

9

2023

THEMA & COLLECTA

CIVVIH – ICOMOS Symposium
15-16.06.2022

Onze ans après les Principes de la Valette
Évolution et pratiques dans la gouvernance du patrimoine urbain
Eleven years of Valletta Principles
Evolution and practice of urban heritage governance

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Edito

L'ICOMOS Wallonie-Bruxelles asbl et le Comité International ICOMOS des Villes et Villages historiques (CIVVIH) ont le plaisir de vous présenter le neuvième numéro de la collection THEMA & COLLECTA.

La partie THEMA est consacrée à l'édition des actes du symposium scientifique « *Onze ans après les Principes de La Valette : Evolutions et pratiques dans la gouvernance du patrimoine urbain* » qui s'est tenu à l'Hôtel de Ville de Bruxelles les 15 et 16 juin 2022, grâce au soutien de la Ville de Bruxelles et de Mme Ans Persoons, échevine de l'Urbanisme et des Espaces Publics que nous remercions vivement. Vu l'importance de ces actes, il n'a pas été possible d'inclure des articles dans la partie COLLECTA de la publication.

Nous nous félicitons du succès rencontré par ce symposium – 85 participants - et de sa contribution à l'entreprise de révision des *Principes de La Valette* engagée par le CIVVIH. Il nous a paru évident que les travaux de cette réunion devaient être publiés pour en assurer une plus large diffusion. Organisé autour deux thèmes - *Leçons apprises et nouveaux défis dans la mise en œuvre des Principes de La Valette* et *Le paysage urbain historique, évolution du concept et des modes de gouvernance* - dont les prémices sont développées en début du présent ouvrage,

ce symposium a réuni 21 communications dont 15 sont publiées ici.

Cette publication est bilingue, les textes étant publiés dans la langue – français ou anglais – employée par les orateurs lors du symposium, accompagnés d'un résumé dans l'autre langue.

Celle-ci n'a pu sortir de presse sans le concours de nombreux acteurs. Nous remercions tout d'abord les auteurs pour la qualité de leurs communications respectives. Nous souhaitons également remercier les membres du CIVVIH et de l'ICOMOS Wallonie-Bruxelles asbl ayant contribué à la relecture attentive et à la traduction des textes et résumés. Nous remercions également la Région de Bruxelles-Capitale (Urban.Brussels) et le Service public de Wallonie (Agence wallonne du Patrimoine) pour le soutien financier accordé à cette publication. Nous saluons évidemment la qualité du travail de graphisme fourni par l'agence créative Coast et la production des imprimés par l'imprimerie Paperland.

Nous sommes très heureux de cette publication !

Nous espérons que le lecteur y trouvera des enseignements et apports utiles à sa pratique professionnelle.

Bonne lecture !

Le symposium et les visites post-symposium ont été organisés

Avec le soutien de



Avec la collaboration de



Nous les en remercions.

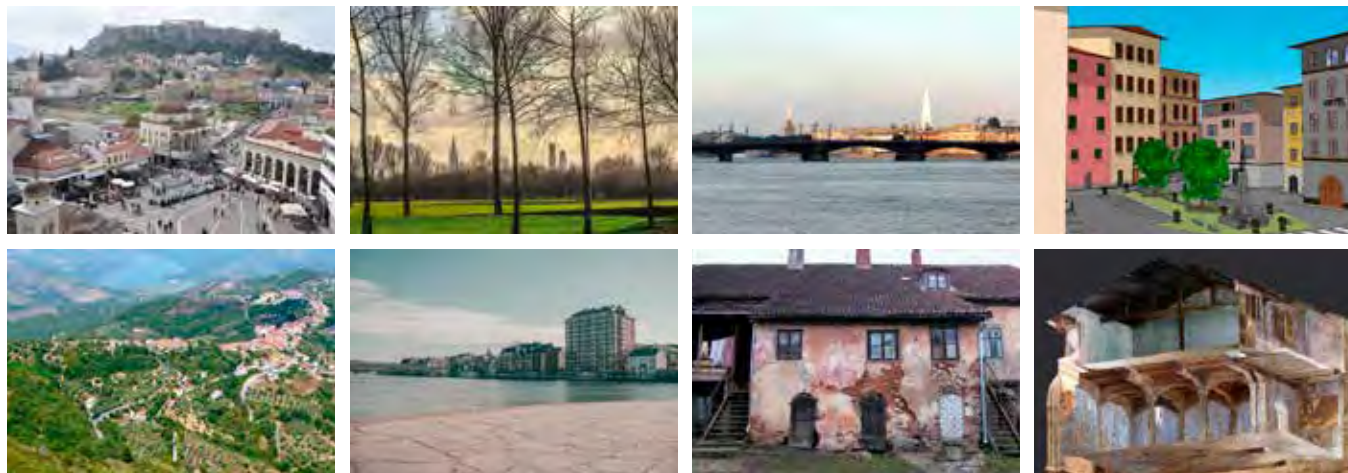


Table des matières

INTRODUCTION

- 07 **Teresa Patrício,**
Présidente ICOMOS
- 09 **Eva Roels,**
Vice-Présidente ICOMOS
Belgique, Présidente ICOMOS
Vlaanderen-Brussel
- 11 **Paula Cordeiro,**
Présidente CIVVIH-ICOMOS
- 15 Thème du symposium
Onze ans après les Principes
de la Valette, évolution et
pratiques dans la gouvernance
du patrimoine urbain
- 17 *Symposium theme*
Eleven years of Valletta
Principles: Evolution and
practice of urban heritage
governance

THEMA 1

Leçons apprises et nouveaux défis dans la mise en œuvre des Principes de La Valette
Lessons learned and new challenges in the practical implementation of the Valletta Principles

- 20 Eleven years after the Valletta Principles
Sofia Avgerinou-Kolonias (GR)
Alvaro Gomez-Ferrer Bayo (ES)
- 36 Management of historic cities in a time of uncertainty and transition: the updating of the Valletta Principles
Marielucre Stanganelli (IT)
- 42 Bruges: a risk analysis of a World Heritage city
Joris Nauwelaerts (Ville de Bruges, BE)

- 48 Namur : Guide communal d'urbanisme relatif aux biens mosans
Enjeux, principes, bilan et perspectives
Bertrand Ippersiel (Ville de Namur, BE)

- 56 St Petersburg and Gazprom's aggressive plans
Sergey Gorbatenko (RU)

- 64 Practical conservation as a form of communication
Jana Jākobsonė (LT)

- 72 Adapting urban heritage for health and well-being
Dimitra Babalis (IT)

THEMA 2

Le paysage urbain historique, évolution du concept et des modes de gouvernance
The Historic Urban Landscape approach and the evolution of the urban heritage governance

- 84 Participatory Approach and Digital Documentation, Can the Two Meet?
Jigna Desai (IN)
Mrudula Mane (IN)
Jayashree Bardhan (IN)
- 94 Online applications and datasets to interpret cultural patterns in World Heritage cities
Juan A. García-Esparza (ES)



102 Current challenges for the monument preservation in the historical city centre of Sopron
Andras Veöreös (HU)

110 Une restauration écologique
Antoine Bruguerolle (FR)

122 Urban conservation frameworks under a compact city policy. The 2017-2027 Addis Ababa's structure plan in the light of the Valletta Principles
Matiyas Bekele Fantaye (ET)
Tibebu Assesfa (ET)

130 Nouvelles pratiques urbaines. L'usage futur des technologies informatiques
Teresa Colletta (IT)

139 Towns, Villages & Minor Settlements Revitalization, "A tool for the territorial rebalance, climate change mitigation & heritage enhancement"
Paolo Motta (IT)

147 Oran, un exercice de réhabilitation d'immeubles des XIX^e et XX^e siècles
Dalila Senhadji (DZ)

CONCLUSIONS

157 Conclusions du Symposium

159 *Symposium Conclusions*

ANNEXE / ANNEX

161 Principes de La Valette, 2011

173 *Valletta Principles, 2011*

6

INTRODUCTION

Dear Madame Ans Persoons,
Alderwoman for Town Planning and Public
Spaces of the city of Brussels

Dear Eva Roels,
Vice-president of ICOMOS Belgium
Dear Paula Cordeiro,
President of CIVVIH,
Dear Colleagues,

On behalf of ICOMOS, I would like to thank
CIVVIH for the organization of this scientific
symposium.

I am doubly honoured to be here today, in this
room of the Brussels Town Hall which is an
artistic masterpiece:

- Firstly, Brussels is also my city and, together
with all my colleagues and friends from
ICOMOS Belgium (Wallonie-Bruxelles
and Vlaanderen-Brussels), I'm honoured to
welcome you here.
- Secondly - and allow me to begin by
applauding the President of CIVVIH, my
colleague and dear friend Paula Cordeiro,
for organizing this symposium on the 11th
anniversary of the Valletta Principles - but
must importantly to open the discussion
on current and future challenges aiming
to nourish the revision of the Valletta
Principles.

Revising the Valletta Principles does not
mean that we have been working on a wrong
basis. On the contrary, it means that we
are able to consider the implementation of
this text from a professional perspective,
recognize its strengths and weaknesses, seek
a better understanding of its contents, and
identify the elements that need changing to
improve its effectiveness.

In today's world, our urban (and rural) areas
are facing enormous challenges. The world is
characterized by so many significant and fast-
growing threats to people and their cultural
heritage. We are facing ecological, economic
and social crises that are now manifesting
themselves on a global scale - global
warming, scarcity of natural resources, gaps
between developed and developing countries,
deforestation and drastic loss of biodiversity,
natural and industrial disasters, but also
global population growth, broad population
displacement, conflicts, wars.

In order to succeed, and to face both
today's and tomorrow's crises, our current
methodologies need to be adapted and
readjusted. We need to improve the
governance of disaster risk mitigation and
resilience to support the achievements of the
Sustainable Development Goals.

We have to preserve our historic urban areas,
the heritage places which generate essential
social links, embrace the heritage co-benefits
of restoration and conservation: repair,
adaptive reuse, recovery and regeneration of
historic buildings, and advocate for the use
of traditional construction techniques, crafts
and local knowledge, boosting the circular
economy in combination with sustainable
innovations, creativity and integrated
approaches to urban development.

ICOMOS has joined forces with other
organizations to develop guidance for the
various management systems, taking into
consideration environmental issues and
sustainable development. The resulting work
highlights the crossover between natural
and cultural heritage, tangible and intangible
values and in particular cross-cutting issues,
such as the recognition of active consultation,
involvement and engagement of local
communities, stakeholders and rightsholders,

in the decision-making and sustainability of cities and the management of historic urban areas.

Urban heritage places with all their values are a vital element of a dynamic society. In addition to their intrinsic value, they bring valuable social and economic benefits to people and communities; not only in terms of structures (the construction) but also in terms of identity, experiences and behaviours.

We are today facing important topics such as climate change, sustainable development and especially post-war development in the context of post war recovery. Beyond discordant voices on the cultural significance of a heritage place, one of the greatest contemporary challenges is in fact urban planning. In many countries, planning strategies, policies and regulations are unclear.

While new projects and infrastructures can be crucial for economic and social development, they can also have negative impacts on historic urban areas.

In this regard, I would like to draw your attention again to two of the most recent ICOMOS publications:

– the *European Quality Principles for EU-funded Interventions with potential impact upon Cultural Heritage* are highly relevant and inspiring as they provide guidelines for good practice and criteria for interventions with potential impact upon cultural heritage.

– and the new *Guidance and toolkit for impact assessments in a World Heritage Context*, jointly published by UNESCO, ICOMOS and ICCROM. Designed specifically for heritage management institutions, governments and project developers, it aims to help find the best possible solutions to meet both conservation priorities and development needs. Understanding proposed interventions and activities and identifying, predicting and mitigating potential impacts is the way to contribute to the protection of heritage places.

ICOMOS believes that conservation and development can be mutually beneficial and result in a dynamic harmony.

These two documents reaffirm ICOMOS' conviction that the two pillars for development should be culture and sustainability!

I am sure that the work of this scientific symposium will nourish the reflection in order to move forward with proposals for action, and I wish everyone a productive dialogue and a wonderful experience in Brussels!

Thank you very much for your attention!

Dear Mrs Ans Persoons,
Alderwoman for Town Planning
and Public Spaces of the city of Brussels,
Dear Mrs Teresa Patrício,
President of ICOMOS International,
Dear Mrs Paula Cordeiro,
President of CIVVIH
Dear members of ICOMOS and participants,

First of all, I would like to apologize for the absence of our president, Mr Jean-Sébastien Misson, who is not able to be here today.

Together, on behalf of ICOMOS Belgium, we welcome you in this beautiful town hall of Brussels. We are honoured to host this conference with ICOMOS experts from all around the world.

As you may now, Belgium is a federal state. Therefore, cultural heritage policy is organised somewhat differently than in most other countries. Immovable cultural heritage is a competence of each of the three regions : Brussels, Flanders and Wallonia.

However, it is important to mention that since several decades other levels of the government are also involved in heritage management. Besides the regions, the cities and towns have traditionally played an important role in supporting the cultural heritage sector. As owners of important collections and monuments, but also as organising authority, founder or manager of most collection/ heritage-managing organisations in the regions, they bear a tremendous responsibility and provide substantial resources. At the same time, they invest in knowledge and expertise, initiatives, associations and volunteers who are committed to cultural heritage work. Many members of ICOMOS Belgium work for a local community and can benefit a lot from a network such as the ICOMOS International Committee on Historic Cities, Towns and Villages (CIVVIH).

We are happy to introduce you to some of our historic cities. Many of the historic cities and towns in Belgium, in wherever region they are situated, are admired for the richness of their heritage, which bears witness to centuries of history.

Take in the first place the Grand Place of Brussels where we are right now, listed since 1998 on the World Heritage List and described by UNESCO as “*an outstanding example of the eclectic and highly successful blending of architectural and artistic styles that characterizes the culture and society of this region*”.

Tomorrow evening you will have the opportunity to visit one of the houses of the great Belgian architect Victor Horta, also inscribed on the World Heritage List since 2000. These houses are considered by UNESCO to be “*outstanding examples of Art Nouveau*” and “*works of human creative genius, representing the highest expression of this influential style*”.

Belgium boasts in total 15 inscriptions on the World Heritage List.

One of the serial nominations are the 33 belfries located in Belgium (26 in Flanders and 7 in Wallonia – 1999 & 2005). They are symbolic element in the landscape and are, together with the market hall in some cases, significant representatives of civil and public architecture in Europe. Also, on top of this townhall you can see a belfry as well as in Ghent, one of the site visits this week.

One of the most recent serial nominations are the Great Spa Towns of Europe (2021) formed of eleven famous historical thermal spa towns and cities across seven countries. Saturday you will be able to visit one, the city of Spa in Wallonia.

And finally, let me also point out the city centre of Bruges, recognised in 2000 as a UNESCO World Heritage Site. One of the presentations of this afternoon is dedicated to this city and how to deal with such a massive heritage.

The growing success of the UNESCO World Heritage List shows how highly heritage is valued as a signpost for a country or region. It plays the role of ambassador. The challenge however is to set up or maintain an integrated approach of heritage, and not only world heritage. With that in mind, ICOMOS Belgium works closely with other heritage organisations to promote heritage care according to the rules of art and standards, which can perfectly go hand in hand with innovative approaches to heritage sites.

