

Experiences of States in preserving valuable heritage areas

Eman Ragab Masry¹, Haby Hosney Mostafa²

Department of Architecture, Faculty of fine arts · Helwan University^(1,2)

ABSTRACT

The heritage has a great importance for all the people, as it expresses all what they inherited via parents and ancestors of culture achievements which supported them with typical value, the value that resisted the change factors, so it became as an optical reference as one angle corner for architectural and identical for the whole society. The heritage became a co-factor between all the peoples, whatever the age of their civilization differ.

The architectural urban civil heritage faces many positive outside impacts that gave it with its value, and the negativity causing the damage. So, conferences should deal with those impacts all over the formal and informal standards through a dual task including maintenance for the stock of the architectural civil heritage and its protection, in addition to the benefit from the stock to employ it as an effective tool for the progress and creative forming, architectural and structure urban.

The research problem focus on the loss of heritage areas for many of its, historical buildings and it exposing decline factors day by day that because the lack of awareness of maintenance plan and how to manage keeping them .

So the research aims at the documentation and tracing some experiments and different syllabus to keep the architectural civil heritage in Arab and foreign states beside studying the methods and ways used in those processes via studying the problems which worry the committees caring to keep the heritage, his in addition to studying a comparison between the policies to keep and evolve the heritage areas in many countries, beside evaluating the ex-experiments to deduce and extract the factors of both negative and positive effects for the policies to keeping and evolve, that for their effective role to evaluate the similar future experiments.

Keeping the preservation of heritage areas require a basic Frame of legal, media, administration, financial policies and strategies which secure the success for the progress.

KEYWORDS

Conservation; urban and architectural heritage; heritage areas; urban conservation policies.

INTRUCTION

During the past century, heritage areas have witnessed many manifestations of degradation and neglect, which has led to the disappearance of many important heritage buildings and the loss of the distinctive architectural character of the historic areas of value. The human being began to realize the importance of working to preserve the urban heritage of the yard, despite the impact of time and natural erosion and the impact of natural disasters from earthquakes, floods and others on the urban heritage, but the impact of man on the urban heritage was more and greater, as well as the technology affected the facilitation of rapid urban development and the disappearance of many buildings and heritage areas to make room for roads and large public and industrial projects and the industry contributed to increasing environmental pollution of air and water,

which directly affected the heritage Urban in addition to pollution from car exhausts and factory chimneys. Preserving the urban heritage has become a historical and human responsibility that contributes to preserving the features of the past to be witnessed by future generations, as the urban heritage reflects the cultural identity of the human past, present and future, Therefore, it was necessary to study the successful experiences in the field of heritage preservation to take advantage of the positives of these experiences and avoid the negatives in order to prevent them from being repeated.

In its approach, the research study relied on the integration of extrapolation and comparative analytical and analytical approaches through the integration of three main parts of the paper as follows:

- **Part I:** Basic concepts of architectural and physical heritage and highlighting the factors and problems experienced by heritage areas, as well as the role of official and non-governmental actors in dealing with architectural heritage, in order to extract the main factors for shaping heritage ranges.
- **Part II:** Analytical study of policies for the preservation of the architectural and physical heritage of Arab and foreign States He presented and studied the projects implemented in the area of the preservation of the heritage areas of these countries, which include) Fez in Morocco, Jeddah in Saudi Arabia, and Rouen in France).
- **Part III:** provides an analytical comparison of conservation project experiences.

1- Urban Heritage

1-1 The Concept of Urban Heritage

The architectural heritage is defined in accordance with the European Charter of Architectural Inheritance as “Not only does it include the most important and famous architectural monuments, but it includes even the least important buildings in the distinctive ancient and rural cities that remain in their natural surroundings”.⁽¹⁾

It is also a historical extension that helps to understand life in its historical sequence, and each of the buildings of these legacies reflects a different historical generation as a source of inspiration or knowledge. Therefore, the loss or destruction of this legacy is considered to be the loss of an irreplaceable precious thing, as there is no room for doing something new with its own characteristics and historical impulse. And by reference to the Convention on the Protection of the Urban Heritage of Europe an architecturally inherited term has been used for any of:⁽²⁾

- **Historic Monuments:** They are all historical buildings and installations that are interested in the artistic, scientific, social or technical aspects of these buildings...etc.
- **Homogeneous Buildings:** These are congenial groups of buildings, both rural and urban, which are concerned with technical, scientific, social and technical aspects and are linked together to form units with common characteristics.
- **Historical Sites:** Whether natural or man-made to form a topographical unit with specific characteristics concerned with technical, scientific or technical aspects...etc.

1-2 Factors of degradation of heritage areas (urban heritage)

The preservation of the urban heritage faces many problems as a result of its close association with the conditions of society, some indirectly related to the prevailing conditions, "political, social, economic, environmental," and others directly due to the high population accumulation in cities and regions, and the mixing of both heritage buildings with modern buildings on the one hand and with random growth and informal housing on the other.

The most important problems facing the preservation of heritage areas include:

- **Migration of populations of heritage areas to other modern areas**

This phenomenon has changed the social structure of heritage areas to replace indigenous peoples with other less urbanized people who are not on site and are not qualified to deal with this type of building, leading to the deterioration of the area and the poor connection between the population and the surrounding architectural heritage.

- **The inability of the occupants of the heritage areas to maintain and restore**

Maintenance, restoration and repair require a scientific background, special expertise and specially trained employment to deal with the privacy of heritage areas and buildings. The training and upgrading of specialized personnel in these areas must be ensured, on the one hand, and the necessary material resources must be provided to carry out maintenance and restoration.

