeit. However, such a mission should normally be, in principle, the responsibility of public organizations such as: the ministries, municipalities and local councils, but this was not the case in Palestine. Such roles were practiced mainly by the NGOs such as: Riwaq which informed their precise intentions in respect of the traditional quarter firstly to the municipality and then to a community based organization in Birzeit.

The project administration sought the concept of community and institutional participation to be employed in all the phases of the project in order to explore the stakeholders and inhabitants' needs as it is a focal factor in the progress of the planning development of the traditional quarter and for the following main reasons:

- Drawing attention and raising knowledge of the decision maker's level about the significance of the cultural heritage value of the traditional quarter.
- Building capacity of the municipality administrative level which will assist in managing further development.
- Providing access and raising awareness of the community in order to build up trust and participation in the planning process.

At the beginning of the project, setting up the visions and the objectives of the regeneration of the traditional quarter was a crucial and difficult phase in the planning process. Therefore, a brain-storming session among all groups (inhabitants and stakeholders) made snap shot strategic diagnoses (SWOT methodology) and a first sketch of the proposed vision for the quarter. Referring to the interviews, this primary action had been boosted to:

- Raise trust and confidence of the community in the trends of the NGO's project;
- Build up strong relationships and bridges between the project's team and the inhabitants;
- Promote involvement of community participation in the planning process.

Participation of the stakeholders took shape through focus group sessions, interviews, public meetings and questionnaires. Participatory approach from the side of the planning team found it

necessary to establish workshops for the entire stakeholders and the local inhabitants separately in order to express their opinions freely without the influence of one side over the other.

To conclude, the participatory approach that is based on the needs of the community and formulated by the Riwaq team has produced a general strategy and more detailed interventions to the traditional quarter.

#### ❖ *Developing strategic plan and alternatives*

General strategic plan had been set according to the vision and objectives derived from the stakeholders and the inhabitants' needs of the traditional quarter. It was based on functionality of the buildings, promoting public- private partnership, adhering to the sustainability principle and improving quality of life. Despite the long term nature of the development process, short term goals were carried out which were applied for the entire traditional quarter such as: preventive conservation of buildings, rehabilitation of urban spaces, upgrading infrastructure and standardization of a numbering system of the buildings. Moreover, the project proposed subdividing the quarter into ten sub-zones (action areas) that were based on the composition of their urban fabric and architectural nature, needs and current uses. This approach was used for the following reasons:

- The traditional quarter is quite moderate in size which facilitates controlling the implementation of the action plans compared to other historic quarters in Palestine.
- The sub-zones of the whole quarter will give detailed and adequate understanding of the problems, potentials and challenges which call for different interventions.
- The sub-zoning will give detailed and comprehensive perspective that would prioritize the areas for intervention.
- The concentration of physical or functional interventions in one zone will work as a snowball effect of attractiveness to citizens and the public-private investors.
- The sub-zoning will draw the attention of the inhabitants to the seriousness of the intentions of the project and raise their awareness of the value of the quarter.

The action areas concept is employed to provide a solution for problems and practical changes where appropriate. These practical actions consist of presentation of proposals and suggestions to enhance the built environment, social and economic aspects which would bring benefits to the inhabitants. This concept encompasses not only conservation of buildings and infrastructure but also includes guidelines for the implementation of functions, control of urban design and initiation of social interaction in urban spaces.

#### ❖ *Priority areas and action plans*

Riwaq, in coordination with the municipality, has set a short term strategy plan of five years where 'Priority zones' were identified in the traditional quarter with a wide range of interventions. Furthermore, the municipality contracted a private planner to draw up a long term strategic plan (2011- 2014) for the traditional quarter. Some of the interventions had been implemented or under implementation and others are being studied. At project level, the action

areas took the comprehensive planning approach within defined and manageable size areas. Two neighborhoods in the traditional quarter with different significance and distinctive problems were identified (the zone including the commercial street and the center of the quarter) as top priority action areas in which to conduct interventions in order to have speedy impacts on the built environment and change the perception of the people concerning the quarter.

The implementation in the action areas was approached in an experimental nature “learning by doing” in order to be flexible with the changing circumstances. The challenge is to ensure the integration of the traditional quarter with the surrounding area which requires the collaboration of all the actors to be achieved. Each action area has a specific urban planning strategy and urban design elements based on the characteristics of the zone and tackling the problems. Thus, the strategies are specified for each area but they may have similarity in some aspects and overlap in others as will be explained in the following sections.

Particular interventions were proposed for each zone as presented in appendix 2. To respond to the question concerning the planning procedures and interventions taken place, I present a descriptive and analytical summary of the various tools used in the field. This will help to understand the status of the traditional quarter before the project, and the intervention actions that have taken place in the sub-zones of the quarter. This will highlight the planning process, the potentials and opportunities being used through implementation of intervention actions to meet the needs of the community and initiate sustainable regeneration.

#### **9.4 Analysis of urban intervention actions in the traditional quarter of Birzeit**

The project was based on a participatory approach and strategic planning confirmed and validated by the municipality which formed the basis of the interventions and various implementations as it will be reviewed and analyzed based on the criterion of analysis in the following sections. Therefore, structured interviews were conducted with 27 local inhabitants, selected at random, of different ages ranging from (18- 60) years and taking into consideration the balance ratio between genders and religion along with in-depth interviews with key informants, observations, secondary data and a questionnaire as shown in appendix 5.

The researcher emphasized selecting a representative number of Christian and Muslim inhabitants where the ratio of Christians constitutes about 32% of the sample and Muslims 68%. With reference to the inhabitants’ interviews, specific information was given about the quarter’s functions, activities, attitudes and the diverse urban transformation that had taken place.

##### **9.4.1 Buildings and housing stock**

###### **➤ Existing situation (before intervention)**

According to statistics of the project carried out in 2007, the traditional quarter contains 108 old buildings where the condition of the buildings varies from moderate; good to very bad. Between the years 2000- 2005, the number of the abandoned buildings had increased from 58 to 93 and about 12 buildings had become totally unfit for use. Besides, in 2005, only 33.3% percent of the buildings were in full use and 23.2% percent of buildings were in partial use. In 2007, this

percentage decreased to 21.3% of the buildings in total use, mostly residential. This meant that the bad shape of buildings or deserted ones had potentially increased over the years due to abandonment and neglect of maintenance by the owners and other factors such as: environmental conditions, aging, lack of maintenance and abandonments, all of which urged the need for urgent conservation of the urban fabric and infrastructure. These factors as shown in figure (9-4) are extracted from the interviews of the inhabitants, namely:

- *The size of the housing units:* The surface area of the traditional houses is very small ranging from (51-150) meter squares and their capacity is inadequate to house more than one family. In addition, about 68.7 % of the owner's houses are composed of 2-4 rooms. Thus, the average of family consists of five members making the house very crowded. With the expansion of the family size and development of modern needs, traditional houses were no longer capable of housing extended families nor were they compatible with the modern life style.
- *Individual privacy:* In the past decades, privacy of the women and their segregation from the men was a high priority. Nowadays, the level of privacy between genders has decreased and privacy of each family member has increased with most family members demanding their own space. For example, the compact clustered buildings do not guarantee provision of privacy for members of the family because they share common spaces such as the courtyard of their housing units with their neighbors.
- *Health reasons:* most traditional houses suffer from very high humidity which can cause serious health problems such as: Asthma, Rheumatism, imperfect vision and visual problems. About 11% of inhabitants have deserted the traditional quarter due to health reasons.
- *Depletion of infrastructure:* the lack of interior sanitary amenities, sewage network and leakage of water are causing construction problems such as: defects of the house foundations and rise of the humidity level.
- *Inadequacy to adapt to modern requirements:* many women have complained that the sizes of traditional houses are not suitable to modern furniture and electric appliances.
- *Demolished and abandoned old buildings:* many demolished and neglected buildings were used as garbage landfill, slums and sheltered snakes and insects that were a danger to children and well as adults.
- *Availability of land plots:* some of the owners or the tenants owned land plots outside the traditional boundary which are useful for residential use and financial income. In addition, provision of alternative modern residences for the inhabitants of the Church residential project had encouraged them to move into the new neighborhood.
- *The transfer of the university campus location:* the old campus near the traditional quarter had attracted many students and commercial activities to the surrounding area reflecting positively on the social, physical and economic aspects of the traditional quarter. After closure of the old campus and establishment of the new campus, many students left and activities declined.

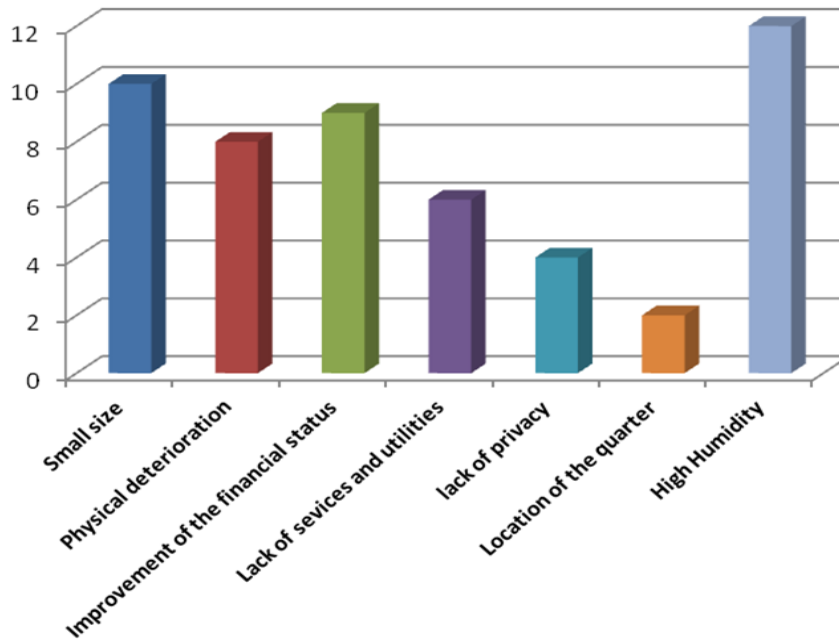


Figure 9-4: Factors of inhabitants' abandonment of the traditional quarter  
 Source: Author's construct based on Field work, 2011

Consequently, many families left the traditional quarter to establish their own modern houses outside the traditional quarter. The rest remained in the quarter because they did not have the finances to do the same and tried to adapt their houses to their needs. These cases led to partial land use transformation and illegal additions and alterations. New buildings and additions spread in the traditional quarter where about 72 historic buildings with modern additions were counted, as shown in map (9-1) in appendix 5. Most of these additions were considered necessary by the inhabitants such as the addition of rooms and utility spaces inside the houses. Many modern buildings have destroyed the general landscape and skyline of the quarter without respecting the traditional architectural environment.

According to the latest reflection on the traditional quarter, the notion embodies the conservation of the urban setting which is divided into buildings and their related urban clusters. These entities suffered from various stages of physical and structural problems. Moreover, chaotic changes, substandard maintenance and non-professionalism in dealing with heritage material have all had negative impacts on the historic building fabric

➤ *Intervention actions*

From the highlighted situation, safeguarding the traditional quarter, financial support and planning management were required to set priorities of different interventions for the urban fabric. The primary intervention was to register all the buildings with available information and photography. According to the stakeholders, the level of intervention and conservation of the old buildings depended on the level of significance of the building and ownership. Thus, 23 buildings were identified as being of great significance and 14 of moderate importance which



required immediate conservation and intervention. According to most inhabitants, there was an anonymous agreement to conserve particular buildings that have social, historical or emotional value in their quarter. From their perspectives, these particular buildings are physical manifestations of the social and cultural traditions and reflections of meaning and character of the quarter compared to the modern part of town such as Elyat Rabiee. The building stands as a landmark that represented a meeting center and guest houses of all the social and administrative events in the quarter. It was badly deteriorated; with plants growing in its structure and it was also a shelter for animals. Its central location gives a bad image and fragmentation of the quarter. Therefore, the building had been renovated and completely preserved which becomes one of the best potential elements in the regeneration project. Nevertheless, the project team has conducted preventive conservation and cleaning campaigns for the facades and the built environment in order to have a healthy, clean and comfortable environment and prevent further decay and demolition. The municipality plans to assist the inhabitants to restore the inside of their houses and upgrade the utilities such as kitchens and bathrooms which will be implemented in the next planning phases.

The ownership in the traditional quarter is mostly private property; however there are few plots which are public property either to the government or religious endowment. There are two land plots owned by the Christian endowment, three land plots owned by the Muslim endowment and 17 land plots owned by the municipality as shown in the map (9-2) in appendix 5. Dealing with and conducting interventions with public property are easier than with private property which is considered sacred in Palestine. Therefore, it was more flexible and guaranteed for the funders that the rehabilitated buildings will be reused for public interest. Thereby, few public buildings had been comprehensively conserved with the intervention of urban design such as the hostel and restaurant. This aspect had been exploited and strengthened to foster the adaptive use of vacant government buildings especially those located in strategic positions within the traditional quarter. Rental options of these public buildings are an alternative that can be authorized by government institutions to attract investments or promote private investments, where the municipality can ensure the effectiveness of preservation of valuable properties and at the same time generate income.

#### **9.4.2 *Infrastructure and the environment***

##### **➤ *Existing situation (before intervention)***

In the traditional quarter, the level of available infrastructure (water, electricity, waste management) was quite poor and imperfect. It suffered from a decayed road network and inadequate sewage system. Septic tanks are used to gather waste water which is then disposed of in the surrounding valley. Moreover, leakage from pipes causes pollution to the natural environment and lots of humidity to the walls of structures, erodes the foundation of the buildings and pollutes the underground water. In addition, the quarter is served by a water supply system made of unprotected steel pipes. Due to aging and the exposure to soil moisture or corroded sewage, the system is subject to leakage, breakage and water pollution. With the

increase of the density of the population, water provision for the entire town is inadequate especially in summer due to the low pressure of the supplied water and the blockage of water from the Israeli side. The water pipes are usually extended on the facades of the structures crossing with the sewage pipe lines and electricity wires which present a chaotic visual aspect. Electricity is fed to each building unit by the Israeli regional station in the town which serves 1845 housing units<sup>21</sup> and percentage of coverage is approximately 97.6%. However, the power of electricity is very weak. The electricity system is composed of wires hung on the facades of the buildings hiding their architectural features, distorting the visual appearance and suspended from one building to another above the streets and alleys. In addition, there is a lack of street lighting which adds insecurity at night compared with the full coverage in modern parts of the town. However, the road network status suffered from erosion of its foundation due to lack of maintenance, bad pavement materials and uncontrolled drainage of rain water coming from roofs of the buildings. Some of the roads are not even paved. It is to be noted that there is no classification for the roads network such as: streets, pedestrian, cul-de-sac, etc., nor is there a clear orientation of the surrounding streets towards the traditional quarter. Furthermore, refuse bins are not well distributed in the town and there is no supplement of proper garbage land-fills to dispose of solid waste. Further, the traditional quarter is 100% covered with telecommunication services where most of the inhabitants use mobile and land phones. The traditional quarter is characterized by a dense urban fabric, narrow alleys and clustered buildings which can barely allow for green areas or parks.

➤ *Intervention process*

The infrastructure in the entire quarter is to be upgraded and renovated by Riwaq with the support of the municipality to meet the needs of the people and sustain the environment. Within the project plan, technical repairs and renewal of the water supply system were carried out for the entire quarter. The idea was to set a foundation of underground ditches in the streets and alleys of the quarter in which to lay the entire infrastructure such as: telecommunication cables, electricity wires, water and sewage pipe lines in the ditch and inside the walls and remove the visual distortion from the urban facades and disfiguration of the streets.

In addition, the municipality had installed and distributed garbage containers near the entrances of and in the quarter. They had assigned two employees to be responsible for cleaning the environment and collecting the garbage from the containers. In parallel with that, there was an initiative from an NGO to recycle the waste carton and plastic materials by locating recycle containers near the boundary of the quarter -at the west entrance- in an attempt to clean and save energy of the environment. Nevertheless, some of the garbage containers and newly planted trees have disappeared and some of the trees have been neglected. Therefore, Riwaq distributed information and leaflet about the benefits of living in a clean environment to encourage inhabitant's involvement and awareness. In addition, Riwaq and Birzeit municipality have collaborated and initiated in coordination with local schools educational programs about the

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<sup>21</sup> According to the municipality statistic numbers, 2010

environment and values of the cultural heritage to raise awareness of the young generation. This demonstrates that there should be more concentrated efforts directed towards awareness and participation of the inhabitants in the planning process.

Referring to the mental mapping method used in the field work, upgrading the road network is one of the main issues that reflect positively on inhabitants and visitors using a specific street in the quarter. Further, most of the daily activities such as the bakery and the clinic are distributed along this path: the main road coming from the Latin Church entering the west entrance, going through the commercial street and passing in front of the women's charitable institution where it ends behind the municipality building.

### **9.4.3 Transportation and circulation**

#### **➤ Existing situation (before intervention)**

The introduction of motorized vehicles in the narrow alleys has created congestion, chaos and anxiety in the traditional quarter. Cars transporting goods and needs of the inhabitants such as: furniture, food, kitchen equipment, machines, etc., enter the quarter all day and all day vehicle accessibility to the quarter creates a burden on people's movements. Moreover, some of the owners and visitors park their cars along the alleys and the main road adjacent to the quarter for long hours during the day, disturbing the traffic flow, blocking the entrance and leaving a narrow space for pedestrians. Disorganized traffic circulation in the quarter and the use of narrow streets in both directions create major problems to the inhabitants and expose children to many accidents. The following factors aggravate traffic conditions:

- Location of some of the main commercial activities at the entrance and main traditional streets;
- Increase of the number of vehicles owned by the owners;
- Non-existence of parking places near the quarter and shortage of parking in the town;
- Non-existence of a bus or auto station near the quarter;
- Non implementation of the traffic rules and regulations;
- Overlapping circulation of vehicles, pedestrians, and bicycles due to mismanagement of the circulation in the quarter.

Inadequate orientation of the surrounding streets causes lots of confusion and people losing their way when going to the quarter. The entrances of the quarter are not well defined or clear to attract visitors and citizens. There is no sign system or map to clarify the location and entrances of the quarter. Moreover, there are several means of transportation to travel in the town. The main public transports are micro-buses and private taxis which are divided into two categories:

- Buses owned and run by private stock company (*Shaheen Company*). They follow fixed routes and flexible stops. The bus line passes near the traditional quarter and the route is between Birzeit and the university.
- Taxis owned by individuals serving the inhabitants and accessing the traditional quarter in order to load or unload goods for citizens which causes disturbance. There is an internal

taxi line of 32 taxis working within the town and the university line and the external taxi line contains 110 taxis that run between Brizeit and Ramallah.

However, accessibility to transportation is not far just about 5-10 minutes walking distance from all areas of the quarter.

➤ *Intervention process*

The traffic problem in the traditional quarter is, in essence, not different from that of ordinary towns, but some reduction of accessibility in historic areas is almost inescapable. Traffic should provide sufficient accessibility to maintain the life of the quarter but not so much that the character of the area changes (Ward, 1968, p. 78). Thus, upgrading the infrastructure was extremely necessary in order to improve living conditions for those residing in the traditional quarter and to change the quarter's negative run down image. However, most of the streets and public spaces had been tiled with small stone tiles that integrate with the surrounding environment. The idea of using stone tiles came from the need to support local business and to use materials from the indigenous environment which do not look alien to the building material of traditional buildings. Approximately 80% percent of the streets had been paved and integrated with public spaces while the rest had been maintained asphalt.

Standardized signage, location maps, naming the streets and alleyways and numbering the buildings have been designed and implemented to inform visitors who are visiting the quarter. In addition, the project team suggested a bus station for people near the quarter and also provides parking place near the entrances of the quarter as well as underground parking that has not yet been established. Consequently, citizens and visitors should realize that parking their vehicles outside the traditional quarter will improve traffic flow and lessen congestion. Most of the streets and alleys have been pedestrianized and entry of vehicles is prohibited inside the quarter while the external streets have been for vehicular traffic as shown in map (9-3) in appendix 4. According to Jacobs and Gehl, streets provide social, functional, and leisure activities for people to socialize and interact. Therefore, great considerations are given to furnish the streets with items such as: street lighting, benches, trees and bushes. For example, there were attempts to plant trees at the sides of streets as well as climbing plants on the buildings to beautify their appearance.

#### **9.4.4 Land uses in and surrounding the traditional quarter**

➤ *Existing situation (before intervention)*

The second main aspect that has changed in the profile of the traditional quarter is the rapid transformation of land uses. This has happened mainly because of migration of inhabitants, rapid urban expansion and other factors as set out in the previous chapter. In addition, absence of control by the local authorities to the urban changes has contributed, to a great extent, to the imbalance of land-use pattern. It is clear that the current master plan of the town has reflected negatively on the development of the traditional quarter and the town because it has not taken into consideration the development and protection of the traditional quarter shown as follows:

- The master plan treats the traditional quarter area as any other area with one land use classification without having any special regulations or laws.
- There is no buffer zone surrounding the traditional quarter in order to regulate the construction development to respond with the traditional built environment.
- The traditional quarter is surrounded by land classified as “residential area B”, “vertical or central commercial”. According to the building regulations, residential ‘B’ zone allows the construction of four storey buildings in the area surrounding the quarter as well as adjacent to or on top of single historic buildings. This negatively affects the landscape, distorts the skyline and causes visual blockage to the traditional buildings.
- There is no integration between land uses in the traditional quarter and the surrounding area.
- The green areas and parks are not adequate for the needs of the citizens.
- The recreational zone is located far from the quarter which excludes the quarter from exploiting the cultural activities.
- The industrial area is located near the traditional quarter causing pollution to the surrounding environment and exposing inhabitants to the danger of traffic of heavy vehicles.

Several mixed uses had moved from the traditional quarter whereas residential use is more evident which constitutes approximately 70% of the surface area. The commercial functions are spread along the main street passing through the traditional quarter. However, other uses have been established at the surrounding area of the quarter such as: the municipality, high school and big longitudinal commercial shops because the traditional uses are not adequate enough to respond to the inhabitants’ needs. Despite the process of transformation resulting from urban growth, economic, social and political changes have also affected the stability and balance of land uses in the quarter.

#### ➤ *Intervention process*

The compact form of the traditional quarter provides limited mobility. It increases accessibility of inhabitants to their daily services and facilities within walking distance of their residence in a short time. However, the needs of the inhabitants of the traditional quarter have changed over time in parallel with urban development and modernity. Based on the public meetings conducted in 2008 among all the stakeholders and the inhabitants, the existing land uses had been assessed and the necessity of land uses had been identified to revive activities in the traditional quarter. The main concern of inhabitants is in respect of land uses that create job opportunities, attract investments and improve their living conditions. Riwaq conducted a detailed survey to study the appropriateness of these traditional buildings for the proposed uses and held discussions with the community (Riwaq, 2008, p. 1). In this sense, flexibility of use and function will be provided as one building can host more than one use, especially as most of the buildings are private property. Thus, the flexibility of decisions depends on the current circumstances of the quarter. The proposed objectives of the land uses that would promote the economic level are:

- Adaptive use of the traditional buildings to cultural and tourist functions and services without threatening the architectural and historical value of the buildings.
- Establish functions and activities which attract local investors, maintain people and promote the local traditional industry.
- Increase the time spent in the traditional quarter which encourages cultural events, activities and festivals in the traditional quarter and the surrounding area.

Moreover, the new master plan of the town in relation to the traditional quarter had been analyzed where new land uses were proposed which will regulate urban development and meet people's contemporary needs as illustrated in the map(9-4) in appendix 4 (comparison masterplan1).Therefore, a number of amendments have been proposed to be implemented as follows:

- Changing the classification of the surrounding area of the traditional quarter from a “B area” into a “*B area with special regulations*”. This implies regulating the height of a building to a maximum of two floors above the street thus leaving appropriate space to enjoy the natural landscape, along with increasing the percentage of construction to compensate for reduction in the number of floors.
- Working on potential designs of modern buildings that might be constructed near the traditional quarter where they do not threaten the value of the quarter.
- Changing the classification of the old university campus area from a central commercial area into a commercial area with special regulations to accommodate recreational and cultural activities and events such as: exhibitions, seasonal festivals, cafes and restaurants.
- Changing part of the residential area “B area” into a recreational zone and modifying it with the green area thus establishing a green park nearby the Latin Church.
- Transfer the industrial area to a place that is near the regional street and change the area into residential use (Riwaq, 2008, p. 21).

Along with these changes in the master plan, the traditional quarter witnessed some changes in land uses where new functions have appeared such as: restaurants, hostels, shops, workshops and exhibitions besides the old as shown in the following table (9-1) that have great impact on the life of the inhabitants.


#### **9.4.5 Public spaces**


##### ➤ *Existing situation (before intervention)*

There is an unseen social interaction in the urban spaces in the traditional quarter during the daily practices of people. However, the public spaces are neither well defined physically nor functionally and are not integrated with the surrounding environment socially or economically. The percentage of the building surface is 30% of the open spaces in the traditional quarter. This means that 70% is a fragmented open space which has no connectivity with the other. Most of the spaces have become dumping grounds for garbage, shelter for animals and insects and filled with demolished construction materials.

Table 9-1: Land uses in the traditional quarter (Before and after the regeneration project)

Land uses in the traditional quarter- Birzeit	Number
<b>Commercial Activities</b>	
Oven and bakery	1
Car mechanic	1
Wheat mill	1 (does not operate)
Carpentry	1
Super market	1
Women hair dresser	closed
Internet café.	closed
Commercial shops	7 (5 of which closed)
Restaurants	3 (1 is still not in operation- After the regeneration project)
Mosaic workshop and exhibition	1 (After the regeneration project)
Hostel	1 (After the regeneration project)
Restaurant chain (Pizzoto)	1 (After the regeneration project)
New commercial shops	2 (After the regeneration project)
Circus center	1 (After the regeneration project)
Administrative center (Housh Abu Kassis)	1 (After the regeneration project)
<b>Public facilities</b>	
Municipality	1
Dentist clinic	1
School	1
Women charitable institution	1
Ambulance center	1

 New uses appeared after the regeneration project

 Current uses before the project

Source: Author's construct based on field work, 2011

However, people are the primary actors who interfere with spaces at all times. According to the inhabitants' interviews, these spaces used to be full of activities whether social or economic. For instance, the space in the central quarter used to host the vegetable market each Friday serving the town and all the surrounding villages. The urban development, technology, changes of socio-cultural and economic tendencies and the abandonment by population of the traditional quarter have decreased the spatial practices such as: economic activities, social interaction and daily activities. This emphasized the fact that the transformation of spaces means the transformation of life styles.

As mentioned earlier, the traditional quarter contains Muslim and Christian families that are still connected to their religious features where they communicate and socialize in public space even with the supplement of other alternatives in the town.

Before the regeneration project, people expressed their fear of walking in the quarter because of the partial collapse and deterioration of buildings which might be dangerous for them.

Therefore, public space prerequisites the feeling of security, democracy, freedom, accessibility and meeting others as they go about their daily business in order to strengthen social sustainability (Gehl, 2010, p. 28).

➤ *Intervention process*

Public spaces play a great role in shaping community attitudes; provide continuity from past to present, cater for everyday functions and help establish the communities' identity which becomes significant to the people as well as achieves a social value and meaning (Lofland, 1998, pp. 9-13) & (Mehta, 2007, p. 167). Thus, the connectivity of public spaces has been focused on increasing the capacity of functions; increasing the opportunity of social interaction among the inhabitants and attracting visitors. The traditional quarter contains four urban spaces, two public spaces and two green spaces differing in location, shape, size and function to increase the adaptability of different activities and uses as shown in the map (9-5) in appendix 4 (Classification of spaces).

Most of the physical and social interventions took place in the central area of the quarter which is considered by many inhabitants as a focal meeting point, a path and parking place for cars. In addition, it had hosted the Birzeit Cultural Festival for many years even though it was in a rundown condition. Urban design of the space such as: tiling the ground with small stones, was a prerequisite in order to improve the infrastructure, the visual appearance and the meaning of the urban space. Urban design elements have been used to furnish the space with items such as: seats, lighting, trees and small garbage bins which gave it an aesthetic appearance and defined the character of the space. The objective of the space meant to serve several social and economic functions such as social interaction among the inhabitants, meeting place for people, hosting cultural events and exhibitions.

Furthermore, the municipality, Riwaq and the mosque committee had agreed upon to transform the public space adjacent to the mosque to a green area in order to support the activities taking place. In addition, the courtyards and entrances of houses had been rehabilitated and some transformed into small gardens to increase the green element in the traditional quarter. However, the space started to be used by community organization and inhabitants to hold cultural events and musical festivals during the day and night. Even though, violations such as traffic and cars parking had disturbed the space. According to stakeholder's interviews, the other public spaces will only be rehabilitated in the future because of the limited budget of the project.

Several proposals have been suggested to enhance the functionality of the public spaces at different times but most of them have not been implemented, namely:

- Adding hooks on the facades of the main roads to provide the possibility of coverage during the winter, and lighting to enhance the activity of the commercial road.
- Distributing standard wooden elements in various places, where climbing plants can grow to promote a sense of privacy for houses and improve the appearance of the environment.
- Paving all the pedestrian roads by involving the local inhabitants who will be able to carve their names on the stones.



- Making the entrances of the quarter more representative and well defined by adding arches and integrating urban design elements such as decorative plants.
- Adding furniture in the public spaces and alleys and using signage to indicate the different entrances in the quarter.

## **9.5 Evaluation of impacts on the traditional quarter –Birzeit**

The regeneration interventions in each sub-zone of the traditional quarter had caused several urban transformations to take place under the planning and management of Riwaq and cooperation of the municipality. Some of these zones are already being improved. These planning interventions were developed on the basis of the inhabitants’ needs and discussion with all stakeholders. The resulting change in the urban fabric had several impacts on the physical, social and economic aspects of the quarter as will be illustrated in the following sections.

### **9.5.1 Impacts on the physical environment**

The intervention actions taken place in each zone have diverse impacts whether positively or negatively on the physical traditional environment as illustrated in the following:

#### *❖ Buildings and housing stock*

The registration of the traditional buildings has placed the traditional quarter structures under prohibition by law and regulations. Thereby, destruction or erection of any permanent construction which damages the physical structure and the urban fabric and mutilation of the value and image of the quarter are totally forbidden without acquiring permit from the municipality. Most of the inhabitants asserted their knowledge that all construction works (maintenance, renovation, amendments, additions, or interior works), infrastructure work, survey, excavation, digging or moving of soil in the traditional quarter needed a prior permit from the authorities. This has raised their attention towards the value of the traditional quarter. One of the inhabitants expressed his opinion about protecting the urban fabric saying:

*“They asked me questions about my house and took photos for the house. They documented everything about the house. Now, no one can change anything in his house or the quarter without the municipality permission. It is prohibited. If someone changed something in his house or built new additions without permission, they will demand him for high payment violation and set sanctions on construction permits of his properties.” (Interview, Male, 42 years, 2011)*

Tenants and the owners had neglected the maintenance of their buildings for many years mainly because it required particular skills and craftsmen and it was too expensive. This has increased the physical deterioration of the quarter. However, the conservation work was limited to the partial improvement of the physical conditions of the traditional buildings. About 70% of the buildings were restored and refurbished from the outside, of which 6 public complex buildings (*Housh*) received comprehensive conservation. The reason for this was that the project management had been limited to doing preventive conservation due to the donor’s conditions

that funds for comprehensive conservation should only be directed for public interest and not for private.

Meanwhile, Riwaq gave the first priority of conservation to buildings in good conditions and able to adapt functional uses. Secondly, other buildings required some new additions and uses according to their structural capabilities with specific regulations. This has raised the potential of providing residential units which respond to the market demand for newly-wed families and students. The collected data revealed that 7 out of 27 respondents considered the buildings to be in excellent structural status and 13 considered them to be in good status as shown in figure (9-5).

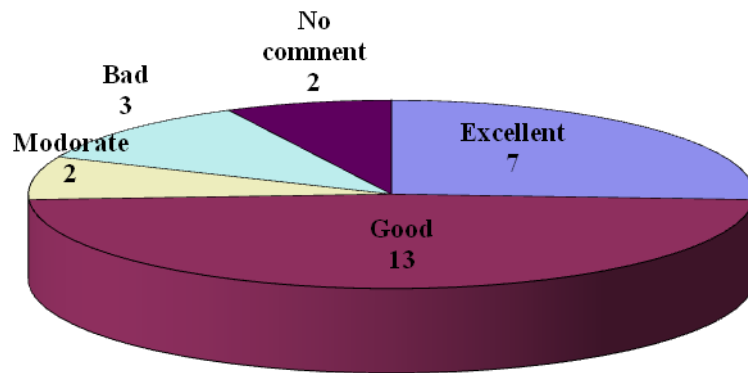


Figure 9-5: Status of buildings after the physical conservation according to the inhabitants  
Sources: Author's construct from field work, 2011

The interviews have shown that the inhabitants of the quarter were contented and their satisfactory level about the preventive conservation (mostly high) described with “high but not enough” as in figure (9-6). Their explanation was that it is “High” because the improvement in the physical status has enhanced the comfort and safety for those who are living and visiting the quarter. It is “not enough” for the inhabitants because they assumed that conservation must also take place inside the buildings. They asserted that the main problems of their buildings that affected their lives have not been solved such as: high humidity, lack of modern requirements and an effective sanitary system. About 75% of the inhabitants indicated having kitchen and bathroom inside the buildings was an essential requirement in rehabilitation.

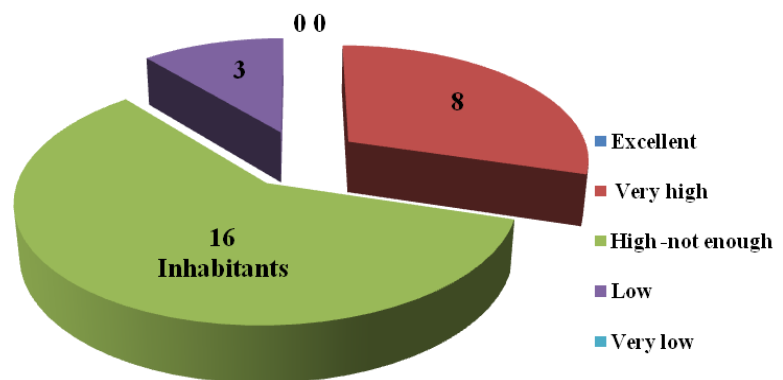


Figure 9-6: The satisfaction of the inhabitants with the conservation of the buildings and infrastructure  
Sources: Author's construct from field work, 2011

The preventive conservation included renovation, maintenance of the structure and cleaning the quarter of demolition rubble, dirt, green bushes and trees growing within the structure as well as restoration of the openings (doors and windows). Most inhabitants mentioned that the

environment is cleaner now than before, healthier and more acceptable to live in and walk in the streets.

At the beginning, Riwaq planned initiating a pilot model of conserving a public building (*Eliyat Rabiee*) in a central location with high value significance. This model acts as a catalyst to attract the gradual attention of investors and enhancing the value and potential of the buildings as shown in the following picture (9-1).

A) South façade of Eliyat Rabiee



B) South façade of Eliyat Rabiee



B) West façade of Eliyat Rabiee



B) West façade of Eliyat Rabiee



**Before** Source: Author, from field work, 2008

**After** Source: Author, from field work, 2011

Picture 9-1: Comparison of the physical changes of Buildings before and after the regeneration project

The basic idea was that the municipality owns the significant vacant buildings (public property) which were subjected to comprehensive conservation and now to be designated to cultural activities or public services. Prior to any kind of rehabilitation interventions, an empirical phase was set to promote this building through the execution of conservation work, necessary repairs and the addition of basic equipment which functions as a restaurant. One of the private investors has rented it from the municipality on a long term lease. Further, the building was subjected to complete conservation where interior design, basic infrastructure and sanitary utilities had been provided in order to adapt modern requirements and uses. It was ready to host customers and a variety of cultural events such as: photographic exhibitions, musical performances, traditional music and films besides functioning as a restaurant. This rehabilitated building has become a

landmark for many inhabitants who had lost the habit or interest to come to the traditional quarter. Thus, the quality of conservation has impacts on the value of the buildings and land lots as well as on the adaptive uses. It has turned the quarter into an attractive area for middle and upper classes who had left the quarter to look for modernity. This initiative of comprehensive conservation has facilitated the continued use of the building and preserved its cultural heritage values. According to the inhabitants' interviews, a change in the perception of the people towards the potential of the buildings has occurred. About 60% of the inhabitants confirm the efficiency of old buildings to be inhabited by small families, single persons or students due to the small size of the buildings along with the increased attraction towards the quarter. Thus, the rehabilitation of the urban fabric elements and the infrastructure has contributed to maintain the cultural continuity, distinguish the urban quality and the identity of the quarter.

❖ *Infrastructure of the built environment*

It was observed during the field observations and interviews that all the inhabited buildings are connected with electricity, water and telecommunication (landline or cellular) network which had a great impact on the physical environment and quality of life see picture (9-2).