However, sustainable heritage management can only develop if there are “heritage communities” alongside this heritage, in the spirit of the Faro Convention. Heritage is an essential component of our living environment. It gives colour, content and identity to villages, cities and regions. It is therefore consciously and unconsciously cherished by local inhabitants.

As vice-president of ICOMOS Belgium, I had the opportunity last week to take part in the conference on the 50 years of the UNESCO World Heritage Convention. A lot of successes and achievements were mentioned, but it was more very clear that even more challenges are lying a head of us, including in Belgium. Heritage is often fragile, unique and irreplaceable. It is not necessarily built as a place of interest and therefore not always reconcilable with accommodating large numbers of visitors.

The fact that heritage development presents challenges doesn't hold us back from working on heritage, otherwise you would not be here today. The *Valetta Principles for the safeguarding and Management of Historic Cities, Towns and Urban Areas* are a valuable tool to help each of us in this matter. Therefore, I hope that this symposium will be very fruitful with inspiring ideas. These meetings are important, even more in today's context. They are valuable occasions for experts to meet, exchange ideas, and invest in capacity building so that future generations can carry on the work.

Because heritage development is a never-ending story...

Enjoy the symposium and your stay in Belgium!

Thank you.

Chère Madame Ans Persoons,
Echevine de l'Urbanisme et
des Espaces Publics de la Ville de Bruxelles,
Chère Teresa Patrício,
Présidente de l'ICOMOS
Chère Eva Roels,
Vice-Présidente de l'ICOMOS Belgique
Chers membres du CIVVIH,
Chers participants,

Je vous souhaite la bienvenue à Bruxelles et je suis ravie de vous accueillir pour la réunion annuelle et le symposium scientifique du CIVVIH cette année, pour la première fois en présentiel depuis 2020.

Je souhaite tout d'abord remercier :

- l'ICOMOS Belgique pour sa participation active dans l'organisation de cet événement ;
- la Ville de Bruxelles et en particulier Madame Persoons, Echevine de l'Urbanisme et du Patrimoine, de nous avoir ouvert les salles de l'Hôtel de Ville de Bruxelles, ce joyau de l'architecture gothique qui fait partie du site de la Grand-Place de Bruxelles, inscrit sur la Liste du patrimoine mondial depuis 1998 ;
- le soutien financier de l'ICOMOS Belgique, de la Région de Bruxelles-Capitale, d'Urban.Brussels, de la Région Wallonne, de l'Agence wallonne du Patrimoine et de la Fédération Wallonie Bruxelles qui nous ont permis d'assurer la partie logistique de cet événement et l'organisation des visites pendant ces quatre jours ;
- la collaboration de la Ville de Spa et de la Ville de Gand dans l'organisation des visites post-symposium.

Permettez-moi de dire quelques mots de présentation de ce comité scientifique de l'ICOMOS, le Comité international des villes et villages historiques, le CIVVIH, qui a été créé en 1982 en Hongrie dans la ville historique d'Eger.

Le but de ce comité est de rechercher et de promouvoir la compréhension, la protection, la conservation et la gestion des villes, des villages et des ensembles urbains historiques.

Le CIVVIH réunit des experts dans le domaine de l'organisation de la conservation, de la planification et de la gestion des villes, des villages et des ensembles urbains historiques. C'est l'un des plus importants comités scientifiques en nombre avec 179 membres : 12 membres honoraires, 119 membres experts et 48 membres associés.

Le comité est un lieu d'échange d'idées et de diffusion d'information. Il fournit aussi des conseils techniques. Il prépare et étudie des textes doctrinaux. Les *Principes de La Valette*, le moteur de discussion de ce symposium, rédigés il y a onze ans, en sont un exemple.

Tous les trois ans, un programme de travail est défini. La formation d'équipes et/ou de groupes de travail est encouragée, ainsi que la formation de sous-comités régionaux, pour débattre de problématiques spécifiques. Le CIVVIH compte aujourd'hui quatre sous-comités : CIVVIH Méditerranéen, CIVVIH Europe Centrale et de l'Est, CIVVIH Ibéro-Américain et CIVVIH Asie Pacifique.

Les accomplissements et succès du CIVVIH sont dus à l'engagement profond de ses membres.

J'ai le plaisir de vous présenter l'actuel comité exécutif pour la période de 2021-2024, duquel j'assume la présidence. Le Bureau est composé de moi-même et cinq vice-présidents, Antoine Bruguerolle (France), Elena Dimitrova (Bulgarie), Torsten Haak (Royaume Uni), Siame - Hanna Ishac (Liban) et Hae Un Rii (République de Corée), et d'une secrétaire générale, Kathleen Crowther (Etats-Unis). Eman Assi (Émirats arabes unis), Robyn Christie (Australie), Hamza Yuksel Dincer (Turquie), Said Ennahid (Maroc), Juan A. García-Esparza (Espagne), Ofelia Sanou (Costa Rica) et Pål Anders Stensson (Suède) complètent le comité exécutif. La diversité régionale et culturelle y

est d'application comme vous pouvez le constater. Partant du 11^e anniversaire des *Principes de La Valette* et du constat que les changements de nos sociétés sont multiples et que de nouveaux paramètres affectent la planification urbaine et la conservation et la gestion de nos villes, nous avons souhaité placer cette problématique au centre du présent symposium.

Lors de la réunion annuelle du CIVVIH en Tunisie en novembre 2019, il a été décidé que les *Principes de La Valette* qui avaient été approuvés lors de la 17^e Assemblée générale de l'ICOMOS, devaient être revus pour tenir compte des questions de développement durable, d'évolution des silhouettes urbaines, d'étalement urbain, de tourisme dans les centres historiques par rapport au changement climatique, aux risques sanitaires et aux catastrophes naturelles.

Ce symposium, *Onze ans après les Principes de La Valette : Evolution et pratiques*, vise à faire le point sur les pratiques et la gestion de nos villes en portant un regard à la fois rétrospectif et prospectif sur les principes énoncés à La Valette. Le symposium propose, en s'appuyant sur les réflexions, les expériences et les connaissances des différents intervenants, de donner des exemples de réussites et de tirer des leçons des échecs constatés dans les villes et les quartiers urbains historiques à travers deux thèmes : thème 1 - *Leçons apprises et nouveaux défis dans la mise en œuvre des principes de La Valette* et thème 2 - *Le paysage urbain historique, évolution du concept et des modes de gouvernance*.

Le comité scientifique du symposium est constitué de : Antoine Bruguerolle (France), Elena Dimitrova (Bulgarie), Siame - Hanna Ishac (Liban), Robyn Christie (Australie), Juan A. García-Esparza (Espagne) et Pål Anders Stensson (Suède).

Pour suivre les travaux, quatre modérateurs animeront les différentes séances : Antoine Bruguerolle (France), Eva Roels (Belgique), Hanna Ishac (Liban) et Claus-Peter Echter (Allemagne).

Nous avons prévu un programme exceptionnel de présentations, de panels, et de visites post-symposium à Gand et à Spa.

Dans le contexte actuel, nous ne pouvons pas entamer nos travaux sans évoquer la guerre en Ukraine. Aux pertes humaines, civiles et militaires, s'ajoutent chaque jour des dommages importants au paysage culturel ukrainien. Ce pays compte sept sites inscrits sur la Liste du patrimoine mondial par l'UNESCO :

- Kyiv : Cathédrale Sainte-Sophie et ensemble des bâtiments monastiques et Laure de Kyiv-Petchersk ;
- Centre historique de Lviv ;
- Arc géodésique de Struve ;
- Forêts primaires et anciennes de hêtres des Carpates et d'autres régions d'Europe ;
- Résidence des métropolitains de Bucovine et de Dalmatie ;
- Tserkvas en bois de la région des Carpates en Pologne et en Ukraine ;
- Cité antique de Chersonèse Taurique et sa chôra ;
- Centre historique d'Odessa.

Six villes remarquables ont été touchées par des bombardements : Kyiv, Lviv, Odessa, Loutsk, Kharkiv et Chernihiv. 80 sites culturels ukrainiens ont été endommagés ou détruits : 29 sites religieux, 16 bâtiments historiques, 4 musées, 4 monuments et 27 bibliothèques.

Ces destructions ont été déclarées sur une plateforme collaborative mise en place par le ministère de la Culture de l'Ukraine : <https://culturecrimes.mkip.gov.ua/>.

Il me resta à vous souhaiter un excellent symposium.

Je vous remercie pour votre attention !

Note : Pour plus d'informations au sujet du CIVVIH, consultez www.civvih.icomos.org.



A Photo conférence, de gauche à droite :
Hanna Ishac, Paula Cordeiro, Eva Roels,
Teresa Patrício et Ans Persoons.

14

THEMA

Thème du Symposium

Onze ans après les Principes de La Valette : évolution et pratiques dans la gouvernance du patrimoine urbain

Les *Principes de La Valette* ont été approuvés lors de la 17^e assemblée générale d'ICOMOS en novembre 2011.

Lors de la réunion annuelle du CIVVH en Tunisie en novembre 2019, il a été décidé que ce document devait être revu pour tenir compte des nouveaux paramètres qui affectent la planification urbaine et la conservation/gestion des paysages historiques urbains, au regard des questions de développement durable, d'évolution des silhouettes urbaines, d'étalement urbain, de tourisme dans les centres historiques avec le changement climatique, les risques sanitaires et de catastrophes naturelles.

Dans ce contexte inédit de pandémie et de changement climatique, nous devons faire le point sur les pratiques et la gestion des risques en portant un regard à la fois rétrospectif et prospectif sur les principes énoncés à La Valette.

Avec l'évolution des pratiques et des usages, quels sont les seuils de tolérance pour préserver la valeur universelle des biens et assurer la conservation du patrimoine ? Quelles sont les mesures physiques et humaines à mettre en place ? Pour la ville et les risques sanitaires, quelles sont les leçons à tirer de la pandémie ?

Sur cette question générale des risques et du patrimoine urbain, le symposium propose, en s'appuyant sur les réflexions, les expériences et les connaissances des différents intervenants, de donner des exemples de réussites et de tirer des leçons des échecs constatés dans les villes et les quartiers urbains historiques à travers deux thèmes :

Thème 1 : Leçons apprises et nouveaux défis dans la mise en œuvre des Principes de La Valette

Quels compléments pourrait-on faire aux *Principes de La Valette* ?

- Quels travaux ou réalisations ont-ils été développés dans ce nouveau contexte pour notre patrimoine urbain ?
- Quels sont les changements et les risques admissibles permettant de préserver les valeurs de la ville historique en intégrant son évolution et ses projets ?
- Quelle évolution est-elle possible pour la silhouette des paysages urbains historiques ?
- Quelles composantes urbaines peuvent changer et à quelle échelle ?
- Quels sont les risques pour le patrimoine face à cette évolution des pratiques et des usages ?
- Quelles sont et pourraient être les nouvelles pratiques urbaines ?

*Thème 2 : Le paysage urbain historique,
évolution du concept et des modes de
gouvernance*

- Quels sont les meilleurs outils de gouvernance et de gestion actuels ?
- Une nouvelle gouvernance adaptée :
 - Quelle pourrait être la meilleure approche du patrimoine compte tenu de la nécessité de prendre en compte le grand paysage et le rapport au territoire vis à vis de ces changements ?
 - Considérer les changements d'échelle et de capacités dans la gestion du patrimoine selon le type de patrimoine, les communautés et les autorités locales.
- En tenant compte des différentes capacités locales, quelles sont les opportunités de mise en place de réseaux de responsabilité citoyenne et de formation au patrimoine ?
- Concernant le paysage urbain historique, comment partager la valeur d'un bien au croisement des valeurs universelles et locales ?
- Considérer ce que pourraient être les nouvelles pratiques urbaines à l'avenir :
 - Nouveaux outils et nouvelles pratiques, forces et faiblesses (dématérialisation des données, informatique, échanges virtuels, bases de données, internet, etc.)
- Quelles sont les précautions à prendre pour le patrimoine face à ces changements de pratiques ?

Symposium theme

Eleven years of Valletta Principles: evolution and practice of urban heritage governance

The *Valletta Principles* were approved at the 17th ICOMOS General Assembly in November 2011.

During the annual meeting of CIVVIH in Tunisia in November 2019, it was decided that this document needed to be revised to consider the new parameters that affect urban planning and in particular the conservation and management of urban historic landscapes, sustainable development, urban landscape and urban sprawl, the impact of tourism on historic centres, climate change and its major risks such as health or natural disasters.

In the unprecedented context of the pandemic and climate change, we need to take stock of practices and risk management procedures (for health and climate or natural disasters) by looking back and forward at the Principles set out in Valletta.

With the changes in practices and uses, what is the level of tolerance to ensure the universal value of properties and ensure the conservation of heritage? What physical and human measures need to be put in place? The city and health risks, what are the lessons to be learned from the pandemic?

On this general issue of risks and urban heritage, the symposium proposes, based on the reflections, experiences and knowledge of the various speakers, to give examples of successes and draw lessons from the failures observed in cities and historic urban districts through two themes:

Theme 1: Lessons learned and new challenges in the practical implementation of the Valletta Principles

What complement could be made to the *Valletta Principles*?

- What successful work or outcomes have been developed in relation to the new heritage context for urban heritage?
- What changes and risks are permissible to preserve the values of the historic city by integrating its evolution and its projects?
- What evolution is possible for the skyline of the historic urban landscape?
- What might be the best approach to heritage given the need to consider its larger landscape and changes?
- In a heritage approach, towards which urban silhouette, large landscape or evolution do we tend?
- Define the changes, the risks and current value of the city and its projects.
- What urban components must change and at which urban scale?
- What might be new urban practices?

Theme 2: The Historic Urban Landscape approach and the evolution of the urban heritage governance concept

- What are the current best governance and management tools?
- What might the “landscape” of heritage, new practices and management methods be in the future?
- New adapted governance:
 - Consider changes in scale and capacities in management of heritage according to heritage type, communities, and local authorities.
 - Considering different local capacities, what are the opportunities for setting up networks of citizen responsibility and training for heritage.
- Consider what new urban practices might be in the future:
 - New tools and new practices, strengths, and weaknesses (dematerialisation of data, IT, virtual exchanges, databases, internet, etc.).
- What are the risks to heritage given these changes in practices and usage?

19

THEMA 1

Leçons apprises et nouveaux défis
dans la mise en œuvre des *Principes
de La Valette*

*Lessons learned and new challenges
in the practical implementation
of the Valletta Principles*

Onze ans après les *Principes de La Valette*

Les *Principes de La Valette* ont été adoptés par la 17^e Assemblée générale de l'ICOMOS en novembre 2011. A ce jour, ils ont été traduits en 15 langues.

Au seuil de la troisième décennie du 21^e siècle, divers facteurs socio-économiques, spatiaux et environnementaux, ainsi que des valeurs immatérielles telles que l'esprit du lieu, le caractère social et les identités, les usages des paysages urbains historiques et le rôle de l'espace public dans la vie urbaine sont menacés. En outre, de nouvelles problématiques apparaissent qui doivent être mises en évidence par une approche multidisciplinaire et interdisciplinaire des processus de planification dans les villes historiques et les zones urbaines :

- le développement durable
- le paysage urbain historique (HUL)
- la croissance incontrôlée et l'étalement urbain affectant les zones rurales
- le tourisme dans les villes historiques
- le changement climatique
- les risques sanitaires mondiaux, y compris les pandémies

Dans ce contexte, lors de l'Assemblée générale du CIVVIH en Tunisie en novembre 2019, la décision a été prise de mettre à jour les *Principes de La Valette* sous la supervision d'un groupe de travail élargi sous la direction des auteurs.