- **Lack of laws and legislation with regard to heritage-related architecture**

The absence of laws has helped to trespass archaeological buildings because of the double penalty applied in cases of trespassing, demolition or intentional damage, which makes it non - deterrent, and it is often not applied to make such trespasses a reality that cannot be removed.

- **Lack of funding for upgrading projects**

Lack of government capacity to upgrade these areas because of inadequate budgets and the fact that this is not necessary, especially in developing countries. Lack of financial resources has led to the inability to keep track of the necessary maintenance and repairs to these areas.

- **Ground water level fluctuation**

The fluctuation of the groundwater table affects the foundations and buildings of the heritage area, resulting in an uneven drop in some of them and posing a significant risk to them. It also affects the walls of buildings by filtering water on them as a result of rising groundwater levels.

- **Allowing access to automatic transport of various types within heritage areas**

As the movement in the ancient heritage areas was in daub or daub-drawn wagons, street displays and paths were commensurate with the size and speed of movement, but with the spread of cars and the changing social composition of these areas, this phenomenon became one of the most significant problems due to the damage it caused to historic buildings, both because of vibrations and because of the mass gases caused by exhaust.

- **Lack of respect for the character of the historic area**

By trespassing the region with technological innovations such as photovoltaic advertising or changing traditional activities from porcelain workshops, textiles and accolades and selling souvenirs in the historical area to modern activities such as modern caverns, computer game stores and PlayStation.



Figure 2, Illustrates the overlap of uses and public transport access to heritage areas, which affects the overall shape of the historic area. (Source: author)



Figure 3, Illustrates the overlap of uses and concerns of walkways within the heritage areas of Khan al-Khalili. (Source: author)

2- Policies for the protection of the urban heritage and the preservation of heritage areas

Policies and means of dealing with heritage need to be flexible enough to be able to find appropriate solutions to targeted conservation processes. Accordingly, the adoption of a certain type of policy depends on the objective to be reached. The most important of these policies are:

- **Upgrading**

This policy preserves the physical mass and the existing cultural heritage, but is distinct from it in that it selects types of economic activities that are commensurate with the scope of its civilizational value and which benefit the population from the return and maintenance of the heritage building itself.

- **Development**

A set of actions for the development of heritage-valued buildings and areas to suit the increased growth of job requirements

- **Elimination**

This policy is usually associated with degraded and poor places of historical space, which are not useful for repair or restoration.
- **Protection**

Reduce or prevent environmental and physical degradation factors and protect certain buildings, fabric or architecture. This type prevents decomposition and collapse factors from continuing, as the factors causing such collapse are dealt with regardless of size or importance.
- **Maintenance**

Repair and periodic care of the building, such as repair of paint, timber or metal damaged as a result of use of the building...etc.
- **Restoration**

Defined as processes aimed at restoring the heritage building to its authenticity and freeing it from any modifications that have occurred, as well as preserving it for the structure to be good.
- **Reconstruct Building**

The building is protected by being rebuilt piece by piece after being replaced and numbered at the same site or new site. For example, Abu Simbel temple in Nubba, which was moved and re-erected to protect it from the Nile flood.
- **Renewal and modernization**

Renovations of buildings and areas of historical value are intended to give a new look in accordance with the general pattern and taste of the time of the process. Renovations and upgrades are specific to old buildings but do not extend to archaeological buildings. The renovation means that the old building is equipped to be suitable for modern functional use.

- **Revival**

It's meant to restore the area or heritage building to what it used to be, it is intended to restore the area or heritage building to what it used to be, or to restore a certain activity with its development based on which the area or heritage building arose. The revival process may include some of the changes that would allow the building to be developed in a way that would be appropriate for the development of the quality of the activity.

- **Reuse**

The way to preserve the old building by reusing it either with the same old job or with a new job that is in keeping with the demands of the times and different from the original job and the handling of the building in terms of the extent of intervention and the treatment of this trend.

- **Support and strengthening**

The strengthening process is defined as the addition of adhesive or fortification materials to the fabric of the building so that it is strengthened and can be sustained and safe. Therefore, when the strengthening process is carried out, the necessary construction studies are required for the building to be carried out on sound scientific grounds.

- **The renovation and modernization**

This policy is used to rehabilitate and renovate housing, facilities, roads and services, Renovations may include opening new streets, converting existing streets into walkways or changing the direction of traffic in other streets, and implicitly include specific actions for removal, restoration and preservation policies.

- **Reconstruction**

This method is used for the purpose of creating a new building that is as old as possible through historical, archaeological or other studies, this method is used in the case of buildings of historical significance that have been completely or partially destroyed and where only historical records or some remaining ruins remain, for example Alexandria light house.

3- Major stakeholders in the success of conservation projects

For heritage conservation projects to succeed, there is a need for a system responsible for managing the architecture of these areas, since heritage management is an integral part of the management of urban management.

The main players responsible for the success of this system are the government, the private sector, the community sector (people's participation), so it is important to know the role of each and every member of the management system in the conservation process and how effective it is in upgrading heritage areas⁽⁷⁾.

The following is a simplified presentation of the role of each of the parties to the heritage areas management system:

3-1 government

The government sector, which is meant by both the central government and localities, is the most important concern of the government sector is that the cities and villages in their country are productive and satisfied with their standard of living, it always seeks to meet the desires and arrange priorities as it is the main party in the process of managing urbanization and which has the great responsibility in the administrative process, it is the one that provides the required services of all kinds and which no other sector can provide and it encourages and organizes all works for all parties divided intervention The government sector in the preservation of heritage into three basic aspects: administrative and regulatory, legal and legislative, and financing aspect.