***Before***

*Source: Author, from field work, 2008*



***After***

*Source: Author, from field work, 2011*

*Picture 9-2: Comparison of the infrastructure condition before and after the regeneration project*

Originally, most of the inhabitants had complained about the weakness of the power of electricity network and non-operation of the sewage system. The installation of the new underground electricity network is estimated to be 300,000 Shekels<sup>22</sup>. Nevertheless, the network

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<sup>22</sup> Israeli currency

is not, at present, operating or nor used by inhabitants due to the non-cooperation of the electricity company (private sector) with the municipality because of financial aspects such as: demanding high subscription fees and the absence of early collaboration. However, there are still some negotiations between the ministry of local government and the electricity company to solve this problem. The telecommunication company (private sector) had fully cooperated by establishing an operating telecommunication network for all housing units in the traditional quarter. In addition, the visual appearance of the water and sewage pipes on the outside of the old buildings and the electric wires hanging above the streets are still distorting the image of the quarter. Moreover, the new sewage system has covered 60% of the quarter in order to replace the septic tanks. Its operation depends on the national plan to establish a refinery station for the region in the future; however, the foundation of the system is already set but the system has still not been implemented. Rehabilitation of the infrastructure and distribution of garbage containers in the quarter have influenced the opinion of 63% of the inhabitants (17 from 27 inhabitants) who stressed that the built environment is cleaner now, 22% of the inhabitants (6 inhabitants) considered it not clean and 15% (4 inhabitants) had no comment. There were assurances from the inhabitant's side that garbage workers collect and clean the quarter three times per week. From observations, it is seen that there is a change in the behavior of the inhabitants, particularly the youth, by keeping their environment clean and throwing garbage in the dustbin.

Moreover, a greenery campaign organized in cooperation with the Ministry of Agriculture and the municipality. Trees, green bushes and flowers were supplied where school students voluntarily participate in planting them. Flowers were planted as a decorative element in the quarter while planting trees at the surrounding area and within the quarter was not possible because of its compact urban fabric. Riwaq proposed a solution for green space within the quarter by establishing a green playground for the children on one of the municipality properties which responds to the needs of the inhabitants. However, the most challenging part is to maintain and protect the greenery elements because the trees were uprooted or broken by children, eaten by animals or left for many days without water. The whole initiative implies that there was an absence of monitoring, management and lack of follow up after the campaign by the project team and the municipality. Further, no committee or group has been appointed to follow up and be responsible of such issues. Most stakeholders ascertained that there is still a lack of awareness and limited participation by the community concerning the development of the quarter.

Therefore, an awareness campaign emphasizing preservation of the values of the traditional quarter had been targeting the new generation through community participation. The project team has organized various activities to raise the awareness of the community such as:

1. Conducting several meetings with local citizens, stakeholders, investors and local authority in order to introduce the project and raise awareness of the value of the traditional quarter.
2. Involving the youth (most particularly students) in the activities who play a great role in preserving and reviving the traditional quarter through:

- Cleaning-up campaigns of the alleys, public spaces and vegetation of areas with trees and bushes by volunteers.
- Creating traditional paving pieces and traditional architectural elements with sponge cubes where children can experience traditional building construction techniques
- Organizing summer camping near the traditional quarter which includes several activities for children.
- Introducing voluntary work to children in painting, construction of artistic shapes and photos related to the traditional quarter.

These activities have initiated environmental interest in the traditional quarter through awareness campaigns that created consciousness about unfamiliar issues and increased involvement of the inhabitants. Raising the awareness of any community takes time and lots of continuous efforts and initiatives. However, many stakeholders pointed out that the awareness campaigns had been few and the municipality or other organizations do not have the capability financially or technically preserve with such campaigns.

In summary, upgrading the physical environment and the infrastructure have played a great role in the enhancement of the physical and visual appearance improvement of the quality of life and increase of awareness. This has enhanced the pride of the inhabitants in their neighborhood; by enjoying walking and meeting each other in their neighborhood. From the general observations and interviews carried out, rehabilitation of streets and alleys, paving pedestrian ways and lighting have alleviated the problems of safety and security and increased the social activities and interactions in streets and open spaces.

#### ❖ *Transportation and circulation*

Despite converting streets into pedestrian ways and setting traffic signs to protect the urban structure from pollution and damage, the people have not been disciplined nor followed up the rules. Based on the field observations and the inhabitant's interviews, on the contrary, the violations of entering vehicles during day and night and parking of many cars in the public spaces have increased. The inhabitants pointed out that this increase of traffic circulation and noise is due to the change in the land uses in the quarter such as restaurants. There have been no procedural steps or implementation plan sponsored by the municipality to prohibit neither the entrance of cars nor the provision of parking near the traditional quarter. It can be concluded that weak enforcement of laws and regulations and lack of management in the planning system have impacts on the implementation process that can hinder the efforts of initiating urban regeneration.

Based on the interviews, about 60% of the inhabitants have complained about the traffic problems in the quarter. About 83% of the inhabitants have mentioned that the traditional quarter has become noisier and is no longer a calm resort due to the uncontrolled traffic circulation, blockage of alleys and parked cars. All of these cause traffic accidents at hidden corners and in the narrow alleys as well as other traffic problems. Further, 80% of the inhabitants maintained that the center of the quarter is not a suitable place for the ambulance station and it should be



transferred to another place as it requires high accessibility of roads from being within a compact fabric. However, the municipality has assured the need to allow the entrance of owner's vehicles for necessary requirements and emergency cases such as: delivering heavy goods for shops, gas, food and fire or the need for an ambulance. Moreover, the urban design of the streets and spaces has improved movement through the quarter, allowing people to access services and enjoy an enriched sense of comfort in the quarter.

❖ *Land uses and activities*

In this section, the researcher focused on ascertaining the effects of the new uses and activities on the change of perception and behavior of the inhabitants and whether they had had a positive impact on the quality of life or not. A key part of sustainable regeneration is improving the appearance, commercial functions and activities as well as visitors' attractions which will focus the attention of the local community and investors on the quarter. However, the best adaptive use of the buildings is one of the most important features in the urban regeneration approach along with urban conservation (Ginot, 2010). The incentive is to create an attractive center full of activities which return benefit to inhabitants and revive the quarter. Moreover, about 90% of the stakeholders confirmed that comprehensive conservation is needed for the buildings to provide modern requirements of other uses besides a residential use in order to attract investors.

Based on the needs of the inhabitants, the conducted focus groups by the project had supported establishment of new uses in the traditional quarter which tend to be of cultural and entertainment functions such as: restaurants, traditional workshop, clubs and hostels as shown in map (9-6) & map (9-7) in appendix4. Moreover, it is noticed that the local inhabitants are not capable financially of opening small businesses which unlock opportunities for the private sector to invest in the quarter. The municipality has an approach to open investment to all sectors of society and not seek privatization of the quarter to one body. The aim is to provide the needs of the inhabitants; involve the community in building their capacity and face the challenges to become self-dependent in directing the future development of their quarter. Thus, the rehabilitation pilot model (*Alyat Rabiee*) in one of the significant buildings becomes a practical example of the potentials of investing in old buildings. Most of the inhabitants confirmed their surprise and delight at the outcome of bringing back life to the building. A stakeholder from Riwaq mentioned that this pilot initiative has raised confidence and trust in the project from the inhabitant's side and increased their cooperation and support for the project.

However, investors face major challenges presented in the absence of infrastructure inside the buildings such as electricity, a hot water network, sewage system and fragmentation of private property as well as the foundation of the building is based on residential design. Furthermore, there is no statistical data to show the correlation between the physical condition of the building, its monetary value and the cost of renovation. According to one investor, the cost of interior restoration is quite costly, approximately 25,000\$- 40,000\$, and hinted that some of the owners cannot afford this. For instance, one of the investors was motivated by his interest in the potential

of cultural heritage buildings, to obtain a financial subsidy from the bank to establish his small project (a restaurant). He said that:

*“...Maybe the buildings can be used as student’s dorms or for single persons. The buildings are not fit for residential use in my opinion. They are small. They are not built on such modern requirements. They were built in another century for different needs. ... Even in the building complex of my restaurant, I had many problems for extending the water network, electricity to septic tank blockage. I had to redesign the interior space and establish interior utilities. The buildings are not established to provide these modern utilities and not fit even for residential use. It is better to be used for other creative uses.”*  
(Interview, Male, 52 years, 2011)

This pilot initiative involving a total of six public properties was converted from abandoned residential houses to café shops, hostels and restaurants. Surveyed data revealed that investors and developers favored the courtyard house for conversion into hostels and restaurants. Most of the converted houses have high architectural value such as (*Aliyat Rabiee*). These houses were made up of several adjoining rooms which afforded the possibility of establishing specific space for a kitchen, bathroom utility and storage. Besides, the architectural richness of the house was also a less crucial criterion for developers. One example involved the upgrading of a modest courtyard house by renovating, adding new architectural features and decorative elements like wooden ceiling and columns with plastic cover. According to some private investors, the cost of renovation is hard to predict since it is less dependent on the structural conditions of the buildings and more on the physical quality of its construction, the structural design; the decorative elements and the functional use it wants to be transferred into.

However, the conservation of public buildings has a great effect on attracting six local investors from the private sector and motivating two owners to invest in their own buildings. However, the new uses of the buildings were controlled by many factors such as:

- The agreement of the multiple owners on the suggested use.
- The assessment of the capacity of the building (size, division, open spaces, structure number of floors, and number of rooms...) to adopt the new uses.
- The natural and functional characteristics of the urban zone the building is located.
- The balance between the mixed uses like maintaining residential use as well as various services and facilities to revive the quarter.
- The vision and objectives of the traditional quarter and the agreement of the municipality and the inhabitants as decision makers in the process.

These factors have facilitated and increased their attraction to investors and opened up several alternatives of uses and functions. The responsibility of the newly established ‘Cultural Heritage Unit’ is to study the appropriateness and efficiency of the investment proposals by the investors to reflect positively on the inhabitants and the quarter, in accordance with the objectives of the urban regeneration strategy.



The new uses have daily been attracting many visitors to the quarter, more especially at cultural events and festivals. The questionnaire conducted with random inhabitants living in the surrounding area and the traditional quarter has revealed that about 67% (18 inhabitants out of 27 respondents) considered the quarter as a nice place to visit and even attract tourists, see figure (9-7). From the interviews, about 80% of the inhabitants indicated that diversity of uses in the traditional quarter has resulted in the creation of a pleasant atmosphere in which to live, work and socialize as well as attracting more visitors to spend time there.

As it appears from the demographic survey, the traditional quarter contains a limited number of inhabitants. The inhabitants are concerned not only about rehabilitation of the physical environment but also in the human activities, uses and improving their quality of life.

However, the stakeholders are

more concerned with the land uses, adaptive use of buildings to become profitable investment, cultural activities and reviving the quarter to maximum hours of the day. According to the stakeholder's point of view and Riwaq, the land plots of residential use should increase more than 50% within and around the traditional quarter as it is one of the main uses that maintains people and vitality of new uses and activities in the quarter during the day and night (Riwaq, 2008, pp. 11-12). The integration of residents within the traditional quarter regeneration policy was seen as enhancing the vitality and viability of the quarter (Bromley & Tallon, 2005, p. 2408). However, it is also noticed that there has been no significant increase in the residential use. This can be explained due to the lack of initiatives from the owner to carry out inside maintenance or conservation of the buildings which will leaves them unfit for use as accommodation.

Nevertheless, strategies have been encouraging growing numbers and diversity of uses that can be supported day and night. The information collected from the field observation has indicated that there is a decline and no distinctive functionality in the daytime functions due to the non-competitiveness of the functions of the traditional quarter to the new center. The night functions are more competitive and recognized as the key part of a vibrant quarter where it does not conflict with other functions in the town. However, day functions are usually dominated by commercial and office activities whereas the night time functions focus on entertainment and leisure activities. Therefore, several inhabitants emphasized the need to provide uses that are complementary in function with the existing ones in the new center such as: spice shops, tailor shops, embroidery and needle work. Other researchers mentioned that investing in nighttime economy and cultural activities will improve the attractiveness of the quarter to visitors and

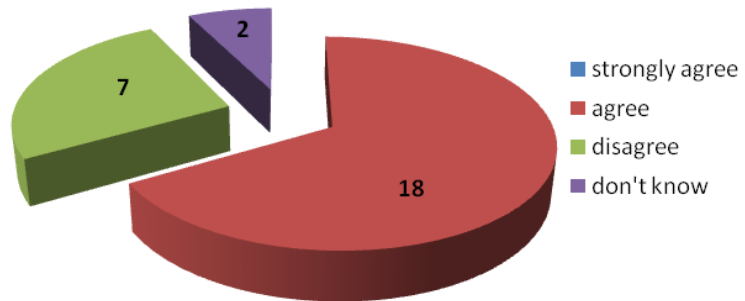


Figure 9-7: The traditional quarter is considered a nice place to visit Source: Author, from field work, 2011

enhance safety (Jacobs, 1961; Oc and Tiesdell, 1997, p. 156 & Bromley & Tallon, 2005, p. 2409).

Prior to 2005, the surrounding area of the traditional quarter did not contain many land uses (commercial, cultural, services...etc.) due to the transfer of the old university campus that was the center of activities near the quarter. According to the stakeholders, this area was almost deserted from activities of people. At the early stages of the project in 2007, the commercial activities in the area started to flourish. Mixed uses such as commercial shops, cafes, hair dressers, cocktail shops, restaurants and electricity shops, began to spread along the main road creating vitality in the area. From the interviews of inhabitants who live the surrounding area of the quarter, it appears that the public meetings have played a large role in informing and giving an idea to the community about the future interventions and the future vision of the quarter which they consider as an investment opportunity. This has encouraged owners and individual investors to invest in their properties at the surrounding boundary. Meanwhile, the municipality has tried to consolidate and integrate the new uses with the functions inside the quarter by facilitating licensed procedures to the investors and creating urban design elements to create an atmosphere through urban design elements, street furniture and architectural elements. As explained previously, these new land use changes are translated in the master plan of the traditional quarter and in land uses in the surrounding area.

In addition to that Riwaq has negotiated to reactivate the functions of the old university campus (private property), but there is a rejection at present as the owner is interested in using it as a residence for his family. Along with that, the administration and High Council of the university wanted to crystallize the university faculties and facilities in one campus located at the boundary of the town. Nevertheless, these negotiations have opened scope to invest in one of the separate buildings of the old campus by renting it to the Palestinian circus. The municipality informer pinpointed that the citizens of Birzeit prefer to invest in trading investments such as: building construction, stone industry, commercial and trading products, thus creating no big interest in rehabilitation of old buildings before the project. Moreover, the value of real estate and land has increased in the surrounding area because of such investment initiatives of the project. In conclusion, it showed that the new uses and promotion of the physical environment have strengthened the attachment and pride of people to maintain living in the quarter.

#### ❖ *Urban spaces*

Re-designed areas sought to encourage stability by providing users with amenities and spaces designed to appeal to them. To improve the image of the traditional quarter, public space design, management and maintenance are as imperative as the rehabilitation of traditional buildings and infrastructure upgrading. Public interventions to upgrade the public spaces have focused on street paving, unification of shop-fronts, cleaning the quarter, redesigning open spaces and transforming open space into a public interaction space. These initiatives were intended to reduce visual clutter and to enhance the aesthetic quality of the public spaces and their functions.

From the previous chapters, urban spaces in the traditional quarter of Birzeit include streets, squares, parks and private and public spaces that are accessible at any time. One of the main objectives of the project is to transform the urban spaces into an attractive element that distinguishes and preserves the identity of the traditional quarter. Thus, the project has aimed at promoting the functionality of public spaces to complement the demands of the inhabitants.

The urban interventions designed by Riwaq have been based upon the discussions and meetings with the stakeholders and the local inhabitants during several workshops. Structured observations were conducted by the researcher at different times and intervals of three days per week and at the weekends. The researcher had watched the activities, movement, traffic, and behavior of the inhabitants in public space. Social mapping had been conducted on 20 inhabitants randomly to explore the image, meanings and collective memories of the traditional urban fabric. In addition, the twelve key quality criteria of Gehl (2006) had been taken into consideration to assess the success of the public space and the reaction of individuals to the open spaces in the traditional quarter.

Moreover, all the respondents assured that the improvement of the physical quality of urban spaces offered new opportunities which affect their capability and attraction to do activities embedded with social and cultural issues that support public life. From the interviews, it was clear that there was a change in the inhabitants' behavior towards their environment. About 80% of the inhabitants pointed out that streets, squares and public spaces are now more comfortable to walk in, carry out different activities and easily socialize with others. The project focused on public spaces at the central area of the quarter for their vital location to have strong impulse on the people.

From the mental mapping, it appears that about 80% of the inhabitants (*22 inhabitants out of 27 respondents*) still retain good memories about the old buildings, the old commercial street, the Guest house (Alyiat Rabiee') and the religious buildings. It can therefore be suggested that the conservation of the physical environment has evoked the stories, memories and meanings of these places which in turn has enhanced the perception of the inhabitants about their quarter being useful and worthy again, as shown in map (9-8) in appendix 4. The perception of urban spaces has changed from neglected slum space to useful spaces hosting different cultural and social activities in order to promote the image of the quarter and give character to the public space. The inhabitants have been observed standing; watching, talking with each other and enjoying the different activities as seen in pictures (9-3).

Collaboration among Riwaq, Al-Rozana<sup>23</sup> and the private sector was obvious in promoting the public spaces for cultural and social space. Nevertheless, many inhabitants have complained about the improper location of the traditional market containing many kiosks which hampered

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<sup>23</sup> Al-Rozana is a local community organization (LCO) administrated by local inhabitants of Birzeit. It is interested in preserving and protecting cultural heritage sites and in cultural and social activities

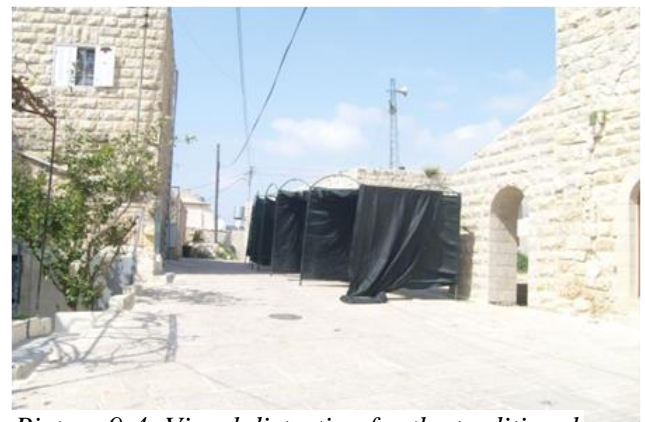
the movement and accessibility of people and distorted the visual image and character of the urban space as seen in pictures (9- 4 & 5).



*Picture 9-3: Kiosks of the weekly traditional market  
Source: Author, from field work, 2011*



*Picture 9-5: Traffic circulation and kiosk location  
are causing distortion of urban space character.  
Source: Author, from field work, 2011*



*Picture 9-4: Visual distortion for the traditional  
architectural elements of the quarter  
Source: Author, from field work, 2011*

Furthermore, it was noticed from the field observation and the interviews that about 80% of the inhabitants insisted that there are no well-defined entrances to the quarter. It was obvious that many visitors could not find or distinguish their way to the quarter's entrance even when they are directly facing it. There is an obvious confusion and unclear visual accessibility to the quarter. It is noticed that visual continuity increases after entering the old commercial road and the center of the quarter due to the gradual clustering of buildings leading the person from one space to another.

From the in-depth interviews, the 27 respondents have frequently mentioned that there is no safety any more in the traditional quarter as shown in figure (9-8). They stated that the level of

comfort and safety in the quarter is lower than before due to the many strangers who come to spend time at the new functions in the quarter and thereby disturbing the inhabitants' privacy.

However, approximately 90% of the inhabitants insisted that the preventive conservation of the buildings has increased public safety and comfort to walk in the streets without feeling any threats on their lives from the partially demolished or deteriorated buildings. A widow woman has expressed her feeling as follows:

*“Now the person cannot be comfortable because lots of strangers come to the quarter. There is no privacy anymore. I cannot sit in front of my house anymore and that was important for me... ..” (Interview, Female, 67 years, 2011)*

Another woman with three young children has expressed:

*“... Besides, I do not feel comfortable and I have fear now from letting my children play or walk alone in the quarter especially at night.” (Interview, Female, 38 years, 2011)*

Many inhabitants have expressed their anxiety and insecurity of allowing their children to walk alone in the quarter due to drunk people at night and the increased traffic and parking within the traditional quarter. The new uses have a great influence on the comfort and safety level as 70% of inhabitants (19 from 27 respondents) have expressed their complaints about the noise, the loud music and serving of alcohol to customers in the restaurants, particularly at night. The inhabitants, whether Christian or Muslim found these issues were contradicting their values and religion. Before the regeneration project, the traditional quarter was a quiet place used mostly, without any disturbance from activities or strangers. It is worth-mentioning that about 17 respondents out of 27 interviewers are Muslims which follow the Islamic legislations that prohibit drinking alcohol. Even though Christianity does not prohibit drinking alcohol but Christian inhabitants implied that this is not acceptable as it might raise anxiety and fear from drunk people walking at night in the alleys which is not usual in their society. However, about 45% assured that presence of land uses and activities in the quarter provides security because of the vitality of these activities during days and nights but they have rejected the malfunctions of some uses towards their values. In addition, Jacobs (1961) and Newman (1972) in a research on urban space relating to people's perceptions of safety advocated that having strong residential population helps to provide 24-hour activity, a feeling of safety and security associated with natural surveillance (Bromley & Tallon, 2005, p. 2409).

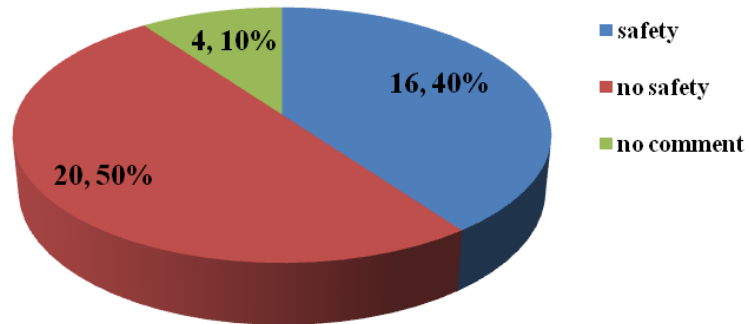


Figure 9-8: Level of safety in the traditional quarter after the regeneration project  
Source: Author, field work 2011



Moreover, about 20% of the inhabitants of the quarter have complained that the restaurant is targeting an upper class as well as foreign and local tourists which had been confirmed in the interview with the owner of the restaurant. The field work notes have confirmed that the restaurant's prices are very high and tourist orientated. This implies the creation of social segregation between classes as the local inhabitants as can hardly afford such restaurants. From observations, it appears that such kinds of land use contradicts the requirements of the local inhabitants who wanted popular restaurants that attract them to spend time and strengthen social relations, as well as for visitors to enjoy the cultural atmosphere in the quarter, bringing benefits to the local economy as well as the inhabitants. In contrast, these uses only bring benefits for the investors and the local economy rather than the locals.

Therefore, one of the project objectives is to utilize the public space to promote social relations and cultural activities as well as support mixed uses. However, the partnership of the municipality with the private sector has started genuinely to be established on the ground. This is reflected in the establishment of the "Al-Alali market" which is located in the public space that hosts daily Kiosks exhibiting traditional products and food, while cultural activities and musical events take place at the weekend. This action has attracted local visitors, the area's inhabitants and foreigners to visit the quarter, to enjoy the public square and establish social interaction among the people. Based on the Gehl (2010) argument, these initiatives are incentives for the optional and resultant (social) activities in the urban space. Local families with their children, individuals, students and even restaurant customers started to come to the public space, participate and enjoy the events where they socialized and exchanged news. From the structured observations, it is noticed that the local inhabitants have started communicating with the visitors, with the other neighborhoods as well as children who started to establish and strengthen friendships with other neighborhood children. However, there is lack of urban furniture in the public space during cultural events as there were no seats for the people to sit and relax while children chose to sit on the ground, as seen in picture (9-6).

In addition, the young generation of Birzeit has been volunteering to conduct folklore songs, musical performances and entertainment evenings in the public space. For instance, the local inhabitants cooperated in arranging the set and maintaining discipline in the urban space during the cultural events. The Kiosk sellers in the traditional market have confirmed that these activities have



*Picture 9-6: Cultural activities take place in urban space of the traditional quarter  
Source: Author, from field work, 2011*

enhanced their sales by attracting people to buy snacks and soft drinks while enjoying themselves. Moreover, stakeholders pointed out that the quarter has become an attractive cultural destination for visitors and local inhabitants.

To summarize the key issues of this section, the new land uses have several positive impacts on the quarter such as: enhancing the image, attracting people and investors to the quarter and increasing the functionality of urban spaces as well as having negative impacts. Assigning some land uses and function in the traditional quarter may not be successful if they don't take into consideration the surrounding, traditional values and societal environment. As a result, disintegration and unsustainable conditions might arise in the long term.

However, the urban environment lacks urban design elements to accommodate the people such as street furniture, benches, street lights, shade where visitors can sit, talk and enjoy themselves in comfort. For instance, people tried to find solutions by sitting on the edges of the stone fences. It is noticeable that the space is multi-functional for gatherings, meeting people and enhancing quality of life. Hence, quality of urban spaces can be evaluated based on the Gehl criteria. To conclude, it can be argued that the physical transformations have benefits in terms of boosting civic pride and sense of belonging, making urban locations more attractive to private investment and raising development activity in adjoining areas.

❖ *Evaluating the success of urban spaces in the regeneration project*

The literature of Kevin Lynch, the values of the five elements of city form (paths, landmarks, nodes, edges and districts) and the way these elements are designed will surely facilitate a positive urban space that influences the behavior of the individuals in spaces in the traditional quarter. Lynch argues that these components must be addressed in designing urban contexts. However, Jan Gehl (2010) developed a series of key qualities that help define project results. The twelve key criteria addressed the urban quarter and evaluated the ability of the space to provide individuals with protection, comfort and enjoyment by outlining guidelines how to achieve ideal urban space. Gehl argues that a phased approach with gradual steps should be used to execute a plan such as the regeneration project in Birzeit town. This allows measuring the impacts of urban transformations that took place in the traditional quarter of Birzeit based on the application of the 12 key quality criteria and the reactions of individuals and local inhabitants interacting with the space. The researcher uses the data collected from field observations and the in-depth interviews based on rating their answers and classifying them into (good, average and poor) as shown in the following table (9-2).

Based on the following analysis, it is observed that the design for regeneration of the public spaces has promoted the pleasure of walking, attractiveness to stand, talking and attending activities in the traditional quarter. For instance, one of the inhabitants has expressed that:

Table 9-2: Evaluation of urban spaces in Birzeit traditional quarter according to the twelve key quality criteria

(based on the inhabitants' perception from the interviews)

<b>Protection</b>	<b>Protection against traffic and accidents</b>	<b>Protection against crime and violence</b>	<b>Protection against unpleasant sensory experience</b>
	<ul style="list-style-type: none"> <li>• Protection for pedestrians</li> <li>• There is insecurity from traffic and fear from drunk persons</li> </ul> <b>Intruding of traffic circulation and parking at public spaces</b>	<ul style="list-style-type: none"> <li>• Lively public realm</li> <li>• Eyes on the street</li> <li>• mixed functions and activities</li> <li>• Good lighting</li> </ul>	<ul style="list-style-type: none"> <li>• Wind, Rain &amp; snow</li> <li>• Cold &amp; Heat</li> <li>• Pollution</li> <li>• Dust, noise, glare</li> </ul> <b>There are no covered places from the environmental conditions</b>
<b>Comfort</b>	<b>Opportunities to walk</b>	<b>Opportunities to stand &amp; stay</b>	<b>Opportunities to sit</b>
	<ul style="list-style-type: none"> <li>• Room for walking</li> <li>• Interesting facades</li> <li>• No obstacles</li> <li>• Good tiled pedestrians</li> <li>• Accessibility</li> </ul> <b>Good accessibility inside the quarter but there is no containment of attraction of people towards the main entrances of quarter</b>	<ul style="list-style-type: none"> <li>• Attractive zones for standing and staying</li> <li>• Facades with good details that invite staying</li> </ul> <b>The renovation and preventive conservation of the facades, windows and doors attract people to enjoy the urban space</b>	<ul style="list-style-type: none"> <li>• zones for sitting</li> <li>• Utilizing advantages: view, sun, people</li> <li>• Good places to sit</li> <li>• Benches for resting</li> </ul> <b>There is lack of urban furniture in the public spaces.</b>
	<b>Opportunities to see</b>	<b>Opportunities to talk &amp; listen</b>	<b>Opportunities to play &amp; exercise</b>
	<ul style="list-style-type: none"> <li>• Reasonable viewing distances</li> <li>• Interesting views</li> <li>• Lighting (when dark)</li> </ul>	<ul style="list-style-type: none"> <li>• High noise level from the restaurants at night</li> <li>• There is no design for Street furniture that provides "talk-scapes"</li> </ul>	<ul style="list-style-type: none"> <li>• Physical activity, exercise</li> <li>• Play and street entertainment</li> <li>• By day and night</li> <li>• In summer and winter</li> </ul>
<b>Enjoyment</b>	<b>Scale</b>	<b>Opportunities to enjoy positive aspects of climate</b>	<b>Positive sensory experience</b>
	<ul style="list-style-type: none"> <li>• Buildings and scales designed to human scale</li> <li>• Most of the buildings height are two floors</li> </ul>	<ul style="list-style-type: none"> <li>• There are no sun shutters and shades</li> <li>• Heat and coolness</li> <li>• Shelter from wind and breeze</li> </ul> <b>The courtyards and the buildings provide natural coolness and protection from heat but not in public spaces</b>	<ul style="list-style-type: none"> <li>• Good design and detailing</li> <li>• Local materials used from the town such as stones</li> <li>• Fine views</li> <li>• Trees, plants, water</li> </ul> <b>The traditional quarter lacks green plants and flower decoration, lack of detailed design for public spaces</b>
<div style="display: flex; justify-content: space-around; align-items: center;"> <span style="border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></span> Good           <span style="background-color: #d9ead3; width: 20px; height: 10px; display: inline-block; margin-left: 20px;"></span> Average           <span style="background-color: #f2f2f2; width: 20px; height: 10px; display: inline-block; margin-left: 20px;"></span> Poor         </div>			

Source: quoted from Gehl (2006, p. 107) & developed by the researcher, 2011



*“There are not enough public spaces in the traditional quarter. However, the rehabilitation of the public space at the center of the quarter has stimulated people to meet together and exchange news. This has increased the attractiveness of the youth to spend time in comfortable quarter and enhance understanding the value of their past. I am proud of my quarter and like to see people coming to attend the cultural performances.”*  
(Interview, Male, 35 years, 2011)

It is apparent that lack of enforcement of plans and laws and lack of awareness of the community has deteriorated the quality of the urban space. A lack of safety and privacy has also crept in as a result of the increased traffic circulation and parking of vehicles. Furthermore, the absence of urban design to provide protection from the environment also decreases social interaction in public spaces. One of the basic human demands is to feel comfortable in the environment and houses. This does not present in the traditional quarter due to the loud voices and music coming from the new uses that should be regulated. However, frequent gatherings of cultural events along with daily activities have increased the chances of developing social contact with visitors and neighbors, increased their awareness of the use of urban spaces and promoted the quality of life which, in turn, has promoted economic growth and social diversity in the quarter. This will be discussed in the following sections.

### **9.5.2 Impacts on local economy**

The intervention actions have had some impact not only on the physical environment but is also reflected in the economy of the traditional quarter as analyzed in the following indicators:

#### **❖ Unemployment and poverty alleviation**

The investment in public buildings has had a direct impact on employment opportunities, enhancement of activities in the quarter and attraction of investors to the traditional quarter. Moreover, the conservation and adaptation of new uses of traditional buildings had also inspired investors and attracted the attention of owners to invest in their own property. One of the private investors said:

*“... This property belongs to my late grandfather who inherited it to my father. When I saw the laborers working in the traditional quarter and doing maintenance for old buildings, I was encouraged to do the same and profit. So, I invested in my family property instead of keeping it as a store for Junks.”* (Interview, Male, 38 years, 2011)

It is worth taking into consideration that Riwaq and the municipality have encouraged private investors and individuals who have an interest in cultural heritage to invest in the quarter. Private investors are more competitive and interested in profitable outcomes which might sustain the prosperity of the traditional quarter and the surrounding area to achieve economic sustainability. As a result, the physical enhancement of the traditional quarter has reflected positively on the citizens regarding the potentials of the traditional buildings for various uses. The new functions and uses have created few job opportunities for local inhabitants. The new investments have employed some inhabitants from the traditional quarter and the town but about 80% of the

quarter's inhabitants confirmed that their economic conditions have not improved from the project due to the few job opportunities they have been offered. For example, the two new restaurants have employed 22 persons (16 persons are from Birzeit town, 2 persons are from the traditional quarter and 4 students), thus improving the economic conditions of at least 22 families:

*“I invested in this building because I think that the old buildings have lots of potentials. I invested in this place as I own it. In my opinion, the traditional buildings have many advantages. It saves energy and reduces my budget from paying extra fees for heating. The walls of the building keep the place cool in summer and warm in winter..... besides, citizens from Birzeit work in the restaurant during the day and students from the university work at night.”(Interview, male owner, 38 years, 2011)*

This indicates that some investors and owners have an awareness of the economic benefits, qualities and capabilities of the old buildings to be adapted to new uses. In addition, conservation is a labor intensive and skilled activity that requires the extensive use of local material. Based on Riwaq's experience, 80% of the budget is allocated for construction- labor in the case of preventative conservation and 65% in the case of comprehensive conservation (Amiry & Muhawi, 2008, p. 13). However, Riwaq center was responsible for the project management and technical issues. Thus, they contracted construction contractors from the north of the country to carry out the conservation and maintenance work of the old buildings in the quarter. The reason for this is that they are accustomed to using the same contractor because of their high skills and techniques. This issue has raised some conflicts with Al- Rozana. They had different points of view stating that involvement of the community in the conservation work would enhance the sense of belonging and create job opportunities when contracting with local building contractors and local labors. Nevertheless, Riwaq had only contracted with one local contractor from Birzeit to conserve only one zone in the quarter. However, negative reflections and dissatisfaction appeared among the inhabitants as they have not been involved or benefited from the project economically to improve their poor conditions.

The data analysis from the interviews revealed that the created jobs strengthened ties in the traditional quarter. Unemployment has been decreased from 54 % before the project to 26% after implementation of the project as shown in figure (9-9). Hence, the increase of the unemployment level in Birziet as

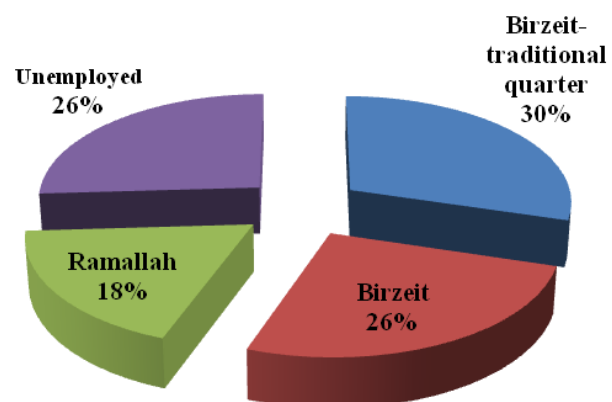


Figure 9-9: Distribution of working place of the inhabitants of the traditional quarter  
Resource Author, from field work, 2011

well as the Palestinian territories is related to the political situation. Thus, the few job opportunities had already made a difference in the community but the effect is still not sufficient and insignificant.

Although the implementing phases of the project are already underway for integrating conservation with development, four Houshs: (*Housh Eliyat Rabiee, housh Al-Eteem, Housh Kassis, Housh Beit Al-Diyafa*) have been conserved completely and are rented to investors on long lease contracts. These buildings form about 30% of the buildings in the quarter. Thus, each investment in these complexes provides job opportunities to the inhabitants. Generally, the new investments in the public buildings such as restaurants and hostels support other uses in the quarter and the surrounding area by enhancing their purchasing power for goods and products and have increased the income of the traders. Therefore, the initial achievement of the adaptive use of public buildings indicates positive outputs in enhancing the local economy. This responded to the objectives of attracting investors, utilizing new functions to improve living conditions and maintaining the present inhabitants.

#### ❖ *Impacts on Investment*

Referring to the interviews, the local inhabitants pinpointed that the attractiveness of local owners and investors to invest in the traditional buildings is still weak. The reasons behind it are the location, fragmentation of ownership of buildings and lack of awareness of the valuable potentials of the old buildings economically and culturally. Moreover, the investors tend to invest in modern residential projects with fast financial profit than conservation of traditional buildings. According to points of view of key informants, there are several important factors that need to be considered to attract investments such as:

- *The characteristics of the population:* the cooperation and acceptance of the inhabitants to visitors and the new uses play a great deal in sustaining the activities.
- *The main entrances and accessibility to the quarter:* well defined and clear entrances add quality to attracting people, especially visitors or tourists to enter the quarter and spend time which reflects positively on the uses of the functions there.
- *The surrounding environment:* the presence of consolidating and supporting land uses (commercial, residential, etc.) around the traditional quarter can enhance the functionality of the new investments inside the quarter.
- *Pedestrian access and parking:* accessibility of cars into the traditional quarter at certain hours in the week is favorable to deliver goods while having parking near the entrances of the quarter is a crucial point that needs to be provided.
- *Fragmentation of the ownership:* the share of several owners in one ownership asset and their disagreement or different interest can hinder the investment in the old buildings.

In general, the number of people attracted to the traditional quarter has not increased where about 16 respondents from 27 inhabitants assured that the attraction people is still weak during the day after the rehabilitation of buildings as shown in figure (9-10). However, the collected

information from the field observations and interviews with the local inhabitants revealed that there is a significant increase in visits to restaurants in the quarter, most particularly in the evenings by foreigners and University students. This has reflected on congestion of the alleys by cars and the increased demand for parking place by the inhabitants.