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Eleven years after the *Valletta Principles*

Sofia Avgerinou Kolonias
Alvaro Gomez Ferrer Bayo

The *Valletta Principles* were adopted by the 17th General Assembly of ICOMOS in November 2011, after a long process of reflection, carried out by the expert members of CIVVH for more than six years.

During the CIVVH annual meeting in Tunisia in November 2019, it was decided that this document should be reviewed to take into account new parameters that affect urban planning for the conservation and management of Historic Urban Landscapes (HUL) such as sustainable development, the urban landscape, urban sprawl, tourism in historic centres, mobility, digital technology, climate change alongside major risks, and health or natural disasters.

After carefully analyzing the *Valletta Principles*, the expert members of CIVVH consider that their wording and content are still relevant; the document is a testimony of its time, and it remains important for the conservation of historic cities.

However, in this unprecedented context of pandemic and climate change, it should be supplemented to address the issue of heritage and the evolution of our societies with regard to risk management (health and climate or natural disasters) by carrying out both a retrospective and prospective review of tools and practices.

Why a new document?

The CIVVH has considered these new issues which affect the conservation of historic cities and go far beyond the previous documents such as the Washington Charter and the *Valletta Principles*.

In this context and considering the urgency, it is appropriate to propose additional methods and tools that enable the introduction of new practices.

Structure of the document, the document is composed of three parts

“The context” of the current situation with the data and parameters that must be addressed from an urban planning point of view.

“A new governance for the historic city”, the challenges, the issues and the new practices to be promoted to implement a governance capable of guaranteeing the quality of the conservation and enhancement of the historic city.

“Methods and instruments of planning and management”, the methodology and tools making it possible to provide an appropriate response from the urban planning point of view to the current questions of protection and management of the historic city.

Context

Changes and challenges for the protection of historic cities

The task of the CIVVH, as a Scientific Committee, is to focus on the historic city, the centres and the historic districts of the cities, but taking into account that they are part of the city and even related to the territory in which it is located.

The challenge is to build a document, both doctrinal with well-defined principles, in response to the problems already set out, and practical, delving into concrete, and useful questions on urban planning and heritage that technically inform on the protection of the historic city.

It is however a question of showing the situation and the problems of today, of informing largely the interested parties, of making them take part in all kinds of consultations, and of guiding the establishment of town-planning criteria for the conservation, the development and finally the enhancement of historic towns.

This document is intended for professional specialists, decision-makers, politicians and administrators, neighbourhood associations, concerned inhabitants, and also for the general public.

Context panorama

Eleven years have passed during which the situation of historic cities has been affected by new challenges. We try to define this very briefly in order to show the global context in which all professionals, administrators and stakeholders, previously mentioned, are involved and can bring concrete solutions for the conservation of the historic urban landscapes.

We are concerned by the continuity and preservation of historic cities, towns and urban areas. Today these historic areas are much more multicultural than before. It is essential to ensure harmonious interaction between people and groups with different, plural and dynamic cultural characters, as well as to ensure their willingness to live together.

Cultural heritage takes various forms in time and space. Because of social changes in recent years due to urbanisation and migration, there are various groups of inhabitants in historic cities, towns and urban areas who demonstrate specific ways of existence, creating their own tangible and intangible cultural heritage. Their shared heritage should be recognized and confirmed for the benefit of present and future generations.

We are also living in a world in which the globalisation of markets and methods of production, the financial and political instability, provoke shifts in population between regions, particularly in urban areas intensifying the phenomenon of urbanisation and specially affecting the historic urban layout.

The uncertainty of the future and the real danger caused by armed conflicts and wars, have been the motor of unerring immigration. The uncontrolled growth in urban areas, beyond the natural increase of the population, due to the migration has two dangerous consequences ; it is capable of destroying the immediate landscape as well as of exacerbating the gentrification of the historic core of cities in a continuous movement of inhabitants. In fast-growing cities, large urban developments are also capable of destroying the traditional scale that characterizes the historic urban morphology.

Urban centres are exposed to a variety of natural and man-made hazards and vulnerable to their negative impacts, resulting in loss of lives and livelihoods, destruction of infrastructure, historical urban fabric, monuments, sites and natural environment, as well as the reduction of economic activity and development.

Globalisation of markets and methods of production are one of the strongest element contributing at the structural change of the historic city. The homogenisation of the visual aspect of street views especially in the core of the city affects the local scene. Arts and crafts commercial spaces cannot resist the high real-estate prices and leave the historic city.

New patterns of tourism occupation in cities, with tourists preferring historic centres, creates a need for policy regulation to be included in the recommendations of conservation plans. In recent years, the proportion of foreigners has increased in many places, sometimes overpowering the local inhabitants, and altering the social structure and character of historic centres, and even changing the image of the historic city.

Finally, two other circumstances are affecting the traditional way of life especially in the historic urban areas: climate change that can destroy some of its monuments and buildings, and the Covid 19 pandemic that has closed the open-air life and has made more oppressive the urban concentration characteristic of the historic areas.

As a result of these multiple changing conditions, various socioeconomic and environmental factors, as well as intangible values such as the spirit of place, social character and identities, the uses of the historic urban landscapes and the role of public space in urban life are threatened. They need to be highlighted and safeguarded in urban planning processes. Cities and

urban areas contain multifaceted economic and social structures. A multidisciplinary and interdisciplinary approach is required to understand and interpret the context of today's complex and rapidly changing reality.

A new governance for the historic city

New circumstances, new qualities for historic cities

Historic cities, towns and urban areas are important as sites of cultural heritage, connectivity, creativity, tourism and as centres of services. They are also places with social problems, such as segregation, poverty and quality of life imbalances.

The density of the structure and the building materials make the urban fabric particularly vulnerable to the effects of climate change and the recent health crisis. As cultural heritage sites, urban areas must aim for and value quality of life, social and economic progress based on a creative and circular economy, as well as for green and environmental regeneration.

Historic cities, towns and urban areas have to be resilient, and they should have the ability to absorb, recover and prepare for future threats such as climate change, pandemic health attacks and financial crises.

Sustainable urbanisation

Sustainable urbanisation is the result of economic, environmental, social and intangible city values being well managed to provide the best quality of life for its residents. All these values can be understood through different optics. The main and most relevant are mentioned below:

i. The economic value through well-balanced development across the urban region, as well as rural protection.

ii. The environmental value through the awareness of climate change, and the improvement of ecosystems services.

iii. The social value through real actions, in favour of inclusivity and equity for all city residents.

iv. The intangible value through good behaviour of political institutions, facilitating practical governance systems and policy coherence.

Sustainable urbanisation can be leveraged for the purpose of addressing global climate change, poverty, affordable housing, productive employment, and access to adequate infrastructure and basic services, among other sustainability factors.

Urbanisation is an efficient way to enhance social value when historical cities, towns and urban areas are properly planned and governed through a participatory process.

Historic Urban Landscape

The Historic Urban Landscape (HUL) is the urban area understood as resulting from a historic layering of social, economic, cultural, and natural values and attributes, including the broader urban context and its geographical setting. These layers constitute a richness that needs to be recognized and enhanced in conservation and especially development strategies relative to historic cities, towns and urban areas.

HUL considers the infrastructures above and below ground, perceptions and visual relationships, and an integrated approach for the identification, assessment, conservation and management of historic urban landscapes within an overall sustainable development framework.

It also includes social and cultural practices and values, economic processes and the intangible dimensions of heritage as related to diversity and identity.

In fact, HUL addresses the inclusive management of heritage resources in dynamic and constantly changing environments, aimed at guiding change in historic cities.

It provides the basis for integration of urban conservation within an overall sustainable development framework through the application of a range of traditional and innovative tools adapted to local contexts.



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A Affiche de la rencontre de travail du CIVVIH-ICOMOS sur la Charte des Villes Historiques, 2009, Athenes (Grèce). © CIVVIH

HUL is a holistic and interdisciplinary approach, a useful method and tool for the efficient implementation of sustainable development by the local governments.

Uncontrolled growth of urban areas

The uncontrolled growth in urban areas, beyond the natural increase of the population, that is necessary to provide accommodation for the internal and sometimes the external migration of a country, has two dangerous consequences: it is capable of destroying the immediate landscape as well as of exacerbating the gentrification of the historic core of cities in a continuous movement of inhabitants.

Changes due to tourist pressure

Historic towns and urban areas run the risk of becoming a consumer commodity for mass tourism, which may result in the loss of their authenticity and heritage value. Retention of the traditional cultural and economic diversity of each place is essential, especially when it is characteristic of the place.

It will be necessary to supervise the changes in the old structure of the central core of cities that the pandemic crisis has caused, especially to the type of occupation and lower echelons of life. Recent systems of tourist accommodation through accommodation-sharing platforms that include a wide range of apartment types and/or change the structure of historical buildings, must be controlled. The high number of apartments in historic areas listed on sharing platforms puts great pressure on both the life of the local residents and on existing production activities.

Urban and cultural tourism in historic cities, towns and urban areas must be controlled to facilitate the retention of the day-to-day life of its inhabitants, which otherwise may be seriously affected by all kinds of tourism pressures.

Climate change and its impact on heritage

Climate change, emanating from industry, production and urbanisation, intensifies environmental degradation, political instability and social tensions. Cultural heritage and, in particular, historic towns, cities and historic urban landscapes, are also impacted.

Climate change can have devastating consequences for historic cities, towns and urban areas exacerbating the fragility of urban fabric.

Many climate impacts act in combination with other social and environmental effects, such as land-use, pollution and tourism.

Heritage management processes need to include a thorough analysis of the likely climate impacts and disaster risks for historic urban areas as a whole, sites and cultural landscapes, communities and the intangible heritage they contain. It is important that adaptation and mitigation strategies, including Disaster Risk Management (DRM), are developed that respond appropriately to climate impacts and conserve cultural heritage.

The absence of investment in resilience and adaptation can erode the environmental value of urban areas. However, investment in climate resilience strategies could create a triple dividend by i) preventing future losses, ii) generating economic benefits through reducing risk, increasing productivity, and driving innovation, and iii) delivering social and environmental benefits.

Health crisis and urban demands

The global health crisis caused by COVID-19 has had incalculable consequences on the global economy by changing people's working conditions and habitats. Historic cities, towns and historical urban landscapes because

of their dense settlement pattern, create challenges in managing pandemic conditions. As a result of these multiple changing conditions, various socioeconomic and environmental factors, as well as intangible values such as the spirit of place, social character, identity, the uses of the historic urban landscapes and the role of public space in urban life, are threatened.

Enhancing the social and intangible value of urbanisation is key for addressing pandemics, both to reduce their spread and provide an equitable social safety net for all residents. This urgent need relies almost entirely on the capacity of governments to provide resources that support physical and mental wellness.

Applications of the circular urban economy to the historic city

Protecting the natural and man-made environment and reducing climate change requires sustainable economic growth with lower emissions, a reduction in global waste and a shift in the model of production and consumption to a circular economy. To this end historic cities and urban areas have to establish a resilient ecosystem creating new networks of collaboration between small and medium-sized enterprises and other factors that can contribute to the circularity of the urban environment. There is a need to look for innovative business models that recycle waste as part of the value chain.

The cultural and creative industries, which often survive in historic cities, and urban areas, can help turn local urban economies into a circular production and consumption. This includes making the best use of material resources and boosting enterprises innovation. Historic cities, towns and urban areas can develop their own waste recycling strategies in collaboration with the creative industries and circular economy action plans

to revitalize their historic centres towards a sustainable future.

Historic cities, towns and urban areas can successfully combine creative strategies to attract new people and prevent loss of their inhabitants. New jobs should be developed in historic areas relevant to their cultural context, in innovative hubs. Therefore, historic cities, towns and urban areas can become living laboratories, whereby technologies, new social practices and alternative and circular economic and governance models will emerge.

The sustainability of the valuable historic structures should be investigated and supported by promoting minimal intervention and minimal use of new materials in order to support the circular economy approach to historic cities. Moreover, respecting all historic heritage characteristics, all interventions in historic towns and urban area should aim to improve energy efficiency and reduce pollutants.

The impact of digital for our cities

The appearance of digital networks has transformed urban organisation and urban lifestyles. New technologies make it possible to monitor a transformation of networked services of energy, mobility, water, waste.

The “smart city” method helps to solve urban problems in a computational way. This approach to urban development has been promoted as a method of enabling city administrations to become more proactive when dealing with issues including pollution, traffic flow and congestion, public safety, energy use and urban planning.

Historic cities, towns and urban areas should have a range of efficient services and networks, especially digital technologies, efficient transport systems, and also responsive

administrations able to face new urban challenges by installing new technologies and modes appropriately within the historic component, footprint, and urban form.

Criteria for protection and adaptive capacity

A good governance system requires a deliberative body to develop legislation and a capable bureaucracy to implement it, in order to make historical cities, towns and urban areas safe, inclusive, resilient and sustainable.

Good governance is strengthening the means of implementation and revitalizing partnerships for sustainable development.

It makes provision for broad coordination of all stakeholders: elected authorities, municipal services, public administrations, experts, professional organisations, voluntary bodies, universities, residents, etc. This is essential for the successful safeguarding, rehabilitation and sustainable development of historic cities, towns and urban areas.

Levels of governance

Policies in the historic cities, towns and urban areas and functions relevant to urban governance and planning are usually spread across several departments and fields of government, as well as across private and civil society sectors.

Vertical and horizontal policy collaboration between different levels of governance – between local, regional and national and between institutions at the same level (e.g. inter-municipal cooperation) - are necessary to ensure the coherent and sustainable development of historical cities, towns and urban areas.

Effective multi-level governance, supported by balanced and multi-centred urban

systems, is a prerequisite for the creation and establishment of strong national urban policies, well-coordinated with SDGs.

In order to achieve stronger citizen participation and cooperative governance appropriate legal and institutional frameworks for local governance and urban planning must be implemented.

Universal value versus local value (intangible heritage)

Cultural heritage takes various forms in time and space. Due to the social changes in recent years brought by urbanisation and migration, there are various groups of inhabitants in historic cities, towns and urban areas with special ways of existence, creating their own tangible and intangible cultural heritage.

In today's multicultural historic cities, towns and urban areas, it is essential to ensure harmonious interaction between people and groups with plural, different and dynamic cultural characters, as well as to ensure their willingness to live together. Their shared heritage must be recognized and confirmed for the benefit of present and future generations.

Local authorities are responsible for provision of services and infrastructure for newcomer and native populations alike.

Local governments policies are critical to ensuring immigrants' integration within and contribution to the sustainable development of historic cities towns and urban areas.

Cities represent political and spatial scales that allow for re-imagining political communities and experimenting with alternative models of governance.

Planning and management methods and instruments

Methodology

An adequate instrument for the protection of cities and historic urban areas must be based on a methodology that draws upon the knowledge of the reality and history of the city and, through an in-depth analysis of its situation, proposes solutions to the challenges that arise.

The safeguarding and management of a historic city, town and urban area aims to preserve the quality of the human environment, enhancing the productive and sustainable use of urban spaces while recognizing their dynamic character, and promoting social and functional diversity. The goals of urban heritage conservation and social and economic development need to be integrated. A balanced and sustainable relationship needs to be achieved between the urban and natural environment, and between the needs of present and future generations and the legacy from the past.