3-2 Private sector

The main role of the private sector is to preserve the heritage by investing in heritage buildings in order to preserve them from collapse and their value on the one hand and on the other hand to reduce the burden on the state budget, which avoids the public treasury from entering into the problems of indebtedness and its negative effects.

3-3 community sector

Community participation in heritage development projects is an important component of the conservation program, there is no development independent of society, and the importance of popular participation lies in achieving the needs and aspirations of individuals. Only the population can identify their local problems and needs.

4-Successful experiences in the field of preserving heritage areas

In this part will be reviewed for a number of conservation and upgrading projects for some countries that have been characterized by the rich and unique architectural heritage, where the historical background and participants in management and funding will be studied and reviewed the objectives and program of these projects, and analyze these experiences in order to reach the factors of their success and to draw up the criteria on which to evaluate similar projects in the Arab countries where these projects include the following :

- Preservation of the historic Fez region - Morocco.
- Preservation of the historic Jeddah area - Saudi Arabia.
- Preservation of the historic Area of Rouen – France.

4-1 Preservation of the historic Fez region – Morocco

Founded in 808 AD by Idris II, Fez gained widespread fame as a center of cultural life through the influence of the Mosque of Villagers and the University of Villagers, which is considered the first university in the world where it was founded in 245 Hijri, and Fez was one of the most important economic centers ⁽⁸⁾.

With the French occupation (1912 to 1956) Fez lost many of its functions, the most important of which is its political status, the political center was moved from the city of Fez to the Mediterranean coast in two new cities, Rabat and Casablanca, where the second became the new capital of the state and home to more than 60% of the city's population and economic activities, and Fez, including 143 mosques, seven old schools and 64 fountains of huge monuments threatened by the loss. ⁽⁸⁾



Figure 4,5, The most important landmarks of Fez historical wall of Fez city on the left, and Bab Bugled on the right
(Source: www.pinterest.com)

4-1-1 Urban description of the historic Fez region

The Fez region consists of two different parts of the planning⁽⁹⁾:
The new area was established to accommodate the urban and population growth of the old Fez region and the two areas were separated by a wide green belt as public parks.

The urbanization and architecture of the new area, which is characterized by modernity, differs from the old area, which is characterized by radiological planning, which stems from a center around which the most important buildings such as the Mosque of the Villagers, the group of squares and the public library were established. A group of broken streets, roofed on its side, are launched from the center by the old Fez market stores, which are topped with traditional dwellings. Most roads lead to the doors of the area in the fence surrounding the area.

The dwellings in the area with different sizes are built around indoor courtyards and have separate entrances away from the main streets, and there are narrow streets dedicated to pedestrians and animals only and this is shown from the traditional fabric of the city. This tight fabric is supplied with water mainly from the Fez Valley water streams, and the fez water system is one of the first and perhaps most perfect networks in the world.



Figure 6, Map of Fez, old Fez down the shape to the right, and the new fez top shape left and separated by a wide buffer zone of gardens.
(Source: www.pinterest.com)

4-1-2 The most important problems that threaten the historic Fez region

The historic Fez region has suffered from many problems, the most important of which is:⁽⁹⁾

- The migration of the elite from the area, the migration of villagers to it, the change in the social structure of the population and the escalation of their number within the walls of the historical area.
- The emergence of populations according to the economic classes and the general cultural atmosphere almost disappeared.
- Deterioration of population activities and failure to provide the requirements of modern life and the transformation into a tourist role, which turned it into what might be called a heritage reserve or an open museum.
- The emergence of tin and illegal construction, which now accounts for 20% of dwellings and lacks equipment and facilities.
- The luxurious and heritage houses were divided into small housing units, many of which were demolished because they could not carry out the necessary repairs.
- landmarks in the historic Fez region have deteriorated because they are not well employed.
- The emergence of workshops and factories within the historical area and the increase in the number of cars within the fabric of the region.
- The disintegration of the trading system and the deterioration of traditional industries are on their way to extinction.

4-1-3 Urban conservation project in the historic Fez region

- **Location and date of the project:**
 - The historic Region of Fez in The Kingdom of Morocco.
 - The project was launched in 1972.

• **Implementers and supporters of the project:**

- The Moroccan Ministry of Culture in cooperation with the relevant ministries.
- Management of the Old City Council of Fez in cooperation with the International Commission for the Preservation of UNESCO's Cultural Heritage.
- Adair-Fez, the agency for the removal of slums and renovation in Fez.
- The Global Appeal for the Rescue of Fez was launched on April 9, 1981.

• **Project funders**

- The Moroccan government.
- UNESCO: Group of donor countries.
- Adder-Fes World Bank.

• **Project objectives**

In 1972, UNESCO placed experts at the disposal of the Moroccan government to prepare preparatory studies for the conservation of the region; The objectives of the conservation project have been set to include:⁽¹⁰⁾

- Re-planning the entire historical area and preserving its urban and historical fabric.
- Protect and preserve the unique architectural character of the city.
- Besides restoring some of its historical monuments.

From 1976 to 1978, a team of specialists in all relevant areas, Morocco and UNESCO, worked on a guideline for the development of the entire city, and the Moroccan government carried out the necessary studies to develop the executive plan for the rescue project. The project to save and preserve the Fez region can be divided into three branches: rescue operations - measures to achieve rescue - financial calendar, followed by the inclusion of Fez in the UNESCO World Heritage List in 1981.