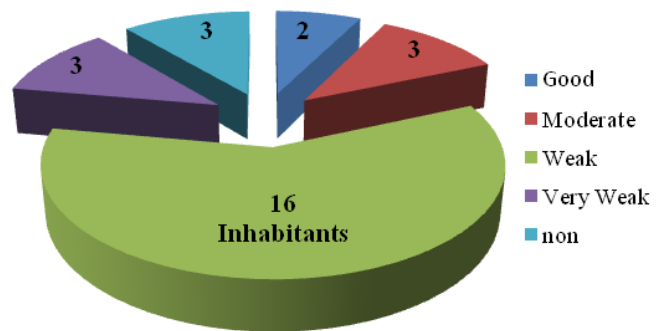


Figure 9-10: Level of attraction of people to the traditional quarter Source: Author, fieldwork, 2011

According to the 27 interviewees, 16 respondents from 27 interviewees pointed out that mostly foreign visitors come to spend time in the restaurants or attend cultural events in the traditional quarter, while seven respondents mentioned that some students and citizens from the surrounding areas come to the quarter and about four persons mentioned the residents of Birzeit as appeared in figure (9-11). Moreover, the researcher asked the inhabitants to estimate the percentage of people coming to the traditional quarter in comparison with the time prior to the project which on average was about 40%. However, it has been noted that many people of different ages, backgrounds and different areas come to attend the cultural activities and events. Mostly tourists come to spend time in the restaurant to enjoy the traditional food, the calm of rural areas away from the noise of the city and the pleasant atmosphere in the traditional complex which are not provided in Ramallah city or another nearby place. All of these indicate that the investment

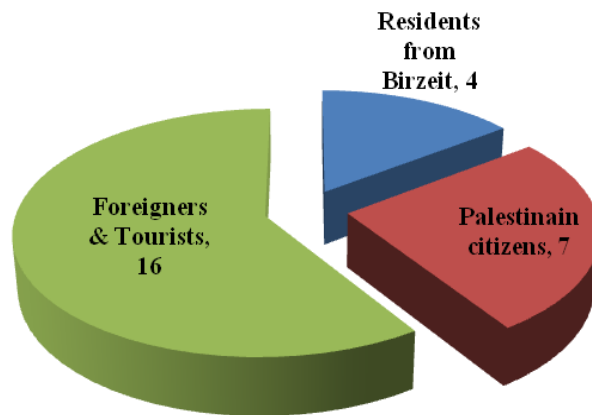


Figure 9-11: Percentage of people visiting the traditional quarter Source: Author, field work, 2011

in distinguished business or activities that other towns don't offer such as in cultural and entertainment activities is attracting people to spend time in the quarter. As a result, some investors have been more encouraged to invest in small culturally related projects in the quarter such as: the investment of the first circus school in Palestine in "Housh Qassis" to establish the administrative center in the quarter. In addition, the regional scheme of putting the traditional quarter on the tourism route with other cities in the region will support the cultural and economic investments and increase the attraction of people to the quarter.

### ❖ *Impacts on Real Estate*

The improvement of the built environment and infrastructure has enhanced the real estate situation of the traditional quarter. There has been a slight reflection in the value of plots of land in the surrounding area of the traditional quarter after the regeneration project. The municipality informant in an interview explained that the land price has been increasing vibrantly depending on the political conditions of the country. However, the land price has also increased due to land scarcity and the intensive development in the nearby city Ramallah which has made it difficult for middle class families to afford to live there. Therefore, many Palestinians started to buy land plots from the surrounding villages and towns of Ramallah like Birzeit or rent cheap apartments. Moreover, the land price outside the traditional quarter is very high reached 300-400 JD/m<sup>2</sup>, contrary to the land in the traditional quarter. As the conservation and regeneration project was introduced, there were attempts to destroy the traditional buildings surrounding the quarter to rebuild modern buildings as the land value increases which also reflect on local revenue and motivates owners to profit financially. Although the process of implementation is still underway, the value of the real estate in the traditional quarter was 50 JD/m<sup>2</sup> before the regeneration project. The municipality informant had indicated that:

*“The value of the real estate according to our estimation has increased even though we have not done new appraisal after the project. However, I estimate that the price has exceeded 80 JD/m<sup>2</sup>”.* (Interview, male, 39 years, 2011)

However, the key informant has assured that the land values in the surrounding area of the traditional quarter have reached 160-180 JD/m<sup>2</sup> and 150-250 JD/m<sup>2</sup> in other neighborhoods of the town. Thus, the regeneration of the traditional quarter will contribute both to the upgrading of the traditional fabric and enhance tax revenues. Nevertheless, the increase in real estate in Palestine depends on the supply and demand of the market which is influenced by the political situation. Consequently, when the value of the real estate increases, the interest of the owners will increase towards investing in their buildings or renting them to other investors.

### 9.5.3 *Impacts on social aspects*

The diverse interventions have reflected on the social life of the traditional quarter in several ways as will be discussed in the following:

#### ❖ *Level of attachment (sense of belonging)*

The traditional quarter is characterized by multi-cultural and social diversity of people as reflected in the 27 samples that included indigenous inhabitants, tenants, students and refugees, as shown in the figure (9-12). This social base has diverse backgrounds of similarities and differences that reflect on

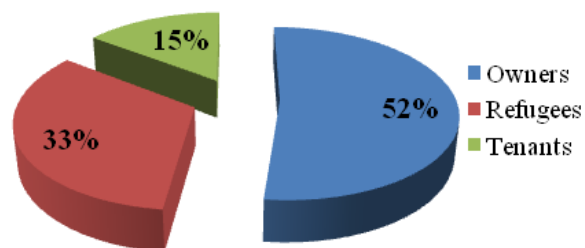


Figure 9-12: Social structure in the traditional quarter Source: Author, from field work, 2011

the success of the regeneration process. The inhabitants were asked about: “*How do they feel about the traditional quarter?*” However, each had his own perspective and level of attachment. The tenants and refugees indicated that their attachment to the traditional quarter is linked with their collective memories, length of residence, strong friendship, kinship ties to the neighborhood and cheap rent. However, the frequent response of the 27 sample of inhabitants has revealed that the attachment of their feelings is related positively to land or building ownership. It appears from the figure (9-13) that owners are more attached to the quarter than the tenants due to their ownership of the buildings. Although, there is a tendency that the longer a person lives in the quarter, the higher is the attachment. This is illustrated clearly with the increased level of attachment of the refugees who have lived in the quarter. Their attachment is higher than that of the tenants such as: employed inhabitants and students. In addition, the students and employed people working outside the quarter are less attached than unemployed and homemakers who are living and working in the quarter.

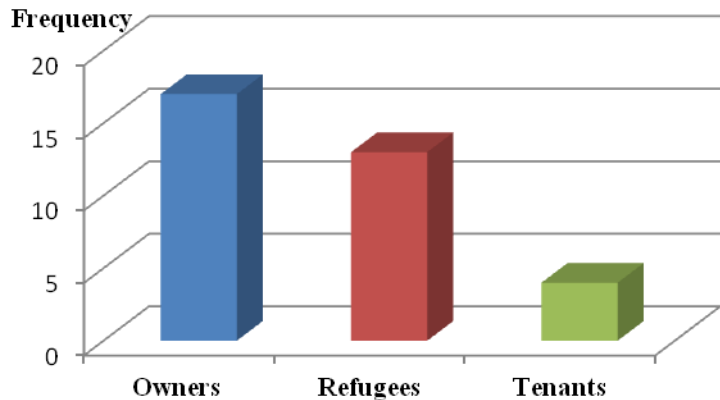


Figure 9-13: Level of attachment of inhabitants to the traditional quarter Source: Author, from field work, 2011

Furthermore, the satisfaction of the inhabitants with the urban changes in the built environment has influenced the sense of belonging to the quarter. From the analysis figure (9-14), it appears that the owners are not particularly satisfied because they demand comprehensive conservation of the urban fabric. However, about 85% of the inhabitants have assured their strong attachment and sense of belonging to their buildings and the quarter. However, the tenants who are mostly

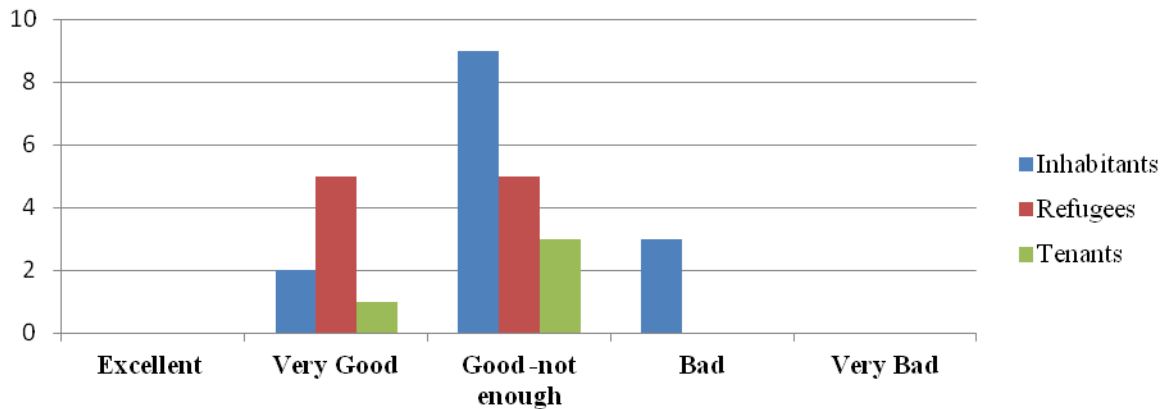


Figure 9-14: Level of satisfaction of social structure categories from the changes in the traditional quarter Source: Author, from field work, 2011

students and employees are satisfied but indicated that their attachment is less than the owners and the refugees as they mentioned their readiness to move out to another neighborhood when they can financially afford it or find better living conditions as the old buildings suffer from humidity and deteriorated mortar of the interior walls.

❖ *Social interaction*

Family ties and kinship were found to be very strong in the traditional quarter. The interviewer's samples consisted of 22% singles, 8% widows and mostly 70% married families where each family is made up of four or five persons i.e. father, mother and children. The sample consisted of 52% of indigenous inhabitants (14 families); 33% of refugees (9 families) and 15% of tenants (4 families), where allegiance to the quarter was found to be high among the inhabitants. Structured interviews were conducted randomly on inhabitants of the traditional quarter who declared that the new uses accompanied with good quality of public spaces have brought many foreigners and local citizens from other cities to spend time and interact socially with other people that reflected on the life pattern of the quarter.

The municipality in partnership with community organizations in the town has organized several cultural activities such as: circus performance, theatre performances, folklore dancing and traditional exhibitions in the public spaces at the center of the quarter. The responses of the inhabitants indicated that regeneration of public space was successful in creating a place that promotes social interaction. In the opinion of 67% of the inhabitants, the traditional quarter has become a pleasant place to visit. In addition, about 5 of the 27 respondents strongly agreed and 14 respondents agreed that the quarter is a good place to meet friends as shown in the figure (9-15). From the observations, the traditional quarter has started to host social and cultural events and has become a better place to engage in social activities such as visiting restaurants, cafes, musical events and theatre performance to interact socially, relax and connect with its history.

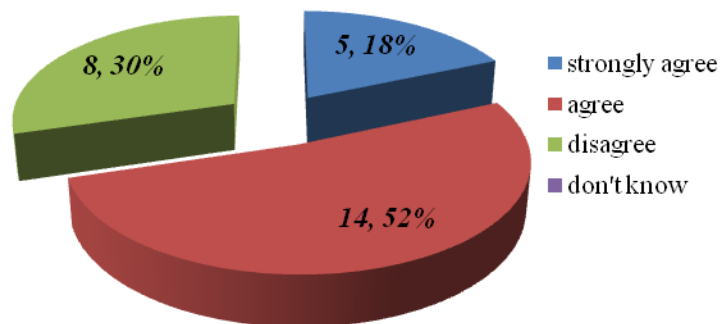


Figure 9-15: Good place to meet friends  
Source: Author, from field work, 2011

From interviews, the inhabitants indicated that they did not find the traditional quarter a good place for shopping. Thus, the level of investment in shopping is small to enhance social interaction and indicates the weakness of attraction to investors. In addition, about 70% of the inhabitants feel that the traditional quarter is not a good place to work in whereas 30% of the inhabitants agreed that it is a good place to work in as there are still initiatives for local investments. This reveals that the regeneration project has a positive impact on the traditional

quarter; meanwhile the influence of the project on decisions relating to life and work was limited due to the constrained investment, job opportunities and attraction of investors as shown in figure (9-16). Furthermore, the responses revealed that the inhabitants are still attached to the traditional buildings where they live. About 10 inhabitants (37%) strongly disagreed and 8 inhabitants (30%) agreed that the traditional quarter is a pleasant place in which to live. Part of the reason for this impact in living in the quarter is that the physical conditions of their buildings are not healthy and preventive conservation has not provided a genuine solution, besides some of the Christian families had already decided to leave the quarter to live in a modern residence sponsored by the Church before the commencement of the project. Nevertheless, the interventions have impacts on encouraging people to remain living in the quarter and enhancing residential use of the surrounding area.

Furthermore, there are numerous factors that are likely to influence someone’s decision where to live or work, like living near family and friends and the presence of good local amenities such as schools for children and inexpensive rent but the main factor influencing such a decision is the quality of life and residence. Thus, the intervention activities had boosted the economic conditions, created a good atmosphere and influenced increasing the social interaction in the quarter.

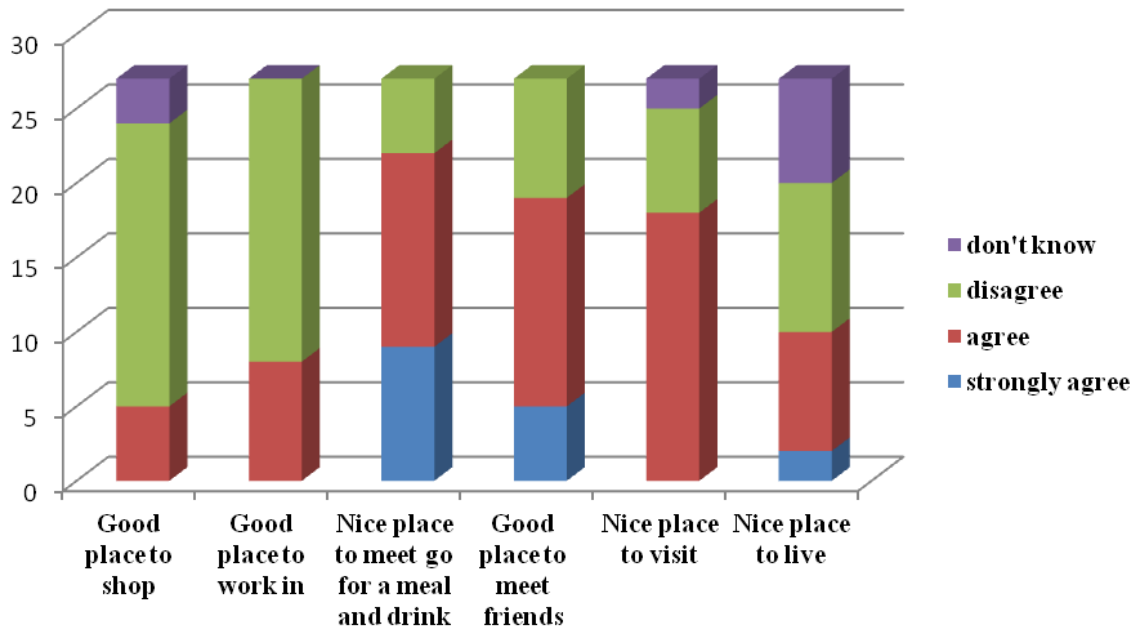


Figure 9-16: The usability and social interaction after the regeneration process in the traditional quarter

Source: Author, from field work, 2011



From the previous discussions, the data analysis of the impacts of the different interventions on the traditional quarter indicates that they are related mostly to the physical environment and social aspect which have enhanced the feeling of safety, sense of belonging and quality of life. The desires of the town's citizens have increased the walk-ability as they enjoy the traditional environment that sparks the collective memories of their ancestors and their own childhood. It was revealed that the sense of attachment of the inhabitants differs among owners, tenants and refugees depending on the period of time they have lived there and their collective memories. It is interesting to see that the younger generation is attached to their traditional legacy and motivated to preserve their heritage as part of their identity through experiencing the reflections of traditional life, the urban fabric and the cultural heritage assets. It appears that people's perceptions changed towards the quarter from considering it a slum to a pleasant place to meet friends and enjoy themselves.

In turn, this had impacts on attracting investments but not to a great degree due to the general political and economic conditions of the country. Besides, the cooperation of the municipality with local community organization (*Al-Rozana*) and their involvement played a crucial and genuine role in finding solutions to problems and bridging gaps between the investors, owners and planners. However, the inhabitants felt unsafe and insecure for the life of their children during the night because of strange intruders (visitors) on their privacy, the impacts of the functions of the new investments that reflect badly on their values and the creation of a noisy environment. Thus, it can be mentioned that the new land uses have many positive and negative impacts on the quarter. Some might be beneficial but not efficient. The negative impacts can drive the inhabitants to reject and take action against these new uses or future investments which can cause failure of the regeneration process in the long term. The types of new uses have attracted more the upper class and tourists than local citizens who raise questions about who is the real beneficiary of this initiative. Moreover, the preventive conservation had hardly attracted new residents, particularly families as there was no design initiative to remodel the traditional buildings to the modern requirements.

Indeed, the conservation area by virtue of its characteristics and the new interventions have become an important part of the town's overall vitality and viability due to the commitment of the partnership among all stakeholders which will be discussed in the following chapter.

## **9.6 The impacts on social diversity in the traditional quarter**

Birzeit town is a multi-cultural society with a large diversity of people coming from various cities in Palestine. Several factors played a role in creating such social diversity of different cultures in Birzeit such as: the presence of the university, closeness to Ramallah, inner immigration, political situation, multi-religions, liberal and friendly society. The university embodies many local and foreign students that become one of the main factors of economic and cultural activities in the town. During the conservation processes, some of the local and foreign university students were encouraged to move to live in the traditional quarter. Most students seek cheap rent and closeness to university campus while middle class families seek a resort in rural

area with a calm pleasant atmosphere and affordable rent. As mentioned before, the various interventions in the traditional quarter have not been able to attract people to live in the traditional buildings because of their unhealthy conditions and lack of maintenance of the buildings. As a result, there was no significant change in the diversity of people living in the quarter. However, all the inhabitants share the same culture but they have different lifestyles, backgrounds and perceptions which enrich the social environment.

However, the quarter contains 70% Muslims and 30% Christian inhabitants who live together in harmony. Most of the inhabitants of the quarter have assured that there is a strong cohesion and cohesiveness in relationships among themselves. Many inhabitants explained that they share each other's celebrations, religious feasts and personal events such as: weddings, graduation parties, days of mourning and funerals...etc. There is a harmonious and strong relationship between the inhabitants of the quarter in comparison with the new neighborhoods of the town. From the interviews, a customary habit of friendly meetings has been revealed among the women of the traditional quarter which does not exist in the new neighborhoods. For example, a group of women composed mostly of five females gathers together in one of the houses to drink coffee and eat breakfast usually once or twice in a month to strengthen their friendships and exchange news. Besides, it appears from the interviews of the inhabitants and stakeholders that the frequency of the inhabitants' satisfaction from the social interaction level in the quarter, is about 90%, as shown in figure (9-17), as all the inhabitants know each other and have a good relationship with one another. For example, the inhabitants explained that the cultural activities in the traditional quarter have increased their social activities and strengthened their relations as they gather and attend, as a group, the cultural events and start to socialize and enjoy their time in the public spaces of the quarter.

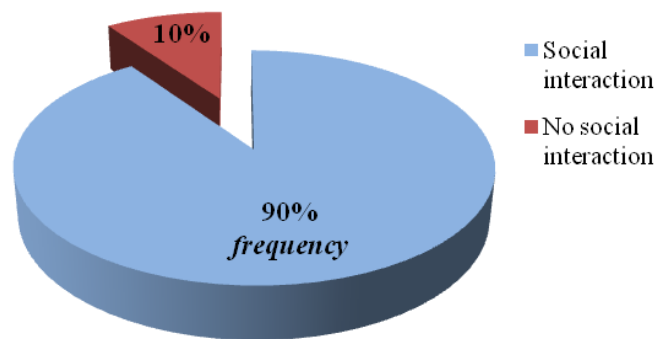


Figure 9-17: Level of satisfaction of the social interaction in the traditional quarter

Source: Author, from Fieldwork, 2011

Moreover, the social diversity has more positive impacts than negative ones on the regeneration project. The stakeholders assured that there was a good cooperative effort from the inhabitants with the project team during the survey studies and implementation phase. However, the level of education among the 27 interviewers is moderate where about 24% have a Bachelor degree, 35% have higher school education and about 41% have a basic school education level. This has reflected on enriching the discussions in the workshops and public meetings to express their needs and bring up the conflicting perspectives or constructive interests and innovative ideas concerning regeneration of the quarter. Moreover, the educational knowledge of the inhabitants

has helped understanding, collaboration and creation of partnership which facilitated the implementation of the interventions.

Moreover, Riwaq in partnership with the municipality, community organizations, Birzeit University and concerned ministries have revised the master plan in order to reflect the vision and objectives on the land uses and specific regulations such as creating a regulated residential zone around the traditional quarter for different social classes. Hence, in some cases, rehabilitation of residential use will stimulate social mixing by encouraging the return of upper and middle income residents to low income residents in the traditional quarter. Consequently, the upper class residents, artists or young professionals will stimulate the demand for better local services, facilities, goods and better housing quality and increase the local value of the buildings which will benefit and sometimes increase the living pressure on the poor class. According to key informants, this will probably be able to sustain local economy and enhance the social interaction in the long term. However, the length of time is a main element to examine issues like displacement and rise in property taxes.

Moreover, some of the inhabitants have complained about the adaptation of uncontrolled entertainment functions that affect their comfort in the traditional quarter as one of the inhabitants mentioned:

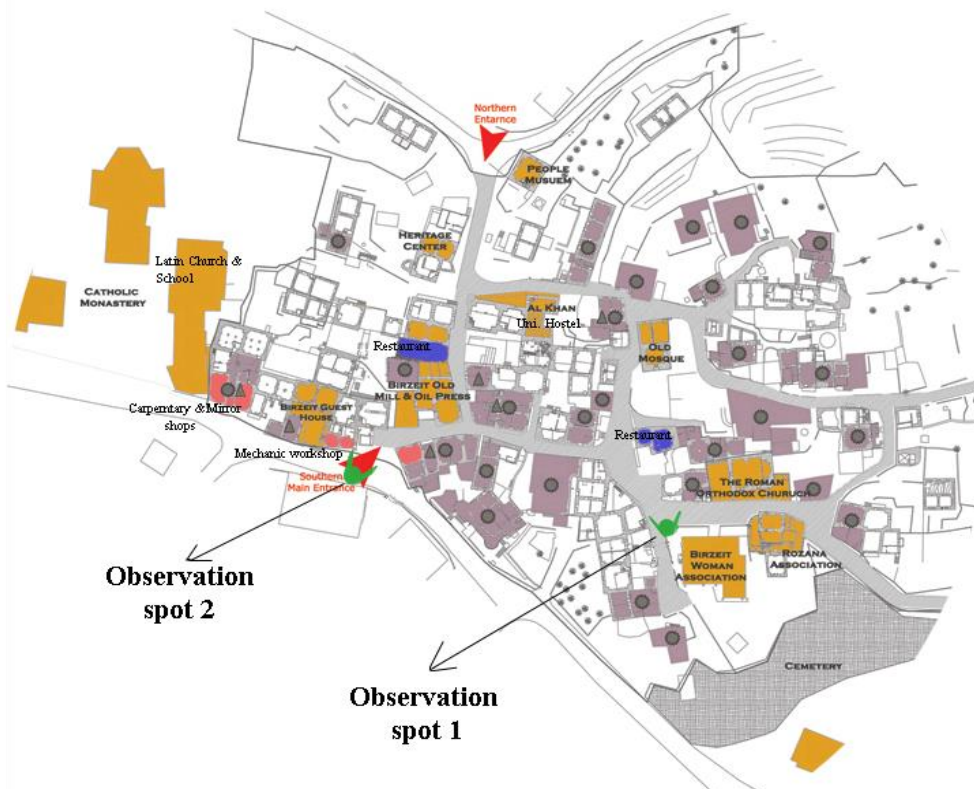
*“....with the increase of the restaurants, bars and clubs in the traditional quarter, the environment will become noisier and not comfortable for living as many foreigners, strangers and tourists will come to spend time in the traditional quarter. If this happened, it is better for me to transform my big house into a restaurant and profit financially and move out to live in the modern center” (Interview, Male, 60 years, 2011).*

According to the key informants, the risk of gentrification of these issues is far from happening. The characteristic of gentrification is displacement. After the regeneration project, displacement has not taken place for the tenants or owners or any significant social diversity in the quarter. Nevertheless, the motivation of lower income families or tenants to move out of the traditional quarter could stem from the concern that they are not able to find a comparable living environment in another neighborhood with the same friendly ties, social relations and the same cheap rent as they expressed their financial incapability to rent new residences. Besides, the poorer class tenants are attached to their quarter and the rental law protects them from arbitrary evacuation, displacement or changing the level of the rental amount. It is noted that there is no strong distinction between the owners who live in traditional quarter and the tenants who have a different set of motives and priorities which revealed that the owners value the traditional character and live there because they appreciate it, invest in their property and support conserving it. While other tenants do not differ in their value of the historical character because they give high priority to low rent or flexibility of tenure, strength of social ties in the quarter and attachment to the traditional quarter. Birzeit context contradicts with Ashworth (1990, p. 115) who mentioned that people who differ from the owners in their value of the historical character and give high priority to central location, accessibility and low rent. In parallel, some of the inhabitants have expressed their psychological inability to live in modern apartments, while

others stressed that they will not leave their traditional buildings as they hold many memories and are satisfied with the improvement of the built environment.

The municipality informant pointed out that most of the land plots and buildings are private property which is out of the municipality's control. From the interviews, some of the inhabitants have complained about the increase in property taxes. However, this increase was not high enough to cause poor people to leave their buildings. Some of the key informants and owners indicated that the property taxes are quite high and the value of taxes does not equal the quality of services and facilities offered which motivate the owners to neglect their buildings. As a result, owners are directly affected by the value of taxes, as well as the tax law which supports the fact that the vacant property, demolished or improper for use, is free from property taxes. Therefore, the owners are not motivated to improve their buildings and thus have to pay more taxes.

Moreover, the researcher had conducted observations in the public space (spot 1) as in map (9-1) to observe the intensity of the activities and interaction of people in public space as shown in table (9-3). It had been noticed that the visit patterns by different social groups are related to the type of activities and functions taking place in the quarter. It is evident from the analysis of the observations that the traditional quarter becomes more active at the weekends and in the evenings. Visitors whether foreigners or locals from other areas and from different levels of the



Map 9-9: Observation spots in two urban spaces in the traditional quarter  
Source: Map from Riwaq, 2011 and developed by the Author

community are attracted to spend some leisure time in a place linked to past memories and history where it has a respect for the human scale. Most attendees are from families and individuals of different ages but the most dominant presence is the younger generation who want to enjoy their lives. This has enhanced social diversity, the multi-cultural quarter, homogeneous community and the quality of life that are incentives to develop a sustainable community. It is clear that the attraction of the cultural activities and festivals has a strong effect on the image of the quarter, sense of place and social relations between inhabitants and visitors which supports the creation of sustainable community life.

In summary, it can be mentioned that people enjoy using the urban space, walking, sitting, talking, spending quality time and participating in the cultural activities which strengthen the social diversity and promote a more sense of belonging to the quarter.

In addition, social diversity is linked to the character of public spaces that offer the opportunity for high levels of interaction between persons of different social backgrounds. In return, it contributes equity in the quarter and largely satisfies the public realm. The effects of social diversity are evident on the development capacity of the quarter and the attraction of educated and creative individuals more than before. Moreover, the participation of the local inhabitants in the regeneration process along with maintaining the diversity of opinions has played a large role in stimulating the integration of the socio-cultural development and the needs of the local people to increase the social cohesiveness in the community.

Table 9-3: Activities of people in the traditional urban space- spot 1

Activities in the Spot 1	11-12 am	14-15 pm	19-20 pm	Weekend days (Friday-Saturday)	Notes
<b>Walking to buy daily needs from shops</b>	Strong Freq. (15)	Moderate Freq. (6)	Weak Freq. (4)	Strong Freq. (14)	Most housewives and children buy daily needs in the morning whereas men buy things after work in evenings
<b>Playing of children in public space</b>	Strong Freq. (12)	-	Weak Freq. (5)	Strong Freq. (14)	Children (5-10) years old play in the streets and squares
<b>Meeting friends</b>	Very weak Freq. (1)	Weak Freq. (3)	Moderate Freq. (7)	Strong Freq. (11)	Most of them are youths/ students of (16-30) years old
<b>Spending leisure time in the quarter</b>	-	Weak Freq. (5)	Very strong Freq. (14)	Very strong Freq. (20)	Most people come to spend leisure time in restaurants or attend cultural activities
<b>Coming of visitors to the quarter</b>	Weak Freq. (4)	Moderate Freq. (6)	Strong Freq. (13)	Very strong Freq. (18)	Most visitors are attracted to the traditional atmosphere and the architectural elements of the buildings
<b>Socializing with visitors in public space</b>	Very weak Freq. (3)	Very weak Freq. (3)	Strong Freq. (8)	Strong Freq. (10)	the inhabitants of different ages start to mix with visitors mostly during cultural activities
<b>Attending cultural events and festivals</b>	-	-	Very strong Freq. (>20)	Very strong Freq. (>20)	Mostly the local inhabitants, customers of the restaurant, foreigners and people from the surrounding cities
<b>Purchasing from the traditional market</b>	Weak Freq. (2)	Weak Freq. (2)	Weak Freq. (3)	Strong Freq. (12)	The power of purchase is weak due to the difficult local economic situation of the country
<b>Visiting religious places</b>	-	-	-	Very strong Freq. (>20)	Most Christian and Muslim inhabitants maintained their connection to their religious buildings on Sundays & Fridays
<b>Using public services</b>	Moderate Freq. (7)	-	-	-	Birzeit's inhabitants and from surrounding areas use them only in the mornings

Frequency (Freq.): number of persons making the activity within time period

Rate:  
Very strong (15- >20)  
Moderate (5- 10)  
Very weak (0- 3)

Strong(10- 15)  
Weak (3- 5)

Source: Author, from field work, 2011

### **9.7 Marketing strategy and reflection on the image of the traditional quarter**

Riwaq, community organization and the municipality have planned a marketing campaign to introduce the distinctiveness, values and potentials of the traditional quarter. The marketing strategy focused on creating a good image, attracting investors and citizens to the quarter, raising awareness and consciousness of the local community and the importance of preserving the cultural heritage of the quarter. Therefore, several media methods have been used by various stakeholders to promote the image of the quarter as follows:

- Working of the project team as partners with the local media outlets (newspapers, announcements in the radio, short programs on television) to increase publicity and knowledge about the aims, strategies and vision of the regeneration project.
- Conducting preliminary meetings and workshops for the inhabitants of the town.
- Organizing creative cultural events such as festivals, artistic exhibitions and theatre performances in the public spaces and using the housing stock.
- Distributing brochures and posters representing the characteristic of the quarter and the transformations that are taking place in the traditional quarter.
- Creating a website in the internet about the project and posting photos.
- Establishing collaboration between Riwaq, community organizations, the municipality and other local institutions to organize daily and seasonal exhibitions of traditional goods in the quarter.

In my opinion, these marketing methods have influenced the perception, the choice and the behavior of citizens, investors and tourists. These methods are well defined techniques of indirect and direct promotion used in advertising and revising the image of the quarter in order to adjust the pattern of its consumption and attract investments. The objective of marketing the quarter is to enhance the local economy, increase the competitive position and promote the image and the profitability of investors and inhabitants. The local media in Birzeit has focused on branding events, particularly cultural and entertainment activities such as: the folklore, traditional exhibitions and summer festivals. However, these branding events accompanied by an advertising campaign have their reflection on enhancing the image of Birzeit quarter as an active cultural center not only at a local level but also at a regional level.

Moreover, the marketing strategy has emphasized the positive elements in the quarter such as: a distinguished urban fabric, pleasant atmosphere, good social relations and hospitality from local inhabitants to promote the quarter's image. However, 14 respondents from the 27 inhabitants considered the marketing strategy weak with frequency of 32 times and five inhabitants have mentioned 16 times that the marketing strategy is not sufficient to sustain the new image of the quarter, see figure (9-18). It is obvious from the interviews that each actor approached the marketing of the traditional quarter from a different angle which has resulted in a complete absence of a comprehensive and unified marketing strategy. Each actor has anticipated the marketing strategy according to his experience in order to add a layer of vivid meaning to the quarter. The inhabitants indicated that the marketing strategy of the traditional quarter was not adequate because:

- There was no continuous and permanent advertisement (posters, brochures, introductory meetings) about the traditional quarter.
- Broadcasting one short documentary program on the local television channel and one short talk show on Birzeit's Radio were not adequate to advertise the quarter to the local audience or visitors.

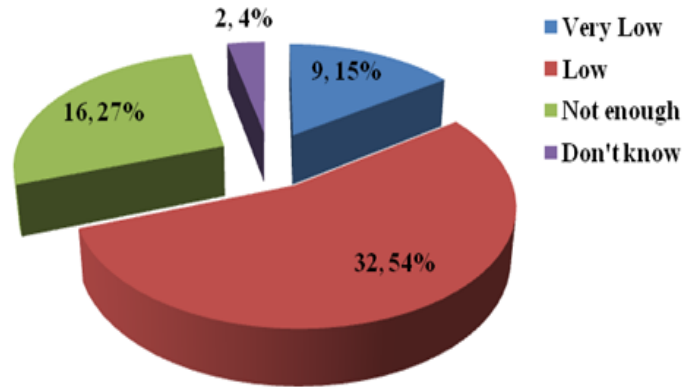


Figure 9-18: Level of satisfaction of the marketing methods in the traditional quarter  
Source: Author, from fieldwork, 2011

- Lack of media coverage of events, festivals and cultural activities in order to brand the quarter as a cultural center.
- Lack of an information center in the traditional quarter to provide information about the history, regeneration process, potentials, activities and services.
- Lack of city maps, catalogues and brochures.
- Absence of management strategy for organizing different activities for short and long terms.

There was limited cooperation between Riwaq and local organizations such as; the Birzeit's youth Radio and the Palestinian national television in marketing the regeneration of the traditional quarter. These initiatives have been stopped since Riwaq transferred the management to the municipality where efforts depended only on cultural activities to promote the image of the quarter. Conflicts have arisen between the municipality and local community organization due to different points of view and the lack of unified efforts to use different resources whether natural or financial to continue the marketing process. For instance, there is no media unit in the municipality that is responsible for management and coordination with the various media organizations and local community organizations to establish a branding scheme to achieve the marketing objectives.

In conclusion, I suggest that there are some gaps in marketing the quarter due to a lack of management and lack of collaboration between partners and financial resources. It is obvious that the municipality is not capable alone with its current staff and skills to carry on marketing the quarter. There should be well a studied strategy that targets significant issues to illustrate the potentials of regenerating the traditional quarter. Further, there should be joint efforts from all the local organizations in Birzeit, the municipality and media organizations as well as the inhabitants to harness the resources to market the new image of the quarter. Furthermore, the continuity of development, preservation of traditions, diversity of communities and valuable qualities of the traditional quarter have supported the positive image which is reflected in



providing a sense of home, security, originality, pride and branding of the quarter supporting the establishment of a sustainable community but it is not enough in the long term. In addition, the present initiatives for marketing the quarter have reflected on increasing investor's awareness of the existing potentials of the quarter, attracting a few inward investments and enhancing the local economy by increasing visitor spending.

### **9.8 Cultural innovation as incentives for sustainable regeneration of the quarter**

Culture is a fundamental dimension in maintaining sustainable urban regeneration. Cultural strategies have been a catalyst generate activities through specific events or daily activities in the urban spaces and buildings as well as enhancing the quality of life. According to several researchers, the traditional quarters are distinguished by their form that can host many activities enhancing memorable meanings from the past and present. The regeneration strategy has adopted this approach and sought several objectives as follows:

- Organize cultural activities and promote performances by partnership of local cultural and social organizations in decision making in the regeneration process.
- Develop seasonal activities and festivals such as 'Heritage Week' organized in the traditional buildings and public spaces.
- Attract new cultural activities and organizations through the involvement of local and national organizations.
- Attract artists and workshops, research centers, intellectual and creative individuals to live in the quarter.

Al- Rozana (LCO) composed of local inhabitants from Birzeit as members, has been active in conducting cultural activities such as: the summer festival, tourism workshops, exhibitions and folklore competitions. It is located in one of the historical buildings in the center of the traditional quarter that had been restored in earlier initiatives which stresses their commitment to preserving and valuing cultural heritage. The community organization played the strong partner to preserving the cultural heritage, finding solutions and closing gaps between the community and the investors. It has been noticed that the municipality encourages the involvement of local community in initiating small projects and cultural activities in the quarter. As there were no planned provisions and clear cultural programs, residents (individuals and business) and cultural organizations have responded to this by making their own interventions. For example, one of the citizens performed several musical shows with his friends in the quarter in the public spaces in the center of the quarter in order to promote the image of the quarter and attract visitors and investors. Another example, the new restaurant owner has initiated setting up a regular music, film, and drinking nights in the restaurant, a grilling and camping tour in the area in order to promote his business and attract people to the traditional quarter.