Historical urban analysis

Historic cities, towns and urban areas, as well as their settings, must be considered in their totality, but their balance and character also depend on their constituent parts. Historic cities and towns used to be coherent but have tended over time to lose their coherence because of intrusive interventions, speculative processes and poor-quality changes. Coherence should be recognized as one of the objectives of the planning process. Conservation plans for historic cities, towns and urban areas should focus on recovering their integrity, coherence and balance through an accurate analysis. This analysis has to investigate the real situation in order to propose adequate solutions for their development and strict rules for their preservation.

The question of inventories, protection of monuments and control perimeters

An important part of that historical urban analysis is the preparation of inventories. It is necessary to propose the heritage inventory list, with all kind of details of each building. This list can be composed of different levels of quality according to its historic, cultural, and architectural patterns, as well as its relevance to the urban environment. Each listed building or each urban ensemble must be accompanied by a control perimeter that assures its real protection against any inadequate intervention. Finally, a conservation plan of the urban space inside each control perimeter must be established as soon as possible.

The heritage urban planning project (resilience and challenges)

Resilient historic cities, towns and urban areas are urban structures that have the ability to absorb, recover and prepare for future shocks. They should be prepared for climate change, pandemic health attacks, financial crises, migrations flows, uncontrolled growth and a wide range of unexpected risks.

Cities can be understood as the spatial, political, economic and cultural expression of a population, markets and services, amongst other factors. Nowadays tourism, as well as the arrival of migrants, in historical urban settings can culturally and economically transform the characteristics of urban centres.

Conserving a historic city, town and urban area requires efforts to maintain traditional practices and to protect the traditional population. Historic cities, towns and urban areas should be inclusive and special care should be taken for marginalized groups, such as women, children, the elderly and migrants.

Living historic urban landscapes require necessary changes to keep and improve the adequate standard of modern life, respecting the historic urban structure, through policy, smart town planning and a simultaneously conservation and management plan that maintains its authenticity and integrity.

The pandemic crisis and the resulting Covid 19 restrictions have challenged some concepts developed by modern architecture, not only in dwellings but also in the way of life, affecting the use of public spaces, transportation, place of work, etc.

Perhaps the most important transformation in habitat is changes in dwellings. Dwellings in historic cities are more capable of adapting to such changes, compared with normally smaller and more limited modern houses and apartments. There is the opportunity for historic cities, towns and urban areas to become locations of innovation in habitat and building modification.

Insertion of contemporary architecture in historic cities

It is important to prevent the introduction into ancient buildings of any architecture mimicking historical forms. Fake historical buildings must be forbidden. Deep and intelligent analysis of the local historical context under protection should be the prerequisite for introducing proper architecture.

In all careful renovation, contemporary architecture should be implemented in a sensitive manner, so as to keep the urban historic fabric within its typical life development. This is the reason why it is necessary to take care of its historical and cultural values and at the same time to build new authentic and useful architecture.

Public spaces and facilities: green historic towns

In historic cities, towns and urban areas there is a lack of open and green spaces. Green spaces help to reduce the impacts of climate change and pandemic crises. Therefore, historic urban public gardens and parks, as well as private courtyards and gardens, must be preserved, in addition to new green spaces being provided when the opportunity arises. Any new interventions have to be sensitive in respect of their values, character-defining elements and experiential qualities.

The scale of facilities must be proportional to the scale of the historic urban set. Experience from setting up and using micro-facilities in ancient buildings, already carried out in some historical neighbourhoods, can signal successful ways of planning those interventions.

New facilities need to be improved in order to provide for new functions. Those facilities are created by innovative ways of working, different kinds of relationships or the presence of particular cultural needs for communities located in or joining historical neighbourhoods. An accurate analysis of the real capacity and the level of the necessary changes in the building are required to avoid unnecessary loss of their historical and cultural value.

It is often difficult to apply the green city concept to historic areas, due to the density of the built form and lack of open spaces. Nevertheless, private garden courtyards which sometimes remain in the urban form can help in the creation of a green city. Conservation plans should encourage greening of urban centres through protection of gardens, by encouraging old buildings to be repaired, and introducing additional green spaces in unwanted or unneeded areas or structures.



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B Athènes (Grèce). CIVVIH ©Sofia
Avgerinou Kolonia (2009)

Accessibility and mobility in the historic city
Historic cities have been gradually invaded by cars and other motor vehicles, causing their degradation and reduction of the quality of life of inhabitants. It is important to encourage pedestrian and bicycle circulation in the framework of sustainable mobility.

It is important to analyse specific urban contexts in order to evaluate their capacity for alteration of traffic types and flows, and loss of residents due to such changes and other historic alterations.

Proposals for climate change mitigation
Mitigation of climate change is the human intervention to reduce emissions or enhance greenhouse gas sinks. In climate policy, mitigation measures are technologies, processes or practices that contribute to mitigation, including renewable energy technologies, waste minimisation processes and public transport commuting practices, which are all applicable to historic urban centres.

Many mitigation proposals and strategies to respond to climate change risks are included in the ICOMOS document “*The Future of Our Pasts: Engaging cultural heritage in climate action*”. Some of these have been discussed in this update of the *Valletta Principles*.

In section 97 of the *New Urban Agenda* there is a call to prioritize the renewal, regeneration and retrofitting of urban areas preserving cultural heritage and preventing urban sprawl. Mitigation measures should be incorporated into sustainable historic urban site interpretation and management.

Heritage impact assessment
Heritage Impact Assessment is a structured process to ensure that you consider the significance of your historic property when developing and designing proposals

for change. The goal of a heritage impact assessment is to identify, predict and evaluate potential negative and positive impacts on all cultural heritage resources, both tangible and intangible. These impacts may be already known or discovered during the evaluation process of the project.

Planning tools

Master plan

A master plan focuses on the physical form, economic functions, and social impacts of the urban environment and on the location of different activities within it. It must be a careful compromise between its normal development and the processes that address the conservation and consolidation of unfinished areas of the city. An important goal among others for urban planning is the safeguarding and careful preservation of historic parts of cities, towns and urban areas. A master plan covers the development of suburban sites and the revitalisation of existing and historical parts of cities, towns and urban areas.

The safeguarding and careful preservation of historic parts of cities, towns and urban areas should be an important goal for urban planning.

The master plan includes:

- goal setting;
- data collection and analysis especially of urban heritage;
- forecasting;
- design and detailed studies e.g., an urban heritage conservation plan;
- integrated strategic thinking, feasibility studies, financial possibilities, project options and detailed development proposals;
- public participation and consultation;
- implementation;
- monitoring and feedback.

Conservation plan

A conservation plan develops a planning policy for a part of the city that is normally a historical area and must be based on a master plan for the wider city, town or urban area. It includes analysis of any kind of values. It should define a conservation project, be combined with a management plan, and be followed by periodic and ongoing monitoring.

Furthermore, it needs to propose the heritage inventory list, recording details of each building and - if possible - the intervention criteria for each of them, in order to provide for appropriate future actions. This list can be composed of different levels of quality according to its historic, cultural, and architectural patterns, as well as its relevance to the urban environment.

It is also important that any conservation plan should also determine the level of protection of each listed item and what is appropriate intervention, in order to produce a real and well documented inventory. Listing includes archaeological remains, architectural buildings, private and public gardens and open spaces and the historic urban layout. Before any intervention, existing conditions should be rigorously documented.

The conservation plan recommendations must be practical and able to be carried out from a legislative, financial and economic point of view, as well as in accordance with the relevant standards and restrictions. Authorities should approve the conservation plan from the initial proposal to the final approval. This should be done according to a time schedule. Steps need to be set out within the conservation plan to outline the timetable for the works required to achieve the main objectives of the plan.

Each conservation plan for a city, town and urban area should be prepared according to the heritage laws of its region or country.

Where such laws do not exist in a country, the conservation plan should refer to international laws, charters and other doctrinal texts for guidance.

Public participation in urban planning processes is essential for the success of the conservation plan and its relevance over time.

Management plan

Preparing a management plan should be a participatory process. In addition to the *Valletta Principles*, that plan must now identify potential climate changes, risks, and propose adequate solutions, and also identify sanitary problems and preventive solutions,

To establish a pragmatic and predictable management plan it is necessary to analyse and evaluate different proposals according to various scenarios. Recently global conditions have changed as new issues have arisen or become critical such as climate change, the pandemic health crisis, sustainable development rules, changing economy, military conflicts, etc.

For these reasons, the management plan should:

- define the essential points that will not change;
- propose rigorous steps;
- define timing that is achievable in the public and private economy;
- require effective implementation;
- provide flexible alternatives to confront unforeseen problems;
- provide a heritage impact assessment.

In addition to the information provided by local authorities, officials, field surveys and detailed documentation, the conservation management plan should include, as an appendix, the conclusions from stakeholder discussions and an analysis of the conflicts arising in these debates which are often inherently contradictory.

The above plans should be made and implemented immediately.

New digital tools

Town planning practice today, and especially conservation plans of the historic parts of the city, use a technology that allows calibrating and documenting their historical and architectural values. Digital technology, information, geographical references, etc., as well as the intense use of “databases”, help streamline and document all the information from the urban analysis, prior to the proposals for conservation and revitalisation of the historic fabric. Greater dynamism in the presentation of the proposed model assists public participation in the planning process, receiving suggestions or amendments that will enrich the final result.

Strategic plan

A strategic plan is a plan which is made to propose concrete actions covering the whole city or several areas in order to resolve dysfunctions, to provide future sectorial actions or to propose main lines of development. This kind of plan can provide the frame for specific plans in order to protect the city against climate change risks, health situations or serious deterioration of its historic core.

A strategic plan can consist of different documents, dependent upon the target of the plan being proposed or resolved. In any case the plan needs to be well motivated, well documented in terms of socio-economic analysis and with a clear purpose that is understood during the participation process. It must present different alternatives and a clear justification for the final alternative that is elected.

Adaptation strategies to climate change
Adaptation strategies to climate change mean the processes of adjustment to climate and its

effects, in order to moderate harm or exploit beneficial opportunities.

Adaptation strategies, including measures in the planning process, should be implemented to achieve an efficient management of risks, e.g. assessments of risks, vulnerability and cultural significance of significant urban heritage.

Adaptation strategies should be based on examples of good practice and successful strategies should be shared by historic cities, towns and urban areas located in similar geographic areas and climates.

Implementation

Safeguarding and management must be based on preliminary multidisciplinary studies to determine the urban heritage elements and values to be conserved. The local community represents the harmony between the local intangible and tangible heritage, and the traditional culture must be privileged. Any safeguarding action needs to be informed by a deep knowledge of the site and its setting.

The HUL approach, facilitating the safeguarding and management of the historic urban area, proposes:

- to map natural, cultural and human resources;
- to reach consensus on what values and related attributes to protect;
- to assess the vulnerability of the identified values and related attributes to change and development;
- to integrate values, related attributes, and their vulnerability in urban development framework;
- to prioritize actions for conservation and development;
- to establish local partnerships and management frameworks for each of the actions.

Continuous monitoring and maintenance are essential to effectively safeguard a historic city, town or urban area. Direct consultation and continuous dialogue with residents and stakeholders is indispensable because the safeguarding of their historic town or area concerns them first and foremost.

Operational tools

Programming, monitoring, reporting and evaluation, are basic operational tools for the implementation of any planning process. Information from the systematic monitoring and evaluation also feeds into the process. It can be used to take corrective initiatives and critical decisions concerning the financial choices regarding the implementation of the planning measures for the historical cities and urban areas.

Governance organisation

A good governance system requires a deliberative body to develop legislation, then a capable bureaucracy to implement it in order to make historic cities, towns and urban areas safe, inclusive, resilient and sustainable.

Good governance is strengthening the means of implementation and revitalizing the partnership for sustainable development. It makes provision for broad coordination amongst all stakeholders: elected authorities, municipal services, public administrations, experts, professional organisations, voluntary bodies, universities, residents, etc. This is essential for the successful safeguarding, rehabilitation and sustainable development of historic cities, towns and urban areas.

Participation in planning processes

Participatory approaches at all stages of the urban and territorial policy and planning

processes, from conceptualisation to design, budgeting, implementation, evaluation and review, depend upon new forms of direct partnership between governments at all levels and civil society, including broad-based and well-resourced permanent mechanisms and platforms for cooperation and consultation open to all, using information and communication technologies and accessible data solutions (*New Urban Agenda*, ¶92).

Participation by the residents can be facilitated through distributing information, awareness raising and training. The traditional systems of urban governance should examine all aspects of cultural and social diversity, so as to establish new democratic institutions to suit the new reality.

Procedures for urban planning and safeguarding historic cities must provide sufficient information and time for residents to give fully informed responses. Safeguarding needs to be encouraged and financial measures put in place, in order to facilitate partnerships with players from the private sector in the conservation and restoration of the built environment.

Follow up

This document is the result of a long process of reflection taking account of new parameters affecting the conservation of the Historic Urban Landscape, especially those like climate change, sustainable development, and the new global health situation that ICOMOS has put as challenges in its triennial program.

Finally, this document intends to be a global frame for others, developed and linked to the reference documents.

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Links

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<https://www.oecd.org/regional/>
<https://www.oecd.org/regional/resilient-cities.htm>
<https://en.unesco.org/creative-cities/home>

Gestion des villes historiques en période d'incertitude et de transition. La mise à jour des *Principes de La Valette*

Ce document débute par une discussion sur les nouveaux thèmes introduits dans les *Principes de La Valette* en 2011. Il explore en détail la reconnaissance du rôle crucial des valeurs immatérielles et de l'identité des lieux dans la conservation et la sauvegarde des villes historiques, qui sont peut-être les nouveautés les plus importantes du document. La deuxième partie de l'article se concentre sur les changements qui ont eu lieu au cours des onze dernières années, en soulignant les nouveaux questionnements quant aux interventions dans les centres historiques et la nouvelle approche requise à une époque d'incertitude et de transition.

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Management of historic cities in a time of uncertainty and transition: the updating of the *Valletta Principles*

Marialuce Stanganelli

The *Valletta Principles* and their novelties

The history of the *Valletta Principles* starts in 2005 when the International Committee on Historic Cities, Towns or Villages (CIVVIH) of ICOMOS decided to reconsider the 1987 *Washington Charter*.

Changes and their impact on historic cities were the primary frame of the new document while main concerns were climate change, mobility, tourism, globalization and the general necessity to adapt historic cities to contemporary life while preserving their tangible and intangible values. In 2011, at the end of a long and shared construction process, the Principles presented a new approach to historic urban space, resulting from the connections between:

- *Nature* considered as a constitutive part of historic cities. Therefore changes should be based on respect for natural cycles, avoiding destruction of natural resources, waste of energy and disruption in balance of natural cycles. Every change in historic towns must be oriented to improve the environmental context, i.e. to improve the quality of air, water and soil, to foster the spread and accessibility of green spaces and to avoid undue pressure on natural resources.
- *People*. Historic cities are the living evidence of the past (Quito Charter

1977) and are part of the daily life of their inhabitants. Therefore, people must have a new active and strategic role in historic cities management. Inhabitants must be protected from gentrification and, at the same time, inclusion and respect for cultural diversity should be guaranteed.