•Project Program

The old Fez conservation project program included a number of important steps:

- The establishment of the new eastern region to accommodate the continuous rural migration to the historical area and reduce the size of its population inflation, and its location has been chosen to be extended to the historical area without affecting the surrounding gardens.⁽¹¹⁾
- Completion of projects to preserve the natural environment and cultural projects such as the restoration of mosques and schools and the restoration of careers after it became merely an monument, in addition to the establishment of the Institute of Islamic Studies to restore cultural life to the mosque of villagers, and the restoration of traditional services associated with the mosque.⁽¹¹⁾
- Reuse or erect existing buildings instead of collapsed structures in a harmonious manner with the historical urban fabric of the area and study its facades so that it is compatible with the general character, and reuse the historical area and its buildings to keep pace with the requirements of the modern era, as recreational, cultural and tourist elements.
- Identify automated traffic so that only a few closed roads penetrate the walls of the historic area, ending at the boundaries of important historical buildings, and identifying places to wait for cars outside the historical area while exploiting the spaces they previously occupied as recreational spaces and connecting them to the pedestrian corridor network.
- Moving workshops and factories outside the walls of the area to reduce their harmful impact on historical buildings as a result of vibrations.

○ Restoration of hotels, regulation of markets, tanning houses and numbering and the construction of a school to preserve the arts and traditional industries that receive the attention and reception of tourists, which contributes to the revitalization of tourism, and the construction of a school for the construction industries and arts to prepare cadres capable of maintaining and restoring historical buildings.

4-1-4 The role of each of the parties to the urban management system in the project to preserve the historic Fez region

•First, the government role:

The role of the government played a great importance in the project to preserve Fez and contributed to raising its efficiency by:

- Participation of all administrative and government interests in the preservation process.
- Reducing taxes for landlords who maintain and restore their old properties.
- Building codes have been prepared, some of which belong only to old Fez and others to other areas.
- Raising public opinion and spreading public awareness of the value of the cultural heritage of the city of Fez, and employing various media such as the press, radio and television in awareness operations.
- Providing permanent consultation with regard to public projects that have links to the preservation of the original city, but private projects are not licensed until the approval of those responsible for the preservation of the city.
- A budget for the road and street problem treatment plan is to extend a road that penetrates the historical area, but the proposal has been rejected internationally, and the alternative is to build three sub-roads a few hundred meters long, thus making the historic area more suitable for emergency services and its shops less isolated.

•**Second, the role of the private sector:**

The Moroccan government has always directed the private sector and involved it in investment and implementation in the region by encouraging, guiding and reducing the value of interest to it while participating in conservation projects.

•**Third, the role of community participation:**

Residents are involved in the renovation of houses of historical importance (of which there were 10,000 out of 13,385 dwellings in the city) with the aid of the municipality.

4-2 Preserving Jeddah Historical Region - Saudi Arabia

Jeddah is a model of the Islamic city of a special character and a model to follow in dealing with heritage, and its clear history, ancient heritage and ancient heritage led to its name as the bride of the Red Sea, where it was the sea and air gate to Mecca, it is a Saudi sea port developed on the eastern shore of the Red Sea, but over time large areas of Jeddah were subjected to demolitions and removals but soon alerted the Secretariat of Jeddah to this and quickly took the initiative to protect what remains of the Its heritage through maintenance and restoration, and the population of Jeddah is about 3 million and 400 thousand people according to the census of 2016, Jeddah is an important commercial center where it owns mines for iron and minerals as it is a source of oil and production of bricks and furniture and an important center for the import of animals, Jeddah was listed as a world heritage site of UNESCO in 2014.⁽¹³⁾



Figure7,8, Historic buildings in Jeddah, built in Islamic style were wooden decorations and mashrabiyas
(Source: www.pinterest.com)

4-2-1 Urban description of Jeddah Historical District

- Jeddah area was formed of four main neighborhoods: Damascus Neighborhood, Oppressed, Yemen and the Sea, and planned the streets of Jeddah in the form of neighborhoods and alleys ending up in spacious squares at mosques, and residents have set up commercial bars and markets around these neighborhoods. ⁽¹³⁾
- The buildings of the historical area are characterized by wooden decoration from the outside and this is observed in the balconies, roofs and outdoor areas of the houses, which indicates the Islamic character of its vocabulary of arbapisk and decoration with the two grills to ensure the privacy of the house. Local building materials such as prospectors, timber and clay have also been relied upon. ⁽¹⁴⁾
- Among the most famous buildings in the area, which still exist today, are The House of Al-Nassif, Dar Al-Jamjoom, Al-Shafei Mosque and Al-Falah School, as well as the city contains famous heritage markets such as bedouin market, al-Alawi market and fish market, and also features open spaces where it is considered a meeting place for residents and overlooked by popular cafés and shops.



Figure9, Neighborhoods and alleys in Jeddah historical area
(Source: Samir Noureddine Al-Watar, Indicators for the
Protection of Urban Heritage in Saudi Arabia)



Figure10, Beit Al Nassif is one of the most famous
houses in the historical area of Jeddah
(Source: Samir Noureddine Al-Watar, Indicators for
the Protection of Urban Heritage in Saudi Arabia)

4-2-2 The most important problems that threaten the historic Jeddah area

- The deterioration and collapse of old buildings due to the migration of indigenous people and the leaving of buildings without restoration or renovation.
- Western-style commercial and residential neighborhoods were built on the outer border of the Old City, and concrete was added to traditional buildings as a major building material, threatening to destroy the urban fabric and distinctive character of the Old City.
- Demolition of fences and removal of old buildings due to population growth and the need for new housing.
- There was no time to harmonize the old and the modern or merge them.