This indicates that special interest groups and community organizations can influence outcomes whether in the shape or content of cultural facilities. The researcher noticed that the small exhibition shops belong to local institutions and organizations which do not relate to Birzeit but

other Palestinian cities. This had raised questions about the returns of the economic profit on the local inhabitants from these cultural activities. Data collected from the interviews with the inhabitants and the sellers showed that some of the tourists and visitors were attracted to the local products, traditional and folklore goods that consist of clothes, accessories, traditional food, vegetables, artistic products and leather products. The researcher noticed from the observations that the cultural activities have attracted many visitors, children, families and local inhabitants, more particularly the younger generation in the evenings, which influenced purchasing products and promoting the social interaction in the public spaces.

However, the new 'Cultural heritage' unit in the municipality has continued its partnership with local organizations and the schools to conduct different activities in the quarter such as: children's day, carnivals, festivals, dancing and theatre performances see picture (9-7). Moreover, the data analysis indicated that festivals generate a great sense of sociability, playfulness and fun creating a vibrant place, dynamic cultural atmosphere, reflecting memories and enhancing people's awareness of the potentials of the traditional quarter.



*Picture 9-7: Cultural activities (children day) in the traditional quarter*

*Source: Author, from field work, 2011*

In addition, there have been reflections of new investments in the periphery areas of the traditional quarter on the activities inside the quarter. For example, the establishment of the Circus center at the periphery area and the musical training center have reflected on implementing several performances such as: Circus shows in the public spaces of the quarter in the evenings to entertain the children besides Folklore dancing and singing performances by local singers, Christmas market and educational tours for school students. Several stakeholders mentioned that many local cultural and entertainment institutions are stimulated to conduct several performances and activities in the quarter after the regeneration project which will enhance people's perception, promote the image and viable life in the quarter. However, negative impacts were observed in respect of the anxiety of the people from the traffic and undisciplined attitudes of some people during the cultural activities. Thus, there should be enforcement of the laws and management of the urban spaces. The analysis of the contributions of cultural activities in the traditional quarter is shown in table (9-4).

Table 9-4: An analysis of evidence of cultural activities contributions to sustainable urban regeneration- by conducting interviews with the inhabitants and key informants

<b>Physical regeneration</b>	<b>Economic regeneration</b>	<b>Social regeneration</b>
<p><u>Sustainable development</u></p> <ul style="list-style-type: none"> <li>• Mixed land uses in compact urban</li> <li>• Quality of life and livability</li> <li>• Open space and amenity</li> <li>• Preservation and conservation of urban fabric</li> <li>• Access and mobility of traffic</li> <li>• Rehabilitation of urban spaces</li> </ul>	<p><u>Competitiveness and growth</u></p> <ul style="list-style-type: none"> <li>• Decrease of unemployment &amp; increase job opportunities</li> <li>• Attract Inward investment</li> <li>• Innovation and knowledge</li> <li>• Skills and training</li> <li>• Trade invisibles (e.g. tourism)</li> <li>• Evening Economy</li> <li>• Regional development</li> </ul>	<p><u>Social inclusion</u></p> <ul style="list-style-type: none"> <li>• Social cohesion</li> <li>• Health and well-being</li> <li>• Promote identity</li> <li>• Strengthen social capital</li> <li>• Partnership between public and private sector</li> <li>• Diversity of people and activities</li> </ul>
<b>Evidence of Impacts</b>		
<ul style="list-style-type: none"> <li>• Reuse of redundant buildings: studios, museum, venues</li> <li>• Increase public use of space</li> <li>• Increase pride, sense of belonging and sense of safety</li> <li>• Cultural facilities and artistic workspace</li> <li>• Mixed-new uses developments</li> <li>• Conservation, listing buildings and cleanness of the urban fabric</li> <li>• Reduce environmental impacts, such as car traffic, pollution, health problems</li> <li>• The cooperation with artists and cultural organizations such as (musical center, Circus, ...)</li> <li>• Environmental improvements through public art, public space and architecture</li> <li>• Urban design initiatives, street furniture (stone seats, lighting, paving of streets, playgrounds)</li> <li>• The incorporation of cultural considerations into local development plans</li> <li>• Preservation of Heritage identity, local distinctiveness</li> </ul>	<ul style="list-style-type: none"> <li>• Increased property values and rents (residential and business)</li> <li>• Corporation and involvement of local cultural organizations</li> <li>• High spending by residents and visitors on cultural activities</li> <li>• Job creation for local inhabitants and provision of new businesses, entertainment and commercial shops</li> <li>• Presence of evening and daytime uses such as commercial shops, cafes and restaurants</li> <li>• Attraction of artists and creative persons to live in the quarter</li> <li>• A more diverse workforce (skills, social, gender and age)</li> <li>• Public-private sector and community organization partnerships in cultural investment</li> <li>• Increase of cultural amenities festivals and events which attract inward investments</li> <li>• Increase of competitiveness of uses in the quarter</li> </ul>	<ul style="list-style-type: none"> <li>• A positive change in residents' perceptions of their area</li> <li>• Increase of awareness of the potential and values of the quarter</li> <li>• Independency in opinions and expression of ideas and needs of individual</li> <li>• Increase of community organizations capacity</li> <li>• A change in the image or reputation of the place</li> <li>• Greater individual confidence, pride and sense of belonging</li> <li>• Improvement of leisure and quality of life</li> <li>• More social interaction and spending time in public spaces</li> <li>• Volunteering in cultural activities and festivals</li> <li>• Increase of the social diversity</li> </ul>

Source: Author

## 9.9 The role of integrated heritage conservation in creating sustainable community in Birzeit

Bizzaro and Nijkamp (1996) mentioned that heritage allows us to recognize the identity, the plurality and the peculiarity of a society, identify and satisfy the basic needs of a community, local distinctiveness, increase the consciousness of history and roots which promote sustainability in communities. During the interviews, the inhabitants and the stakeholders identified the meaning of the traditional quarter namely:

- It is a source of knowledge about history and culture.
- It presents a traditional lifestyle and social-cultural practices that have taken place in previous times.
- It is evidence of the existence and diversity of community.
- It is a source of economic development and catalyst of social life.
- It reflects the identity and link to roots.

Thus, the continuity of these qualities through conserving and managing the traditional quarter in partnership with all the sectors enriches the development and maintains the heritage of the present for future generations. The regeneration process aims to foster the preservation of heritage, identity, cultural continuity, and enhance a sense of place and improve quality of life, which are considered vital and effective components to promote a sustainable community figure (9-19). Thus, the researcher has tried to analyze these components to reveal to what extent development of a sustainable community has promoted the traditional quarter since it is a main component of initiating sustainable urban regeneration as illustrated in the following:

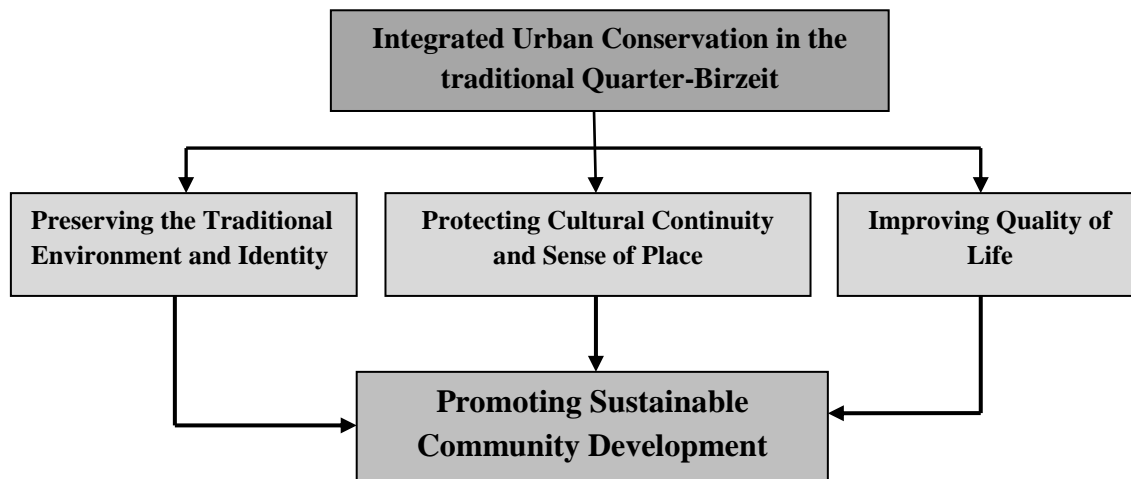


Figure 9-19: Role of Integrated heritage conservation in promoting sustainable community development *Source: Author*

### 1. Preserving traditional environment and identity

Middle and upper classes of Birzeit correlated the traditional quarter with backwardness, chaos, dirt and lack of hygiene. It does not offer the services and amenities they expect. Further, the

younger generations now spend most of their free times in café shops, internet cafes, clubs, sport centers, wandering outdoors in the streets and restaurants of Ramallah city. The use of public spaces in the quarter has provided inhabitants and visitors with new possibilities which make the quarter a unique place.

Measuring the identity of the quarter is a complex process that develops in time and has different scales. The image of the city is strongly related to the level of satisfaction and attachment of the inhabitants to their neighborhood. In a sense, when a city has a good image, its citizens will feel more satisfied and proud of being part of the place (Martinez & Garcia, 2007, p. 337). It appears from the interviews and structured observations that the inhabitants are prouder and more satisfied with the transformations in their quarter and the uses of urban spaces. They talk about the restored buildings with pride and which also remind them of their childhood memories, past events and values. They have expressed that spending time and attending activities revive their memories and bring joy to their spirit. Several inhabitants maintained that the quarter evokes a sense of intimacy, belonging and historical memories which give them meaning and a continuity of history.

The questionnaire issued to the local inhabitants indicates that the physical transformations and social interventions in the traditional quarter emanating from the regeneration project have enhanced the image of the quarter positively and facilitated branding the quarter as shown in figure (9-20). About 13 out of 27 inhabitants agreed that the conservation, cleaning of the environment and the new land uses have enhanced the physical appearance of the environment as well as the image of the traditional quarter, while five inhabitants pointed out that the image of the quarter has remained the same. However, 13 out of 27 inhabitants indicated that there has been positive promotion in the image of the quarter as shown in figure (9-21). The level of positive perceptions and ideas about the quarter has increased as well as its functions are reflected on the new image of the quarter. Eleven inhabitants felt that the image is still the same. However, two inhabitants

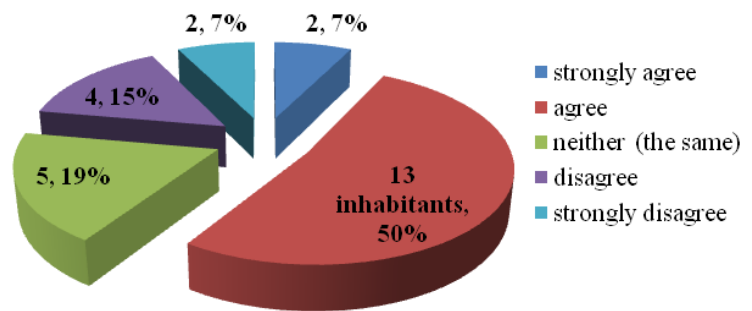


Figure 9-20: The impact of the physical changes on improving the image of the traditional quarter  
Source: Author, from fieldwork, 2011

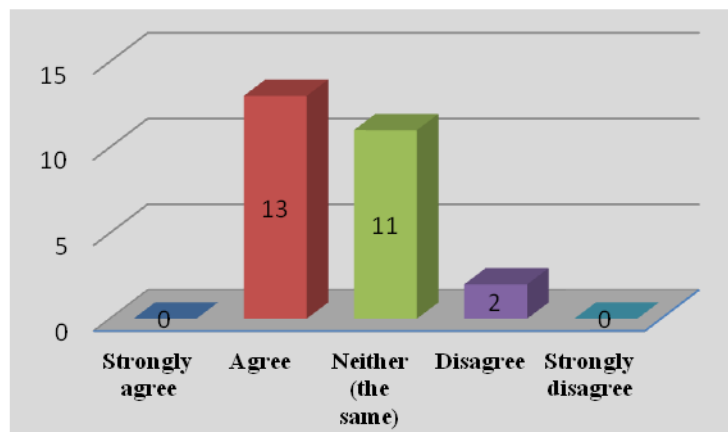


Figure 9-21: The level of the new image of the traditional quarter after the project  
Source: Author, from fieldwork, 2011

disagreed that a genuine change in the image has taken place indicating that the only change was in the visual image of the quarter due to the external conservation of the buildings.

## 2. *Protecting Cultural Continuity and Sense of Place*

Integrated conservation of traditional buildings promotes a sense of connection to the past and living experiences. Some researchers have indicated that enhancing the identity of the physical environment can increase the sense of community attachment while Middle Eastern researchers cited that improper urban design concentrating on community economics rather than inhabitants would not enhance a sense of belonging.

From the field observations, the relationships among the inhabitants of the traditional quarter are strong and homogeneous where the mixed uses and cultural events encourage social mixing with other cultures. Furthermore, the inhabitants who left the traditional quarter to live in modern residence have rented their old buildings to economical benefit. However, many of these inhabitants have reflected their new experiences by pointing out that their contemporary needs such as: technology facilities; utilities and more space are fulfilled in the modern houses and feel comfortable, but the new neighborhood lacks social ambience, a sense of place, human scale of architecture and community cohesiveness. One inhabitant who has built a new house in the periphery of the quarter has indicated that:

*“I observe the movement in the traditional quarter and I am thinking of opening a gym club in the old house depending on the intensity of the new function. I like the traditional quarter and I feel only comfortable there. I cannot abandon it because I have been raised, lived, played, married and established my family there. I have many memories there from my childhood until now. I feel more comfortable to walk in the old alleys than walking in the streets of the new neighborhood. I usually go to the new city center to buy my daily needs and I go to the traditional quarter to enjoy with my friends and relatives.”(Interview, Male, 40 years, 2011)*

Most of the inhabitants emphasized that there is social fragmentation in the new neighborhood which weakens the harmonious integration among the inhabitants. Thus, regeneration of the compact traditional quarter enhances social interaction and a sense of place which are important indicators to promote a sustainable community.

## 3. *Improving quality of life*

The conservation of the buildings, upgrading the infrastructure and space quality, adaptive use, rejuvenation of local business activities and proper marketing of the quarter have improved the quality of life and generated social, cultural and economic benefits for the local inhabitants. From the structured interviews, it was obvious that increasing opportunities and benefits from heritage resources encouraged inhabitants to continue their traditional occupations and attracted citizens to invest in the quarter. According to the inhabitants, there is still a lack of health and public services in the quarter. However, the increase in the quality of the built environment had reflected on the safety level, social capital and sense of place. All of these indicate the

improvement of quality of life in the traditional quarter. Some researchers like Bright (2000) have listed the indicators of quality of life that are qualitative and very difficult to measure. However, the researcher tried to find indicators related to quality of life determinants through conducting in-depth interviews with the inhabitants and structured observations in the field as shown in table (3) in appendix 3.

### 9.10 Assessing sustainable community development in Birzeit

The project team has emphasized creating a partnership with the stakeholders as will be explained in the following chapter along with the engagement of the local community in the regeneration process which is considered a prerequisite to developing a sustainable community. The regeneration interventions have improved the built environment, tried to provide for the needs and raise the sense of belonging of the inhabitants. From the previous analysis sections, it can be assumed that most of the key requirements indicated by Power (2004, p. 6) to develop a sustainable community in the traditional quarter have been implemented as shown in table (9-5) in order to bring a community that is capable of making its own choices and decisions to develop their environment, identify their needs and find solutions through participatory efforts and partnerships with local authority.

*Table 9-5: key requirements for developing sustainable community in Birzeit*

<b>Key requirements of sustainable community</b>	<b>Applied key requirements of Birzeit community</b>
A flourishing local economy to provide jobs and wealth;	Few job opportunities and increase in wealth have taken place due to the moderate investments
Strong leadership to respond positively to change	Effective management for the regeneration process and partnership with all concerned stakeholders
Effective engagement and participation by community	Effective engagement in the regeneration process (e.g. public meetings) but still not adequate
A safe and healthy local environment with well-designed public and green space	Good healthy environment with public spaces and green areas at the surroundings
Buildings that can meet different needs over time and minimize the use of resources	Buildings need interior maintenance to become healthy for living
Good public transport and infrastructure	Good public transportation and infrastructure but needs to be controlled
A well-integrated mix of homes of different types and tenures	There is good social diversity and enhancement of social interaction among the inhabitants
Good quality of local public services, including education and training opportunities, health care and community facilities, especially for leisure	Providing mixed uses but there is still lack of public services
A diverse, vibrant and creative local culture encouraging pride in the community and cohesion within it	Creative cultural and social activities that increase the social cohesion and interaction through voluntary activities and socialization
A 'sense of place'	Increase attachment of the inhabitants to their environment, pride and image of the quarter

*Source: derived from Power (2004) and the Author*

It reveals that there is an initiation of sustainable community in the traditional quarter but it is still weak. The effective participation of the inhabitants in making decisions for their environment was translated in the public meetings held at the early stages of the project which did not continue in a regular rhythm and intensity. However, the presence of the local community organization proved its dynamics in enhancing the engagement of the community in expressing their aspirations.

### **9.11 Conclusion**

In conclusion, the transformations have improved the built environment and increased the sense of belonging to the quarter, depending not only on the physical aspects but also on the social spatial qualities generated in the quarter. These changes have taken place in the traditional quarter that reflected positive aspects such as: reinvestment, increased levels of home ownership, improved commercial activities, preserved old buildings, economic integration, increased property values, income revenue, social diversity and maintained rent level. Meanwhile, there has not been a noticeable change in the social diversity through the attraction of new residents to live in the quarter.

Several efforts have been initiated to enhance the image of the traditional quarter through marketing approaches. However, the weakness of the marketing strategy has been revealed in the fragmented marketing efforts of the various actors, non-continuous efforts and lack of engagement of the inhabitants. Moreover, the municipality is too weak to carry out the marketing efforts as it needs financial support and the capacity to increase its staff. It can be mentioned that the negative impacts of urban change have been revealed in the rapid increase of property taxes, land values and lack of access to public services such as health centers, kindergartens. Despite this fact, the positive impacts have a greater role on improving the quality of life in the quarter and developing foundations for sustainable communities.



## **10 Management and stakeholders' partnership in the regeneration process**

The regeneration process involves several planning processes and appropriate management of the various planning phases. Many projects have failed to achieve urban regeneration due to the lack of management capacity, partnership and commitment to the process. Furthermore, several stakeholders are playing in either formal or informal ways to direct the planning process. Each actor has tasks to carry out with the involvement of other actors. Thus, they need to build relationships with the concerned stakeholders. This chapter discusses management of the planning process, the level of involvement of the stakeholders, their influence and assessing the outcomes. The necessary data was obtained through interviews and intense discussion with the key informants and the stakeholders involved as well as the review of secondary documents.

### **10.1 Management of the regeneration project and institutional partnership**

The project is mainly managed administratively and technically by Riwaq an NGO which follows the planning and implementation of the different phases of the strategic process in coordination with the other stakeholders. The regeneration process is carried out within the framework of avoiding conflicts in respect of the vision for the quarter. This implies the empowerment of the project management with the capacity building of integrating all actors in the regeneration process, the development of enduring financial resources and guarantee of transparency at all levels.

In the beginning, Riwaq played the greatest role in formulating strategies and policies, managing, overlooking and supervising the implementation process as well as building the capacity of the municipality's staff. Consisting solely of technical experts, planners, sociologists and administrators, the municipality has entrusted Riwaq to look after the management and exclusively monitor the regeneration process in the traditional quarter. The municipality was established in 1962 and is officially in charge of planning development of the whole city. Since then, it manages and supervises all the planning tasks, construction missions and activities within the town such as: building licenses, master plan, restoration, maintenance and demolition. The primary task of the municipality is to be officially in charge of the approval of the construction work, planning process, action plans of the infrastructure, maintenance, upgrading buildings and ensuring public safety through the conservation work. Consequently, to facilitate the future management process, Riwaq has recommended gradually transferring all the missions to the municipality in order to eventually build up their capacity to manage the quarter and keep control of all the planning tasks. Moreover, an assessment to identify the stakeholders had been requested in one of the workshops due to conflict, duplication and confusion of tasks that had arisen in the middle of the project. This has been assured by key informants who expressed:

*“In a certain phase, we were confused from the many tasks of the different stakeholders and lacked control over the project as it was expanding rapidly each day. We recommended an assessment for the project by a researcher from Birzeit University in order to identify the planners and the stakeholders and their performed roles. We wanted*

*to know who is planning and setting the final objectives, vision and regeneration strategy and who are the stakeholders?” (Interview, key informant, 40 years, 2011)*

*“...We found out that the other local community organizations and NGO’s in the town beside Al-Rozana should join the stakeholder team as they also part of the community” (Interview, key informant, 38 years, 2011)*

However, this shows that there was some monitoring of the planning process which proved its success through assessing the roles of each actor of the project. In order to build the capacity of the official team and promote the management level, a partnership approach was highlighted at several meetings with the stakeholders at different phases of the project. In 2011 a new planning unit, “*Cultural Heritage Unit*”, was established in the municipality to join the administrative structure in order to take over the management and implementation process, and keep a strong relationship and partnership with the stakeholders thus enhancing commitment towards the traditional quarter. The municipality seems to be committed to the project which appears to be in the interests of the Mayor and other members of the ‘*Municipality Board*’ in the regeneration process, the new planning unit and the progress of the project. In addition, the community based organization has helped to facilitate the implementation of action plans and socio-cultural activities and is a bridge between the project management team and the community. Nevertheless, Riwaq has continued to provide technical expertise, consultancy and guidelines for conservation works and better resource heritage management after the municipality finally took charge of the project.

Accordingly, good management is to set prototypes for sustainable regeneration and to coordinate among different actors by letting them work in concert rather than in conflict. Bianca mentioned the following concerning management strategies:

*“The fundamental problem in urban conservation may be not the choice between public sector or private sector predominance, but rather the establishment of urban management policies and community development models that can sustain the rehabilitation and regeneration of the historical cities as a whole” (Schuster, 1997, p. 25)*

Thus, the partnership has been fruitfully implemented and is not limited to the public sectors but has extended to other sectors such as: private, nongovernmental organizations and local community organizations. Collaborative efforts and development of partnerships have a major role in distributing responsibilities over a broader set of shoulders and harnessing the efforts and resources in the regeneration process. As a result, the integrated approach in the project has implied the systematic cooperation of all stakeholders at different levels which strengthens management, promotes transparency and resolves conflicts resulting from a growing disparity among professional experts and local community values over legal, social and economic issues.

## **10.2 Participation approach in the regeneration process**

Participation is a vital tool in planning and one of the principles of sustainable regeneration. Obviously, the regeneration process cannot be carried out by one actor, but needs the

involvement of all concerned stakeholders. However, it remains difficult to reconcile all actors, particularly when conflicts occur over the setting of objectives, intervention of action plans and the strategic approach in order to satisfy the needs of the community.

Thus, direct participation of local inhabitants has been witnessed through conducting focus groups, interviews, public meetings and questionnaires. Focus group meetings were conducted where each group of stakeholders and inhabitants gathered separately in order to avoid the dominance of one opinion over the other. In 2008, several stakeholders' workshops were established consisting of various representatives such as: Local Government Ministry, Tourism Ministry, archeological departments, private institutions, municipal council, community organizations and voluntary sectors, to discuss the development of the regeneration strategy. Meanwhile, the project team sought no community's representative on behalf of the inhabitants because they did not want their decisions to be influenced by personal aspirations or political background.

The public participation has helped promoting the understanding of the community to the regeneration process and mechanism through which problems and needs of the inhabitants are investigated in order to prepare designated action plans. This reveals that public participation keeps the public fully informed about the status and progress of plans and programs, policy formulation and evaluation process. Thus, it has ensured transparency, quality and credibility of the planning process. Besides, partnership between different stakeholders could avoid duplication of work and increase the experience. Key informants mentioned that difficulties and challenges have been faced to attract inhabitants to participate in the public meetings at the beginning of the project, shown as follows:

*“The first challenge was the attendance and participation of the inhabitants in the meetings. At the beginning, three to four people came to the meetings, which made us think to change our strategy in order to convince the people about the seriousness and effectiveness of the project. The reason behind this reaction is that many citizens have lost trust in NGO's project because of their plentiful number that they do not return any benefit in the short or long term on the inhabitants.” (Interview, Male, 38 years, 2011)*

Public meetings were held in the mornings and weekends where no high attendance had been witnessed in the early phases of the project. Therefore, the meetings were moved to evenings in response to requests by inhabitants where some inhabitants started to appear but remained limited. The project team sought conservation work of old buildings in parallel to establishing public meetings in order to increase the trust and confidence between the project team and the inhabitants. The inhabitants had been informed about the project through invitations distributed with the monthly water bills by the municipality. Nevertheless, interviews with the inhabitants revealed that 55% of the inhabitants knew about the project from the questionnaire's survey more than any other method while only 20% of the inhabitants had been informed through the municipality as shown in figure (10-1). This indicates that at the beginning inhabitants were not convinced about the potential benefits of the project and had neglected the context of the invitation from the municipality. In addition, about 37% and 15% of the inhabitants confirmed

their attendance at least one or two meetings respectively, while 41% of the inhabitants had not attended any of the meetings.

The data analysis from the interviews revealed that the approach of community participation had not been implemented in all the planning phases, most particularly after the inhabitants had been given the facts necessary to understand the situation, identify the needs and discuss the

alternative uses of the buildings. The community meetings have not continued on a regular basis. Consequently, this has implications on the level of trust of the inhabitants for the continuity of the project to achieve their needs in the long term. Furthermore, the relationship between the municipality and the inhabitants has always been an ‘up-down’ planning approach. It is a primary initiative from the municipality in this project to partnership with the local community from a ‘bottom-up’ point of view. However, after the municipality took charge of the project in 2011, no public meetings were conducted with the inhabitants. The reason for this is that the municipality is trying to build their capacity and organize the coming regeneration phases in order to be capable managing and further involve the inhabitants in the regeneration process. Nevertheless, it was assured by most key informants that in order to ensure sustainable regeneration, a viable transparent process of community participation and active involvement in decision making was required where the community becomes the real beneficiaries, owners and sustainers of the project.

However, participation requires a certain amount of awareness among stakeholders in order to ensure objectivity and attain constructive results. Thus, exchanging information, experiences and knowledge at local, national and international levels are considered necessary in the strategic planning. Initiatives have been established in the shape of a workshop “*The Think Net*” that included local professionals and international experts from various fields of architecture, urban planning, sociology, anthropology, art, geography and business in order to reflect on the regeneration process of the project. At the project level, the participation scheme had corresponded to the top-down planning principles (involving participations) and adopted the bottom-up approach in planning (active participation/sharing participation) in setting the regeneration process. As a result, a decentralization strategy was created to empower local communities and institutions as well as the municipality and local community organizations. This gives local governance more flexibility to implement strategies and policies with limited human and financial resources which necessitate the cooperation of all stakeholders. It is worth mentioning that in Palestine, the partnership of stakeholders and participation of inhabitants in

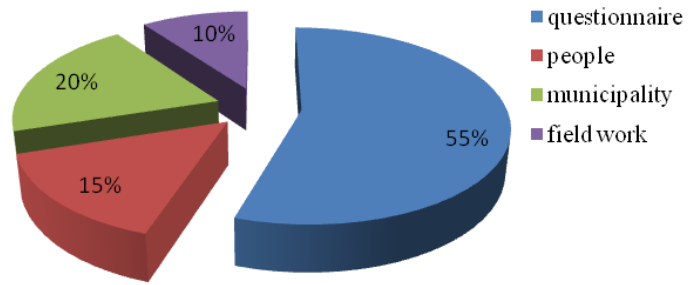


Figure 10-1: Source of knowledge about the project  
Source: Author, from fieldwork, 2011

the planning process still have not been fully adopted in practice where a bottom-up approach of full involvement of the local community has not been implemented.

In response to this, the project administration emphasized addressing partnership issues with the governmental institutions and all stakeholders through several methods. There seems to be a general consensus that the active involvement of all stakeholders is a vehicle to achieve sustainable urban generation. There is a high tendency for stakeholders to take part in the planning process and contribute with all their capacities to the achievement of sustainable regeneration. Therefore, it is necessary to identify the roles, level of involvement and influence of the stakeholders involved in the regeneration process as discussed in the following sections.

### **10.3 The characteristics and roles of the involved key stakeholders**

As identified through the data collection process, there are various stakeholders in the process of regeneration of the traditional quarter. Some are in the public sector and others are in the private sector, voluntary or community organizations. They consist of educational and research institutions, planners, businesses, individuals, governmental departments and non-governmental organizations which have taken part in the regeneration process. These organizations have their roles in the regeneration process as presented in table (4) in appendix 3.

*Ministry of Tourism and Antiquity (MTO):* includes the department of Archeology and Cultural Heritage which is responsible for the conservation of historical buildings and areas. In the context of Birzeit, the role of the ministry seems very limited as it has not initiated any comprehensive work in any area. It has been a partner in supervising the detailed master plan of the traditional quarter in Birzeit. They initiated rehabilitation of Birzeit's old Mosque years before the regeneration project with foreign funding. The purpose of this was to create jobs for the local citizens. In general, it has only concentrated on the rehabilitation of historical buildings, cleaning sites and working on the details of plans and legislation for the protection of individual buildings and historical areas. The interviews with key informants from the ministry revealed as follows that there are several factors which play a proactive role in carrying out conservation work:

- The geographical location of some of the historical sites in area (C) which is still under Israeli control.
- Lack of sufficient financial resources and its lengthy bureaucratic process.
- Lack of enforcement and efficient legislations to protect the historical areas and buildings.
- Lack of community partnership and proper coordination with other responsible institutions.

*Ministry of Local Government (MLOG):* The role of the ministry was limited on attending some of the stakeholder's meetings. They supported the Riwaq initiative through developing a guiding legislation document in 2006 which was revamped in 2011. These legislations are still considered general to some extent. They have monitored intervention actions through field visits

in order to ensure the appropriateness of the action plans for the preservation of the cultural heritage. However, the attendance of the ministry's representatives in the workshops was so poor. A key informant expressed that:

*“We were not interested in attending all the meetings as the project is not ours in order to follow it in details. I know that they (Riwaq) did public meetings, introduced the people to the project and created even internet web site to communicate with Birzeit citizens abroad. I have been invited twice but the meetings were out of working days of the ministry, therefore I did not attend. We depend on their experience as they are consultants in this field and capable to manage the project.” (Interview, key informant, 2011)*

*The Municipality:* The municipality is the main development actor and manager which operates at the local level-Birzeit in cooperation with and supervision of the Ministry of local government. It provides the needs of the citizens, development plans, public services, infrastructure and roads and manages natural and heritage resources with the support of other ministries. However, in 2005 Riwaq initiated the idea of conducting a regeneration project in the traditional quarter. In return, the municipality adopted the project, giving responsibility of planning and management of the project to Riwaq. At the beginning, the municipality played as a partner, stakeholder and owner of the project. Meanwhile, the municipality has the right to accept and refuse development plans and strategies. It lacks professionals and technical expertise, financial resources, priority of political agenda and inefficient legislations.

*Donor agencies and International Organizations:* In Birzeit, the role of donor agencies and international organizations seems essential to carry out the conservation and regeneration process, as the municipality lacks financial and technical resources. However, dependence on donor agencies is not an efficient and proper approach for long term strategy. Therefore, the municipality has resorted to an approach to generate self-financial resources which will be discussed in the following sections. Thus, donor agencies have an effective role in providing financial support and strengthening the capacity of the municipality in order to minimize the dependence on donor agencies.

*Local community organizations and individuals:* The local community is the main beneficiary of the regeneration of the traditional quarter. Local community organization consists of the local citizens of the town who have an interest in preserving cultural heritage. There is a close partnership between local community organizations and the project team. For instance, Al-Rozana has become one of the strong partners in the regeneration process and has a great role in solving the problem of property ownership. In addition, they depend on external financial funding to support cultural activities such as: summer festival, folklore week exhibitions and performances. They are more aware of the needs, interests and problems of the community as they come from the same environment and Birzeit community.

*Nongovernmental organizations:* It is represented by Riwaq which is a non-profit organization that aims to preserve the architectural heritage and cultural landscape of Palestine, as well as the

related skills and handicraft. It has initiated for the first time a regeneration project of entire traditional quarter in a small town- Birzeit. It had played the role of planner and manager of the regeneration process until the municipality took charge of the tasks. It had initiated partnership and collaboration with the local community institutions and the inhabitants through joint meetings and workshops. Riwaq had the great role of managing the regeneration process and initiating the redevelopment of the preservation of cultural heritage laws because of their experience and their responsibility for the management of donor funding.

Educational institution: Birzeit University through the Department of Architecture and the law institute was involved in the early stages in the project. It played the following roles:

1. The Architectural department focused on giving advice on a technical level, whereas the law institute focused on studying ownership issues and the legal status of the buildings.
2. Participation of students in research work and urban design projects in the quarter through the cooperative German-Palestinian Project named: “*The intercultural dialogue project*”.
3. Involvement in solving conflicts between different stakeholders and closing the gap between the different perspectives and approaches of the stakeholders.

#### **10.4 The level of influence of the stakeholders in the regeneration process**

This assessment made to discuss the level of influence and the ability of these stakeholders to facilitate initiating sustainable regeneration. This was analyzed based on the roles they play and their importance and power in the regeneration process. The level of influence of each stakeholder on the decisions and the planning process reflects tremendously on the output of the regeneration process. From the analysis of the stakeholders’ interviews triangulated with data extracted from the interviews of the inhabitants, the stakeholders seem to possess different levels of influence and decision making. Riwaq has a greater control and influence level than all the others. The reason is obvious because Riwaq is the initiator of the project and controls many resources such as: financial funds, capacity by their team to conduct field studies, being consultant and professional experts in the field, with extensive experience in the management of conservation and rehabilitation projects as well as being the planners of the strategy. At the beginning of the project, the municipality and governmental ministries did not interfere in the process as the traditional quarter was not on their agenda or priorities. As a result, they gave a lot of power, respect and flexibility in practice to Riwaq to be in charge of the project but they maintained control over the building legislations and were kept informed of the planning phases of the project. Currently, the role of Riwaq has been transformed into that of consultancy.

An analysis made of the role of each stakeholder involved in the regeneration process along with the reasons behind the level of influence as shown in the following table (10-1). It appears that the local community organization has a moderate level in mediating between the inhabitants, investors and the project team. Then, the investors, owners and business individuals have a strong level and followed later by the educational institution as illustrated in figure (10-2).

Table 10-1: The influence level of the stakeholders on planning process

Stakeholders	Rank	Reasons extracted from the interviews
NGO (Riwaq)	7	Control and manage all the tasks of the project, interventions, strategies, funds and expertise.
Municipality	6	Control over the heritage and natural resources, supervision according to the regulations and law
Community organizations	5	Credibility among local community, engine for cultural-social activities and attracting funds
Investors, owners and business individuals	4	Engine for economic and social activities, control of building assets
Educational institutions	3	Knowledge and technical consultancy
Ministries of Government	2	Consultancy and approval of master plans which comply with the regulation
Donor Agencies & International agencies	1	Provide only financial funds, training programs and building capacity under their terms. They do not control the planning process or monitoring development

1 is lowest rank 7 is the highest rank

Source: Author, based on field work, 2011

It can be concluded that the higher level of involvement of the stakeholders in the planning process is related to the higher level of influence they have. The different stakeholders are involved in the regeneration process and have interacted with other stakeholders but the degree of influence and involvement of each stakeholder differs based on their interests and objectives.

### 10.5 Assessing partnership output by the stakeholders of the regeneration project

There seems to be a general agreement that the involvement of stakeholders plays a great role in sustaining the regeneration process and making proper decisions that are compatible with the needs of the inhabitants. The high attendance and effective participation of the stakeholders have made Riwaq more transparent to share and discuss all issues such as: project goals, objectives, vision, planning actions, technical and construction issues with the stakeholders and considering highly their views in the process. Therefore, it is important to evaluate the extent to which the partnership within their roles performed have been considered, benefited the traditional quarter and the local inhabitants and influenced the achievement of sustainable regeneration.

Participants in the stakeholders meetings whether from the public or private sector were asked to assess the outputs of the partnership benefits in the regeneration project. The qualitative data collected from the structured interviews with the main five stakeholders and supported by interviews with other institutional participants such as: the Ministry of Local government and Ministry of Tourism and Antiquity were analyzed as shown in table (10-2). In addition, asked during the interview the respondents were to allocate scores to the themes they mentioned, ranging from 1 (*for least benefit*) to 10 (*for most benefit*). The researcher noticed that the average scores ranged from 8.8 to 4 scores.