- *Activities*. The conservation of traditional activities is important to safeguard traditional knowledge, while the introduction of new activities should not leave urban areas without the necessary services for the daily life of their inhabitants.
- *Tangible and intangible elements*, both considered of equal importance.
- A bottom-up relational view of historic urban space emerged: a space based on everyday experience, on social relations and community sense, on imagination and feelings, in practice on experience and senses.

In this framework, the introduction of intangible elements and identity are among the main strengths of the new Principles. Indeed, the *Washington Charter* considered the city made up of places and spatial relationships between them, i.e. a physical city made of spaces and inhabitants, without mentioning the intangible values that constitute the real essence of the relationship between people and spaces.

- 01 In 2003, ICOMOS focused its scientific symposium of the 14th General Assembly on the theme of the preservation of social intangible values of monuments and sites. In the following Kimberly Declaration, ICOMOS committed itself to take into account the intangible values (memory, beliefs, traditional knowledge, attachment to place) and the local communities which were the custodians of these values in the management and preservation of monuments and sites under the World Heritage Convention of 1972. In the same year, the 2003 UNESCO Convention for the Safeguarding of the Intangible Cultural Heritage was enacted. Starting from that year, intangible values were quoted in many following Charters. The ICOMOS Xi'an Declaration of 2005 includes intangible elements as part of its definition for setting. In the following ICOMOS Charter on Cultural Routes (2008), intangible assets are considered fundamental for the understanding of the significance of a Cultural Route, contributing in the assessment of their authenticity and integrity. In the same year, the Charter on Interpretation and Presentation of Cultural Heritage enacted the safeguard of tangible and intangible aspects of cultural heritage sites.
- 02 Identity was only sporadically quoted by ICOMOS Charters concerning intangible elements.
- 03 PETRONCELLI, STANGANELLI, 2015.
- 04 VENTURA, 2020.

When the *Valetta Principles* were written, there was already a series of measures and actions undertaken by ICOMOS to safeguard and promote intangible values⁰¹. Because of the indivisible nature of tangible and intangible heritage, ICOMOS was then considering the adoption of a new charter specifically dedicated to the intangible heritage of monuments and sites. This new charter was never written but the *Valetta Principles* responded to this need. In fact, the *Valetta Principles* incorporate intangible values in a systematic way. Intangible elements are considered an important cornerstone of authenticity, since the survival of tangible elements without the associated intangible values turn lively cities into archeological areas like cities impacted by tourism. Intangible elements are, in fact, the building materials of identity. They are part of the sense of belonging that people feel for places.

Identity is another important innovation of the *Valetta Principles*⁰². It is considered, together with the spirit of places, as part of the uniqueness of a historic town. Therefore, the loss of identity is an unrepairable damage, since it is the result of a slow, iterative and selective process regarding the memories of the past and the way in which a community interacts with its environment, adapts its lifestyle to environmental features and identifies resources as well as the way these resources should be used. This process is based on a precondition: the existence of a community endowed with shared values and able to become an active subject in the development and interpretation of its own spatial setting. In the absence of an active community, a territory becomes a no man's land. Anyway, identities are not unchanging structures since they reflect the many ways in which a community can relate with its surrounding environment. They reproduce the adaptation choices of communities and

the consequent transformations adopted to make territories more suited for their needs.

Therefore, identities change with time evolution and the change of needs and social structures of societies. But this change must respect the right timing and conditions required for such a sensitive process. The slow passage of time favors the process of selection and accumulation of material and immaterial elements that form the basis of a place's identity. On the contrary, the speedy processes of substitution and change, to which territories are currently subjected, weaken and ultimately destroy identity values⁰³. The rapid substitution of population and activities together with the transformation of spaces and uses, determine a fast sequence of changes in lifestyles and usages of the territory, causing the obsolescence of pre-existing forms of identity. The rapidity with which all this occurs limits the possibility of generating new forms of identity. Therefore, identity must be protected against damages due to tourism as well as to rapid substitution of inhabitants, traditional uses and activities.

Towards a new management model for historic towns

In 2011, change was the focal topic of the Principles. Nowadays change speeds up so much that it leaves place to uncertainty. We are in the middle of a systemic crisis that involves economy, society, environment, and geopolitical balances. A crisis of growth, social cohesion and cognitive paradigms: “*something is coming to an end, but what? The world order that came out from the Second World War in 1945? The cultural order set by the French Revolution? Or the modern State?*”⁰⁴. This crisis overwhelms not only recent epistemic structures and economic models developed from the 20th century onwards but also forms of civilization dating



A

and common services to the private sector or citizen's associations, marking the return to a society based on philanthropy.

These phenomena urgently highlight new instances that could be translated into new demands for urban space: spaces for rebalancing ecological processes, spaces for equity and inclusion, spaces for cultural propagation and spaces where new economies could be contextualized.

In this context, the main concerns of the Valletta Principles acquire new meanings and a different weight for the management of historic cities. Besides these old concerns, new ones arise: pandemic, war and digital innovation.

Concerns about climate change have increased. Already in 2014, the 5th Report of the Intergovernmental Panel on Climate Change (IPCC) announced that a no-return point had been crossed and that it was no longer possible to stop or reverse the trend of the phenomenon. It was only possible to slow it down through mitigation and adaptation strategies. The new 6th Report of 2022 launched a new strategy, the "Climate Resilient Development", combining strategies to adapt climate change with actions to reduce greenhouse gas emissions, enhance biodiversity and support sustainable development.

In cities, the achievement of these targets requires:

- water management and efficiency of its uses;
- green infrastructure, nature-based solutions and ecosystem services spreading;
- biodiversity reinforcement;
- urban agriculture diffusion;
- energy efficiency of buildings and urban facilities.

- A Main steps of the *Valletta Principles* building process and the new contents discussed.
(© Marialuce Stanganelli)

back to the Enlightenment or even the 15th century.

The current crisis is due to the convergence of several phenomena breaking traditional models and frameworks:

- climate change and the general environmental downfall;
- the end of the infinite economic growth model and the failure of globalization as evidenced by the recent pandemic and the Ukraine war;
- the geopolitical balances and the crisis of centralized modern States as well as the tensions between the centre and the periphery as experienced in every country;
- the new structures of the Western society struggling among an advanced ageing process, important immigration waves and the implosion of parental structures.

In the background of these processes, there is the end of the welfare State which leads to an increasingly entrusting of public spaces

But beyond what is true and necessary for all the cities - historic or not -, we must focus our attention on what should mean Climate Resilient Development in historic towns and cultural heritage sites.

On this matter it is worth noting that:

1. Cultural heritage and historic towns, in many cases, could provide examples on how to build energy efficient buildings, to save water, and to use what we now call nature-based solutions, because for centuries and centuries houses and cities were built to face problems like extreme temperature and scarcity of water without dissipating energy.
2. Some important issues need to be addressed differently when historic cities and cultural heritage are concerned, e.g. with regard to energy efficiency of historic buildings. The point is that “Climate Resilient Development” implementation in historic cities leads to highlight specific problems

and opportunities outside the general necessity of this strategy in every city. These specific issues have to be identified and discussed in defining a new approach to management of historic and cultural heritage.

Regarding mobility, during the pandemic, the traffic drastically decreased. But in the aftermath, it reached a peak because everyone preferred to travel with one’s own car rather than by public transportation. Mobility is part of the climate change problem. A transition to urban sustainable mobility (walking, biking, electric bus etc.) is necessary in all cities and even more in historic towns where large areas should be car-free and new solutions should be studied to ensure the mobility of the weaker segments of the population (elderly, persons with disabilities, children).

The pandemic and the war in Ukraine have undermined the economic model underlying globalization. A come-back to a reinforcement



B Historic centres are not a place apart from nature. Cilento - Italy.
(© Marialuce Stanganelli)

B

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of local economies is already on the road. Many countries are already seeking energy and food independence. A new and more environmentally friendly cycle of economy is perhaps beginning.

Tourism was one of the activities most affected by the pandemic. Now it is in a recovery phase as the intensity of tourist flows seems to be back to pre-Covid levels. But there are some substantial differences: the distance of travels has decreased while tourism of proximity has increased. It's hard to understand if this could be a lasting trend. Many cities start to look at culture and cultural heritage as a useful resource to overcome an economic crisis⁰⁵. Culture and cultural heritage are considered as economic resources, in three different ways: as touristic attractions (but tourism as we know is a predatory activity that ends up destroying the resources it has fed on), as sources of creative economy⁰⁶ (but this is a sectorial and elitist manner to consider culture) and to promote a culture-driven sustainable development.

This new approach is based on a reversal of the role of cultural heritage in urban development. Cultural heritage is neither a passive resource to be exploited as in tourism nor a source of inspiration for upper classes as in creative economy. Cultural heritage must be considered as an active source for new cultural development. When ancient cultures become an inspiration for today, cultural cities remain alive. Then cultural heritage needs to be again part of the city life cycle and part of everyday

life. This implies a considerable change in cultural approach over the years. From the commercial approach focused on profit and intensive exploitation of cultural resources, as in touristic development, from an elitist approach centered on high culture inspired by the creative economy, to a more democratic and inclusive approach where culture is for everybody and not restricted to a few educated people. Living culture is nourished by contradictions and discards of contemporary life and is fed by the mix between new cultures grafted onto previous ones. In order to emerge, it needs democracy and tolerance and to be based on a new urban narrative produced by common people. A culture-driven sustainable development supports a broader concept of culture strictly tied to urban spaces and urban life⁰⁷. Living culture spreads from heritage sites and monumental areas to public spaces, streets and meeting places where people can meet, gather, and express themselves. It arises from the streets free from borders and fences, spreading to everyday spaces, assimilating and re-elaborating conflicts, contradictions, as well as discards of the contemporary city. It is a culture depending on urban spaces and strictly connected to them. It defines a new approach to urban regeneration of historic towns based on three principles: a) combining culture with other urban aspects: social inclusion, economic development, environment enhancement, and urban regeneration; b) connecting spaces, concepts, cultures to create new meanings; c) recycling abandoned spaces more than creating new ones.

⁰⁵ HALL, 1998.

⁰⁶ HOWKINS, 2001.

⁰⁷ STANGANELLI, 2019.

Bruges : une analyse des risques d'une ville du patrimoine mondial

Le centre historique de Bruges est l'un des plus grands sites du patrimoine mondial du Benelux. En tant que gestionnaire du site, la Ville de Bruges doit traduire la déclaration de valeur universelle exceptionnelle (VUE) en réglementations adéquates et en outils de planification urbaine. C'est pourquoi la déclaration de valeur universelle exceptionnelle a été analysée de près et disséquée en valeurs et attributs clés. Conformément aux *Principes de La Valette*, ces valeurs, attributs et conséquences couvrent largement l'architecture médiévale et néogothique, les habitants et l'habitabilité de la ville, les éléments matériels et immatériels, le cadre et le profil urbain, l'intégration de nouvelles constructions dans l'ensemble architectural, etc. L'identification précise de tous ces facteurs distincts nous permet, en tant que consultants en patrimoine, de communiquer clairement avec toutes les parties prenantes et constitue une base nécessaire pour toutes les évaluations futures de l'impact sur le patrimoine.

Joris Nauwelaerts graduated as civil engineer architect at Ghent University. While achieving a master 'monument and landscape care' in Antwerp, he completed his architect internship and worked for several years at the office of restoration specialist Romain Berteloot. Today, Joris has been part of the Monument Care Department of the city of Bruges for fifteen years.

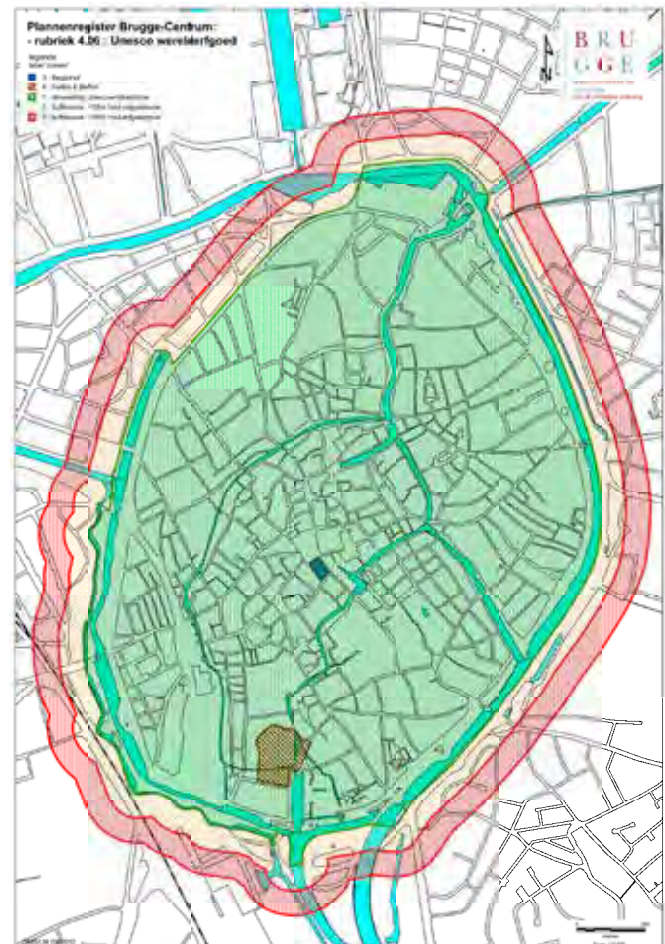
Bruges: a risk analysis of a World Heritage City

Joris Nauwelaerts

The city of Bruges appears several times on the World Heritage List. After the beguinage in 1998 (as one of a Flemish series of 13) and the belfry in 1999 (as one of 33 belfries in Belgium and France), the entire historic city centre was inscribed on 2 December 2000. With an area covering 410 hectares and a buffer zone of 168 hectares, it is one of the largest and most complex World Heritage sites / *fig.A*. The site includes approximately 10,000 buildings, houses 20,000 inhabitants and accomodates thousands of school children, students, employees, investors and millions of tourists.

Within the Benelux, the complexity of an urban heritage environment of this scale can only be compared to the Grand-Place of Brussels (property: 1,48 ha / buffer zone: 20,93 ha), the city of Luxembourg (29,94 ha / 108,73 ha) and the canal ring area of Amsterdam (198,2 ha / 481,7 ha).

The monitoring and management of this World Heritage site is a continuous challenge that starts by educating all stakeholders : different levels of government, city departments, developers, architects, inhabitants, visitors... Even in Bruges, most stakeholders are aware of the World Heritage label but very few can define why the historic city centre was inscribed on this prestigious list.



A

A Map of the UNESCO World Heritage property and buffer zone (Belfry-Beguinage - Historic center of Bruges). (© Monument Care Department. City of Bruges)

The motivation why a site is inscribed, is developed in the Statement of Outstanding Universal Value (SOUV). Every State Party (countries which have adhered to the World Heritage Convention) guarantees that this universal value is adequately monitored, managed and protected to be fully preserved for all future generations. In the case of the city of Bruges, the SOUV⁰¹ describes the universal value of the site, the enlisting criteria, the site's authenticity and integrity and the protection and management requirements. This plain text, however, allows for multiple interpretations and is difficult to communicate and translate into efficient policy and management strategies.