Figure11,12, Jeddah heritage buildings demolished and vandalized
(Source: Samir Noureddine Al-Watar, Indicators for the Protection of Urban
Heritage in Saudi Arabia)

4-2-3 Urban Conservation Project on Jeddah Historical Area

- **Location and date of the project**
 - Jeddah historical area.
 - began the implementation of the project in 1967 when the city of Jeddah felt the imminent danger to its heritage buildings after large areas of it were demolished, burned and vandalized.
- **Implementers and supporters of the project**
 - Jeddah City Secretariat.
- **Project funders**
 - Jeddah City Secretariat.

Funding the project in this experiment is one of the reasons that led to the success of the experiment significantly so it was the responsibility of funding on the secretariat of Jeddah city only, as the multiplicity of funders works to multiple opinions and thus slow the implementation process and find many alternatives to deal with the place.

The Jeddah Secretariat played an important role in the process of preserving the area by providing the necessary and adequate material support to encourage the population to renovate their homes, and Jeddah Secretariat also provided technical support with the provision of trained technical staff and expertise to upgrade and rehabilitate the area and to reduce the migration of the indigenous population.

- **Project objectives**

The project aims to preserve the historical area of Jeddah to protect the heritage and save it from deterioration through the following:

- Preserving, restoring and reusing important heritage buildings.
- Enact laws on new buildings in the area so as not to conflict with the old architectural character.
- Preserving the traditional urban fabric of the Old City.
- Restoring the activity of the Old City by reviving the commercial center area.
- Rehabilitation of the infrastructure and superstructure of the region.

• Project Program

The urban preservation of the historic Jeddah area was studied under the general planning of the city, dividing the Old City into three areas to formulate the policies of conservation and urban development suitable for each of them so as to facilitate implementation and follow-up.

- Area 1: Most heritage buildings contain and specify the uses and building requirements to preserve their old character.
- Area 2: Contains commercial and administrative services within the framework of an urban style compatible with the Old City.
- Area 3: Building requirements and future development of existing residential uses have been determined.⁽¹⁶⁾

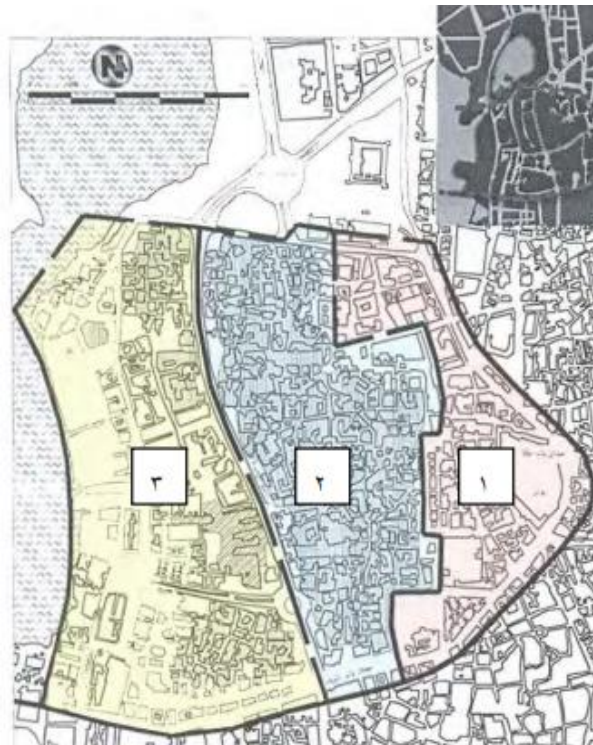


Figure13, A map that defines the project of preserving the old city of Jeddah and dividing it into three regions.

The project was worked on in two phases⁽¹⁷⁾

- **Initial phase:** Included a detailed study on the ancient area, It is being implemented under the auspices of RMJW's British Engineering Company, 1,000 homes of interest were classified, including 58 buildings of national importance in the region and 342 buildings of local importance, Information on the conditions of houses of historical value has been recorded and documented, and these documents have become the principles on which rehabilitation processes were planned and which included two principles:
 - Replacing demolished buildings with new ones and repainting the facades of buildings, balconies, roofs and space spaces in front of houses, as well as introducing basic services and encouraging government sectors to complete basic services in the region.
 - Paving the streets, the local sensor changed the body of the sandy streets to paved streets paved with stones, which increased their value.
- **The second phase:** The main objective at this stage was to revive old buildings, enact their own laws and legislation and actually start applying them on the ground through the following:⁽¹⁸⁾
 - A descriptive list of heritage buildings has been prepared to be preserved.
 - Enable the local council to control the building development authority and prepare a list of heritage buildings that must be preserved.
 - Setting the appropriate criteria for projects for the restoration of old city buildings.
 - Maintaining the urban fabric of the city and not damaging it through highways or private streets, so that public cars are not allowed into the area and allowing residents to enter their cars to specific places.
 - The area was divided into four sections, each with specific parking spaces with controlled private entrances and exits.

- Imposing sanctions on those who violate the instructions to preserve the heritage areas of the city or who sabotage them.
- Encouraging the owners of the old houses to restore their role as well as encouraging businessmen to buy some of these houses and turn them into public service sites and the Jeddah Secretariat supervised the operations to confirm the results and ensure that the basic elements of the depths listed in the descriptive list prepared specifically for this purpose are not compromised, and the people played a prominent role in achieving the objectives of this phase.



Figure 14,15, Maintenance of heritage buildings in Jeddah, tiling of streets and corridors and provision of lighting poles
(Source: www.pinterest.com)

4-2-4 The role of each of the parties to the urban management system in the conservation project in the historic city of Jeddah⁽¹⁹⁾

- **First, the government role**
 - Providing adequate funding.
 - Provide the necessary expertise and techniques to maintain.
 - Repairing the infrastructure of the area and maintaining the facilities network.