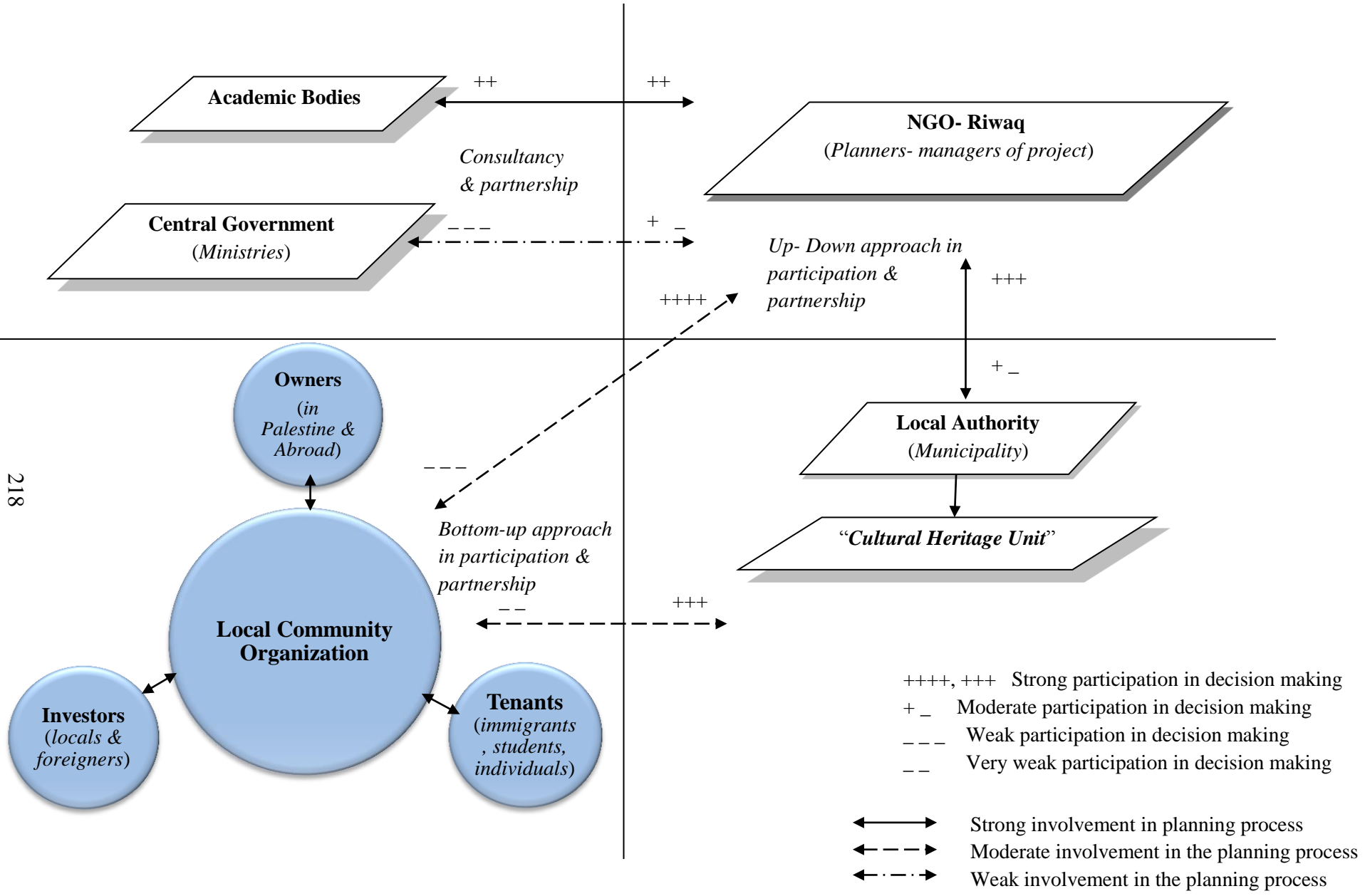


Figure 10-2: The level of involvement and participation of the stakeholders in the regeneration process  
 Source: Author

Table 10-2: Partnership benefits assessed by the stakeholder

No.	Indicators	BM	LCO	BU	Average of owners	Investor	Average of scores
1	Address the needs of the local people	8	6	9	7	7	7.4
2	Enhance the quality of the built environment	10	9	8	8	7	8.4
3	Economic growth	4	3	5	7	5	4.8
4	Enhance infrastructure & cultural activities	10	9	8	9	8	8.8
5	Improve social life	5	4	6	6	6	5.4
6	Rejuvenate historic identity	10	8	8	7	8	8.2
7	Attending meetings	10	10	10	7	6	8.6
8	Reduction of duplication	8	6	9	0	7	6
9	Financial support	1	3	0	0	1	4
10	Information sharing	9	8	10	8	7	8.4
11	Capacity building	7	9	7	6	5	6.8
12	Commitment of implementation	8	6	8	6	7	7
	<b>Average</b>	<b>7.5</b>	<b>6.7</b>	<b>7.3</b>	<b>5.9</b>	<b>6.1</b>	<b>6.7</b>

**BM:** Birzeit Municipality , **LCO:** Local Community Organization, **BU:** Birzeit University

**1** is (Low benefit) – **10** is (High benefit)

Source: Author, field work, 2011

The highest score is 8.8 which constitutes 88 percent for enhancing the infrastructure and cultural activities whereas the lowest was 4 per cent in respect of financial support. Stakeholders shared the view that the main obvious benefit cited is the conservation of the urban fabric and upgrading the infrastructure. This was a shared view among the stakeholders in order to supply the minimum basic needs of the inhabitants and improve the quality of life. However, each stakeholder has anticipated according to his resources either technically or financially. For instance, Riwaq has supplied the technical construction team to carry out conservation and infrastructure work which is funded by the donors. The municipality has facilitated technical procedures and communication with other institutions such as: water and Electricity Company, telecommunication and others.

The second benefit cited is the establishment of cultural activities in the quarter. Most of the stakeholders have agreed on a common vision to support cultural activities. However, there was conflict between the Al- Rozana and Riwaq concerning the vision for the quarter. For instance, Riwaq dealt with the quarter as a spatial unit and thereby, designed the action plans and strategy accordingly, while Al-Rozana dealt with the quarter as a cultural unit and thus they focused more on cultural activities and entertainment functions.

The third benefit cited is initiating community participation and public partnership. It is noted that active partnership of the local community organization (Al-Rozana) enriched the discussions

and encouraged the inhabitants to participate. Al- Rozana has been actively responsible in communicating between the owners and the investors particularly in solving ownership fragmentation and reaching an agreement. Effective integration and coordination between the top decision makers and the community organizations were essential factors to encourage local people to participate actively and voice their opinions in the meetings.

The stakeholders have assessed attending public meeting with a high average score of 8.6. This means that the stakeholders were committed to participate in public meetings, focused groups and workshops in order to share different points of view, discuss the proper action plans and draw best land uses. The benefit cited is the reduction in duplication of the work and effort of different institutions. It was identified that there are common interests, perceptions, attitudes in promoting the quality of life in the quarter, sharing ideas, agreeing on local community priorities and developing joint activities as shown in table (10-3). However, some of the stakeholders have criticized the lack of attendance of governmental representative in at the stakeholders' meetings. Moreover, the stakeholders noticed by involving the community in the activities, the inhabitants will embrace the project as their own and will become self-dependent for managing and developing their quarter. However, the inhabitants mentioned that the outputs of their feed -back were not fully implemented to what they had demanded in the meetings. The stakeholders justified this issue as being due to the limited financial resources and the need of the inhabitants to anticipate their efforts in the implementation process.

The fourth benefit cited is the building capacity of the institutions and development of the community. The researcher noticed that there is a weakness in the management of the municipality because it is not familiar with such projects. They lack experts, employees and skills as well as adequate financial support. The public-private partnership had made a significant contribution towards increasing the building capacity of institutions such as enhancing the municipal staff skills and conducting training.

*Table 10-3: The common perceptions, intentions and interests of the stakeholders*

<b>Common issues</b>	<b>New integrated approach</b>
General perceptions of the organizations regarding the values of the traditional quarter	Respecting the existing character and buildings of the quarter. It is regarded as an asset and a catalyst for regeneration
The intentions of local authority from the regeneration strategy	The plan was motivated mainly by concerns for improvement of the inhabitants' living conditions, conservation of cultural heritage and attracting tourists and visitors to the quarter
General attitudes to the regeneration initiatives	Infrastructure improvement, mixed uses have generated an enhanced attraction for the visitors, social interaction and better conditions for the inhabitants
The central and local authorities and community interest in the regeneration initiative	Building a partnership based on shared interest at the local level and adopting a need-based approach responding to the community interest

*Source: Author*

Regarding programs and workshops organized by Riwaq or Al- Rozana, the inhabitants who were interviewed were enthusiastic and confident about the benefits of the training they had received.

The fifth benefit is creating commitment to the process. The commitment and willingness of the stakeholders in the regeneration process resulted in establishing a “Cultural Heritage Unit” under the municipality umbrella to manage all aspects of the traditional quarter. The reassessment and identification of the partners during the regeneration process indicate the seriousness of the stakeholders towards the regeneration process. The most serious weakness cited is that of financial support. It is noticed that financial funding by the donors was limited by certain terms that influenced the conservation process. Most funders support financially the full rehabilitation of the public property only to produce public benefits. Besides, the stakeholders have collaborated according to their different financial resources.

It could be concluded that the public sector is more enthusiastic and positive about the partnership of the private sector and the community according to the assessment of partnership benefits. The public sector is represented by Birzeit municipality along with the support of the ministries. The private sector included Birzeit University, local community organizations, owners and investors. The overall benefit of the partnership, according to the Municipality, reached 7.5 or 75 per cent while Birzeit University and the local community organization reached 73 per cent and 67 per cent respectively. However, the perception of the private sector that the partnership has achieved many benefits was not sufficient to influence their personal interests such as: enhancing the economic growth, increasing income and conserving all the buildings. Moreover, institutional capacity building, enhancing the partnership and management efficiency and balanced engagement are the main factors for successful implementation of plans, enforcement of legislations, unbiased decisions and control of future developments.

## **10.6 Efficient institutions and legal system**

Efficient and effective institutions and good governance play a vital role in achieving sustainable regeneration. It is apparent from the interviews that there is a shortage of capacity in the municipality as it lacks experience, qualified team and skilled employees. For instance, one architectural engineer working in the new ‘Cultural Heritage Unit’ is not capable of managing all tasks of the regeneration process. Thus, commitment, willingness, effective institutions, public participation, partnership and a strong sense of belonging supported by comprehensive plans, strategy and legislations are prerequisites to promote a sustainable community which would initiate sustainable regeneration as shown in figure (10-3). It is obvious that inherited laws and legislation, particularly the 1929 archeological law No. 51 and the 1966 law No. 79 for organization of the cities and villages in the West Bank are insufficient for the protection of traditional quarters. As mentioned in chapter two all buildings built before 1700 are considered archeological assets and protected by law. However, the law number 79 of the year 1966 indicates the protection of the individual buildings and historical areas as follows:

- Article No. 15: “*preservation of the caves, building, Artifacts and archaeological remains that have a historical or archeological or architectural value and this comes within the requirements of regional plans preparations*”
- Article No. 19: “*preservation of the caves, building, Artifacts and archaeological remains that have a historical or archeological or architectural value and this comes within the requirements of Master plans preparations*”
- For the requirements of preparation of detailed plans in the article No. 23, there is no indication to the historical areas and their protection.



Figure 10-3: Efficiency of institutions of the regeneration project  
Source: Author

However, all the previous evidence reveals that there is neglect and no indication for any article defining methodology or ways of protecting the historical areas. There are no detailed regulations, descriptions and standards or mechanisms concerning the approaches to deal with and implement strategies and policies in historical areas. This leaves various interpretations open concerning protection of any traditional quarter such as Birzeit. Therefore, in 2006, a legal study was carried out concerning the protection of individual buildings and historical areas in cooperation with Birzeit University. The final result has not been finalized and published.

Nevertheless, in April, 2011 the Ministry of the Local Government certified general guidelines by the Higher Planning Council (HPC) to protect individual buildings and historical areas. This, however, has not been officially approved or distributed to the public until it receives ratification from the Council of Ministers. Many stakeholders have criticized the guidelines for its generalization, inefficiency and ambiguous direction for protecting the historical areas which can easily be manipulated by citizens for their own interests. Nevertheless, the project team has formulated specific legislations accompanying the master plan of the traditional quarter of Birzeit which is planned to become official in 2014. Such regulation includes the classification of buildings into (A, B, C)<sup>24</sup> and prohibiting construction of building above a land of surface area less than 300 m<sup>2</sup> where all the lands plots in the traditional quarter are less than 300m<sup>2</sup>. One of the key informants of the municipality has mentioned:

*“The absence of laws and regulations affects the safety of traditional area where it can be demolished easily. The citizens demolish and rebuild above their old building new modern building especially after the rise of the land value and the legal procedures are not adequate and strong. Besides, the enforcement of law is very weak by the authority because of the political situation.” (Interview, Male, 38 years, 2011)*

This emphasizes that there is still a lack of awareness of the values of the traditional buildings among the inhabitants where personal interest and profit are above the public interest. Besides, enforcement of the law, regulations and fines taxes are required to hinder the circle of demolishing and protect the traditional urban fabric.

### **10.7 Financial funding and ownership**

In terms of securing funding and resolving the ownership issue, the ethos of partnership among the stakeholders was evident. The financial process of the project depends mainly on foreign funding donors. The budget of the Palestinian authority is neither concentrated on promoting the cultural heritage nor on the capability to handle comprehensive revitalization projects for the entire traditional quarter. The project had several resources that had secured funding for the conservation of the traditional quarter as follows:

1. In 2005 the Danish funding organization (WKNP) had rehabilitated an old building which was converted into a museum under the administrative supervision of the organization. It had tackled all construction problems such as repairing, maintenance of walls, ceiling, floor and tiling, masonry and cleaning. The museum is still in good shape and opens to the public for cultural events on particular days.

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<sup>24</sup> The land use of the areas in the traditional quarter has classified the old buildings into the following:

- Old buildings (A): 3 times the floor surface area of the larger historic building that is not less than 700- all additions are forbidden.
- Old buildings (B): 2.5 times the floor surface area of the larger historic building that is not less than 600- vertical additions are forbidden while horizontal additions are allowed under specific terms.
- Old buildings (B): additions are allowed according to the terms of the “Cultural Heritage Unit”.

2. The CHF (*Cooperative Housing Foundation*) donated subsidies to the municipality in 2008 to fund the rehabilitation of complex building to be converted into a hostel within the traditional quarter and partially funding the infrastructure rehabilitation. Moreover, the CHF has provided programs and workshops to raise the level of partnership.
3. The main funding of the project is from SIDA (*Swedish International Development Cooperation Agency*) which is composed of subsidies (180,000\$ each year) to support the physical conservation of the urban fabric. In addition, part of the financial funding had supported related studies, development plans and building capacity of the public sector as well as covering wages of working laborers and expenses of workshops and meetings.

It is noted for this research, that there was a limit to obtaining the exact costs of the project from the key informants of the organizations during the field work due to lack of management and chaos in the filing of the documents of the organization. Besides, there are other costs that are difficult to estimate since they are non-tangible costs such as: time, transportation, appetizer and soft drinks in the workshops conducted in local restaurants, stationery for the purpose of the workshops and meetings. The strategic plan has established several public projects such as the restaurant, the Guest house and others, which are under the administration of the municipality. These small projects will return financial revenue to the municipality, estimated to be about 25,000\$ per year, aside from the subsidy from the municipality's budget (10%) estimated at about 10,000-15,000\$ per year. This means that about 40,000\$ per year will be dedicated for regeneration of the traditional quarter. The new budget will mainly be devoted to continue conservation, maintenance and reuse of traditional buildings and establishing small projects. Moreover, the municipality will provide a partial subsidy (60%) to support the inhabitants to conserve the inside of their houses and thus maintaining them in the quarter and feeling more belonging to their environment.

However, property rights fragmentation and rent control have discouraged landowners from maintaining their property. On the one hand, fragmentation of ownership among various heirs created a lack of sense of responsibility. On the other hand, rent control made owners feel that they were being cheated out of the real value of their leased property and they consequently refused to invest in its costly maintenance as the renting regulations in a municipal district protects the rights of the tenants or increasing the rental values without any violation to the rental contract.

The unwillingness of owners to conduct continuous maintenance led many tenants to undertake urgent structural repairs and maintenance work like: waterproofing, insulation and installing modern bathroom and kitchens, normally with the consent of the owner. However, the preventive conservation (*external façade*) of the urban form has not encouraged inhabitants or tenants to initiate interior maintenance of their buildings or establish small businesses. Most of the buildings are private properties which required some effort from Al-Rozana (LCO) to negotiate with the owners to find a proper solution for the fragmented ownership such as: making long

lease contracts directly between the owners and the investor for 30 years which include the interior maintenance of the building or by renting the building to the municipality which can re-rent it to an investor. As Al-Rozana members are from the local inhabitants and have good relations with the community, it was easy for them to contact and communicate with the owners and even those living abroad despite difficulties and challenges. However, resolution of property ownership and financial support are considered vital strategies for the survival of sustainable regeneration in the traditional quarter.

### **10.8 Conclusion**

From the outset of the project, continuous dialogues and meetings between the project team and the local inhabitants have been vital in shaping the regeneration strategy. Public participation and partnership of all stakeholders are effective means to promote a sustainable community which is one of the main concerns of sustainable regeneration principles. The researcher noticed that there was no balance in the level of influence between the partners who can negatively dominate the process for the interests of one side and not pursue the community needs and public interests. The private ownership of property and financial funding play prominent role in the achievement of the effective regeneration process. The strategy of financial funding has depended on multiple funding sources which are more effective than depending on one source only. Therefore, broadening the range of partnerships does not necessarily gain financial resources directly but it does increase the range of access to funding. In addition, the mechanism of conservation of the property and making long leases has put surplus funds toward the future development of the quarter. In this way the traditional quarter will gain financial dependency to continue preserving and sustaining the regeneration of the traditional quarter. However, the role of the local community organization has taken the shape of a moderator and communicator between the investors and the several owners in facilitating investments in fragmented property. Thus increasing confidence, trust and empowerment of the local inhabitants to be involved and enabling them to get things moving in the regeneration process.



## 11 Findings of the research

The research sets out to evaluate the implementation of an innovative project in the traditional quarter and its initiative of implementing sustainable urban regeneration. The various issues related to initiate sustainable urban regeneration based on the conceptual framework guiding the research have been analyzed and discussed along with my interpretations in the preceding chapters. In these chapters, the researcher presented the regeneration process and the intervention actions which have produced several impacts whether physically, socially, economically and culturally on the case study- Birzeit. Data collection consisted of using several methods which included: in-depth interviews with local inhabitants and key informants, mental mapping, structured observations and questionnaires. These have enriched the reliability of the research through triangulation of the information from different sources. Based on this, many findings can be presented stressing the potentials, challenges and possibility of initiating sustainable regeneration in the traditional quarter which can be generalized.

I pay particular attention to the analytical processes and discussions in the previous two chapters upon which I can identify the findings or key issues of the research. These findings will present my conclusion and recommendations for further research and be the base upon which I will make relevant recommendations for local and national levels.

### 11.1 General findings of the research

Some interesting findings revealed from the case study of this research need to be considered also in similar regeneration projects in Palestine. These general findings can help to manage the circumstances and different changes more easily and develop certain recommendations for promoting sustainable urban regeneration in the traditional quarters as follows:

#### *Enhancing decentralization in the planning institutions has proved the effectiveness and flexibility in dealing with the diverse changes in the traditional quarter to achieve positive outcomes*

It has been established that the application of the decentralized planning in the regeneration project pursued by Riwaq (NGO) has provided a range of flexibility in planning, dealing with problems, designing and implementing intervention actions without consuming time waiting for approval of formal procedures. However, the role of the central government was administratively and technically limited in supporting the regeneration projects at the local level as well as the absence of a department in the municipality structure responsible for the preservation of the cultural heritage assets in the town. In turn, the NGO gained the control to carry out the responsibility in addressing the sustainable regeneration of the entire traditional quarter. Partnering the local authority has been successful in addressing and identifying the needs and priorities of the community as the local authority is the closest body to the local inhabitants. The decentralization approach had promoted the role, interest and ability of the local authority, administratively and operationally and in setting the strategy but in the long term it is not

effective in facilitating easy implementation of the regeneration process with their limited qualifications. The local authority still suffers from weak and limited capacity to carry out the regeneration activities as it lacks the professional support, financial resources and qualified staff. This revealed the deficiency and dereliction of the planning institutions (central and local authority) and their inability to manage the regeneration project leaving the main role to the non-profitable organizations rather than the authoritative bodies.

***The establishment of a strong partnership among the stakeholders plays a big role in consolidating the regeneration process and achieving the goals***

The planning approach sought to combine the ‘top-down’ (*involving participations*) and the ‘bottom-up’ (*sharing participation*) features in the regeneration process which were revealed to be quite mature in responding flexibly to rapid changes. The application of participatory planning is rather new and in its experimental stage in Palestine. However, this has reflected positively on facilitating the adaptation of new changes, increasing sense of belonging, transparency in dialogues, information and consolidation of efforts to facilitate harnessing resources to regenerate the traditional quarter. Moreover, it has proved the effectiveness in widening the range of involvement of all the concerned stakeholders and the community in the different stages of the regeneration process. Consequently, an arena has been created for all actors to discuss and adjust the potential objectives and define the appropriate land uses and activities. This has also ensured assessing the tasks of each participant and closing the gap between decision makers and local inhabitants.

It was obvious that the stakeholders have different levels of authority, power, importance and resources which defined their level of influence on the regeneration process. The municipality’s role was very weak and to an observer limited due to lack of knowledge and professionalism which explains their neglect of the traditional quarter and their primary doubts in the final outcome of the project. Thus, they were skeptical and needed to see some radical outcome to become motivated and more interested. I stress that there is still lack of cooperation between the private sector (*private companies, banks and investors*) and the public sector (*governmental bodies*) towards supporting conservation programs, projects, social and community services, grants and financial subsidies to the individuals, investors and owners which have been reflected in the small attraction of investments in the traditional quarter. Meanwhile, there is a constant desire from the municipality to create partnerships to increase their integrity, commitment and build bridges of confidence among the different institutions and the inhabitants to encourage the availability and willingness to participate in the different activities and harness their resources to find practical solutions for different problems.

***The community participation and involvement of the private sector are considered the backbone for the endurance of the sustainable regeneration in the quarter***

Community participation is a precondition for a realistic successful planning that has been emphasized during the project to be responsive to the needs of the inhabitants. I found that early

involvement of the inhabitants in the planning process is crucial for the endurance of a sustaining regeneration process. To address these issues, public meetings and media were perceived to raise knowledge about the real benefits gained and their role in the process. The engagement of the community in the regeneration process has revealed the significant role of the inhabitants in identification of the objectives, needs and their contribution to the development of the traditional quarter. Nevertheless, it appeared that the inhabitants' participation is weak and their capability of making decisions or self-initiating is still fragile and which dwindled at the advance stages of the project, particularly after turning the project's management over to the municipality due to the non-permanent public meetings conducted. It seems to be that the inhabitants become more recipients of the outcomes and were no longer engaged in the process. This indicates that the level of community participation has not reached a high level according to ladder of Arnstein where the inhabitants do not have the capacity of making decisions and being self-dependent in managing the development of the quarter. This issue has reflected on the attitudes of the inhabitants by creating lack of accountability in the future intentions of the project especially as they had many bad previous experiences with NGO projects in Palestine that proved to be non-beneficial to the inhabitants. As a result, lack of confidence and decrease of integrity and transparency levels are created between the inhabitants and the municipality which might in the long term hinder the sustainable regeneration of the traditional quarter.

Moreover, the presence of an active local community organization in the traditional quarter plays an essential role in guiding participatory potentials, facilitating the missions of the planning team, tying connections and facilitating negotiations among the inhabitants especially solving conflicts concerning fragmentation of property ownership. The community organization can more than any other actor easily reach and communicate with the local inhabitants and raise inhabitants' participation. They already have the trust and good relations on a personal level with the inhabitants because they are members of the same community. Furthermore, all public meetings were organized for both genders. However, there was no special consideration to conduct meetings only for females to consider their special needs, issues and their perspective about the regeneration of the quarter.

Moreover, focusing the partnership on one community organization and maintaining the roles of the others as observers or having no role at all have limited the accessibility to local resources, narrowed the diversity of opinions and alternatives of innovative solutions of conflict and decreased the opportunities to implement interventions. This implies that the local authority is not making adequate efforts to create community participation and use the existing potentials of these organizations. This could be due to the higher level of influence and dominance of one organization compared to others in the quarter.

## **11.2 Findings pertaining to the traditional quarter- Birzeit**

### ***The flexibility offered by the implementation of the incremental planning approach fosters the dynamic mechanism to reach the designed objectives of the regeneration process***

The incremental planning has proved its flexibility through the implementation of diverse interventions in the regeneration process. The project had to deal with technical issues, human and financial issues that showed flexibility in the management of the intervention actions and effectiveness in dealing with the different challenges and circumstances on the ground at the time and made complicated tasks easier to handle. The incremental planning through ‘*learning by doing*’ tool has effectively overcome problems, discussed and adjusted strategies and created a balance between achieving the objectives and reaching a consensus among different actors and inhabitants before translating things into legal documents. For instance, it is revealed that the various improvements in the traditional environment have not been sufficiently adequate to cause radical change to gain full satisfaction of the inhabitants as conservation of the external facades had not initiated solutions for the real problems of the inhabitants like the high humidity, bad ventilation or internal utilities. However, comprehensive conservation was initiated in public buildings parallel to conservation of the external facades. This has given hope and confidence to the inhabitants who have become more to the change in the visual appearance of the urban fabric. Moreover, it appeared that the new uses and activities have been targeted to attract more people to spend time and enjoy activities in the quarter as well as increase economic benefits of the individuals, investors and the municipality rather than focusing directly on resolving the problems of the inhabitants at this phase. These problems include providing job opportunities, making authentic interior changes in their buildings and providing public services.

These issues which had evolved in the field have offered alternative ways and comprehensive understanding to problems in order to elaborate detailed planning interventions and activities and suggest alternative solutions during the implementation process. The adaptation of an ‘Action Areas’ approach had proved to be an effective tool in the implementation process in order to give the planning process flexibility and a dynamic and incremental nature. Besides, it gave opportunities to all the stakeholders to discuss and elaborate on the detailed planning initiatives in spite of the inherent conflicts and interests of different actors. However, it appeared that as long as there is no formal ratified master plan of the traditional quarter inhabitants will always take advantage, to violate, exploit, demolish or add additions to the buildings and being irresponsible to pay the monetary penalty as long as they achieve their personal goals.

### ***The management process is a crucial factor in achieving regeneration of the traditional quarter***

It has been revealed that the municipality is not capable of managing the regeneration process at the beginning of the process due to their lack of skills and knowledge in this field. Further, the project could not be fulfilled without the presence of Riwaq. It has also been established that the regeneration process has not been properly conducted during the last two of these three activities:

the implementation stage, monitoring effectiveness of the process and reviewing the regeneration process, in order to achieve a successful management process. It is obvious that lack of management and monitoring had occurred in the middle process which caused confusion in the tasks among the stakeholders. In addition, the lack of a legal setting to guide the activities in the traditional quarter is responsible for certain administrative and financial shortages. Thus, the local authority should be consolidated by the central government and use more authority to enforce diverse interventions and prevent violations towards the traditional fabric.

***The social aspects have a significant effect on the integration of the land uses and activities in the traditional quarter***

It is also revealed that major issues have been exposed by the presence of new uses in the traditional quarter. It seems that the rehabilitation of the public spaces has increased social interaction among the inhabitants which has in turn emphasized the presence of strong social relationships in the quarter more than in the modern center. Moreover, the negative attitude on the inhabitants' side towards the reflections of the functions of the new uses have revealed that that these have no consideration for their life pattern, traditions, privacy and certain values. The adaptive uses and functions may boost economic regeneration but in return they need to be sustained and integrated within the surrounding environment. Thus, the acceptance by local inhabitants of these functions determines their integration and success. Beyond this, these issues have reflected on the future plans of maintaining the inhabitants in the quarter. The increased value of land and properties can also be considered an impulsive motivation for the owners to reinvest in their buildings. Uncontrolled functions, increase of property value and non-consideration of social aspects, are all issues that have still not brought about or witnessed any form of replacement. However, I argue that the possibility of replacement of the inhabitants from the traditional quarter might occur if no action is taken. Thus, a profound understanding of the local values and practices, cultural norms and beliefs of the community was found to be a crucial prerequisite in embracing and integrating the different transformations in the quarter in order to be in unity with the societal structure and boost sustainable urban regeneration.

***The implementation of an integrated conservation approach has great influence on the physical, economic and social aspects of the traditional quarter***

Integrated planning efforts passed through a various range of planning interventions that were geared effectively towards improving living conditions, quality of life, economic and social conditions.

It is revealed that the various improvements in the traditional environment have not been sufficient to cause radical change to gain the full satisfaction of the inhabitants. These problems seem to be contributory factors where many people are still not attracted to live in traditional buildings as these do not provide their modern needs.

Moreover, the cultural activities which have been supported by local community organizations or individuals are motivated by their own interests more than that of the municipality. The

municipality still lacks professional experts, human and financial resources. Thus, its support and commitment are to be questionably maintained in the long term, unless good management is established and development takes place.

***The local authority suffers from weak capacity and lack of enforcement to the laws and regulations***

It has been revealed that the new “*Cultural Heritage*” unit in the municipality is still inexperienced, not equipped with qualified employees, and lacks professional staff with experience and skills to carry out the assigned missions in an effective manner.

In terms of legal capacity, the current legislations and laws concerning cultural heritage are still inefficient and ineffective to protect and preserve the traditional quarter or provide a comfortable context for planning. Moreover, there is an absence of a policy framework or guidelines that aim at leading the regeneration process of historical areas, bringing life and activities and sustaining their identity for future generations at the local level. Throughout the project, increased attention and efforts from the central government had been noticed toward restudying and developing the regulations and laws in order to protect the cultural heritage areas for future generations.

***The scarcity of financial funding and dependence on international donors could limit and hinder the regeneration process***

The project team had conducted many interventions within a limited range of foreign financial funding. I discovered that the mechanism of self-financing is considered successful in the project as the municipality managed to save the tax revenues of properties in the traditional quarter, adding to that certain percentage from the general budget along with the revenue collected from long leases by investing in public buildings to support future development. However, financial funding is always a critical issue in regeneration projects which have given a clear picture that dependence on multiple financial resources is a good strategy in the long term as is in this case study.

***The use of various marketing methods plays a major role in enhancing the image and attractiveness of the quarter***

The marketing strategy has been successful but it is limited for a short period due to various reasons mentioned earlier. Several tools have been used to introduce the new image of the traditional quarter but there is still no commitment and durability of the media activities and advertising methods by the municipality and local community organizations. As a result, these vibrant efforts have positively reflected on the local level but not on the regional level which increases the attraction and competitiveness of the quarter with other areas in the district.

It has also been found out that the municipality did not allocate an annual budget for marketing the regeneration project or widening their contact with international institutions in order to gain supportive efforts and media programs. Furthermore, organizing cultural activities have revealed the attractiveness for cultural tourists to spend time and money in the traditional quarter.

## **12 Conclusion and Recommendations**

In this chapter, I present my conclusion based on the entire study and more particularly from the discussions and the findings of the research that I have gained from the analysis process presented in the previous chapters. I have drawn conclusions upon which I have formulated my future recommendations for implementation. These recommendations provide insight into the issues that should be considered in designing a sustainable urban regeneration strategy, developing plans and actions dealing with the problems of the cultural heritage environment. I make relevant recommendations for the national and local level and end with suggestions for future research for other scholars.

### **12.1 General conclusion**

There is great deal of literature concerning urban regeneration of cities where each case has its own particularity. Many studies have several debates on the approach of urban regeneration in historical towns, where they have been narrowly focusing on physical regeneration and economic outcomes and improving the living standards rather than strengthening social relations, cultural aspects, community involvement and deep understanding of the local values. The rehabilitation strategies and partnerships with different actors seem to have been adopted in several projects implemented in large cities or individual buildings, mostly with foreign funding which has usually not been sustained in the long term after the funding ended. Furthermore, few guidelines or experiences exist with very little literature, in the context of Palestine, to guide approaching the urban regeneration of traditional quarters in small towns. Thus, each organization has tried to adopt regeneration approaches based on their own interests and objectives which have raised several challenges for the future development of traditional quarters. For these reasons, this study is relevant to contributing and building related literature, knowledge and experience in Palestine and promoting sustainable urban regeneration in Birzeit's traditional quarter.

The debates on the regeneration theory along with many good practices evolved from European and Middle Eastern countries had moved the rehabilitation of individual buildings to the entire quarter which faces several challenges in a successful learning process. Hence, planners in Palestine are currently facing many challenges to sustain the traditional quarters in small rural areas. Thus, this study helps to reveal the appropriation of implemented regeneration strategy in Birzeit and the needed adaptation to fill the gaps and promote a sustainable regeneration process. However, the findings of the case study research (local level) cannot be generalized completely for other cases in Palestine as each case may differ in its social, economic, environmental and political context but some of the findings at national level can be generalized. Meanwhile, the regeneration process in the case study can be a learning example to guide and be adopted by other traditional quarters in Palestine that share mostly the same characteristics, circumstances and nearly have the same context as Birzeit. Furthermore, the analytical approach in this research implemented for Birzeit may permit use of its generalization in other case studies where they

share similar circumstances, constraints and some characteristics with particular consideration to the context of each case.

Focusing on the planning strategy, this research has emphasized a broad perspective that looks beyond the short term initiatives of the project. Thus, I try to link the theoretical arguments with the empirical evidence provided by the case study in order to answer the research questions. The project depended on an incremental and participatory approach. This gave major space to the planning process and thus has flexible creativity in dealing with the driving forces and diverse urban interventions in the traditional environment especially as some of the external forces - political issues - are bigger and difficult to handle. However, applying the action area approach in the quarter has successfully managed the impact of the different interventions which have also revealed many facts. The analysis seems to suggest that perceiving physical conservation is not effective to cause sustainable regeneration of a traditional quarter without the integration of the economic and social dimensions. A deep understanding and consideration of the social values and life patterns are prerequisites and keystones in the prosperity of social life to embrace the new transformations and increase a sense of belonging to the traditional quarter. The findings revealed that an increase of social diversity of the inhabitants has not clearly happened but the acceptance of cultural diversity has increased among inhabitants.

The analysis indicated that the project has initiated an unprecedented level of community participation which has indeed facilitated the operational processes, defined the needs and objectives as well as designed the intervention actions. To some extent, it has also created a community that is more aware of their role and the potentials of their quarter. This explains the reasons behind the failure of many other regeneration projects in Palestine from sustaining life in the regenerated areas due to the absence of community participation in the development of the traditional quarter. However, the continued implementation of the interventions for the last five years provides a perspective of optimism if a commitment from all the actors is addressed to face future challenges and to achieve sustainable urban regeneration. Nevertheless, the level of community participation was not adequate enough to create a fully empowered and capable community either to make decisions or express their opinions strongly enough whenever they have a point of view contradicting that of the planners concerning their quarter. Thus, the central and local authorities shoulder the responsibility of addressing building capacity of the community without any bias to become self-dependent and avoid the institutional control like Riwaq over making decisions for the future development of the traditional environment.

Furthermore, the findings revealed that the variation in the level of influence of stakeholders sometimes creates conflicting interests amongst the actors that can hinder plans from happening. Therefore, a balanced and unbiased partnership amongst the stakeholders should be pursued to foster the different financial and human resources and increase their commitment towards regeneration of the quarter. This would reflect on receiving much attention among the people who will, over time, have more confidence and responsibility to make decisions of development and harness financial funding to achieve a sustainable regenerated quarter.



All of the following are ample evidence of the success of initiating sustainable urban regeneration in the traditional quarter in Palestine: analysis and discussions of the driving forces, evaluation of the impacts of the various interventions and activities, decentralization of the planning approach, establishment of partnership among different stakeholders, community participation, opportunities to exchange experiences and learning, enhancement of economic and social benefits.

## **12.2 Recommendations to promote a sustainable regeneration strategy in the traditional quarter- Birzeit**

As the regeneration process took place at local level on the traditional quarter of Birzeit, the local authority along with a wide range of stakeholders were convinced to step in to bring life to the traditional quarter. This initiative has implemented the urban regeneration's principles which have reflected several impacts on the traditional quarter; nevertheless it still needs to be promoted to achieve sustaining process in the long term. For this reason, recommendations at the form of an action plan should be taken into consideration at the local level (traditional quarter- Birzeit) to enhance the performance and outcomes to achieve sustainable urban regeneration in the quarter as follows:

### **1. To promote participation and partnership of wide range of stakeholders**

- Proper cooperation and balanced coordination with a wide range of stakeholders (central government, municipalities, local community organization, NGOs, private sector, individuals and international agencies) are recommended to be established at the beginning of the planning process without any bias towards their level of authority and power.
- Transparency in dialogues through open discussions, clear distribution of responsibilities and consolidation of resources should characterize the partnership to ensure the reliability and commitment among different stakeholders.
- Regular participatory techniques should be used such as: public meetings, consensus meetings, workshops and public assessment sessions and engagement of the stakeholders in the designing, planning, budgeting and organizing the different tasks.
- Due to the limited resources of the central government, partnership with the private sector should be sought such as capital investors or NGOs in order to leverage the ability to access local and international donors.

### **2. To enhance the management and organize the roles among the different actors during the planning process**

- A management board is recommended to be established that includes representatives of all the stakeholders as in figure (12-1), particularly the local community organizations that are helpful in communicating with the inhabitants specially the private owners.

- Monthly meetings for the management board need to be established to discuss the current and new development in the traditional quarter. Furthermore, a quarterly bulletin should be published concerning the new proposals, planning decisions and developments.
- The management board should be responsible for setting an annual agenda for the cultural and intellectual activities and events such as dancing festival, music, folklore and art exhibitions and poetry evenings in the traditional quarter.
- The management board should provide the citizens or the investors with guiding conservation regulations and permission required in the area to assist them in the design and technical issues dealing with traditional buildings to ensure high standards of maintenance.
- Qualified human resources (staff) should be available in the “Cultural Heritage Unit” to carry out the missions in the traditional quarter.
- This board should provide free technical consultation to help the inhabitants manage small businesses, building maintenance and offer informal training programs. This consultation committee consists of expertise from different fields, planners and professionals to provide free consultation for the inhabitants, investors and owners.
- Restructuring of laws and regulations should be adjusted in order to allocate more power to the local authority to ensure protection of traditional buildings and violations by inhabitants.