In “*The Operational Guidelines for the Implementation of the World Heritage Convention*”⁰² the concept of so-called “attributes” is suggested. Attributes are aspects which convey or express the Outstanding Universal Value (OUV) of a World Heritage site and which contribute to enhance understanding of the OUV. They can be tangible as well as intangible. In the case of the historic centre of Bruges, the city Monument Care Department and the Flanders Heritage Agency took on the task of defining its attributes. The identified attributes were subdivided into seven categories, seven key values:

1. Identity and continuity of an active, living city

The architecture and morphology of the city bear witness to many important functions, present in the past (and some still today): a centre of religious and the Flemish count's power, one of the most important trading and financial centres of Europe, a strong religious presence, a harbour city, a tourist destination since more than two centuries... The continuity of a rich variety of urban functions and a sufficient number of inhabitants are crucial. /fig. B

2. Medieval heritage

Bruges has an important and extensive medieval heritage. On the one hand, this covers the immovable heritage: medieval buildings or elements (gothic chimneys, roofs and beam structures...), finishing layers and decorations, archaeological remains... On the other hand, this also includes the archives, movable heritage collections, paintings and the intangible heritage (e.g. the different annual processions).

3. Revival

The 19th century focus on heritage and the historic cityscape was very important for Bruges. Besides the restoration of the existing patrimony, the extensive use of neo-gothic architecture resulted in a remarkable visual coherence and picturesque cityscape. This romantic representation of the city is striking in 19th and 20th century literature and painting.

4. Architectural ensemble

The Bruges cityscape is remarkably homogeneous as a result of a centuries-long harmony of changes. The number of conflicting large-scale urban and architectural interventions is very limited and there still is a clear hierarchy between the “architectura maior” and “minor”. Many authentic historic buildings, specific urban typologies and ensembles are clearly recognisable (almshouses, beguinage, monasteries, rows of working-class houses...). Together with additions in neo-gothic architecture or quality “infill architecture”, this results in a very coherent ensemble.

5. Morphology

The medieval urban structure of the city is well-preserved, the different historic layers are clearly recognizable. The defensive structures of the first and in particular second ramparts are partially preserved. The same can be said about the network of

⁰¹ <https://whc.unesco.org/en/list/996/>

⁰² <https://whc.unesco.org/en/guidelines/>

B Identity and continuity of an active, living city / Market Square Bruges. (© Jan D'Hondt)



B

C Skyline - relationship between the property and its setting / environment of Damse Vaart, Sint-Kruis. (© Jan D'Hondt)



C

canals and the consecutive remains of the maritime activities: the connection with the sea, the former harbour, the Coupure canal, the environment of the Handelskom. . . The medieval parcelling and street pattern are mostly unchanged: radial main streets leading from the city gates to the centre, squares with important public functions and buildings. . .

6. *Flemish Primitives*

Being the cradle of the Flemish Primitives, Bruges became a leading international artistic centre. An important collection of paintings is still present in the city and accessible to the public, for educational goals and scientific research. The historic skyline of the city is depicted in various paintings.

7. *Skyline - relationship between the property and its setting*

The skyline of Bruges is characterized by the presence of important historic civil and religious monuments (belfry, churches, cathedral. . .) which dominate the roofscape and the wider environment / *fig. C*. Locally, the contrast between the historic city and the remaining open and flat countryside is still strongly present. The former ramparts clearly mark the boundaries of the historic city.

These seven key values / *fig. D*, were meticulously detailed in their different components or attributes. The result is an extensive checklist for our colleague civil servants as well as a basis for all future Heritage Impact Assessment (HIA) for architects, urban planners and developers.

The key purpose for identifying attributes is to efficiently protect, manage and monitor them. They are necessary when assessing planning applications, when considering planning allocations and when planning projects or other interventions. As a next step, all possible threats and opportunities can be listed and evaluated for all attributes.

Some of these key values and attributes are very obvious within a traditional approach towards heritage. A strict municipal regulation imposes building permits for all restoration and renovation works on every building within the historic city centre. The Monument Care Department screens all these permit requests, conducts site visits to examine the impact on the heritage value, advises the city council and educates architects, contractors and owners. This working method is not limited to facades and exterior elements, but also applies to interior elements: fireplaces, floor and roof constructions, cellars, stucco, joinery. . . All these elements contribute to the authenticity and integrity of the city.

Other key values and attributes are more complicated and require a more holistic and broader approach involving different departments, e.g. identity and continuity of an active living city. In the context of this key value, maintaining the World Heritage site implies creating a pleasant and comfortable environment for people to live and work. Tourism for example is in Bruges considered a major asset, but also a threat to the livability of the city centre. To manage



D The icons designed to illustrate the 7 key values.

D

this balance, some important policies are in effect: a hotel-stop and holiday home-stop in the historic centre, shielding residential areas, limiting the number of cruise ships. . . A well-designed and maintained public domain, clean canals and parks are also important. A situation like our sister cities Venice and Dubrovnik, where the number of city dwellers dramatically decreases, must be avoided at all costs. Decades of experience as a popular tourist destination and brave political decisions have kept the balance in Bruges.

The key value “architectural ensemble” doesn’t only affect the existing heritage but also requires a clear vision on new architecture within the World Heritage property. The SOUV praises Bruges’s “harmony of changes” and “remarkable visual coherence”. Sustaining this ensemble value thus implies choosing carefully which new volumes and architectural language blend in within this cityscape. In Bruges, all new interventions are examined by a committee, and strict building regulations ensure the use of e.g. traditional materials and sloping roofs. As a dynamic city, new construction is not excluded, but only at the right place (and not at the cost of the built heritage) and with an adapted scale and architecture.

The consequences of the SOUV reach even beyond the city centre of Bruges and its (rather small) buffer zone. The strip surrounding the UNESCO zone is a highly dynamic environment including the railway station and the outskirts of the harbour. The development of these sites is ongoing or upcoming, including high-rise buildings up to 40/50 metres on the edge of the buffer zone. To manage the (visual) impact on the city centre, a high-rise policy was drawn up in which all sight lines were identified, those from within the city centre towards its surroundings as well as those from the environment towards the skyline of Bruges. The results were matched with all urban planning needs and clear choices were made.

In Bruges, the in-depth analysis of the SOUV and identification of all individual attributes allowed to define the challenges, threats and opportunities the World Heritage site faces. The result is an extensive guideline that enables clear communication with all stakeholders and is a basis for architects and developers when drawing up World Heritage Impact Assessments.

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Namur : Municipal Urban Planning Guide for Mosan Properties

The Guide was adopted in 2011 by the City of Namur to protect the exceptional landscape heritage of the Meuse Valley. It relies on a double approach to take into account the landscape challenges of the valley and the architectural characteristics of the Mosan villas and properties.

The goals are to preserve and restore the heritage, to adapt it to current living conditions, to encourage architectural quality, and to ensure compliance with society's needs.

The guide aims to avoid past mistakes that have caused environmental damage and reduced the quality of life for valley residents by limiting full-plot construction and large-scale buildings. It strictly regulates the division of properties and prohibits the demolition of listed heritage assets. It has helped to calm real estate speculation along the Meuse.

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Namur : Guide communal d'urbanisme relatif aux biens mosans

Enjeux, principes, bilan et perspectives

Bertrand Ippersiel

L'ensemble paysager de la vallée de la Meuse est un site exceptionnel⁰¹ : outre la majesté de son fleuve, il possède de nombreux ensembles architecturaux de valeur, des ouvrages d'art, la Citadelle, ... Cette vallée a été relativement épargnée par l'industrialisation et conserve un aspect naturel, avec de nombreuses îles et falaises rocheuses. Elle est néanmoins caractérisée par une composante bâtie très présente dans les paysages, avec de nombreuses villes d'origine romaine ou médiévale, ainsi que des bourgs et villages qui se sont développés à partir du 19^e siècle avec l'industrialisation de la région et l'apparition progressive du tourisme. C'est aussi un lieu de promenade et de détente apprécié des Namurois.

Cet ensemble paysager constitue un patrimoine commun qu'il convient de protéger. Avant 2011, cette vallée ne bénéficiait d'aucune forme de reconnaissance officielle, hormis quelques éléments ponctuels classés. Pour préserver ce patrimoine bâti remarquable et ce cadre verdoyant, la Ville de Namur a mis en place des mesures de protection en adoptant un Règlement Communal d'Urbanisme partiel relatif aux biens mosans, dénommé, depuis 2017, Guide Communal d'Urbanisme relatif aux biens mosans (GCU).

Ce guide s'appuie sur une approche basée sur une double échelle : la première, une

perception paysagère globale de la vallée, permet de prendre en compte les principaux enjeux paysagers et fonciers liés à la découverte du fleuve. La seconde, une perception individualisée des biens concernés, permet de se concentrer sur les caractéristiques architecturales et leur marge d'évolution. Le GCU vise à maintenir un équilibre entre préservation et développement, afin de garantir une gestion durable et responsable de cette partie du territoire namurois.

Les menaces qui pèsent sur les bords de Meuse

Les parcelles au bord de l'eau constituent un cadre de vie agréable pour la résidence, mais peuvent également susciter une convoitise immobilière dommageable à l'environnement et à la qualité de vie des habitants.

Dans le passé, des erreurs ont été commises en autorisant des constructions qui occupaient la quasi-totalité de la surface des parcelles sur lesquelles elles étaient implantées, ce qui a altéré le caractère vert et aéré de la vallée de la Meuse. Il est donc essentiel de mettre en place des règles pour éviter de reproduire ces erreurs et préserver les valeurs paysagères de la vallée.

Autre forme de dérive dans la gestion de l'urbanisme le long de la Meuse, les

01 Une partie du texte présenté reprend des extraits des documents suivants :
– JNC-AGENCE WALLONNE DU PAYSAGE, NAMUR, *Règlement communal partiel relatif aux biens mosans. Diagnostic et prescriptions*, établi pour la Ville de Namur de 2008 à 2011.
– GODART M.-F (Dir.), 2019.



A



B

- A Vue sur la vallée de la Haute-Meuse.
(Source : *Guide communal d'urbanisme
relatif aux biens mosans*)
- B Littoralisation des bords du fleuve.
(© Ville de Namur)

autorisations données pour des immeubles de grand gabarit, rendues possible en l'absence de règlement clair pour gérer les demandes de permis pour des immeubles de quatre étages ou plus.

La combinaison de ces deux excès (occupation du sol excessive et gabarits trop hauts) a eu pour conséquence la « littoralisation » des bords du fleuve, qui a altéré les qualités paysagères et environnementales de la vallée.

Celle-ci est également exposée à plusieurs risques majeurs d'origine naturelle tels que les inondations, les éboulements de parois rocheuses, les glissements de terrain, les phénomènes karstiques, etc. Elle est aussi exposée, dans une moindre mesure, à des risques liés à l'activité humaine tels que les affaissements miniers et les accidents industriels.

L'outil mobilisé

Pour lutter contre ces menaces, la Ville a décidé de se doter d'un Guide Communal d'Urbanisme. Ce document apporte désormais des réponses aux dérives constatées. A titre d'exemple, le GCU réduit l'intérêt de laisser à l'abandon un bâtiment patrimonial afin de spéculer sur son remplacement par un immeuble de rapport.

Le guide possède une valeur juridique dite indicative. Il peut être ainsi octroyé un permis d'urbanisme en s'écartant de son contenu, mais en respectant les dispositions du Code du Développement Territorial.

Il faut prouver que le projet ne compromette pas les objectifs de développement territorial, d'aménagement du territoire ou d'urbanisme du guide et qu'il contribue à la protection, à la gestion ou à l'aménagement des paysages bâtis ou non bâtis. Cette motivation doit se retrouver dans le permis.

Le périmètre

Il a été nécessaire de définir un périmètre d'étude en corrélation avec la thématique des villas mosanes et la préservation du paysage de la vallée. Pour cela, un pré-périmètre a été établi sur carte IGN reprenant les éléments de l'occupation du sol et les villas mosanes répertoriées à l'Inventaire du patrimoine immobilier culturel (IPIC)⁰¹. Confronté ensuite à la réalité de terrain, ce repérage a permis de définir les limites du périmètre opérationnel du guide communal d'urbanisme de manière commune en utilisant les critères suivants : relief, présence de villas mosanes et/ou de propriétés mosanes, homogénéité de l'entité paysagère de part et d'autre du fleuve, situation juridique, périmètres de contraintes géotechniques et risques majeurs.

La notion de bien d'intérêt patrimonial : villas et propriétés mosanes

Les critères de sélection des biens patrimoniaux utilisés sont ceux définis dans l'Inventaire du patrimoine immobilier culturel, en y ajoutant deux critères spécifiques : le critère architectural relevant de la typologie de la villégiature et celui de la propriété foncière.

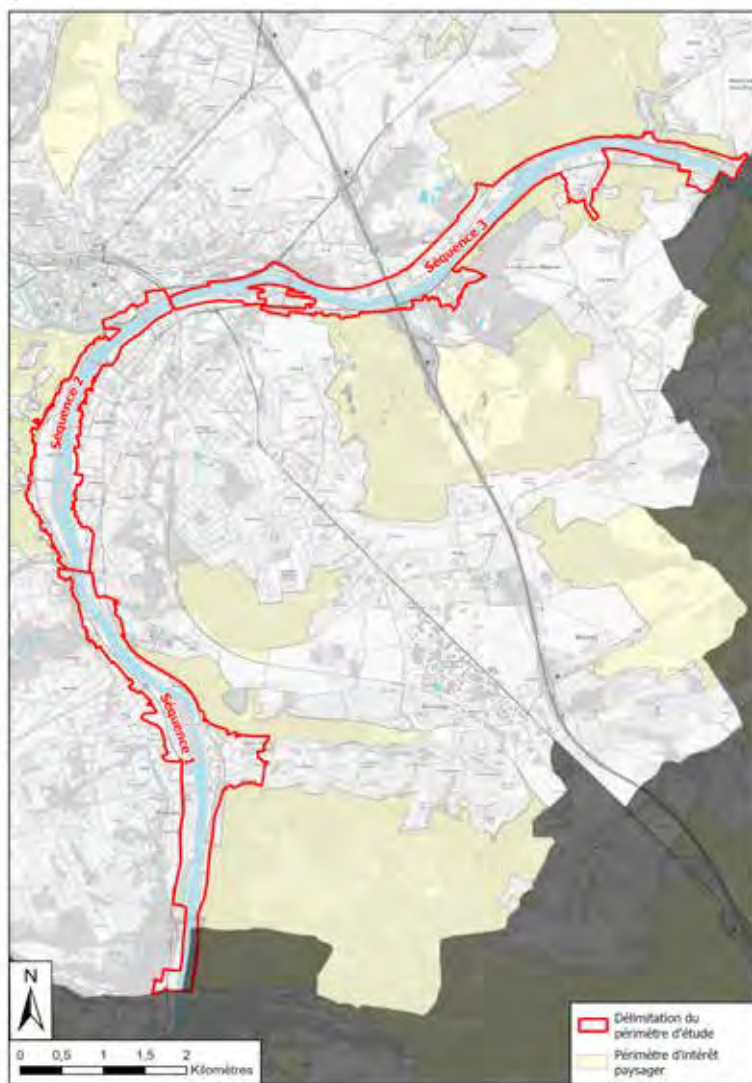
Les villas mosanes, de typologie « villégiature », datant de la fin du 19^e et du début du 20^e siècle, sont reprises à l'Inventaire sous diverses « déclinaisons », de la villa la plus bourgeoise à sa transcription la plus simple.

La propriété mosane concerne les propriétés foncières d'ampleur variable, avec un jardin-parc clôturé, un bâtiment d'intérêt architectural d'époques diverses, généralement non mitoyen, avec parfois des dépendances.