- To raise the urban areas in integration with the urban social life of the city and provide the requirements of life to reduce the abandonment of its inhabitants.
- Meetings were held with the owners to find out their requests and desires for development.
- Providing the necessary material and technical support to encourage residents to renovate their homes.
- Setting conditions for the licensing of modern buildings in the area, the most important of which is that their architectural character is in line with the historic buildings of the Old City.
- **Secondly, the role of the private sector**

The government's policy encouraged businessmen to buy, renovate and reuse some buildings as public service sites while maintaining their character by providing businessmen with some advantages, such as facilitating their procedures and giving them some incentives and exceptions while lowering their lending interest rates.
- **Third, the role of community participation**
 - Community participation played a prominent role in the project as residents contributed to the restoration and painting of their homes and the reporting of any building that is contrary to violators.
 - Achieving community participation through the participation of indigenous peoples in encouraging them to take care of their homes, paint them and restore them while providing them with material support.

4-3 Preserving the historic Area of Rouen in France

Rouen is one of the most important historical areas within the French city of Normandy, which is full of many unique heritage monuments, Rouen was the first French region to launch an effective pedestrian system as part of a plan to reverse the trend that would turn the city into an economic suburb of Paris about 84 AD away. ⁽¹⁹⁾ The area was founded in Roman times and spread across two axes intersecting near the site where the city's cathedral, the city's ancient center, was built.

Rowan, the capital of Normandy, is rich in history. The city suffered from ejection during World War II and therefore a large part of the center was rebuilt, so the central area of the city contained modern wide streets and distinctive narrow streets representing medieval architecture. As a result of World War II, the city's population has clearly declined and as a result the surplus of housing units has been converted into warehouses and administrative buildings confirming the city's role as an administrative and commercial center for this area, but by 1960 the city of Rouen had a population of 40,000.

Despite the destruction caused by World War II, the city still retains many historic buildings of architectural value and tourism has become an important part of the city's economy. ⁽²⁰⁾

4-3-1 Urban description of the historic Rouen region

Rouen is the pearl of northern France, it is characterized by Gothic architecture and contains many great historical buildings of museums and cathedrals such as Rouen Cathedral, one of the longest cathedrals in the world, and its heritage buildings are characterized by frames and wooden decoration, and the streets surrounding the heritage buildings are paved with pebbles. ⁽²¹⁾

Rouen flourished in the Middle Ages and one of the region's most famous buildings, which still exists today, is The Castle of Rouen, the Museum of Fine Arts (de Rouen), which houses the second largest collection of impressionist works in France, where you can see unique paintings, sculptures, magnificent decorations and other works of art, some of which date back more than 500 years.



Figure 16, Notre Dame Cathedral in the French region of Rouen, the world's tallest and most famous cathedral (Source: www.pinterest.com)



Figure 17, Museum of Fine Arts in the French region of Rouen and is one of the most famous heritage buildings in it (Source: www.pinterest.com)

4-3-2 The most important problems that threaten the historic Area of Rouen

- Problems caused by the presence of different activities and automated traffic.
- The presence of the wholesale market in the heart of the historical area.
- Encroachments on historic buildings due to population growth.
- The use of residential spaces has changed to commercial and administrative.

4-3-3 Urban conservation project in the historic area of Rouen, France

- **Location and date of the project**
 - The historic Rouen region of Normandy, France.
 - The project was launched in 1970.
- **Implementers and supporters of the project**
 - The French Antiquities Authority.
 - The French Ministry of Environment.
- **Project funders**
 - The French government.
 - In addition to aid from investors and owners of heritage buildings.
- **Project objectives**
 - Reviving the historic Rouen area, improving its quality of life and restoring and restoring historic buildings.
 - Maintaining the historical center.
 - Remove encroachments and additions that distort the facades of historic buildings and shops and remove banners in order to show the truth about historical buildings.
 - Turn some streets into pedestrian-only trails with parking spaces and service streets for shops.

•Project Program

•**The first phase of the project** was implemented by converting some parts of the center of the area into pedestrian areas and evacuating them from the movement of cars. New shopping malls have been set up on the outskirts of the city where wholesale trade has been transferred to it in order to implement improvement schemes and preserve the general character of the city's historic central area.⁽¹⁸⁾

On May 1, 1970, cars were banned on Gross Horlog Street between Jean Darke and Cathedral Square, extending an 8-metre-wide pedestrian street and a length of 260 m.

This street contained semi-wooden medieval shops and downtown housing, and this street is an open visual view confined between the buildings on either side and leads to a Renaissance-era gate through which horologe Grosse road appears in the form of a curve, and after several months of removing the side pavements of the street began to be re-paved with gray stones in the form of circles and flower basins were placed at the entrances to the street and at intersections and was Granite tiles were also placed on the edge of the ponds, which were placed on the pavement, and granite pieces removed from the street were.⁽¹⁸⁾

• **The second phase of the project** After the completion of the first phase, work began on the restoration and preservation of most of the historic buildings in the central area, as well as the addition of 900 parking spaces near the street that are easily accessible on foot.⁽¹⁸⁾



Figure 18, 19, Restoration work for important heritage buildings in the historic Rouen area (Source: www.pinterest.com)

4-3-4 The role of each of the parties to the urban system in the project to preserve the historic area of Rouen in France

- **First, the government's role in the project to preserve the historic Area of Rouen**

he government role played great importance in the success of the project to preserve the French city of Rouen and contributed to raising its efficiency by:

- The government succeeded in convincing traders opposed to the project and residents of the old area of its importance, as the preservation of the historical center and highlighting its historical importance did not represent value to the merchants of the historical central area or to the residents of it, and this was done by holding meetings with traders and residents to clarify the project and its importance to them.
- The government has proposed alternatives to the establishment of several shopping and wholesale centers in the suburbs.
- The government has set up a special committee to classify heritage buildings in more than 1,000 areas and provide grants and loans for necessary conservation work.
- Participation of all administrative and government interests in the preservation process.
- Reducing taxes for landlords who maintain and restore their old properties.