### **3. To encourage community participation in the regeneration process**

- Community participation should be in an equal manner by avoiding dominance of one community group over the others or one gender opinion over the other. Unbiased moderator in the public meetings should organize, plan the course of the meetings and allow each inhabitant to share his/her opinion.
- Partnership with local community organizations should be supported by providing capacity building programs to enhance their skills, training, supporting their activities financially, administratively and technically and encouraging the growth of new organizations.
- Empowerment of the capacity and self-dependence of the community should be encouraged through conducting capacity building program and professional training for inhabitants to enhance their skills.
- Raising awareness and knowledge through participatory campaigns should be addressed such as: public meetings, community forums, door to door consultation, workshops and discussion of focus group and use of media.
- Cultural heritage’s programs should be made obligatory targeting the educational system at schools and universities which requires the involvement of the Ministry of education.
- Information and legislation sessions about the laws and regulations should be conducted for the people in order to raise their awareness and knowledge of their rights and responsibilities towards their quarter.

- Communal responsibilities and civic duties should be promoted by voluntary participation of young people into activities and campaigns and engagement of the local contractors into conservation work in the traditional quarter.
- Regular public meetings should be conducted to increase transparency by discussing new inventive developments, monitoring and assessing the impact of the regeneration activities from an inhabitant's view.
- A formal public announcement about the new development should be considered before formalizing their adoption through publishing in the formal and local announcement in the newspapers for two weeks. This allow the public to submit their written opinions and complaints about the subject, followed by a public meeting to discuss these reactions and get feed-back. Accordingly, the local authority should assign a committee to assess and evaluate both their opinions to formalize or reject the implementation of the new developments.

#### **4. To ratify a master plan for the traditional quarter**

- A master plan of the traditional quarter should be ratified by the Higher Planning Council accompanied with specific regulations to control the buildings activities in the near future. I recommend surrounding the traditional quarter by a green buffer zone where the adjacent area should have the classification of residential use with strict regulations allowing low height of the storeys (1-2 maximum).
- Public services and entrainment uses should be established in the surrounding areas in order to establish a balance in the land uses in the town. Industrial uses should be moved from the traditional quarter and be established in another place far away.
- Special treatment for the new buildings should be considered through changing materials or elements of urban design in order to decrease their dominant presence in the traditional quarter.
- Green land uses should be considered in the master plan where green planting campaigns or voluntary neighborhood group should carry the responsibility of maintaining the green spaces.

#### **5. To empower the capacity of local authority**

- The local authority should be empowered to play a pivotal role with more authoritative power over planning in order to develop and manage the regeneration of traditional quarters to become responsive to the community needs.
- The local authority should be remodeled by creating cooperation and partnership amongst governmental bodies, public/private sector and the community to overcome conflicts and overlapping of tasks and responsibilities among different institutions.
- Empowering the capacity and intellectual knowledge of local authority are needed to enable them to foster their effective involvement and manage the diverse phases of the regeneration strategy. This can be done through providing training programs to strengthen

their skills, increase the administrative and technical capacity of their staffs, participate in conferences and educational programs, cooperate and exchange experiences with local and national experts.

- Cultural heritage units should be established in each municipality and local council to carry out the responsibility of planning, designing, operating, managing and preserving the traditional quarters and other cultural heritage assets.

## **6. To enhance financial support and seek multiple funding**

- Regular maintenance of the buildings should take place by the owners and tenants. The local authority. They have to allocate a certain amount of money to compensate the reimbursement of an individual for maintenance of their building.
- Any building undergo maintenance should be used or inhabited by a function or activity, otherwise, it should be rented to the local authority to be exploited on a long lease which keeps the right of ownership with the owners, otherwise the taxes on the building should be augmented for being unused.
- Public loans with reduced taxes or partial grants should be granted to individuals and private organizations to carry out maintenance of buildings and to enhance their living conditions. Public funds can be regulated in three forms:
  1. Loans: a loan is a sum of money lent to the recipient who must repay the amount of money over an agreed period of time. Interest must be charged at current commercial rates.
  2. Soft loans: a soft loan is similar to a normal loan except that the interest rate is usually charged below current commercial rates.
  3. Grants: a grant is a sum of money which is directed to the recipient and the money is not required to be repaid.
- The municipality has to set some conditions that determine the liability of the recipient for the public funding such as: the purpose of the funding, set of priorities of funding, appropriateness with the objectives of the project, the financial status of the recipient and the ratio of the money awarded by the municipality to the recipient.
- The multi- financial resources from different donors should be targeted from the beginning of the project. This will give the possibility for the local authority to know the total amount of donated funds besides the local funding from the municipality in order to manage financing different activities and intervention in the regeneration process.
- The local and central government should support the private sector to invest in small businesses or other regeneration activities through providing financial grants, charitable trusts and foundations.
- Supporting local inhabitants to establish small businesses should be encouraged through providing financial resources and incentives such as: maintenance funds, loan system and developing the taxes' system. This can bring economic profits and preservation of old buildings in the long term.

## **7. To promote understanding of the social aspects in the traditional quarter**

- A sociological study to identify the important and genuine values, beliefs and traditions of the community should be considered in order to avoid any contradictions with the adopted uses or other interventions in the quarter with the basic beliefs of the society.
- A website and a community box should be established by the local authority to receive suggestions, opinions and complaints from the local inhabitants.

## **8. To foster various marketing strategies to enhance the image of the quarter**

- The municipality should allocate an annual marketing agenda, budget, financial resources, technical support and cooperation with other local media organizations to brand and advertise the new image of the traditional quarter.
- Branding forms and activities should be conducted regularly in the traditional quarter such as: cultural entertainments services, in parallel to branding events, cultural exhibitions, art and festivals.
- Branding events should be fostered significantly through advertizing campaigns such as: media advertisement, television broadcasting, radio programs, posters, brochures and cultural campaigns, educational and awareness programs, community meetings, school education, publishing in newspapers and magazines.
- High quality design of the urban spaces and street furniture should be considered to attract people to spend and enjoy time walking in the quarter.
- An internet website should be established in order to help the locals and foreigners alike to surf for information, news and photos about urban changes of the traditional quarter.

## **9. To create partnership with the non-governmental organizations such as Riwaq**

Riwaq is one of the pioneer non-profit organizations that are interested in preserving the architectural heritage of historical buildings, traditional quarters and cultural landscape of Palestine, as well as the related traditional skills and handicraft. They are concerned and quite active in developing protection and development plans for the traditional areas and buildings. They have wide experience in rehabilitation of traditional buildings and bringing life to deteriorated buildings and areas as well as they are equipped with qualified staffs from different fields in Planning. Therefore, I recommend the following:

- Riwaq should have more active role in sharing their experience, knowledge with the local authority and other stakeholders in order to building their capacity and enhance their management in regeneration of their traditional environment.
- Riwaq should cooperate with the local authority in establishing data bank concerning the cultural heritage resources which would help to have a clear perspective about the total monetary amount needed to regenerate a building or an area for the owners and investments and the preparation of proposals or development scheme.
- Riwaq should support establishing a unit of Geographic Information System (GIS) in the municipality and share the heritage information which will help in management the

traditional quarter by analyzing and reviewing the work and controlling the urban changes such as the registration of ownership of buildings and parcels, construction development and urban growth through the years.

- Riwaq should maintain an advisory body to the municipality in the coming regeneration phases where consultation and discussion sessions should be conducted in order to promote the potential of the municipality's staff to manage the different administrative, legal and planning procedures.

### **12.3 Recommendation for further research**

This study provides an insight into the issues and strategies that policy makers and planners should consider in developing efforts dealing with the problems of the traditional areas and initiating sustainable urban regeneration. The findings revealed that urban regeneration requires an appropriate understanding of various issues combined with creative approaches based on a mix of physical, economic, social, cultural and environmental initiatives, combined with holistic urban management. However, there are some aspects which are still open and therefore need further research as illustrated in the following:

#### **➤ *Management of partnership and commitment of the partners in the process:***

There are many stakeholders who have different levels of influence according to their level of power, priorities, authority and interests. This might raise biased issues and dominance of one partner over the others. The level of commitment of the different partners varies according to their interests in achieving the objective of the project. Planners encounter those challenges that affect decision making and try to arrive at a common base that motivates the commitment of the stakeholders to the regeneration process. Therefore, research is required to manage the involvement of the stakeholders in the regeneration process to achieve strong commitment in order to handle the challenges and sustain the regeneration process in the long term.

#### **➤ *Considerations of social and cultural values:***

Palestinian society sets great store on social behavior, traditions and religious values. Studies related to social issues are extremely rare in Palestine whether in urban or rural areas. In this research, the social aspects are a keystone for the sustainability of regenerating the traditional quarter. Therefore, I recommend further in-depth studies of the role of social habits, values and life style of the local inhabitants of the traditional quarter and what kind of social barriers can challenge the process and how to manage them irrespective of the success or failure in achieving sustainable urban regeneration. In addition, there is a need for a comparative study on how far social values and lifestyle have been changed by the new interventions of the regeneration strategy after and before the actual project.

➤ ***Decentralization planning in regeneration of cultural heritage areas:***

In this project, decentralization planning was implemented in the regeneration project which is a new approach in Palestine where “learning by doing” in the field was preferred by the project management due to its flexibility. Thus, it is worth conducting a study that evaluates the advantages of this approach in preserving the cultural heritage and provides methods and tools instead of just preparing a Master plan for the local authority. This will motivate central government to look further into the decision to support the decentralized system in the urban planning process.

➤ ***The role of community participation in the planning process:***

The involvement of the inhabitants in the regeneration process is a crucial factor in the success or failure of the regeneration projects. This approach is new in Palestine and has not often been practiced, examined or evaluated in urban planning. Therefore, further in-depth study has to be carried out on detailed mechanism of building capacity and engagement of the inhabitants in the regeneration process to increase their knowledge and awareness. In addition, future research is needed to clarify how far it is possible for awareness and people’s knowledge and participation to effect decision making and development of the traditional quarter.

➤ ***The role of technology in enhancing competitiveness of traditional buildings:***

Conservation of traditional buildings and upgrading of infrastructure have enhanced the quality of the built environment of the traditional quarter. There were many complaints about the unsuitability of traditional buildings to cope with new modern needs of inhabitants. Therefore, further research is also required about the capability of urban design and the use of modern technology to transform traditional buildings into competitive residential buildings with modern residential units and at the same time preserve their authentic identity.

➤ ***Individual financing of future development of the traditional quarter:***

Most rehabilitation projects are mainly funded by foreign donors with limited budgets and time schedules which require the good management and cooperation of all the stakeholders. This issue can limit the rehabilitation interventions and may sometimes hinder the continuity of the project. Therefore, further research is required to study how to harness local resources such as: tourism development to financially support the development of the traditional quarter, with less dependency on foreign funding. This study involves setting mechanisms or strategies for self-funding for the traditional quarter for longer terms.

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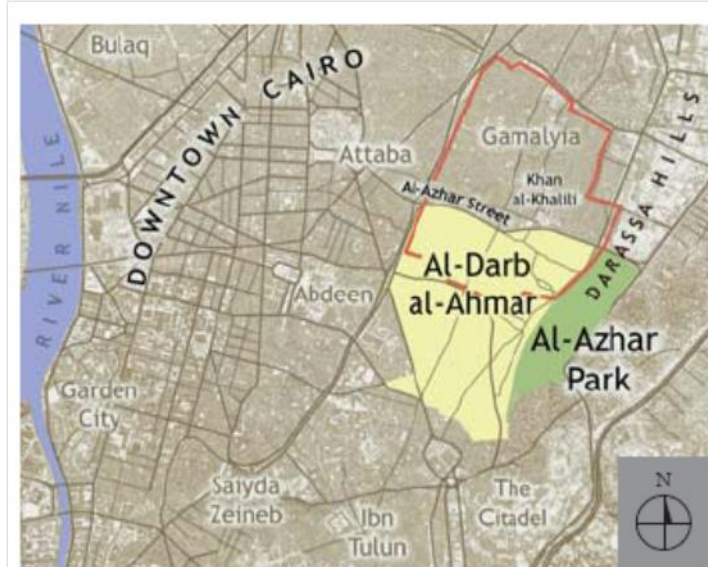
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## Appendix 1: Good Practices

### A practice of management of heritage areas: *Rehabilitation of Darb al-Ahmar Area- Cairo*

#### *Brief Background*

Darb al-Ahmar is located at the heart of Cairo near the prestigious Al-Azhar Mosque. Al-Darb Al-Ahmar District comprising an area of 1.5 km<sup>2</sup> district located near a park had degraded socially and physically as shown in map (1). This district includes 50 monuments, a homogeneous architectural heritage fabric with conservative tenants socially and culturally. It contains a population of about 100,000 inhabitants, 83% of whom were originally born in the district (Bianca, 2001, p. 12). However, the area was well known that it had bad reputation as it was perceived to be a slum area where immigrants were concentrated and also considered as the place for crime and drug activity. The physical conditions of the buildings and the infrastructure were in a bad shape with deteriorated quality of life that needed urgent treatment.



*Map1: Central Cairo with the position of Darb Al-Ahmar District and Al Azhar Park.*

*Source: Aga-Khan (2005, p. 2)*

#### *Incorporated Institutions and project period*

In 1984, the Aga Khan Trust for Culture (AKTC) started the project to construct a park in the city. During excavation, the formerly buried Ayyubid city wall of Cairo was re-discovered which added significant value to the historic city. This resulted in the inclusion of the Darb Al-Ahmar district in the project in 1996. The first phase of the project ended in 2003 and the second phase was started in 2004 which included a careful plot-by-plot study along the historic wall, defining appropriate interventions for each building within the larger framework of the Darb al-Ahmar conservation and rehabilitation plan (Bianca, 2001, p. 12). The formation of local NGOs in various areas was a focus in order to transfer the responsibility to them with reduced assistance from the Aga Khan Trust for Culture (AKTC). A bottom-up methodology was used in the first years of the project that spanned 1998 to 2004.

#### *Regeneration interventions and activities in Darb Al-Ahmar district*

The project's objectives aimed at improving the image, attracting many new visitors, raising a sense of community and bringing economic benefits to Darb al-Ahmar (Siravo, 2001, p. 35).



Over 60% of people have lived in the area for thirty years by their own choice because they feel safe and comfortable in their neighborhoods. The reason for this is closeness to family, mosques as well as social support. Thus, the revitalization project focused on housing and economic revitalization based on the district's social setting and local resources (Ibid, p. 37). This includes micro-credit for business development and employment generation, direct investment, re-use of historic buildings and improvement of infrastructure and open spaces. Thus, the project was far from being limited to the conservation of monuments or physical upgrading that integrated socio-economic development, training, community participation, institutional capacity building and creation of new employment (Aga-Khan, 2005, p. 11).

A public-private development corporation was established as an umbrella body under the auspices of the district authorities to coordinate ongoing activities, generate income from restored facilities and services and eventually be responsible for managing the rehabilitation process (Aga-Khan, 2005, p. 4). A strategic plan with a number of pilot projects was set out in order to improve the living conditions through the preservation and development of the area. The long term strategy was developed to integrate a physical and economic revitalization to reverse decay and improve living, leisure and working conditions for residents. The socio-economic program focused on the following development sectors: housing and open space upgrading, access to credit, employment and basic social services (Ibid, p. 7).

The AKTC and two institutions are responsible for the building's tenure: the supreme council of antiquities and the ministry of Awqaf (*Religious Endowments*). This has created a partnership to implement innovative solutions for preserving Cairo's monuments and historic buildings, carry out detailed surveys in neighborhoods and involve the residents in the process to identify their needs and desires. The project identified suitable interventions that took into account the lifestyles of residents, income levels and tenure status as well as innovative institutional and financing programs. At the same time, residents were willing to contribute to the rehabilitation costs themselves without having to depend on the limited public resources.

Furthermore, alternatives had been presented such as providing low interest loans administered through special arrangements with owners or tenants and lending institutions. This availability has had a very promising impact on the area, enabling people to engage in what they do best.

With limited loans, and through the establishment of a lending and credit-recovery program, the Project has been able to help businesses and individuals, especially women, to start income-generating activities and improve their trades (Siravo, 2004, p. 180). Meanwhile, the project staff facilitated interaction between both sides, providing technical assistance and housing finance programs for low and moderate income households (Siravo, 2001, pp. 40-46). In addition, a number of training workshops for young people was held to develop independent capabilities and re-establish vanishing crafts and skills, especially those related to traditional construction and relevant to the future maintenance of Cairo's historic areas.

Furthermore, AKTC with other institutions locally and internationally had provided multi financial support for several projects and they had secured other financial funds from different

institutions to support public facilities accommodating community, recreational and health related services (Aga-Khan, 2005, p. 2) & (Siravo, 2001, p. 49).

Moreover, the existing social relationships formed the base of the shared responsibilities and mutual support that translates into social capital that presents the community's potential. The project realized that without the help of the local community, the problems of Darb al Ahmar would not be solved (Siravo, 2001, pp. 50-51). Thus, the project has promoted the creation of the Darb al-Ahmar Business Association and the Family Health Development Centre, two locally based organizations charged with the delivery of services to the community. Moreover, a community development concept (CDC) had been introduced in the project. The mission of this independent entity was to facilitate cooperation between the government, local NGOs and the private sector. It operates as self-sustaining, community managed and private sector initiator (Ibid, p. 51). The main outcomes were raising awareness, improving literacy and enhancing a local sense of pride in the resident's empowerment capacity, employment rates, and health and living conditions (Massa, 2011).

CDC's establishment and environment coordinator expressed some criticism about the dissatisfaction with some of the project's outcomes and doubts concerning the concentration of investments on the east side of the neighborhood, along Al-Azhar Park instead of concentration along the main streets. Furthermore, the Housing Rehabilitation program stopped functioning years ago because lack of funding and the change of priorities in the global agenda of the funders towards children, gender programs and environment. Furthermore, there have been some violations of building regulations in the historic district which hold no respect to the sustainability of the historical area and its preservation along with a lack of reinforcement due to the absence of dedicated institutions.

### ***Lessons learnt from the rehabilitation of Darb Al-Ahmar***

By highlighting the rehabilitation process of Darb Al-Ahmar, some lessons can be learned:

- The Darb Al-Ahmar project used the participatory approach through creating partnership with all the stakeholders and the community. This has assisted in involving the people in the process where they felt that the project belongs to them. This approach is recommended to be implemented in other cases such as Birzeit through participation with the conservation work and social activities.
- Establishing a community based organization and capitalizing on people's empowerment are crucial factors and overriding strategy in the conservation and development that can act as a vehicle for continued involvement of all stakeholders in the area.
- The strong institutional support and active management of the inhabitants' capacity for direct intervention and the social fabric could be the engines driving the rehabilitation efforts, bringing sustainable regeneration to the traditional quarter of Birzeit.
- Cocktail funding is recommended in the regeneration of traditional quarters which provides these benefits: it facilitates the implementation of most of the socio-economic and physical development and attracts the attention of international agencies.

## **A practice of partnership and financial resources in revitalization of the old city of Hebron- West Bank- Palestine**

### *Brief Background of the problem*

Hebron is an old and sacred town which is considered an important religious center for Islam, Judaism and Christianity. For Muslims it is sacred because the Haram Mosque contains the grave of the prophet Abraham and it also holds the graves of Sarah, Isaac, Rebecca, Jacob and Leah who are worshiped by Judaism. Hebron is a city of more than 126,000 inhabitants. The city differs from other similar cities even though it does not have significant palaces but its unique compact urban fabric with a few Mamluk style buildings make it especially unique. The Israeli presence in Hebron began in 1967. The population of the old town was 10,000 but the ensuing conflicts led to an evacuation of the area leaving 85 percent of the historic houses abandoned, and the core to decline and suffer from social and economic problems and environmental pollution (HRC, 1995, p. 41). Basically, the strategy of the Israeli occupation is to the Judaization of many measures in the old core of Hebron. The occupation authorities maintained their policies aimed at evicting thousands of Palestinian Hebron residents and chasing them out of their homes and shops, in addition to intentionally demolishing and removing a large number of historical and archeological buildings. In addition, the old city of Hebron is totally under Israeli security control as well as the outer parts (Ibid, p. 25-26). Therefore, the Palestinian authority represented by its former President is motivated to preserve the Palestinian heritage and identity of the city being exposed to many demolition practices and neglect by the occupation policies aiming at removing all forms of Arab Palestinian presence. It is considered as a national project motivated by political issues.

### *Incorporated Institutions and project period*

The former Palestinian president (*Yasser Arafat*) had launched the project in 1994. A comprehensive rehabilitation vision sought to catalyze the return of citizens to areas which occupation policies had rendered them practically desolate. In 1996, the president issued a decree creating the Hebron Rehabilitation Committee as an institutional body to carry out specific responsibilities, goals and work mechanisms supported financially from Saudi Arabia and the Palestinian authority. The Committee consists of thirteen members representing major institutions and moral entities (Al-Jubeih N. , 2009, p. 13).

### *Regeneration interventions and activities in Hebron's old city*

Hebron is considered one of the largest and the highest cities in the West Bank. It is a vital center for the provision of services and is considered important as industrial and commercial Palestinian hubs. It is the home of numerous traditional handicrafts such as glassblowing, pottery, drying food and leather industries that are still practiced today. Hebron residents have engaged in agricultural activities, especially vineyards, beside trade, handicrafts and services. During past decades, tourism had been a major revenue source for many Hebron residents (Ibid, p. 17-21).

Referring to Hebron's religious and cultural significance, the willingness of inhabitants, the municipality, the communal and the academic institutions along with the Palestinian leadership, have joined efforts to preserve the historical center and save the city from the harassments and destruction of Jewish settlers. This takes place through reviving the old city by upgrading the infrastructure, restoring and reusing buildings, improving living conditions, promoting trade and economy and enhancing local and foreign tourism.

Throughout the process, special concerns were directed towards a healthy, modern residential environment to integrate the surrounding area with the old city by encouraging the opening of shops and providing vital services. For instance, rare old Romans baths which add a rare and new architectural element to the fabric were preserved and kept in use by men in the day and by women at specific times (Ibid, p. 101). Thus, it aimed at providing housing for the residents, fighting poverty and unemployment, struggling against the Israeli settlements and property confiscation and integrating the old city within the new city of Hebron (Ibid, p. 27). Therefore, planning decisions and actions were made to encourage citizens to move back into the restored old city by affording such facilities as electricity, water, health insurance, cost exemptions and rental exemptions for those who were not capable (Ibid, p. 13).

Moreover, the Hebron Rehabilitation Committee (HRC) has established relationships with among various institutions and organizations both at a local and international level. It has cooperated with the Municipality, local institutions and many related Ministries such as the Ministry of Tourism and Antiquities. However, the cost of the project was around 50 million US dollars where the first financier is the Palestinian national Authority. In addition, the committee had opened Arab and international communication channels to gain additional funding.

Moreover, the majority of the city buildings are private properties constituting about 66.7% and the remaining parts are family properties that are owned or rented or are Islamic endowment properties. This created a problem especially the splitting of property into small parts which make it very difficult to conduct the work. HRC has overcome this problem by resorting to rent the lot from its owners in exchange for rehabilitating the property and renting it out for a symbolic price to a third party in need of residence. This experience has shown a great mechanism in accelerating work and contributed to the success of the project (Ibid, p. 183). The priority of selecting tenants is usually to low salary government employees or laborers who do not have to pay the rent for the first five years of their leases as a motivation gesture (HRC, 1995, p. 48). The revitalization project had a positive economic impact on the city. About 400 jobs were created relating to the project and the old shops are becoming more active than those in the rest of the city (Ibid, p. 48). Moreover, modern infrastructures were laid down for roads stretching over nearly 5km and 10 km of renovated infrastructure. Streets and alleys are paved, courtyards are lit, public gardens are spread all over, etc. Moreover, the population had increased in the old city from 400 on the eve of the project to more than 4500 in the year 2000 (Ibid, p. 13). In addition, HRC has provided free government health insurance to a large portion of the old city inhabitants and has coordinated free medical days in collaboration with local institutions and organizations.

### ***Lessons learnt from the rehabilitation of the old city of Hebron***

HRC has been working for more than ten years and its success clearly appears in the achievements accomplished under very difficult conditions, strong partnership and ample financial funding. The following lessons can be learned by highlighting the rehabilitation process of the old city of Hebron. :

- Creating a cooperative partnership between the various institutions can be the impetuous engine to facilitate the implementations of several interventions and provide the necessary services to the inhabitants within limited resources. It creates an appropriate environment for planning and decision making for the benefit of the public.
- Creating supportive programs is stimulating the social life and improving the quality of life. Supportive programs such as health insurance, exemption from rent and financial aid for students motivates and attracts new residents and investors to develop the historical center of Hebron.
- The traditional buildings are capable of adopting modern functions and uses and serve the needs of nuclear families with the help of urban design and modern technology. Thus, these issues can also be applied in Birzeit and use the traditional buildings for hosting people.
- Having vivid financial funding can be a tool to implement many interventions, activate economic purchase and motivate new inhabitants to come and live in the historical center. However, the case of Hebron is exceptional in this respect as the funding has political motivation which may not be the same in Birzeit. However, securing financial funding from various resources is an essential and crucial factor in all regeneration projects.
- Balanced management, community participation and regular marketing are also crucial factors in maintaining the suitability of regeneration projects by increasing job opportunities and decreasing unemployment and poverty levels and consequently changing the concept of the old city in people's minds as well as increasing their sense of belonging all need to be taken into consideration in each regeneration project.
- Creating a community-based rehabilitation committee is important to facilitate cooperation with other government bodies, sustain community management, activate community resources and identify the problems and needs of the community as well as encourage the development of new community leadership to become self-sufficient in developing the social and physical environment.

## Appendix 2: proposed intervention actions

### Intervention actions proposed for the ten sub-zones in the traditional quarter- Birzeit

#### The action area- zone 1

This is the district of the western entrance to the traditional quarter, which leads to the main commercial street. It begins at the Latin Patriarchate Monastery and ends at the central public space- at the Abu Jassir and 'Elliyet Rabee' courtyard. The street is characterized by relatively regular human movement and located in a mixed-use residential-commercial zone. The interventions proposed for this district can be summarized map (1) as follows:

The plan focused on encouraging housing in abandoned buildings, renovating the exteriors facades of buildings and upgrading the infrastructure. However, interior renovation is to be implemented by the property owner. In addition, it is proposed to use complex buildings for students or artist residents managed by community organizations as well as hosting cultural events in the courtyards.

Moreover, the action plan dealt with the treatment of the plaza and the commercial street by transforming them to a pedestrian, prohibiting traffic movement except service vehicles (ambulances, fire engines, and waste collection vehicles). The plan emphasized on promoting commercial activities in the main street such as: (supermarket, bakery and internet café) to encourage people to buy their daily basis and during seasonal events. In addition, training courses are proposed to the inhabitants to open small businesses. The same idea proposed on Tawfiq Nasser complex to be transferred to a hostel by using the surrounding deteriorated buildings and increasing the number of rooms and setting up a multi-use hall.



Map (1): Proposed Interventions for the action zone 1

Source: Riwaq (2009)

In addition, information center is proposed at the entrance square supported with signage system and locational map. They proposed conservation of the historical bakery, mill building and adaptive use of buildings to popular traditional shops and folktales exhibitions in order to become attractive sites to the visitors and create multiple spaces for artistic exhibitions.

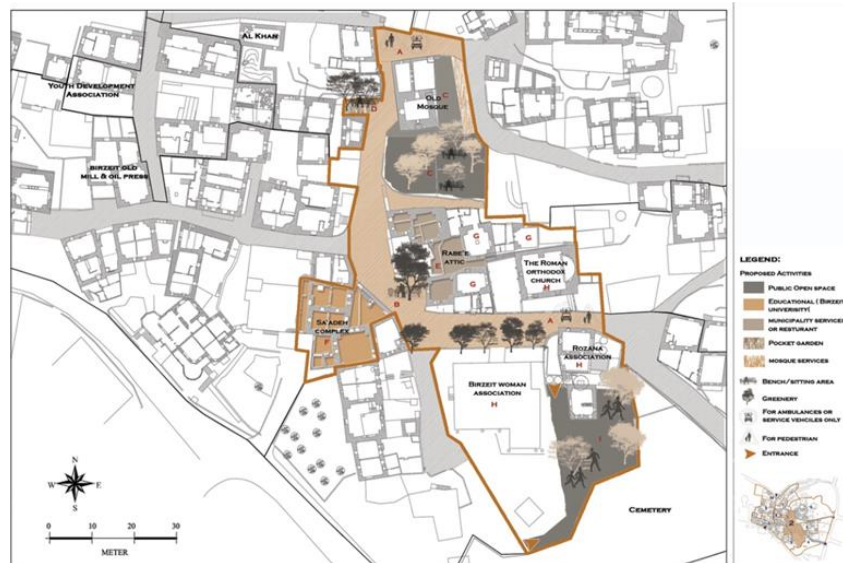
Moreover, visual attraction of the main entrance has been emphasized by suggesting the transfer of the mechanic workshop outside the quarter and replacing it with commercial or service use accompanied with urban design elements and green plants for beautifying purpose. The workshop causes many obstructions to the movement of pedestrians and vehicles, pollutes the surrounding facades and distorts the entrance. In addition, green pergolas in front of shops are proposed to provide sufficient shade for shoppers, lighting the street and creating merchandise space in front of the shops. Linking commercial shops together visually, architecturally and aesthetically is useful to enhance the attraction and leading to the traditional quarter.

### District 2:

This is a central zone located in the middle of the traditional quarter as illustrated in the map (2). This area contains two interconnected plazas (the ‘Elliyet Rabee’ Plaza and the Birzeit Ladies’ Association Plaza) in addition to the open space surrounding the Omari mosques from the east and south. This zone is characterized by its centrality that gathers many service buildings such as: Al- Rozana Association building, the Birzeit Ladies’ Association, the Health Centre and the Greek Orthodox Church. It is an area of regular activity and movement as well as a way for car traffic and parking place. During seasonal events such as the Heritage week, local products are displayed in the plazas. The interventions proposed in this zone are:

The plazas need a comprehensive design conducted by means of an architectural competition.

Urban design elements such as lighting, seating, litter bins and introduction of green elements within the tiled spaces. The public space around the mosque requires improvement and development of their facilities. In addition, the open space which is jointly owned by the municipality and the mosque is suggested to be transformed to public garden to serve the people. Moreover, an operational plan for Elliyet Rabee’ building, the Abu Jaasir

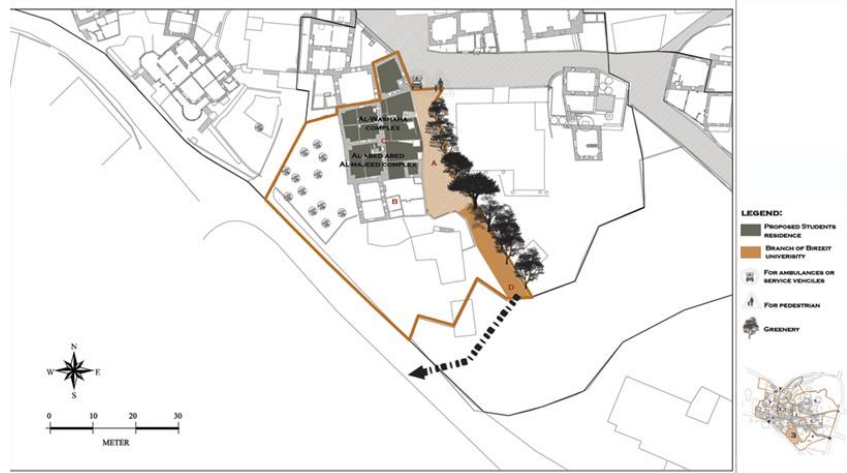


Map (2): proposed interventions for the action zone 2  
Source: Riwaq (2009)

complex and the neighboring buildings is proposed to become a service centre for Birzeit municipality or a restaurant to attract visitors, whose income would revert to the fund the future development of the quarter. Different uses and services are suggested to be adapted into the old buildings such as: an office for foreign students, kinder garden or other services. Establishing a children’s playground in part of the land plot owned by the municipality and supply the needed facilities.

**District 3:**

This area is located to the south of zone (2) which contains abandoned courtyards and traditional buildings which contained many new concrete constructions and additions. It is mostly residential area and characterized by an unpaved alley used daily by the inhabitants and visitors. This alley is vital path that links the traditional quarter to the surrounding area and to the street south of the traditional quarter containing the municipality and the governmental school (*Majida Waseela School*) shown in map (3). The interventions proposed for this area can be summarized as follows:



*Map (3): proposed interventions for the action zone 3*  
*Source: Riwaq (2009)*

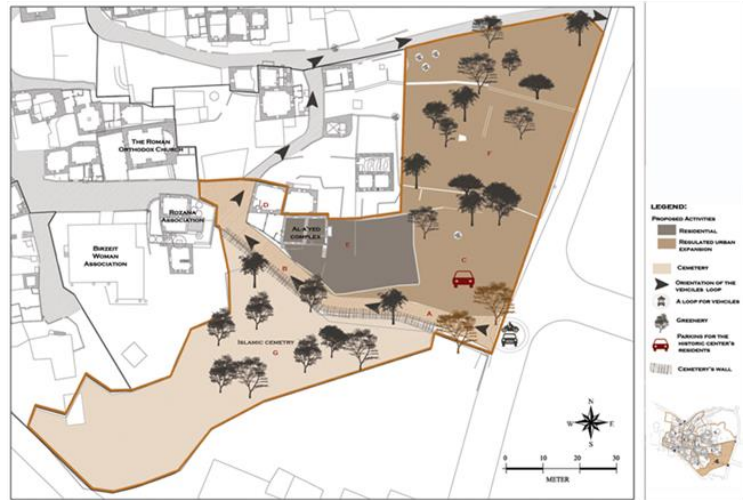
- The western wall of the Birzeit Ladies’ Association requires repairing and redesigning in a way compatible with the traditional architectural fabric of the area.
- The adaptive reuse of abandoned historic complexes such as: al Wahsaha & Abdel Majid courtyards, for student housing units by conserving the old buildings, adding facilities and designing additions.
- Widening the alley that links the traditional quarter to the surrounding with introducing street furniture, plants, and lighting

**District 4:**

It is the southeastern area of the traditional quarter as illustrated in map (4). It is characterized by the presence of some residential buildings, the cemetery and several vacant lots forming a natural border to the traditional quarter. The area is calm than zones 1 and 2 despite being the main entrance for cars and other vehicles. The interventions proposed for this zone can be summarized as follows:



- Rehabilitate the southeastern entrance by installing walls to define it as the only entrance for vehicles
- The creation of a parking lot adjacent to the traditional quarter to serve the residents and the improvement of the main surrounding streets to allow for parking on their sides
- Landscape the vacant lots by planting different varieties of trees and plants in the future urban extension area. In addition, regulating planning construction in the surrounding area as modern residential buildings with less than two floors height, and reducing the percentage of built up areas to retain open space
- Rehabilitate the cemetery and plant it with green trees to enhance its appearance, and redesign the cemetery's walls to match with the site's special nature



Map (4): proposed interventions for the action zone 4  
Source: Riwaq (2009)

### District 5:

The zone is characterized by being calm without much movement and many abandoned traditional buildings. There are in this zone some vacant plots planted with varieties of trees shown in map (5). The interventions proposed for this zone can be summarized as follows:

- Rehabilitate the plaza behind the church to become a gathering place on special occasions for the church
- Propose a small garden with trees and some form of lighting to create a space for daily social interaction and define the alley
- Encouraging the residential use of the area through the preventive conservation of the traditional buildings, improving the interior design and upgrade the services
- Encourage the adaptive use of the old buildings through the renovation of the buildings from the outside and doing internal



Map (5): Proposed interventions for the action zone 5  
Source: Riwaq (2009)

conservation is to be implemented by the owners

- The adaptive use of the small traditional buildings which are not fit to be housing units to be converted into shops or restaurants

### District 6:

This zone exists at the northeastern area known as the Abu Awwad and Al Keleh courtyards as shown in map (6). It is characterized by the existence of many buildings that are still inhabited, along with some cement additions to historical buildings or even completely modern buildings. The area enjoys relative calm ambience due to the lack of access of vehicles. The eastern and northern borders of this area are characterized by many vacant land plots that are planted with different trees. The area is also connected to the only secondary entrance at the eastern side which was constructed in response to the needs of the inhabitants. The proposed interventions for this area can be summarized as follows:



Map (6): Proposed interventions for the action zone 6  
Source: Riwaq (2009)

- Define and renovate the northeastern entrance to make it more visible to serve as the only vehicles exit
- Regulating a one-way traffic loop vehicles inside the traditional quarter that starts at the southeast entrance through the street north of the cemetery to the third secondary alley and ends at the northeast secondary entrance
- Maintaining the character of the zone as a residential one which should be restored and conserved to encourage the inhabitants to remain in the quarter
- Define the western entrance of Abu Awwad complex which is currently used by the residents of the historic center, cleaning the zone, tilling and increasing greenery elements
- Increase the green areas through planting trees to the north and east of the area
- Work on drafting proposed designs for some new buildings that suit the traditional fabric and the identity of the place
- Create small garden, in the area opposite to the Bassam Abu Awwad's new building, in addition of being planted with different trees and plants, lighting elements and wooden pergola

### District 7:

This zone connects the main public plaza, passing by the archeological Mamluk Caravansary which is considered a major attraction point, to the beginning of the inhabited area in the northeastern historical district (Abu Awwad complex). The area is characterized by relative calm ambience and the existence of several housing buildings shown in map (7). The proposed interventions can be summarized as follows:

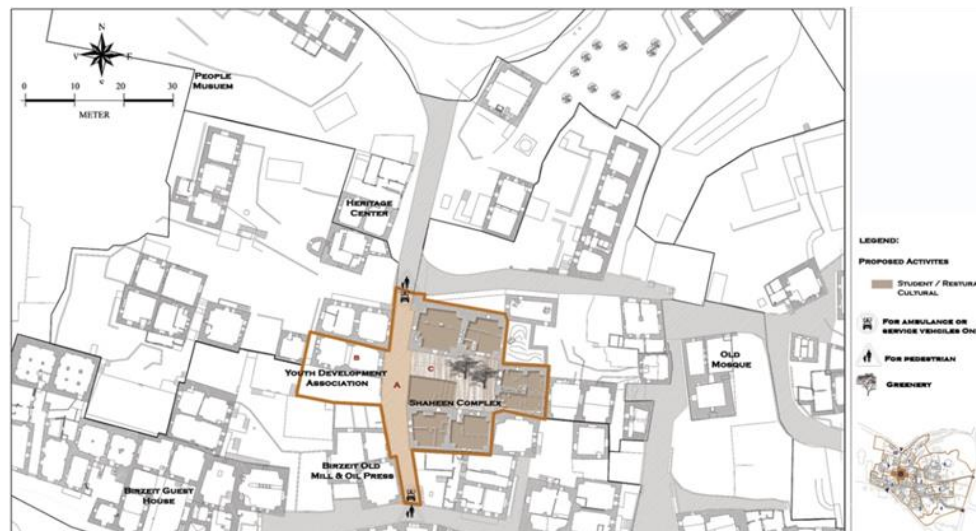
- Conserve the Mamluk caravansary (*Khan*) to become an attraction point and a space for displaying different traditional and artistic works and use the plaza as a gathering place for visitors
- Design the proposed electricity cabinet opposite to the Khan in a manner to be built underground for safety
- Conserve the traditional buildings (public properties) such as house Al-Etem and use it as services or activities center for the university, and the other buildings to be used as residential, commercial or public services



Map (7): proposed interventions for the action zone 7  
Source: Riwaq (2009)

### District 8:

This zone extends from the commercial street south to the northwestern corner of the Shaheen



Map (8): proposed interventions for the action zone 8  
Source: Riwaq (2009)

complex and the two northern rooms overlooking it (this complex is considered to be one of the major and most important historic family complexes in the historic center as shown in map (8). The district is characterized by being a central one, with a regular and vibrant lively movement; it connects the commercial street with the northern entrance of the historical center. The proposed interventions can be summarized as follows:

- Define the alley to be exclusively used by pedestrians with exceptions of emergencies vehicles (ambulances, fire engines, etc).
- Renovate and revive the Shaheen complex to be used either for housing students or for other uses, such as a restaurant or a cultural center, because of its big rooms permitting such uses.