Les biens mosans d'intérêt patrimonial (villas et propriétés mosanes) sont localisés de

⁰¹ L'IPIC constitue l'une des branches de l'Inventaire régional du patrimoine (Code du Patrimoine, art.11). Il a pour objectif la connaissance, la protection et la gestion des biens inscrits, ainsi que la sensibilisation du public. Il actualise l'Inventaire du patrimoine publié dans la collection « Patrimoine monumental de la Belgique. Wallonie », dont le volume 5 (arr. de Namur, 1975). L'inscription d'un bien à l'IPIC lui reconnaît une qualité patrimoniale. L'IPIC, publié dans la collection « Patrimoine architectural et Territoires de Wallonie », est aujourd'hui accessible sur internet. http://lampspw.wallonie.be/dgo4/site_ipic/

C



C Délimitation des 3 séquences.
(Source : *Guide communal d'urbanisme relatif aux biens mosans* - Agence wallonne du Paysage + environnement [AWP+E], © Ville de Namur)

manière précise sur une carte avec mention de leur appellation usuelle quand elle existe.

Le diagnostic

Pour élaborer une stratégie de reconnaissance et de protection, il a été nécessaire d'étendre le cadre de réflexion aux éléments du contexte paysager. En effet, chaque bâtiment d'intérêt patrimonial possède des atouts importants, mais l'ensemble des bâtiments replacé dans son contexte constitue un patrimoine encore plus précieux. Pour ce faire, le périmètre d'étude a été divisé en 3 séquences.

La séquence I, en amont de Namur, s'étend depuis la limite communale avec Profondeville jusqu'au quartier de La Plante à Namur. Cette séquence offre un paysage de grande qualité, malgré une urbanisation ponctuelle et des infrastructures disproportionnées.

La séquence II, la traversée de Namur et de Jambes, est la plus urbanisée de la vallée. Marquée par la confluence avec la Sambre et dominée par la Citadelle, elle établit également le passage de la Haute-Meuse à la Meuse en aval. Les témoins patrimoniaux et historiques constituent une part importante du paysage. C'est dans cette partie que se concentre la majorité des villas mosanes construites à la fin du 19^e siècle par les riches bourgeois attirés par la qualité du cadre naturel et paysager. La pression foncière y est la plus importante et l'enjeu urbanistique dépasse largement celui des villas mosanes.

La séquence III, en aval de Namur, s'étend du pont du chemin de fer à la limite avec la commune d'Andenne. Le paysage y est décliné différemment de part et d'autre du viaduc de Beez : en amont, un paysage marqué par un bâti de plus grand gabarit lié à l'activité économique et industrielle et, en aval de l'ouvrage d'art, un paysage plus villageois et verdoyant, moins marqué



D Parlement wallon en bord de Meuse.
(© Ville de Namur)

D

par les infrastructures. L'enjeu paysager et urbanistique dépasse largement celui des villas mosanes, compte tenu de l'important potentiel foncier encore présent dans cette séquence.

Les objectifs poursuivis

Les objectifs visés par le guide sont de conserver et restaurer le patrimoine bâti et non bâti, de contribuer au maintien de la valeur architecturale et paysagère, d'adapter le patrimoine aux conditions de vie actuelles et de s'assurer que les affectations soient conformes aux besoins de la société. Il vise également à stimuler la création architecturale, la qualité des interventions et leur insertion harmonieuse dans le milieu environnant.

La Ville de Namur a également souhaité prendre des mesures de précaution pour les choix d'urbanisation dans les zones soumises à des contraintes majeures, et permettre des réparations paysagères et urbanistiques dans les zones où la marge de manœuvre existe.

Les cas de figure

La division parcellaire

La Ville de Namur souhaite conserver le caractère paysager des lieux en examinant chaque morcellement de propriété de manière stricte. Les nouvelles parcelles ou lots issus de la division doivent respecter un coefficient d'occupation du sol⁰² et un rapport plancher/sol prescrit pour la séquence ou pour le bien⁰³. Toute nouvelle découpe territoriale doit s'inspirer de l'irrégularité du

- 02** Coefficient d'occupation du sol (COS) : rapport entre la surface brute des constructions érigées sur un bien et la surface de ce bien. Il exprime donc l'emprise au sol du bâti sur une propriété.
- 03** Rapport plancher/surface (P/S) : rapport entre la surface brute des planchers des constructions érigées sur un bien et la superficie de ce bien. Contrairement au coefficient d'occupation du sol, ce rapport tient compte du nombre de niveaux, il exprime donc l'emprise volumétrique du bâti sur une propriété et partant sur le paysage dans lequel il se situe. Il permet de réguler les gabarits.



E

E Propriété mosane.
(Jacques Verrees, © Ville de Namur)

morcellement traditionnel, que ce soit urbain, dense et étroit, ou villageois, plus large et plus aéré. Aucun lotissement ne présentera une succession de lots rectangulaires espacés régulièrement.

La démolition

Pour atteindre l'objectif de protection, une prescription forte est l'interdiction « pure et simple » de démolition d'un bien mosan d'intérêt patrimonial, mur, clôture, arbre, haie, répertorié sur carte et signalé dans l'IPIC. La démolition d'autres constructions existantes peut être autorisée. Les demandes de démolition doivent être accompagnées d'un avant-projet du devenir de la parcelle.

La construction

Aucune construction n'est autorisée sur des terrains soumis à des contraintes majeures,

telles que les inondations ou les éboulements. Pour les autres niveaux de risque, les demandes sont examinées en fonction des avis et des rapports sur la gestion des risques. Les règles relatives à l'occupation du sol et à l'enveloppe volumétrique sont appliquées à la fois pour les constructions nouvelles et existantes. Les bâtiments doivent être adaptés à leur environnement en termes de gabarit, de matériaux et de tonalités.

La transformation

La transformation d'un bien situé dans une propriété mosane doit préserver une surface importante, non bâtie, perméable et à usage de parc et de jardin plantés et verdoyants ; conserver le gabarit, la hauteur mais également la profondeur du bâtiment initial, pour qu'il reste la référence et soit lu comme le volume principal ; respecter les tonalités et les textures des matériaux de manière à ce que chaque revêtement, sols, murs et toitures, s'intègre dans la perception générale du lieu par la continuité et sans le contraste. Pour d'autres constructions, il faut préserver une surface non bâtie, perméable et à usage de jardin planté et verdoyant de minimum 30 % de la surface de la parcelle. Pour les bâtiments existants sur parcelle à contrainte majeure, les travaux visent uniquement la rénovation du bâtiment dans le cadre d'une amélioration de la salubrité, ou des performances énergétiques ; les critères d'occupation du sol et de volumétrie existante ne peuvent être augmentés de plus de 15 %.

Enseignements et perspectives

Depuis la mise en œuvre de ce guide, différents enseignements peuvent être tirés.

Tout d'abord, il convient de relever que le périmètre d'application est, pour partie, inopérant. C'est plus *particulièrement* le cas pour *la séquence III* qui combine

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paysages villageois et naturels côtoyant des implantations industrielles.

La particularité du guide namurois mosan par rapport à d'autres guides wallons d'urbanisme est qu'il ne crée pas de cadre juridique contraignant sur les questions d'architecture, il laisse libre cours à l'imagination des maîtres d'ouvrages et de leurs architectes en maintenant un espace de dialogue entre les demandeurs et les autorités. Il ne s'intéresse pas non plus à la question des affectations en n'interdisant pas d'imaginer une adaptation des bâtiments aux besoins actuels. Il met surtout l'accent sur les modes d'occupation des parcelles et sur les emprises volumétriques.

De manière générale, ce guide permet de protéger des biens d'intérêt patrimonial, de limiter les divisions foncières et d'encadrer les occupations au sol et les gabarits. Il a permis d'apaiser la spéculation foncière sur les bords de Meuse.

Il ne permet cependant pas d'encadrer la division de logements, ne prend pas en compte suffisamment les contraintes géotechniques, notamment les aléas d'inondations par débordement ou par ruissellement. Il ne concerne pas les enseignes et les dispositifs de publicité⁰⁴. Dans la

mesure où il n'encadre pas les aspects liés à l'architecture, il a un impact très limité dans le cadrage de la matérialité des projets. Et il n'y a pas de dispositif d'accompagnement ou d'aides financières pour les demandeurs.

Le guide ne permet pas de protéger de la démolition des immeubles considérés comme sans intérêt patrimonial. La Ville de Namur a dès lors adopté un moratoire pour renforcer le dispositif, en envoyant un signal clair aux acteurs et opérateurs immobiliers quant aux limites qu'elle entend désormais appliquer lors de l'appréciation de projets, pour lutter contre la spéculation foncière excessive et maintenir l'habitat unifamilial.

Ce moratoire précise que les immeubles existants peuvent être rénovés pour améliorer le confort intérieur et économiser l'énergie, en veillant à ne pas dénaturer la volumétrie initiale.

L'affectation principale unifamiliale préexistante doit être maintenue. La démolition d'un immeuble est interdite, sauf si la rénovation est impossible. Si c'est le cas, la démolition partielle ou totale peut être autorisée, mais la reconstruction partielle ou totale n'est autorisée que si elle respecte les dispositions du guide communal relatif aux biens mosans.

⁰⁴ Pour faire face à cette problématique, le Ville de Namur a adopté un guide communal d'urbanisme relatif aux enseignes et aux dispositifs de publicité.

Saint-Pétersbourg et Gazprom : plans agressifs

Depuis 2006, PJSC Gazprom mène une politique architecturale agressive à Saint-Pétersbourg. Entre 2012 et 2018, Gazprom a érigé un gratte-ciel de 462 mètres de haut dans la périphérie nord-ouest de la ville, devenu une dissonance notable dans le panorama du centre historique de la ville. Gazprom continue de menacer le patrimoine de Saint-Pétersbourg avec trois nouveaux mégaprojets : l'érection de deux nouveaux gratte-ciel, la construction du clocher du monastère Smolny et la construction d'un centre public et d'affaires « en verre » sur le cap Okhta, ce dernier menaçant de détruire les vestiges archéologiques les plus précieux du site, y compris deux anciennes forteresses suédoises. Ces projets auront un impact catastrophique sur le paysage urbain historique de Saint-Pétersbourg.

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St Petersburg and Gazprom's aggressive plans

Sergey Gorbatenko

The St Petersburg World Heritage Site is a cultural landscape, “*a combined work of nature and of man*”, a vast landmark site with various types of components. The centre of the composition is the urban landscape of the historical centre of St Petersburg. The need for special protection of such sites is reflected in numerous heritage protection acts, including the Washington Charter, The Valletta Principles, and many others.

PJSC Gazprom⁰¹, since 2006, when it acquired the territory of the Okhta Cape and announced plans to build a skyscraper here /*fig. A*, has demonstratively pursued an aggressive architectural and urban planning policy, disregarding recognized international principles in this field. Since 2010, this company became actively involved in real estate and urban development and began advocating for the architectural “modernization” of St Petersburg, noticeably by building skyscrapers. Gazprom has publicly profiled itself as the main budgetary donor of St Petersburg. The headquarters of the company has been relocated from Moscow to St Petersburg. Its chairman Alexei Miller was awarded in 2022 the title of honorary citizen of St Petersburg! At the same time, conditions were set up at the state level to allow the “implantation” of Gazprom’s projects within the city’s economic and urban landscape. Gazprom’s

plans are non-surprisingly supported by St Petersburg’s administration, including the supervisory body in the field of cultural heritage protection - the Committee for State Control, Use and Protection of Monuments (KGIOP).

More than 50% of Gazprom’s shares are owned by the state⁰². Gazprom’s policy can thus be considered as the Russian Federation’s policy. The country has “yielded” to this company the legacy of Peter the Great, the sole city in Russia with a unique all-European architectural image, for which Russia must be held accountable to all mankind. The current situation is facilitated by the lack in Russian legislation of a legal framework and procedures, specifically regarding the protection of World Heritage sites.

President Vladimir Putin has also voiced his opinion in the matter. In 2007, answering a question about the Okhta Center skyscraper, he declared: “*Throughout past generations, St Petersburg has obviously become an outstanding centre of world culture and architecture, but our generations have done almost nothing. And we certainly need some kind of fresh air here. We need some kind of centres that would give impetus to the development, including business activity ... The fact that such facilities would not harm the city is for sure. But where to make them?*”

01 Using the name “Gazprom” below. Are also included subsidiaries and other branches of the Public Joint Stock Company (PJSC) “Gazprom”.

02 <https://ru.wikipedia.org/wiki/%D0%93%D0%B0%D0%B7%D0%BF%D1%80%D0%BE%D0%BC>



A



B

- A Visualization of the Okhta Center skyscraper project in the Neva panorama, 2009.
(Workshop of S. Gaikovich)
- B Skyscraper Lakhta Center 1 in the panorama of the Neva, 2019.
(Photo S. Gorbatenko)
- C View of the skyscraper Lakhta Center 1 from the windows of the Hermitage, 2018.
(Photo S. Gorbatenko)



c

developing global centre, or even a sign that St Petersburg aspires to become one. Nor was it the pinnacle of a massive urban development program worthy of the successors of Peter the Great. It was a one-time exercise in vanity - a monument to the hydrocarbon wealth that bubbles up from Russian soil, and to the St Petersburg cabal in the Kremlin that presciently took control of it. Ultimately, the Gazprom tower was an ice palace of the 21st century, a testament not to state wisdom, but to the depth of the ruler's pockets".

The attitude of the St Petersburg community towards Gazprom's architectural aggression is not simple. Due to the development of mass housing projects - boosted by the influx of "fast money" - and the growth in the number of migrants, the percentage of the native population, bearer of the spiritual essence of the city, is catastrophically decreasing. If in the mid-2000s social protests played a major role in the cancellation of the construction of the Gazprom skyscraper on the Okhta Cape, the construction in the 2010s the Lakhta Centre skyscraper /fig. B-C has been opposed mainly by the local associations, some experts, and the St Petersburg regional branch of ICOMOS (ICOMOS SPb).

Several factors contributed to the decline in public interest in the appearance of the first skyscraper in the panoramas of St Petersburg's historic centre. These included complacency after the victory over the Okhta Centre skyscraper project, the new skyscraper's greater distance from the city centre (5 and 9 km), a campaign to promote it organized by Gazprom, increased state influence over public life, as well as the lobbying in favour of Gazprom's interests carried out in 2011-2015 at the international stage by Eleonora Mitrofanova, the Russian Federation's representative to UNESCO, whose declarations appeared regularly on the Lakhta Centre's website.

*This decision... should be made at the level of city authorities"*⁰³. Based on these words, the ambition to "modernize" St Petersburg clearly originates from the president himself. Moreover, there is evidence of direct support for the Okhta Centre skyscraper project by Vladimir Putin when he was prime minister in 2010⁰⁴. Gazprom, Alexei Miller and the city administration serve as executors of this ambition, choosing locations and developing specific architectural projects. They also serve as "lightning rod" when undergoing public protests against these projects.