- **Second, the role of the private sector in preserving the historic Area of Rouen**
 - The French government has encouraged the private sector to involve it in the conservation process by giving them some incentives and privileges.

- **Third, the role of the community sector in preserving the historic Area of Rouen**
 - A local newspaper has been involved in convincing the public of the objectives of the new scheme, how it is implemented and the role required of them to succeed.
 - Achieving community participation through the participation of indigenous peoples in encouraging them to take care of their homes, paint them and restore them while providing them with material support.
 - Meetings were held with the owners of the shops to find out their applications and participate in their opinion in the development process.

5- Analytical comparison of study cases with previous conservation projects

Through the study it was found that one of the most important policies adopted in previous experiences that influenced the preservation of heritage areas is the success of the administrative system and the distribution of tasks and roles between the parties of the system in terms of the government sector, the private sector, the community sector.

The following is a comparative table1, to illustrate the most important roles played by each of the parties to the administrative system.

Table1, The most important policies of previous experiences (source: author)

France	Heritage in France is managed by the central authority system, yet local authorities have played a major role in conservation projects, with a local committee established to classify heritage buildings in more than 1,000 areas and provide grants and loans for necessary conservation work.	Legislation depends on focusing on a limited number of heritage buildings, which helps to reach a very high level of preservation, but it leads to the neglect of a large part of the French heritage, especially in small towns and villages.	The French government is interested in granting funding only to first-class buildings, which has led to a large boom in these buildings at the expense of neglecting the rest of the heritage buildings.	The private sector participated in the investment of heritage buildings and directed some of them to tourist attractions, which led to attracting tourists and reviving the economic movement.	Achieving community participation through the participation of indigenous peoples in encouraging them to take care of their homes, paint them and restore them while providing them with material support
--------	--	--	--	--	---

The State	Administrative and regulatory policies (government sector)	Legal and legislative policies (government sector)	Fiscal policies (government sector)	Private sector	Community sector
Morocco	The preservation of Morocco's heritage is based on the central authority; however, the government has been keen to involve all local authorities in law enforcement and the preparation of conservation plans	The legislation is concerned with the preservation of heritage areas and the establishment of strict controls over conservation processes, as well as calls for cooperation between all relevant ministries and local authorities.	Protecting and restoring heritage sites from the budget of the Ministry of Cultural Affairs and full government support for conservation projects and granting subsidies to landlords or registered transfers for restoration and preservation.	Encouraging businessmen to invest in heritage buildings through re-employment, for example, part of which has been transformed into tourist restaurants specializing in popular food.	The establishment of the Adder Fez Society for the Preservation of Morocco's Heritage in Fez to raise awareness and follow up the self-efforts of citizens.
Saudi Arabia	The administrative system is characterized by decentralization and this is reflected in the attribution of responsibilities and participation in important decisions of local branch offices and the Saudi administrative system prepares performance control systems that correspond to the methods used in the World Heritage Center in order to evaluate and follow up performance and ensure the extent of successes that are followed.	The laws include a package of incentives for citizens who contribute to the preservation of heritage by establishing financial rewards for them and the Saudi laws are characterized by comprehensiveness and integration with each other, as well as the establishment of a heritage protection fund through which to spend on the protection and maintenance of heritage sites.	The protection and restoration of heritage sites is funded from the budget of the Ministry of Municipal and Rural Affairs, and government institutions and local communities contribute to conservation and restoration processes through partnership contracts with and under the supervision of the Ministry of Rural Affairs.	The government directs investments in conservation projects by allocating restoration projects to the heritage buildings to the private sector, as many heritage houses have been converted to museums owned by Saudi investors, which has stimulated tourism.	Voluntary associations in the Kingdom play an important and influential role in conservation efforts, such as the Heritage Charitable Foundation and the Prince Sultan Bin Salman Heritage Chair.

France	Heritage in France is managed by the central authority system, yet local authorities have played a major role in conservation projects, with a local committee established to classify heritage buildings in more than 1,000 areas and provide grants and loans for necessary conservation work.	Legislation depends on focusing on a limited number of heritage buildings, which helps to reach a very high level of preservation, but it leads to the neglect of a large part of the French heritage, especially in small towns and villages.	The French government is interested in granting funding only to first-class buildings, which has led to a large boom in these buildings at the expense of neglecting the rest of the heritage buildings.	The private sector participated in the investment of heritage buildings and directed some of them to tourist attractions, which led to attracting tourists and reviving the economic movement.	Achieving community participation through the participation of indigenous peoples in encouraging them to take care of their homes, paint them and restore them while providing them with material support
--------	--	--	--	--	---

6- Study results

By studying the experiences of countries in preserving heritage areas and studying the most important policies affecting the conservation strategy in Arab and foreign countries and from analyzing the policies affecting conservation, it was possible to draw up a number of indicators and results that benefit in evaluating and reformulating local policies to benefit from them and apply them in conservation projects to ensure their success, The following is a presentation of the most important findings from previous experiences, as they all share several points for the success of the preservation process:

- The type of management plays a major role in the preservation of heritage areas and facilitate their procedure and therefore the speed of their implementation, the more the management is far from centralization, the easier the conservation projects become easier to implement and we note from previous experiences that all experiences give local authorities an important role by supporting management between local authorities and central governments and coordinating among them.