**District 9:**

This contains the largest open space in the quarter plaza. Originally, it was used as a cemetery and now is designated for public use as a result of the collapse of historic buildings and structures as shown in map (9). This plaza is surrounded with many other important traditional complexes, some of which are residentially used while others are abandoned such as in Qasis housh. The plaza enjoys a view overlooking the natural scenes and the water springs in Birzeit. It is currently used as a garden located at the back space of the Latin Patriarchate Monastery to accommodate several cultural activities. The zone is characterized by relative calm ambience most of the year and vibrant activities during seasonal events as it is used for displaying crafts, folklore and cultural performances that take place in the Latin Monastery garden. The proposed interventions can be summarized as follows:

- Design the plaza for pedestrian use only and rehabilitate the infrastructure. This means the removal of all network wires and placed by underground infrastructure, paving of the plaza, and introduction of street furniture and green elements.
- The function of the plaza is to be for daily social interactions between the inhabitants and using it as an extension for cafes and restaurants or conducting seasonal events.
- The Qasis complex is proposed to be used by the Palestinian Circus School.



Map (9): proposed interventions for the action zone 9  
 Source: Riwaq (2009)



### District 10:

This is the northern entrance of the historic center characterized by single traditional buildings, each of which is surrounded by private land plots with some trees as shown in map (10). Most of the buildings are abandoned except for the People's Museum. The area is highly inclined and opened to a natural view and water springs to the north. It is relatively calm despite the traffic of many vehicles passing through. The proposed interventions can be summarized as follows:



Map (10): proposed interventions for the action zone 10

Source: Riwaq (2009)

- Define and renovate the entrance to make it more visible to attract social events and upgrade the infrastructure of the streets
- Enhance the performance of the People's Museum and its activities
- Enhance the connection of the area with the natural view through planting trees and paving pedestrian passages that connect the historical area with its natural landscape

### Summary:

In summary, these scenarios of each action area had been proposed based on several discussions with the inhabitants. Riwaq have several potentials of functions for the use of buildings in order to show the people the potentials of their buildings and spaces hold. Based on these discussions and the best use of buildings were chosen along with other possible alternatives which are in accordance with the objectives and vision of the quarter. Therefore, the overall aim of the following section is to review the quarter status (before the project), investigate the implemented interventions and to analyze the impacts of these processes on the traditional quarter in order to assess the capability of initiating sustainable urban regeneration.

### Appendix 3 -Tables

Table (1): Forces of change affecting the traditional quarter of Birzeit during the Regeneration process

Forces of change	Impacts /effects	Consequences of these forces of change at present
<b>Demographic growth</b>	<ul style="list-style-type: none"> <li>• Rapid population growth rates</li> <li>• High fertility and birth rates</li> <li>• Youth population</li> <li>• Internal migration (from urban- rural areas, from all cities seeking work)</li> <li>• High percentage of refugees occupancy since the war 1948 &amp; 1967</li> <li>• Occupancy of students and employees</li> </ul>	<ul style="list-style-type: none"> <li>• Abandonment of traditional quarter from the local inhabitants</li> <li>• Increase of demand for housing, infrastructure and job opportunities</li> <li>• Evanescence of commercial activities and disruption of land uses</li> <li>• Increase of pressure on land, services, traditional buildings, infrastructure and natural resources</li> <li>• Expansion on agricultural land and depletion of natural resources</li> <li>• Departure of original inhabitants and lodging of refugees</li> <li>• Increase of low income classes</li> </ul>
<b>Obsolescence of Physical environment</b>	<ul style="list-style-type: none"> <li>• Decay and deterioration of old buildings and infrastructure</li> <li>• Disrupted traditional urban form and skyline</li> <li>• Weak protection and conservation laws</li> <li>• Occupancy of the buildings</li> </ul>	<ul style="list-style-type: none"> <li>• Unhealthy living environment in the traditional quarter</li> <li>• Lack of attraction of inhabitants and activities</li> <li>• Construction and demolishment of old buildings in favor of modern buildings</li> <li>• Degradation of cultural landscape and natural resources</li> <li>• Change in the image and visual appearance of the quarter</li> <li>• Pollution (noise, solid waste &amp; sewage) and lack of green areas</li> </ul>
<b>Rapid physical development</b>	<ul style="list-style-type: none"> <li>• Absence of detailed master plans for traditional quarter</li> <li>• Rapid urban expansion</li> <li>• Demolition and rebuilding above historical buildings</li> <li>• Risk of envision of urban expansion within traditional boundaries of towns or cities</li> </ul>	<ul style="list-style-type: none"> <li>• Random and uncontrolled developments within and around the traditional quarter</li> <li>• Establishment of two centers different in characteristics in the town</li> <li>• Neglect of maintenance of the traditional urban form</li> <li>• Expansions on agricultural land and depletion of the natural resources</li> <li>• Alienation of the traditional fabric</li> <li>• Emergence of new architectural style (size, alien material, form, multiple storeys buildings)</li> <li>• Distorted skyline and interrupted landscape</li> <li>• Unrealistic increase in land prices</li> <li>• Deterioration of infrastructure and bad circulation network</li> <li>• disintegration of physical fabric of the traditional quarter</li> </ul>
<b>Economic fragility and potential</b>	<ul style="list-style-type: none"> <li>• Economy and market dependent on Israel</li> <li>• Control of accessibility of roads between cities and villages</li> <li>• Rapid development of technology, commercial facilities and public services</li> <li>• Diminution of traditional skills in labor force and decrease of dependence on handcraft industry</li> </ul>	<ul style="list-style-type: none"> <li>• Limited investment in conservation and rehabilitation projects</li> <li>• Change of labor pattern from agriculture to services</li> <li>• Evanescence of diverse land uses (residential, commercial, recreational activities) and social diversity</li> <li>• Deterioration of traditional and handcraft industry development</li> <li>• Limit of economic growth and prosperity, increase of unemployment</li> <li>• Increase of poverty and segregation of classes</li> </ul>

	<ul style="list-style-type: none"> <li>• Very Limited private sector investment</li> <li>• Depending on foreign aid and donors funding</li> <li>• Limited funding for cultural conservation projects from local government</li> </ul>	
<b>Social transformation</b>	<ul style="list-style-type: none"> <li>• Change in living habits and traditional values</li> <li>• Change in intensity and closeness of social relations</li> <li>• Emergence of new social mixtures (e.g. locals, migrants, students etc.)</li> <li>• Politicized the society</li> </ul>	<ul style="list-style-type: none"> <li>• Transformation of traditional family structure from (extended, tribal and family clans) into modernized society (nuclear, civil society)</li> <li>• Mixture of social classes and segregation</li> <li>• Emergence of Liberalism in life style (Less dominance of religion on social aspect )</li> <li>• Diminution of sense of belonging, loss of pride and confused identity</li> <li>• Lack of social interaction</li> </ul>
<b>Institutional deficiencies</b>	<ul style="list-style-type: none"> <li>• Lack of coordination and cooperation between organizations</li> <li>• absence of laws and legislations</li> <li>• absence of national policy for protection of cultural heritage</li> <li>• Shortage of experience, skills and qualified staff and socialists in conservation of cultural heritage</li> <li>• Absence of management system</li> <li>• Inefficient local authorities (particularly municipality and ministries)</li> <li>• Limited financial resources</li> <li>• Limited priority and awareness of cultural heritage value</li> </ul>	<ul style="list-style-type: none"> <li>• No clear distribution and overlapping of missions and responsibilities between different institutions and actors</li> <li>• Lack of cooperation between different stakeholders and actors</li> <li>• Absence of planning strategies concerning historical areas</li> <li>• Absence of national policy to guide different planning levels and institutions</li> <li>• Outdated laws and regulations</li> <li>• Weak enforcement of laws and regulations</li> <li>• Limited implementation and monitoring of plans of projects</li> <li>• Lack of experience and shortage of professional staff in municipality to manage regeneration projects</li> <li>• Limited budgets hinder implementation of rehabilitation projects</li> </ul>
<b>Political conflict</b>	<ul style="list-style-type: none"> <li>• Israeli occupation of Palestinian land</li> <li>• Restriction on Palestinian people movement and accessibility</li> <li>• Palestinian economy controlled by Israel</li> <li>• Control of land, purposive vandalism and destruction of cultural heritage sites</li> </ul>	<ul style="list-style-type: none"> <li>• Conflict and struggle over land and sovereignty</li> <li>• Disruption of Palestinian landscape and character of urban form</li> <li>• Disempowered Palestinian Authority</li> <li>• No free accessibility between cities</li> <li>• Hindrance of free movement for Palestinian people and goods</li> <li>• Hindrance of economic and quality of life</li> <li>• Severe political constraints on Palestinian development and expansions</li> <li>• Destruction of Palestinian infrastructure</li> <li>• hindrance of Palestinian traditional industry</li> <li>• Highly politicized Palestinian society</li> <li>• Vandalism and theft of cultural heritage</li> </ul>

Source: Author

Table (2): Comparison of the community needs before the regeneration initiative and the action taken by the regeneration initiative

	Community needs before the regeneration initiative	Actions taken by the regeneration initiative
<b>Urban fabric</b>		
<i>Restoration and conservation:</i> – Basic repairs <ul style="list-style-type: none"> <li>• Complete conservation (level-1)</li> <li>• Preventive conservation (level-2)</li> </ul>	<ul style="list-style-type: none"> <li>• About 100% of the buildings need complete conservation</li> </ul>	<ul style="list-style-type: none"> <li>• About 70% of the buildings had preventive conservation and future plans to continue the rest of the buildings</li> <li>• 6 complex public buildings have been completely rehabilitated</li> </ul>
<i>Re-designing the interior layout:</i> <ul style="list-style-type: none"> <li>• Creating larger rooms</li> <li>• Separating bathrooms and toilets</li> <li>• Constructing separate kitchens</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>• Comprehensive conservation only for 6 buildings } → Redesigning the interior space to adapt modernity</li> </ul>
Rehabilitation of infrastructure: <ul style="list-style-type: none"> <li>• Improving insulation system (repairs of roofs, windows, ceilings)</li> <li>• Improving the electricity system and communication system</li> <li>• Improving the water system</li> <li>• Improving the sewage system</li> <li>• Rehabilitating the internal roads network</li> <li>• Cleaning the environment</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>• Improving roof insulation system for 50% of the buildings with preventive conservation</li> <li>• Upgrading a new electricity network but not currently operating.</li> <li>• Establishing telecommunication network</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul>
<b>Employment</b>		
– <i>Job creation:</i> <ul style="list-style-type: none"> <li>• permanent</li> <li>• temporary</li> </ul> – <i>provision of poverty aid for very poor families</i> – <i>Providing vocational and skills training courses for men and women (adults)</i> – <i>Organizing the provision of grants/credits for locals</i> – <i>Providing inexpensive kinder garden as needed public facility</i>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>• Creation of temporary jobs for the local inhabitants</li> <li>–</li> <li>–</li> <li>• Conducting training courses for youth generation of Birzeit</li> <li>• Provision of grants for continuing conserving the building from inside</li> <li>–</li> </ul>
<b>Education</b>		
– <i>Providing public library to the children</i> – <i>Providing vocational courses for student from schools</i> – <i>Providing courses in Mathematics, English, Arabic , IT by NGOs or municipality</i> – <i>Increasing the awareness of living in historical heritage site</i> – <i>Opening a museum</i>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>–</li> <li>–</li> <li>–</li> <li>• Organizing public meetings to introduce the potential and values of the traditional quarter</li> </ul>



<b>Health</b>		
<ul style="list-style-type: none"> <li>– Improving nearby health services</li> <li>– Provision of, transport, health care and education</li> <li>– Building new health centers in or close to the quarters</li> <li>– Organizing and providing educational courses and seminars on women health, traditional skills, first aid, etc.</li> </ul>	<ul style="list-style-type: none"> <li>•</li> <li>•</li> <li>•</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Cleaning the environment</li> <li>–</li> <li>–</li> <li>–</li> </ul>
<b>Spatial and social safety</b>		
<ul style="list-style-type: none"> <li>– Slowing down vehicular traffic circulation within the quarters</li> <li>– Increasing street lighting</li> <li>– Improving security and safety situation</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>• Designing circulation route but it is not operating properly</li> <li>• Repairing the street light</li> <li>• There is still movement and activities of people at night. Streets are lightened</li> </ul>
<b>Quality of environment</b>		
<ul style="list-style-type: none"> <li>– Providing open space (playgrounds, parks)</li> <li>– Providing alternative car-parks around the traditional quarter and other parts nearby the quarters</li> <li>– Updating the infrastructure</li> <li>– Improving the drainage system</li> <li>– Improving the garbage collection system</li> <li>– Issuing penalties to locals that pollute the environment</li> <li>– Enhancing waste management scheme</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>• Establishing a playground within the boundary of the quarter</li> <li>• Locating parking lots on the new master plan of the town</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul>
<b>Political aspects</b>		
<ul style="list-style-type: none"> <li>– Participation in decision- making regarding management and development of the neighborhood</li> <li>– Enforcement and implementation of the law</li> <li>– Effective governance and transparency between institutions</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>• Conducting several public meetings, workshops and focus group meetings for the local inhabitants and stakeholders</li> <li>• Conducting a special study to promote the efficiency of the laws and regulations</li> <li>• Establishing ‘cultural heritage’ unit in the municipality and enhancing the cooperation between the municipality and the community</li> </ul>

Source: quoted from Ercan (2010, p. 213) and developed by the Author

Table (3): Application of the determinants of quality of life in the traditional quarter of Birzeit

Quality of life determinants	Indicators of quality of life	Indicators of quality of life in the traditional Quarter- Birzeit
<b>Safety</b>	<ul style="list-style-type: none"> <li>• Rates of violent crimes and crimes against property: murder, rape, domestic violence, burglary, theft</li> <li>• Rates of death, particularly for persons under 65: infant mortality, miscarriage, cancer, suicide, accidents</li> <li>• Rates of alcohol and drug abuse: arrests for possession and treatment referrals</li> <li>• Degree of exposure to environmental toxins: lead-contamination of soil and air pollution data.</li> </ul>	<ul style="list-style-type: none"> <li>• There is no violence in the streets.</li> <li>• There is danger in the pedestrian streets due to traffic and parking of cars</li> <li>• There is a high level of safety walking in the streets during day time</li> <li>• Some fears are raised from walking in the streets during the night, (particularly for women) due to the drunk visitors</li> <li>• There is no danger and fears from the demolished and partially collapsed buildings and rubbles on the life of inhabitants</li> <li>• Clean environment</li> </ul>
<b>Services Adequacy of government services</b>	<ul style="list-style-type: none"> <li>• Age and size of water services</li> <li>• Distance to police and fire stations, ambulance center</li> <li>• Frequency of garbage services and large item pickup;</li> <li>• Condition of streets and sidewalks</li> <li>• Quality of landscaping in the public places</li> <li>• Condition of the parks, libraries, recreation centers, other public facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Rehabilitation of the water and electricity networks and sanitary system.</li> <li>• Paving most of the streets and alleys</li> <li>• Designing benches in the public spaces but the quarter lacks street furniture</li> <li>• Presence of ambulance center</li> <li>• Establishment of playground in the quarter as a place for the children and inhabitants to spend time</li> <li>• Lack of governmental services and inadequate public facilities</li> <li>• There is a lack of green spaces</li> </ul>
<b>Access to adequate business services</b>	<ul style="list-style-type: none"> <li>• Supplement of neighborhood employment opportunities</li> <li>• Retail shopping opportunities</li> <li>• Distance from grocery, drug stores and other retail shopping</li> <li>• Types of entertainment facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Adaptive use of buildings to various functions and creating job opportunities</li> <li>• Inefficient accessibility to the quarter and lack of well-defined entrances</li> <li>• Lack of retail shopping, governmental entertainment facilities and green areas</li> <li>• Lack of parking plots and inefficient management of traffic circulation</li> </ul>
<b>Adequacy of social services</b>	<ul style="list-style-type: none"> <li>• Primary and secondary education</li> <li>• Private, vocational schools, Colleges and universities</li> <li>• Child care (accessibility to kinder garden)</li> <li>• Places of worship</li> <li>• Emergency intervention and placement services</li> <li>• Presence of social services agencies</li> <li>• Presence of medical clinic and hospital</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of health and child care services and number of doctors</li> <li>• Lack of medical clinics and hospital in the town</li> <li>• Lack of kindergarten and nursery facilities</li> <li>• Encouraging establishment of university facilities in the quarter</li> <li>• Maintenance of religious places</li> <li>• Lack of house utilities such as kitchens and bathrooms</li> </ul>
<b>Shelter Number and condition of housing units by type</b>	<ul style="list-style-type: none"> <li>• Range and median rent, residential and vacant property value, availability of housing for extended families, disabled, homeless, elderly, and other types of non-nuclear households</li> </ul>	<ul style="list-style-type: none"> <li>• Shortage of housing availability for nuclear families</li> <li>• Inadequate preventive conservation efforts to rehabilitate the buildings according to contemporary</li> </ul>

	<ul style="list-style-type: none"> <li>• Access to homeownership</li> <li>• Presence of public and private properties and tax- property</li> </ul>	<p>requirements</p> <ul style="list-style-type: none"> <li>• Fragmented ownership and establishment of long time lease contracts by the investors and the municipality</li> <li>• Renting the public properties to investors</li> <li>• Preventive conservation 70% of the buildings in the quarter</li> <li>• Increase the tax value of the properties and land plot value</li> <li>• Lack of loan availability from bank and NGO's for individuals</li> <li>• Funding of NGO's to projects of public benefits and only to public properties</li> </ul>
<i><b>Social Capital</b></i>	<ul style="list-style-type: none"> <li>• Presence of social interactions among people (family, friends, neighbors)</li> <li>• Urban design that provides opportunities for meeting with a variety of people, discouraging crime, expressing neighborhood heritage through environmental design</li> <li>• Access to city political power; population growth</li> <li>• Presence of social and cultural diversity</li> <li>• Presence of and funding for, formal networks of people (community based organizations, interest groups)</li> </ul>	<ul style="list-style-type: none"> <li>• Strong social relations between friends and good family ties</li> <li>• Rehabilitation and redesigning of public spaces</li> <li>• Establishment of entertainment and cultural activities which stimulate social interaction and meetings with diverse people</li> <li>• Partnership among public, private and local community</li> <li>• The presence of community organization (Al Rozana) in the regeneration process and creating a bridge between the local inhabitants and public stakeholders</li> </ul>

Source: Bright (2000) & Terdalkar (2004, p. 40) & the Author

Table (4): The spatial level and Role of the stakeholders in the regeneration process

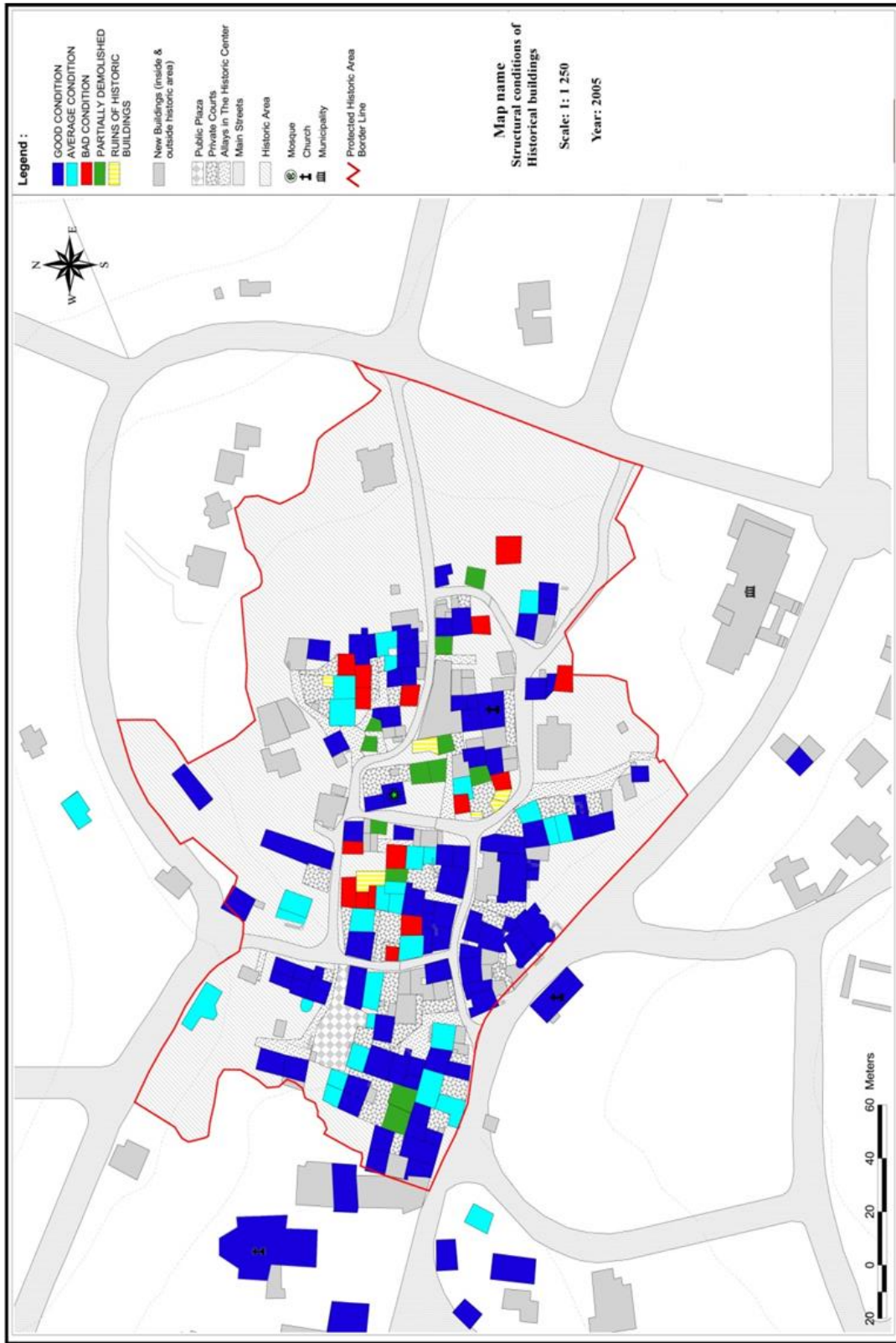
Spatial level	Domain	Type	Objectives	Roles/ Responsibilities
<i>International level</i>	<b>International development organization</b>	SIDA,UNDP, CHF	<ul style="list-style-type: none"> <li>• Conserving the cultural heritage and development of heritage sites (e.g. traditional quarters)</li> <li>• Building capacity of the institutions and enhancing the social and cultural development</li> </ul>	<ul style="list-style-type: none"> <li>• Providing financial support and funds of projects (conservation of public property, road infrastructure, salaries, cultural activities)</li> <li>• Funding development and training programs, building capacity of institutions and monitoring the distribution of money according to the terms</li> </ul>
<i>National level</i>	<b>The government of Palestine and local councils</b>	Ministry of local government	<ul style="list-style-type: none"> <li>• Planning master plans for towns and cities</li> <li>• Enhancing decentralization within the planning institutions</li> <li>• Implementing of laws and legislation in a manner to respect the integrity of the cultural heritage</li> </ul>	<ul style="list-style-type: none"> <li>• Provide legislations and policy guidelines</li> <li>• Approval on the legislations and master plans</li> <li>• Provide supervision, consultancy and monitor implementation according to building regulations and development plans</li> <li>• Approval on policies and regeneration strategies</li> <li>• Support decentralization system, the local councils and municipalities</li> </ul>
		Ministry of Tourism and antiquities	<ul style="list-style-type: none"> <li>• Protecting and preserving historical buildings and traditional quarters such as: Birzeit</li> <li>• Rehabilitating old buildings and cleaning the environment</li> <li>• Providing development projects that respects the cultural heritage</li> </ul>	<ul style="list-style-type: none"> <li>• Approval on the action plans to be in respect with the protection of cultural heritage</li> <li>• Approval on the detailed master plan and regulations of the traditional quarter – Birzeit and the individual buildings and funds from donors</li> <li>• Define the historical buildings and their values</li> <li>• Establish partnership and cooperation with NGO’s, local community and other organizations</li> <li>• Approval on development plans</li> </ul>
		Municipality of Birzeit	<ul style="list-style-type: none"> <li>• Bringing back people to live in the traditional quarter</li> <li>• Regenerating the traditional quarter from different aspects (physical, social, economic and cultural)</li> <li>• Preserving the cultural heritage value of the traditional quarter</li> <li>• Rehabilitating old buildings and their adopting use for new functions</li> <li>• Enhancing the image of the quarter</li> <li>• Enhancing the income of the inhabitants and decreasing the unemployment</li> </ul>	<ul style="list-style-type: none"> <li>• Being responsible administratively and technically of the traditional quarter</li> <li>• Provide supervision, consultancy, management and monitor the implementation of the regeneration process</li> <li>• Develop detailed master plan accompanied by specific legislations for the traditional quarter</li> <li>• Manage cultural activities and land uses in the quarter</li> <li>• Being mediator to arrange long lease contracts to rent private buildings of owners to investors or the municipality itself</li> <li>• Approval on investment requests for small projects in old buildings based on the objectives of the strategy</li> <li>• Set the tax’s value of buildings</li> </ul>

				<ul style="list-style-type: none"> <li>• Provide public services and infrastructure such as: water, sewage system and collect solid waste</li> <li>• Attract investors and investments to the quarter</li> </ul>
<b>Local level</b>	<b>Non-governmental organization</b>	Riwaq institution (NGO)	<ul style="list-style-type: none"> <li>• Preservation, conservation and rehabilitation traditional urban fabric and bringing life to the old buildings</li> <li>• Promotion the value of the quarter and stimulation of the economic, social, and cultural development</li> <li>• Investment in the available resources</li> <li>• Regulation of new additional construction and enhancement of the surrounding environment</li> <li>• Enhancement of the social interaction and cultural activities in the urban spaces</li> </ul>	<ul style="list-style-type: none"> <li>• Riwaq is the planner of the project and manager of the project at the short term</li> <li>• Survey studies and registration of the old buildings and coding the streets</li> <li>• Provision of planning schemes and strategies for the local authorities</li> <li>• Preservation and conservation of traditional quarters and individual buildings through projects</li> <li>• Supervision, management monitoring, assessment of the implementation action plans in the traditional quarter</li> <li>• Creating contacts and communication with the local community and all stakeholders</li> <li>• Attracting foreign funding and administrate funds on behalf of the donors</li> <li>• Provide consultancy concerning rehabilitation of historical centers</li> <li>• Empower and built capacity of relevant institutions particularly the municipality (create a “<i>preserving cultural heritage</i>” unit in the municipality)</li> <li>• Suggest ideas to solve the problems of fragmented property ownership</li> <li>• Initiate legal study for the law and legislation to preserve the traditional buildings and the quarter in Birzeit</li> </ul>
	<b>Educational institutions</b>	Birzeit University	<ul style="list-style-type: none"> <li>• Raise knowledge and awareness about the traditional quarter</li> <li>• Promote the regeneration strategy to become more sustainable</li> </ul>	<ul style="list-style-type: none"> <li>• Academic supervision, consultancy and support the project team with academic methodology research</li> <li>• Supervision and consultancy in the planning process</li> <li>• Participation of students in doing studies and academic projects in the traditional quarter</li> <li>• Partnership in developing policies, decision making and guidelines</li> </ul>

	<b>Local businesses, traders and entrepreneurs</b>	local traders, Investors, cultural organizations & services, circus, hostels, cafes, restaurants, shops	<ul style="list-style-type: none"> <li>• Enhance the economic growth</li> <li>• Increase profit and wealth</li> <li>• Enhance the social and cultural activities</li> </ul>	<ul style="list-style-type: none"> <li>• Generation of economic functions</li> <li>• Investment in the traditional quarter in different sectors (social, cultural, entertainment and commercial....)</li> <li>• enhancement of purchase power and create job opportunities</li> </ul>
	<b>Individuals</b>	Owners, tenants, students, employees,	<ul style="list-style-type: none"> <li>• Maintenance and conservation of the buildings completely</li> <li>• Provision of services and contemporary needs</li> <li>• Enhancement the quality life in the quarter</li> </ul>	<ul style="list-style-type: none"> <li>• Creation of welcoming atmosphere and adopt the new urban changes</li> <li>• Maintenance of traditional buildings and protection from decay</li> <li>• Participation in the decision making and regeneration process</li> <li>• Cooperation with the project team</li> <li>• Identification of the needs and vision of the quarter</li> <li>• Participation and support the cultural and social events</li> </ul>
	<b>Local community organizations</b>	Socio- cultural organizations, Health care institutions, entertainment institutions (musical center, youth club)	<ul style="list-style-type: none"> <li>• Conservation and preservation of the traditional quarter</li> <li>• Attraction of citizens to the quarter</li> <li>• Generation of activities and functions in the buildings and streets</li> <li>• Promotion the cooperation and collaboration between the inhabitants and the team project</li> </ul>	<ul style="list-style-type: none"> <li>• Enhancement the coordination and cooperation between the local inhabitants and the project team</li> <li>• Promotion of knowledge and awareness about the cultural heritage value</li> <li>• Enhancement of communication and interaction between the local community and institutions</li> <li>• Interference in solving fragmented ownership of property</li> <li>• Enhancement of image of the quarter</li> <li>• Attraction of financial funding, investment and cultural activities</li> <li>• Provision of training skills programs</li> <li>• Encouragement of collective and voluntary work as well as individuals initiatives</li> </ul>

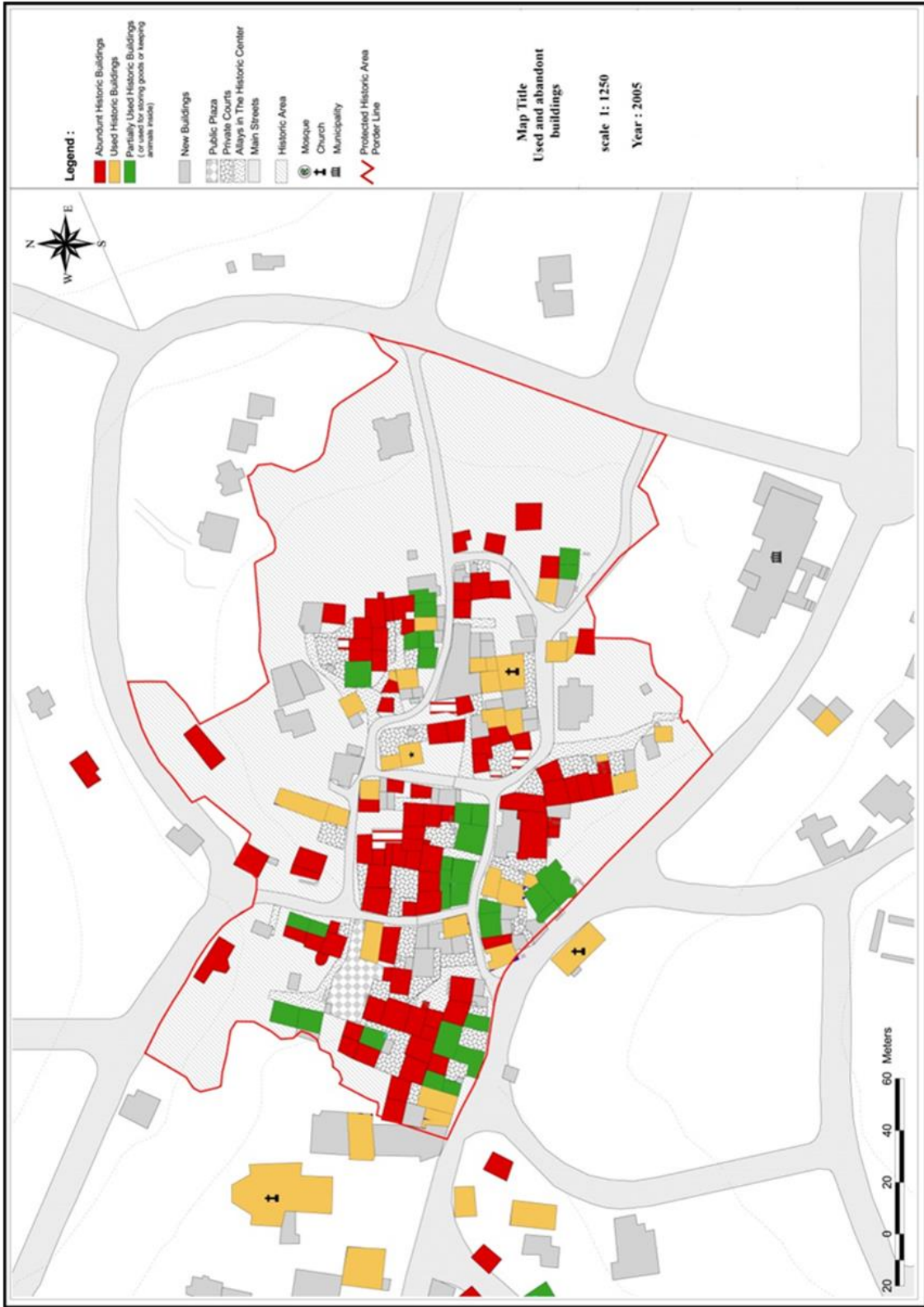
Resource: The Author

# Appendix 4 -Maps



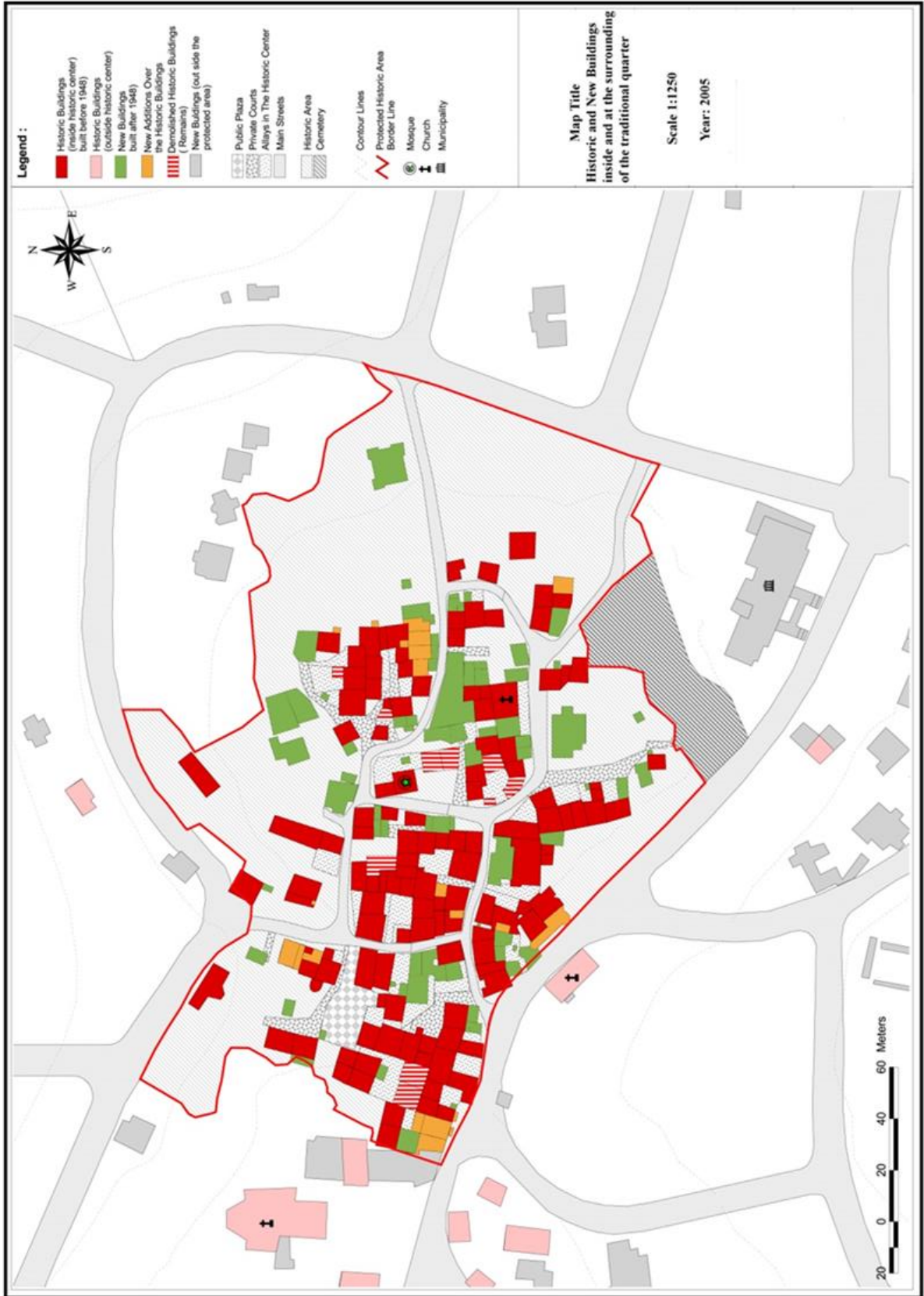
Map 0-1: Structural conditions of Historical Buildings