- Develop laws and legislation that address the closing of all loopholes and avoid defects in the legislation of similar states. The legislation is concerned with the preservation of heritage areas and the establishment of strict controls for conservation processes, in addition to that this legislation calls for cooperation between all concerned authorities from local ministries and authorities.
- Allowing economic investment of heritage buildings while reducing restrictions on the quality of use provided it does not harm the technical or historical value of the building, as this helps to encourage businessmen and investors to participate in conservation projects, which ensures the continuation of maintenance work for the building, and directing part of the revenue to maintain other buildings.
- Encourage investors and businessmen to participate in conservation and investment projects by providing loans and facilities to them and lowering their interest rate along with many other concessions.
- The reuse and re-employment of heritage buildings for purposes that serve the community and provide direct benefit to it leads to the community's interest in conservation and upgrading projects, and the existence of government encouragement for the role of individuals and the existence of an incentive or material return for projects attracts the interest and sympathy of the community and encourages it to participate popularly.

7- Recommendations

- The need to move contaminated crafts from historical areas, especially those attached to them, in order to avoid negative effects on them.
- The partnership between heritage conservation ministries, local administrations and ngos in each heritage conservation area should be achieved, including many tasks such as development programs, funding and project implementation.
- Encouraging the private sector to invest in historical areas by providing facilities and incentives that enable it to participate in the development of heritage areas such as exemption from part of the taxes imposed on it.
 - Determining the role of ngos and community development associations to participate in the process of monitoring and supervising urban development.
 - Encouraging young people to participate in community conservation projects by allocating a financial part as a reward for their efforts in conservation projects.

8-References

- (1) (October,1975), European charter of the Architectural Heritage, Adopted the council Of Europe.
- (2) council Of Europe. European treaty series -No.121, (1985), convention for the protection of the Architectural Heritage of Europe, Granada ,3.x, p.2.
- (3) Dr. Ahmed Reda Abidin, Dr. Osama Abdul Nabi Qanbar, preserving as an Entry for the Sustainability of Architectural Heritage A Proposed Systematic Framework for Conservation, Published Research Paper, 2018.
- (4) Mohammed Abdel Fattah Ahmed Al-Issawi, promotion of heritage ranges of value "Comparative Study of Urban Heritage Conservation Policies", published research paper, 2019.

- (5) Dr. Mohammed Mohammed Shawky Abu Laila, D.M. Wadih Bin Ali Al-Barwari, Methodologies for preserving the urban and architectural heritage in the Arab countries, published research, International Journal of Architecture, Engineering and Technology, Volume 9, Issue 3, July 2019.
- (6) Osama Ahmed Ibrahim, Policies for preserving the architectural and urban heritage of historical areas, 3rd Scientific Conference, Faculty of Fine Arts, Cairo, April 19, 2015.
- (7) Dr. Khaled Mamdouh - Working paper entitled (Central Authority and its relationship with local facilities and civil society institutions) - Arab Meeting entitled (The role of the central government in community development), series of conferences (municipalities and localities in the new roles of government) - Arab League, Cairo.
- (8) Sabah Yahyaoui, Originality in Architectural and Urban Conservation Projects and the Role of Charters and Recommendations, Master's Thesis, Department of Architecture, Faculty of Engineering, Cairo University, 2014, p137.
- (9) Lubna Abdul Aziz Ahmed Mustafa, Promotion of Valuable Heritage Ranges, Master's Thesis, Department of Architecture, Faculty of Engineering, Cairo University, 2007, p 124.
- (10) Preserving the city of Fez within the framework of its Islamic heritage, the world of construction, issue 37, September 1983, p. 23.
- (11) D. Mustafa Jabr, D. Alaa Sarhan, March 2005, Coordination of Historical Areas, First Conference of Architectural Heritage and Cultural Identity, Forum for the Preservation of Heritage and Cultural Identity in Rashid and Siwa, Library of Ascéria.
- (12) Mohammed Mahmoud Al-Adana, "Local Management Systems (Concept, Philosophy and Objectives)," First Arab Forum, Local Management Systems in the Arab World, Oman, 2003.

- (13) Hassa Bint Obaid bin Sawyan al-Shammari, Saudi Arabia's efforts in preserving urban heritage, published research paper, 2015, p. 8.
- (14) Nahed Al-Abyari, Urban Growth of Egyptian Cities and Its Impact on Archaeological Buildings, Doctoral Thesis, Faculty of Engineering, Tanta University, 2006, p. 146.
- (15) Osama Ibrahim Massoud, Policies for preserving the urban and architectural heritage of historical areas, published research, 3rd Scientific Conference, Faculty of Fine Arts, Cairo, April 2001.
- (16) UNESCO World Heritage Center, World Heritage Convention Implementation Guidelines, 2012.
- (17) Samir Noureddine Al-Watar, Indicators for the Protection of Urban Heritage in Saudi Arabia, Faculty of Architecture and Planning, King Saud University, November 2015.
- (18) Dr. Ahmed Yousry, towards an appropriate approach to preserving Egypt's historical areas, UIA Conference on Tourism and Architectural Heritage, Aswan- Luxor, 1995.
- (19) Abd elbaki Ibrahim, Urban Growth in the Arab City (Problems and Solutions), Jamaa and Omran Magazine, Issue 9, July 1996.
- (20) Ayman Azmi Gibran Saada, Mechanisms for Activating Popular Participation in Architectural and Urban Conservation Projects, Master's Thesis, Faculty of Engineering, National University of Success, Nablus Palestine, 2009.