Source: Map from Riwaq, 2011

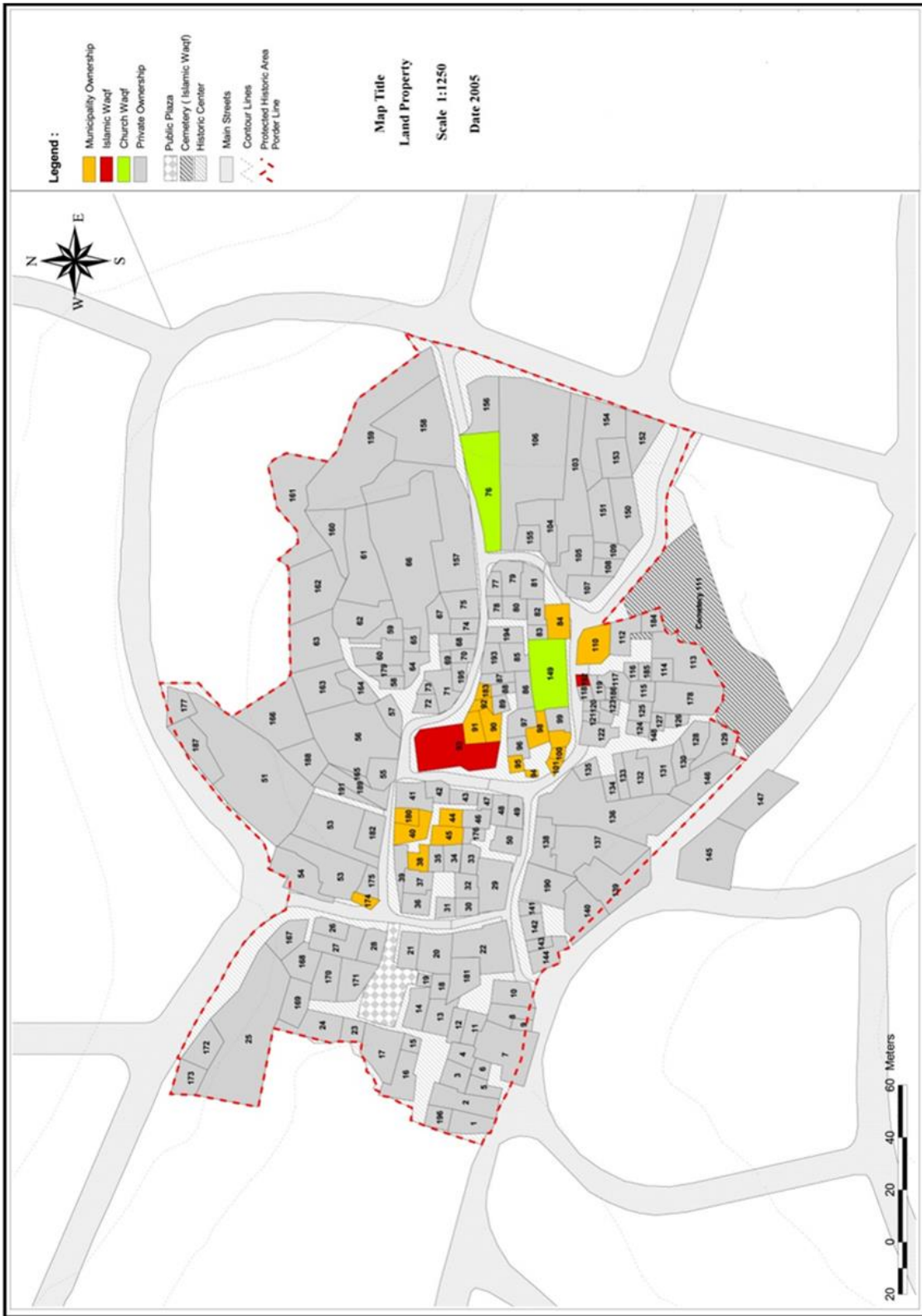


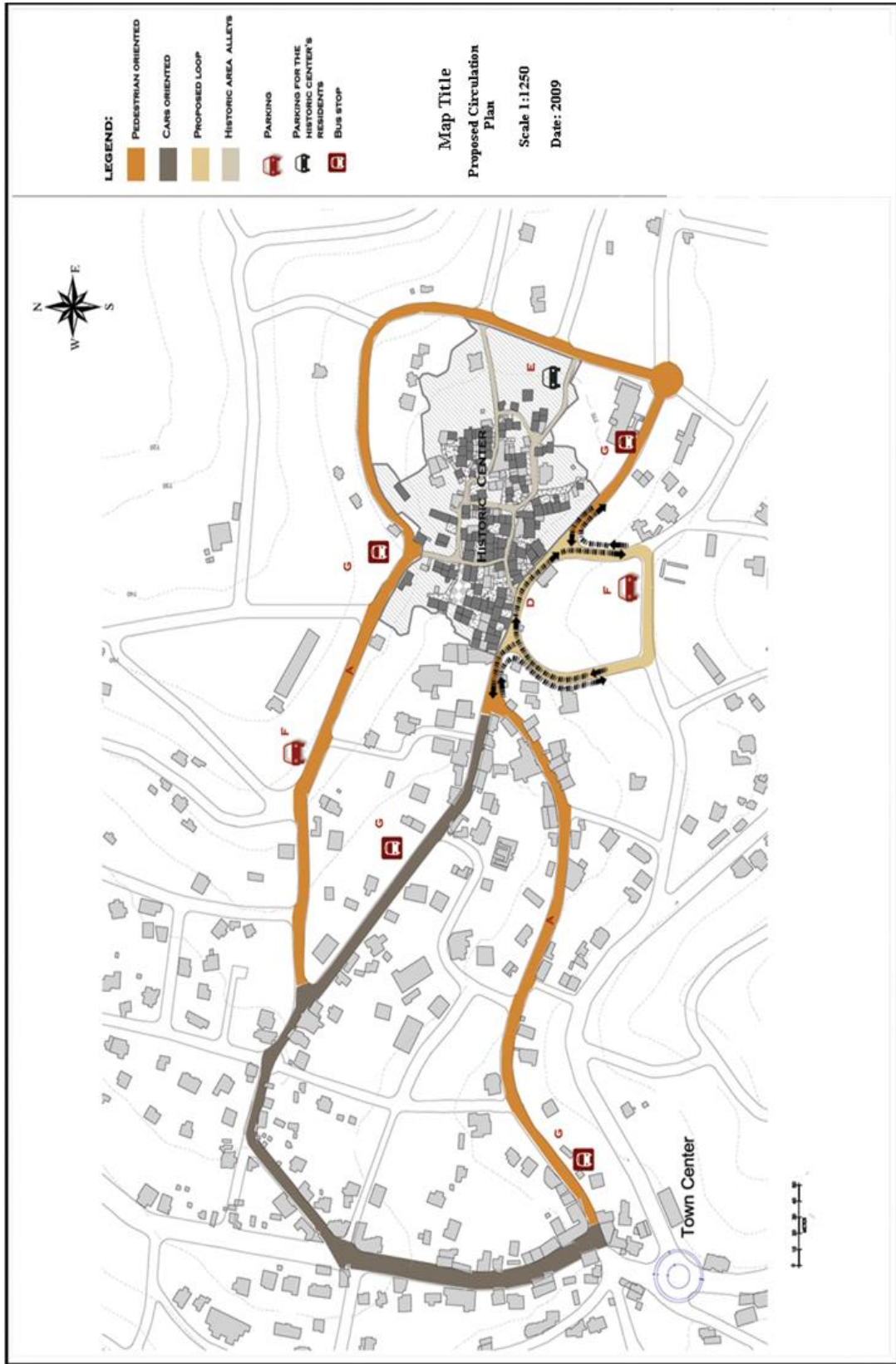
Map 0-2: Used and abandoned buildings  
Source: *Map from Riwaq, 2011*





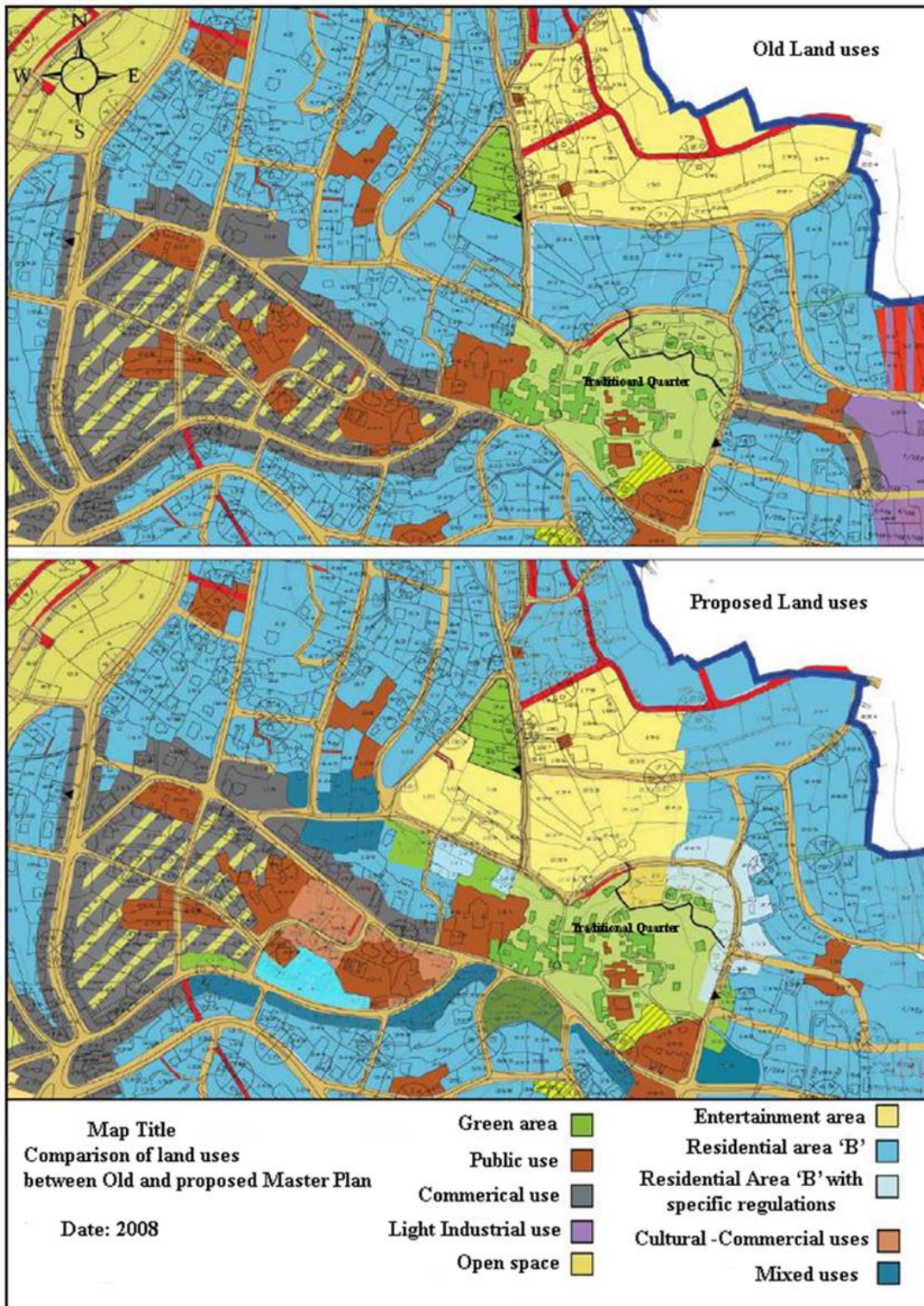
Map 0-3: Historic and new buildings inside and at the surrounding of the traditional quarter  
 Source: Map from Riwaq, 2011



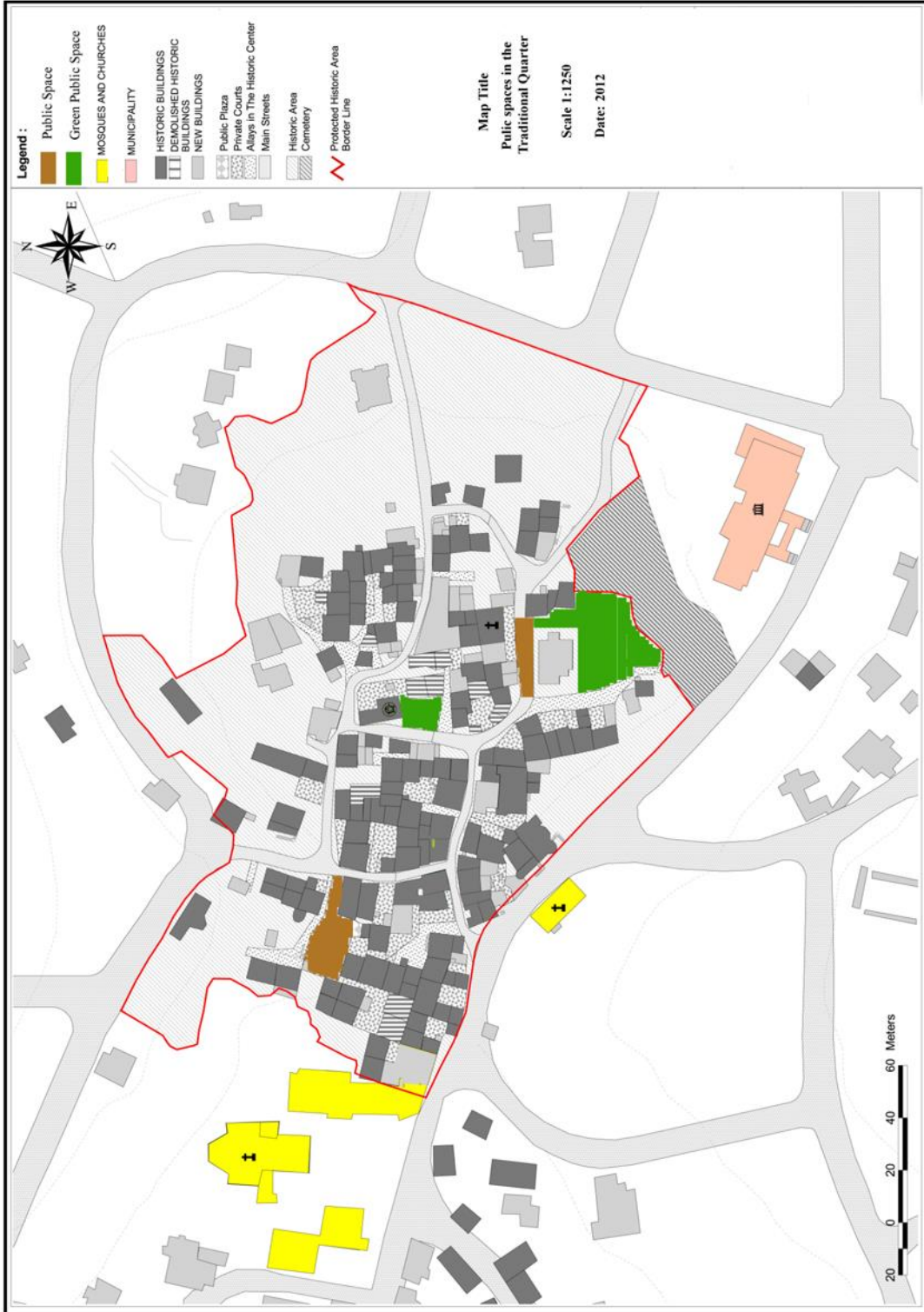


Map 0-5: Proposed circulation plan for the traditional quarter and the surrounding  
Source: Map from Riwaq, 2011



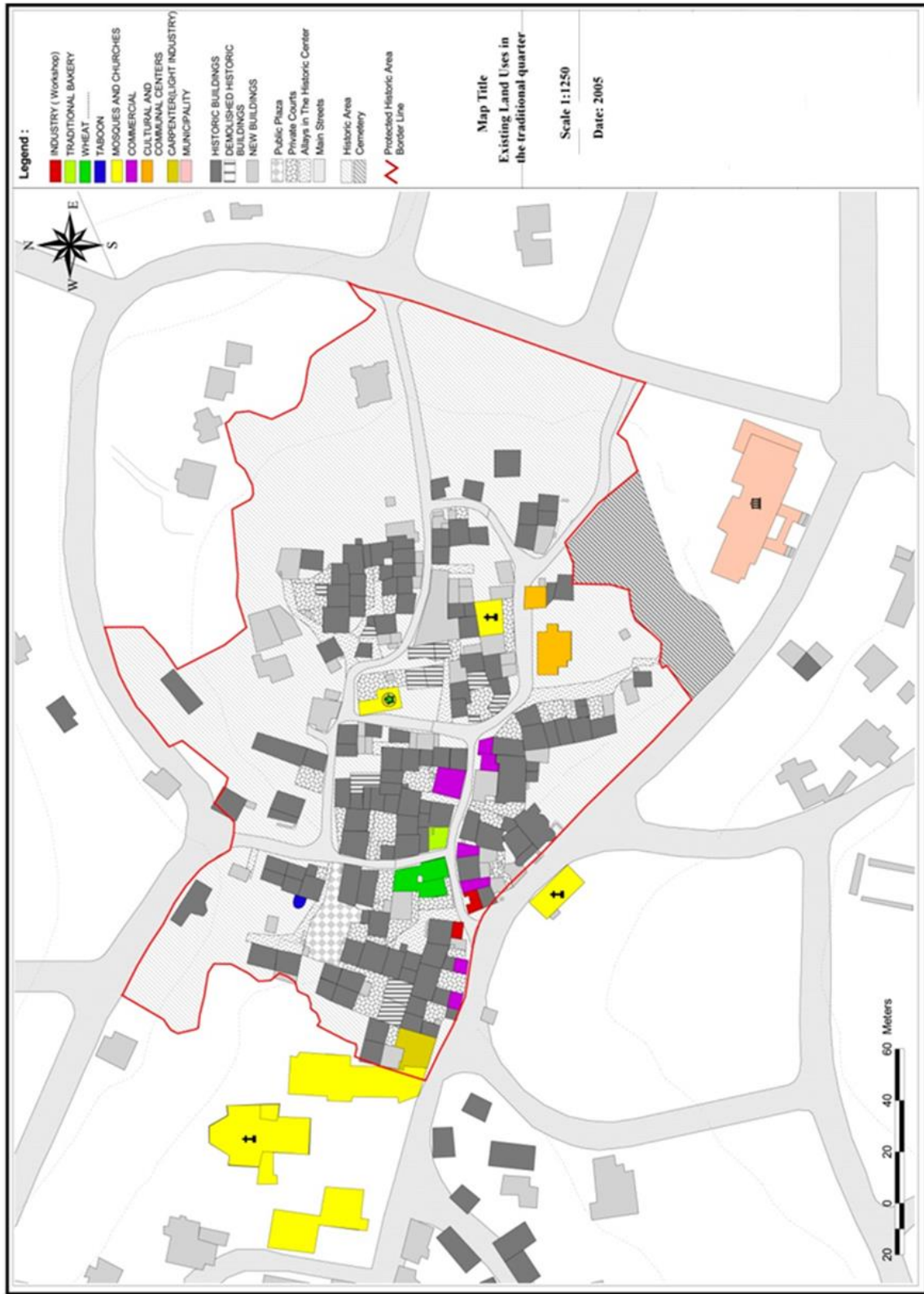


Map 0-6: Comparison of land uses between old and proposed master plan  
Source: Map from Birzeit municipality and Riwaq, 2011



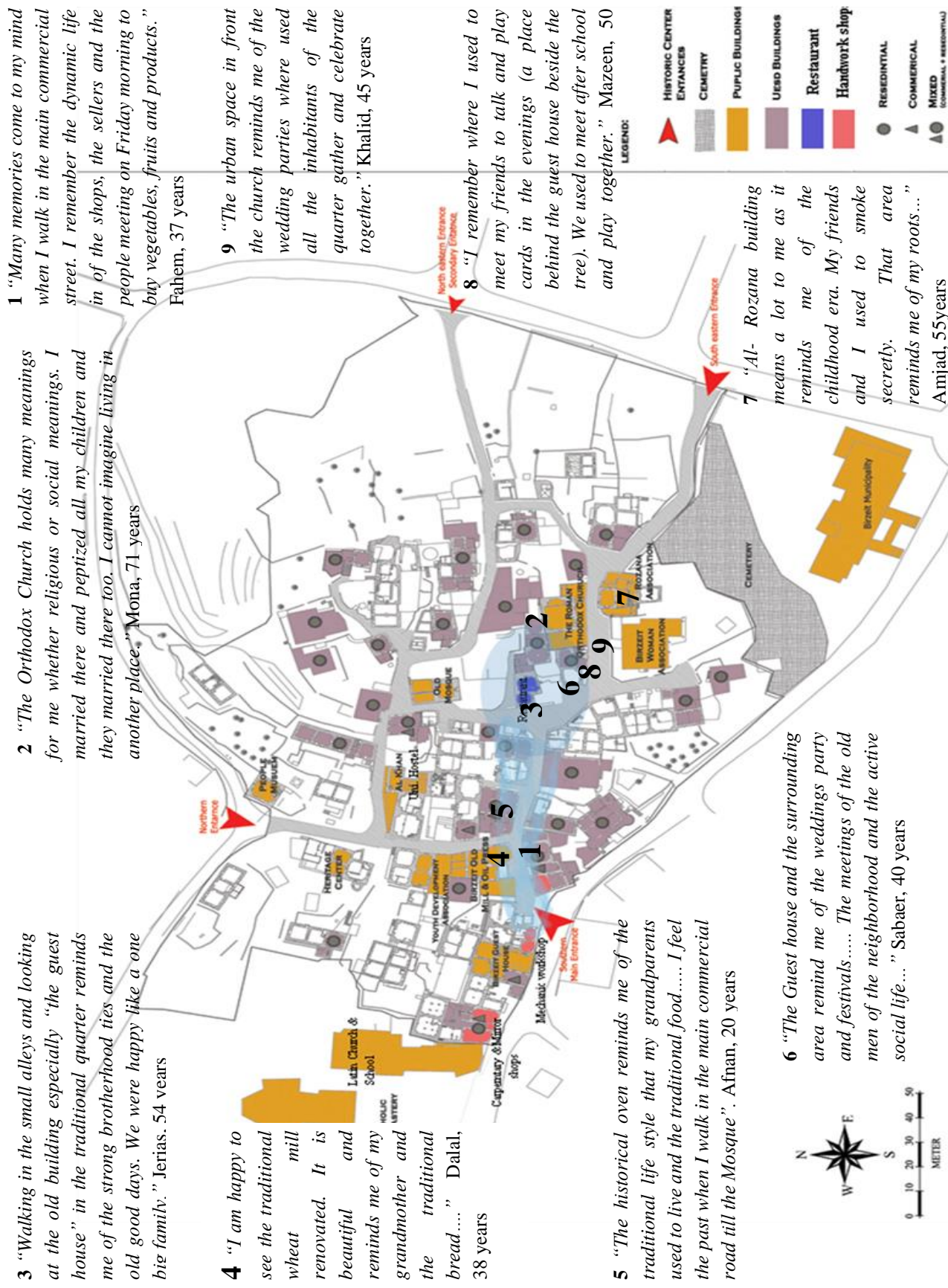
*Map 0-7: Classification of urban spaces in the traditional quarter*  
*Source: Map from Riwaq, 2011*





Map 0-8: Land uses in the traditional quarter (before regeneration project)  
Source: Map from Riwaq, 2011





Map 0-10: The focus of mental memories of the inhabitants in the traditional quarter  
 Source: Map from Riwaq, 2011 and developed by researcher, 2012



## Appendix 5: Data Collection instruments

### Interview guide of the residents of the traditional quarter

Date of interview:

Timing of interview:

Number of building:

Respondent:

Interviewee social status:

Single       Married       Divorced       Widow

Gender:  Female       Male

Age:       Under 18 years old       46-55 years old  
             18-25 years old       56-65 years old  
             26-35 years old       Above 65 years old

Level o       36-45 years old

Current work: -----      Place of work: -----

T.Q = (Traditional Quarter)

1. Do you own yourself this house or only renting it?
2. How long have you been living in this house? How do you feel about it?
3. If you had the opportunity to live in the modern neighborhoods of the city, would you leave your house? Why?
4. How did the recent changes of the (buildings, roads, sewage system, water network, electricity network, buildings facades) affect your life in the neighborhood?
5. What is your opinion concerning transport circulation and parking related to the T.Q?
6. How can you describe your neighborhood environment (safety, comfortable, noisy, dirty, and polluted)?
7. How do you occupy your free time after work and in weekends? Where? Why in this particular place?
8. Are you satisfied with the green areas in your neighborhood and around your house? Are they necessary for you? Why?
9. How do you get your daily needs? Where? Why? (For example, Health treatment, school education, kinder garden, daily food, clothes, get rid of garbage and bank)
10. Would you invest and encourage investment in the T.Q after the project? Why? In which sector?
11. What kind of facilities and services are missing in T.Q? Can you rank them relating to their importance?
12. What are the festivals and holidays that you celebrate and important to you? How is the atmosphere in the T.Q during the festivals/holidays? Explain to me
13. How is your opinion about the taxes that you pay on your house? Do you consider
14. Are you happy living in your neighborhood? Why?

15. How can you describe the social relations with your neighbors and T.Q? Did you notice any change in the recent years?
16. What are the traditions and values that still important to you?
17. Do you feel that you have your own privacy in T.Q? Is it important to you? Why?

**Project in the old city**

1. Who do you think is responsible for the revitalization of the Birzeit traditional quarter?
2. How did you hear about the project that took place in your neighborhood? Were there other initiatives from the municipality or the government of conducting such project in the T.Q?
3. How have you participated in the planning process? When did you get involve in the project? What was the procedure?
4. Did you represent yourself in the meetings or there was a representative on behalf of the residents?
5. Have you been informed, who are the stakeholders involved in the project?
6. Who do you think provided financial support for the revitalization project?
7. Was there a scheduled meeting to discuss the progress of the project? Have you been attending regularly all the meetings?
8. In your opinion, Have your opinion been taken into consideration? Are you satisfied from your participation in the project?
9. What were your expectations from the project?
10. What did the project change in your neighborhood? Were they within your expectations?

*Thank you for your time and co-operation*

**Interview guide of the key informants and experts**

Date of interview:

Timing of interview:

Number of building:

Respondent:

Interviewee social status:

- Single       Married       Divorced       Widow

Gender:  Female       Male

- Age:       26-35 years old  
             36-45 years old  
             46-55 years old  
             56-65 years old  
Level of    Above 65 years old

Current work /Professional position: -----

Place of work: -----

City: -----

*T.Q = (Traditional Quarter)                      M.A= (Modern Area)*

1. How do you think about the status of the buildings and the infrastructure of the old city?
2. Do the residents have the capability to maintain their buildings?
3. Do you think the buildings in the old city can adapt easily to the modern technology like electricity, water, sewage system, telephone cable and internet?
4. How would the improvement of infrastructure and rehabilitation of the buildings have impact on the old city residents?
5. What are the effects of the construction of the new buildings within the old city?
6. To what extent the owners desire to demolish their houses and built a new one? Why?
7. Did the disappearance of some facilities have large impact on the old city? How?
8. What are the facilities that are necessary to exist in the old city?
9. How the current transportation system parking do influence the old city?
10. What kind of circulation movement inside the old city boundaries is appropriate in your opinion?
11. Do you think that the old city has a healthy environment?
12. Do the green areas in the old city adequate? What are the impacts?
13. What are the current uses of public spaces in the old city?
14. Has there been change in using the public spaces by the residents? Which purposes?
15. In your opinion, what are the reasons that drove the residents to leave the old city?
16. What are the needs of the old city residents?
17. Do you think that the old city is a safe and comfortable place to live in?
18. What are the traditions and customs that tie the resident's relations in the old city?
19. Does the privacy of the individual/ family still dominate the social behavior of the gender in the old city?

20. What is the current image the old city reflects?
21. In your opinion, why the owners in the modern part of the city do not invest in their traditional buildings?
22. Do you think there should be reconsideration into the tax law in the old city? How it should be redeveloped?
23. Is there a high unemployment among the old city residents?
24. What would be the motives behind the public and the private sectors in investment in the old city?
25. Can you rank, what is the priority of investment in the old city?
  - Traditional restaurant
  - Cultural center
  - Public library
  - Public garden
  - Modern restaurant
  - Traditional Handcraft
  - Commercial/ shopping center
  - Bars/ entertaining center
  - Bank branches
  - Educational center
  - Governmental branch
  - Housing
26. Why some investments could not continue operating in the old city? What are the reasons behind it?
27. To what extent, are the public/private organizations interested in safeguarding and conserving the old city?
28. Do you think that the Palestinian law of cultural heritage has some gaps and weaknesses? What are those gaps in your opinion?
29. How do the residents use the opportunity of the absence of Master plan for the old city for their own benefits?
30. How the absence of a Master plan for the old city reflects on the old city?
31. How the shared ownership of land/ building has its impact on the old city?
32. What is the role of the municipality and other organizations in the development of the old city?
33. Can you say that partnership between the public, private sector and the residents exist? What are the benefits of these partnerships? Score that?

***Thank you for your time and co-operation***

## **Questionnaire of residents of the traditional quarter**

Date of interview:

Timing of interview:

Number of building:

Respondent:

Interviewee social status:

Single       Married       Divorced       Widow

Gender:  Female       Male

Age:       Under 18 years old       46-55 years old  
             18-25 years old       56-65 years old  
             26-35 years old       Above 65 years old

Level o       36-45 years old

Current work: -----      Place of work: -----

T.Q = (Traditional Quarter)

1. Are you satisfied living in the traditional quarter?

- Yes
- NO

2. How much you describe your satisfaction concerning the changes in the building and infrastructure:

- Excellent
- Very good
- Good but not enough
- Bad
- Very bad

3. How would you rate the project for making contribution to the local environment?

- Very good
- good
- Bad
- Very bad
- None

4. Why the inhabitants left the Traditional quarter?

- Lack of space in the house
- Bad Physical condition of the building and infrastructure
- Improve of financial status
- No service
- Location
- Noise
- Humidity
- Social relation
- All

5. In your opinion, who comes to the Traditional Quarter?

- The inhabitants of the T.Q
- People for the city
- Tourists
- Visitors
- Student

6. Evaluate the movement in the Traditional Quarter after the revitalization project?

- The like
- Weak
- Good
- Very good
- Strong

7. Can you tell me your opinion of the possibility use of the traditional Quarter after and before the revitalization project?

<b>Historical l quarter</b>	<b>Strongly agree</b>	<b>agree</b>	<b>Disagree</b>	<b>Don't know</b>
Good place to shop				
Good place to work in				
Nice place to meet go for a meal and drink				
Good place to meet friends				
Nice place to visit				
Nice place to live				

8. Do you think the image of the T.Q changed positively?

- Strongly agree
- Agree
- Neither (the same)
- Disagree
- Strongly disagree

9. Do you think that the recent changes in the built environment improved the image of the town as a whole?

- Strongly agree

- Agree
- Neither (the same)
- Disagree
- Strongly disagree

10. Is there attraction of people to the traditional quarter?

Number	yes	no

11. Who comes to the traditional quarter?

Citizens of Birzeit					
Palestinian citizens					
Foreigners/ tourists					

12. Estimate in your opinion the attraction of people to the traditional quarter after its regeneration?

Like before							
Weak							
Good							
Very good							
Strong							
excellent							

13. What is the percentage of the people coming to the traditional quarter?

10%	20%	30%	40%	50%	60%	70%	80%	90%	100%

*Thank you for your time and co-operation*

## **Mental mapping Questionnaire with the residents of the traditional quarter**

Date of interview:

Timing of interview:

Number of building:

Respondent:

Interviewee social status:

Single       Married       Divorced       Widow

Gender:  Female       Male

Age:       Under 18 years old       46-55 years old  
           18-25 years old       56-65 years old  
           26-35 years old       Above 65 years old

Level o       36-45 years old

Current work: -----      Place of work: -----

T.Q = (*Traditional Quarter*)

*Note: A map of Birzeit city will be accompanied with the researcher*

1. Do you feel happy living in your neighbourhood?
2. Would you describe for me the old city?
3. Would you describe for me the modern part of the city?
4. Would you make for me a quick map for the city- rough sketch?
5. Would you show me the directions you take going from home to where you work?
6. Would you show me on this map the places you most often visit?
7. Would you show me on this map the routes you most often use?
8. Do you have any particular emotional feelings about various parts of your trip to go to work? How long time would it take you to walk there? Are their parts of the trip where you feel uncertain of your location?
9. Could you give me a list of all the most important places in the old city to you?
10. Would you tell me what are the easiest elements/ places/ buildings to identified and remember?
11. In which of these places do you best like to be? Would you describe the place to me?
12. Which are most beautiful places in the old city to you? Why?
13. Which are the most unpleasant places in the old city to you, and why? Are there any other particular pleasant or unpleasant places you forgot to tell me?
14. Are there any particular emotional feelings that you have with regard to these places?
15. Would you show me on the map its location?
16. Would you show me on the map the direction of the north?
17. How has the look of the old city changed in the past, and how is it changing now? Is this for better or for worse?
18. What do you think are the major visual problems in old city today? Do you foresee any new ones which are coming up? ***Thank you for your time and co-operation***



## Appendix 6

The data were collected from these institutions and organizations:

- PSBC: Palestinian central statistical bureau - in Ramallah
- MAS: The Palestine Economic Policy Research Institute - in Ramallah
- ARIJ: The Applied Research Institute of Jerusalem – in Bethlehem
- Riwaq: it is NGO organization - in Ramallah
- UNESCO in Ramallah
- UNRWA in Ramallah
- Ministry of local government- in Al-Bireh
- Ministry of Tourism and Antiquities - in Bethlehem
- Ministry of planning- in Ramallah
- Birzeit library - in Birzeit
- Birzeit municipality- in Birzeit
- Ramallah municipality library- in Ramallah
- Hebron rehabilitation committee- in Hebron
- Center for Cultural heritage Preservation (CCHP)- in Bethlehem

### *List of key informants*

<b>Name of interviewee</b>	<b>Position</b>	<b>Date of interview</b>
Mrs. Bothina Abu-Asha	Planner in Ministry of local government	11/4/2011
Mr. Mousa Al-Haj	Manager of the engineering department in Birzeit municipality	14/4/2011
Mrs. Huda Ohda	Manager of Edward Saed Musical center	15/4/2011
Mr. Raed Sahada	Manger of Al-Rozana organization	15/4/2011
Mrs. Nour Khadari	Planner in Birzeit municipality	27/4/2011
Mr. Ahmad Abu Alroub	Manager of Beit Al-Hajar organization	26/4/2011
Mr. Basem Habisha	Planners in the Ministry of tourism and Antiquity	4/5/2011
Mr. Osama Hamdan	Archeologist and planner in Jerusalem University	4/5/2011
Mr. Farhat Mhawi	Planner in Riwaq organization	8/5/2011
Mr. Hamdan Taha	Deputy minister in the Ministry of tourism and Antiquity	19/5/2011
Mr. Yazid Anani	Assistant professor working in Birzeit University	25/5/2011
Mr. Odha Mousalam	Old inhabitants from Birzeit	20/6/2011
Mr. Fadi Bourbar	Old inhabitants from Birzeit	20/6/2011
Mr. Issam Juha	Director of the rehabilitation cultural center	26/6/2011
Mr. Hilmi Marqa	Planner in the Hebron rehabilitation project	28/6/2011