In 2014, the American urbanist and historian Daniel Brook, in his book *History of the Cities of the Future*, assessed the skyscraper project on Okhta Cape as follows: "*The leaders who proposed to build the highest tower in Europe in the middle of St Petersburg also had a very vague idea of the future of the city. The tower was not a symbol of a dynamically*

⁰³ <http://kremlin.ru/events/president/transcripts/24026>

⁰⁴ <https://www.kommersant.ru/doc/1524490>



D

- D Okhta Cape with the project of the public and business center of Gazprom (with comments by S. Gorbatenko), 2020. <https://okhta.online/o-proekte/>



E

E Visualization of the project of the skyscraper Lakhta Center 2 in the panorama with Lakhta Center 1, 2022. <https://www.youtube.com/watch?v=askebWwz5Mc>



F

F The head of Gazprom, Alexei Miller, presents to Patriarch of the Russian Orthodox Church Kirill a model of the bell tower of the Smolny Monastery inside the Lakhta Center 1 skyscraper, 2022. <http://mitropolia.spb.ru/news/mitropolit/?id=208651#ad-image-18>

G The bastion of the Nyenschanz fortress, unearthed by excavations. 2006-2009, https://bashne.net/?page_id=1680#jp-carousel-4236



G

The current threat to the city on the Neva consists of three Gazprom megaprojects designed to continue the “modernization” of its cultural landscape. On June 17, 2022, at the St Petersburg International Economic Forum, the Governor of St Petersburg, Alexander Beglov, and the head of Gazprom, Alexei Miller, signed a program of “interaction in the implementation of projects for the socio-economic development of St Petersburg”, which includes 64 positions among which the construction of two new skyscrapers with a height of 703 and 555 meters (Lakhta Center 2 and Lakhta Centre 3), the bell tower of the Smolny Monastery according to an unrealized project of the middle of the 18th century, and the public and business centre of PJSC Gazprom Neft on the Okhta Cape (designed by the Japanese company Nikken Sekkei)⁰⁵ / fig. D-F.

It is on objecting to the latter that the attention of experts, the public and the media is now focused.

We have already spoken at CIVVIH meetings with alarming reports of Gazprom’s aggressive plans to build a skyscraper in Lakhta (Vyshegrad, 2013, Chesky Krumlov, 2016) and to destroy the archaeological

heritage of the Okhta Cape (Nim, 2018). However, the resolutions adopted by the CIVVIH were ignored by Gazprom and the administration of St Petersburg.

Similarly, the report of the UNESCO-ICOMOS monitoring mission conducted in 2019 remained overlooked. In particular, it says the following about the Okhta Cape: “*The site has been turned into an archaeological site exhibiting unique historical objects such as a number of Neolithic sites, and the remains of the fortifications of Landscrona and Nyenschantz from the 14th and 17th century respectively [...] The mission recommends that the site should be kept under constant watch due to its historic value*” /fig. G. The verdict on Gazprom’s already built skyscraper is as follows: “*Although the tower is located outside the protection zone of the property, it is visible from several important viewpoints in the Historic Centre of Saint Petersburg and thus affects the Historic Urban Landscape*”.⁰⁶

In the opinion of the Council of ICOMOS SPb, these projects - skyscrapers and bell tower-, if implemented, would have an inherently negative and even catastrophic impact on the cultural landscape of the

⁰⁵ <https://www.fontanka.ru/2022/06/20/71424659/>

⁰⁶ <https://whc.unesco.org/en/list/540/documents/>

historic centre of St Petersburg and the surrounding area. These will distort the panorama of the Neva River water area and compete inappropriately with the historic landmarks of the urban landscape, primarily with the bell tower of the Peter and Paul Fortress cathedral. The project for Okhta Cape, in addition to the impact on the historic landscape, would lead to the destruction of the valuable archaeological remains of the “Troy of Petersburg”, a multi-layered and multifaceted site from the Neolithic to the present day (including the remains of two Swedish fortresses, the medieval Landskrona and the 17th century Nienshantz). There will be dramatic changes to the historical image and *genius loci* of St Petersburg, which are reflected in a multitude of artistic works and scientific research. Gazprom’s projects clearly threaten the integrity of St Petersburg as a World Heritage site. Its authenticity will also suffer. The spatial characteristics of St Petersburg’s panoramas and skyline, perceived from the main points and cones of visual perception, will suffer distortions that can become critical.

The round table held as part of the International Economic Forum 2022 demonstrated a complete lack of understanding by the vast majority of speakers of the issues with preserving such a specific type of cultural heritage as urban cultural landscapes and methods to do so. However, it is worth quoting the warning of the St Petersburg architect Nikita Yavein: “*Do we need to end up in “The List in Danger”? It is impossible purely politically, if our nomination will be excluded - this is very bad, it will be, I think, a political catastrophe*”.

None of the speakers, speaking about the “desirability” of the emergence of new vertical dominants in St Petersburg, did take into account (and most often did suspect)

that the historic centre of St Petersburg has an Outstanding Universal Value (OUV) that must be preserved.

- Taking into account the wording of Declaration on the OUV of the St Petersburg World Heritage site (Bonn, 2015), we propose to define it as an image of the city based on the unity of its landscape, urban design, architecture and *genius loci* (spirit of place). The components of this value are:
 - The imperial character of the city centre. The severity and restraint of its development, “*strict, slender appearance*” (A. Pushkin).
 - Horizontal silhouette with rare strong dominants, the traditional nature of the skyline, the historical system of dominants, their hierarchy.
 - Outstanding, compositionally complete views and panoramas captured in works of art and literature, primarily the central water area of the Neva (The Main City Space).
 - Composition of leading architectural ensembles in their historical spatial environment.
 - Visual characteristics of the World Heritage site within its 2014 boundaries and potential buffer zone.

The letter sent by us on January 31, 2022 to the Minister of Foreign Affairs, Sergueï Viktorovitch Lavrov, regarding the danger of Gazprom skyscrapers for the international status of the city, was left without a constructive answer. The same fate befell the letter addressed to President Vladimir Putin dated July 14, 2022, supported by 50 members of ICOMOS.⁰⁷

We do not call for a halt in the architectural development of St Petersburg. Hundreds, if not thousands of new buildings have already been erected in the city, including in its historic centre, many of which are correct in relation to the historic environment. Urban planning “mistakes” are also quite numerous.

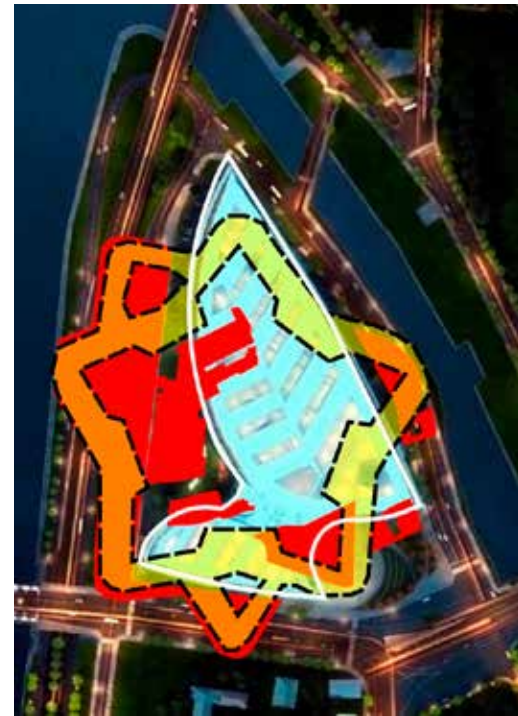
⁰⁷ <http://heritage-expert.ru/vsemirnoe-nasledie/363-pismo-prezidentu-rf-po-povodu-arkhitekturnykh-planov-gazproma-v-sankt-peterburge>

H Combined plan of the Nienschanz fortress and the public and business center of Gazprom, 2020. (S. Gorbatenko). <http://heritage-expert.ru/vsemirnoe-nasledie/254-rezultaty-sovmeshcheniya-planov-okhranyaemykh-territorij-i-proektiruemogo-ofisnogo-kompleksa-na-okhtinskom-mysu>
Links checked May 30, 2023

Their emergence is due to the imperfection of Russian legislation, or a consequence of lobbying and related corruption. However, none of these “mistakes” has become a mega-dominant, like the implemented and projected brainchildren of Gazprom. None of the existing centres required the destruction of unique archaeological sites. Gazprom’s ambitious projects are deadly for St Petersburg.

Of particular concern is the practice of changing legislative acts on heritage protection to enable the implementation of Gazprom’s plans. If the construction of the Lakhta Centre 1 skyscraper became possible due to the pre-existed procedure for “overcoming altitude parameters”, for the other two skyscrapers of the projected cluster, changes were made in the fall of 2022 at the request of the Ministry of Culture of Russia – responsible with setting up the boundaries, protection statuses and requirements for urban planning regulations within the boundaries of the historical settlements of federal significance, such as St Petersburg. For Okhta Cape, the adopted protected perimeter protects an extremely negligible part the site and does not include the projected site of the public and business centre of Gazprom, thus allowing the digging of a deep underground garage /fig. H and in doing so the destruction of “Petersburg Troy”.

According to the well-known archaeologist and architectural historian Oleg Ioannisyanyan about Gazprom, “This company bought a



H

great city and can dispose of it at its own discretion [...] This is not the behavior of honorary citizens, but the occupiers”.⁰⁸ As we have ourselves written to the Russian Minister of Foreign Affairs: “This is a war declared on St Petersburg by Gazprom, which for unknown reasons, this city was “presented. Now this PJSC successfully devours the spaces belonging to the inhabitant’s city, and since 1990, when it was included in the World Heritage List - to all civilized mankind”.⁰⁹

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⁰⁸ <https://bashne.net/?p=6571>

⁰⁹ <http://heritage-expert.ru/vsemirnoe-nasledie/347-klaster-neboskrebov-v-lakhte-ugroza-vydayushchejsya-vsemirnoj-tsennosti-sankt-peterburga-otkrytoe-pismo-ministru-inostrannykh-del-s-v-lavrovu>

Les pratiques de conservation comme forme de communication

Afin de comprendre le rôle de la culture dans la préservation identitaire, il est important de comprendre le contenu de ce concept, considéré dans le contexte des villes historiques et de leur gestion, où il est lié non seulement au cadre de vie mais aussi aux personnes. Afin de comprendre les formes de communication les plus efficaces dans la gestion des villes historiques et d'expliquer le concept de culture, ce sujet est examiné dans le cadre de l'anthropologie, de la théorie des médias et de leur pratique. L'objectif de cet article est de passer en revue les expressions de la culture dans la gestion des villes historiques, ainsi que d'analyser plus en détail un exemple de communication à travers les pratiques de conservation visant la préservation durable du centre historique de Kuldīga (Lettonie). Cette forme de communication, basée sur des activités quotidiennes, la maintenance, est non seulement informative et illustrative, mais aussi durable tant en termes de contenu/message que de résultats concrets.

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Practical conservation as a form of communication

Jana Jäkobsone

Cultural heritage and communication

One of the related fields for explaining the concept of culture is anthropology, which explains the formation of community relations based on the identity of a geographical place and the interaction with this place identity. For example, the anthropologist Edward T. Hall states that communication is the essence of culture and, in fact, the very essence of life itself.⁰¹ In the words of anthropologist Clifford Geertz, culture consists of “*webs of concepts that people weave around themselves. Communication - language, art, music, dance, text, movie, sound recording and software - are the tools people use to explain, reproduce, preserve, and transform these value webs*”⁰². The common values of society, which attract, create feelings, moods, and landscapes, are the basis of the cultural environment (Cultural heritage is “a collection of these resources” over time)⁰³. Conclusions from these quotes are that a geographic location and its identity “select” its community. Likewise, communication and culture are inextricably linked, because communication is a way of generating social values. In turn, the common, internal culture of the community determines the forms in which these values are expressed.

Nowadays, when the formation of communities is no longer based on traditional,

but rather, conditions of increasing mobility, the motivation of parties interested in the preservation of cultural heritage to use cultural and historical territory can be different and even diametrically opposed. Therefore, in order to promote the comprehensive quality of life and the sustainable preservation of cultural heritage, restoration and protection are necessary not only for the historic city, but also for the citizens’ quality of life criteria or value system and the desire to belong to the culture of the heritage site. Open discussions at the community level are needed about the criteria for the quality of a place and the aspects that make up that quality, they need to be explained and rediscovered, creating new meanings for historical values. Balancing the identified interests in the context of cultural heritage preservation means not only the right to use the historic urban environment, but also to be responsible for it.

Practical heritage conservation as a form of communication

In historic cities, the preservation of heritage is largely related to the preservation of the living environment, that is, to the people who use this environment. What touches people is closely related to their understanding of the history, traditions, and current issues of their own country.

- 01 ROGERS E. M., HART W. B., MIIKEY., “Edward T. Hall and The History of Intercultural Communication: The United States and Japan”, in *Keio Communication Review*, N° 24, 2002.
- 02 SANDERSON KING S., *Human Communication as a Field of Study*, State University of New York Press, New York, 1989, p.111.
- 03 RIFKIN J., *The Age of Access: The New Culture of Hypercapitalism, where all of Life is a Paid-For Experience*, Tarcher/ Putnam, New York, 2000, p. 214.

General principles of protection and preservation of cultural and historical heritage in the world have been confirmed in several conventions. Conventions and laws on the protection of cultural heritage incorporate several definitions of cultural heritage.

*“Cultural heritage is a group of resources inherited from the past which people identify, independently of ownership, as a reflection and expression of their constantly evolving values, beliefs, knowledge, and traditions. It includes all aspects of the environment resulting from the interaction between people and places through time”*⁰⁴. This explanation emphasizes public participation in heritage conservation, shared responsibility, and the importance of partnership, underlining that heritage should be preserved for society, not for a narrow group of experts /fig. A.

The concept of heritage community, which can be formed to interest local residents to unite in preserving and caring for heritage is introduced and explained: *“a heritage community consists of people who value specific aspects of cultural heritage which they wish, within the framework of public action, to sustain and transmit to future generations”*⁰⁴.

Preservation of cultural and historical heritage is more effective not only if state institutions and municipalities participate in it, but also local communities, because their representatives are part of local society and decide for themselves what and how to protect. Public participation in heritage preservation can be passive (listening to information, attending events organized by the municipality) or active (participating in working out regulations, responsible decision-making process and physically restoring a part of an important, endangered property with the support of the Restoration Centre).

In media theory, belonging to one of the cultures means seeing and knowing the world, communicating with it in such a way

as to renew that culture day by day⁰⁵. In this aspect, there is great value in communication through practical heritage restoration, when residents themselves carry out the preservation of their heritage site as a part of everyday life.

Changing the discourse on the management of historic cities

The greatest value in the preservation of historic cities, as well as the built heritage - each individual building, detail, and intangible heritage - the craftsmanship, is to integrate it into everyday household processes and include it in the everyday life of local communities as an integral part of daily life - bringing society together through cultural heritage:

- Previous discourse -> protect heritage by isolating it from the people; the value of heritage is determined by its authenticity and permanence through time -> Protection by isolation -> Conservation for conservators.
- Existing discourse -> the necessity to fully integrate cultural heritage in the local society; the value of heritage is increased by using it -> Protection by public engagement -> Maintenance in supervision of conservators.

Kuldīga - a place of concentration and care of cultural heritage

Kuldīga is notable for its unique urban environment, where successive periods of the town's history and their characteristic features can be read like a book. In the streetscape of the modern historical centre of Kuldīga, the features of the urban and architectural development of the 16th to 18th centuries are clearly visible /fig. B. The combination of well-preserved urban planning, authentic building structures and facades, original materials and landscape

⁰⁴ Council of Europe Framework Convention on the Value of Cultural Heritage for Society (CETS N° 199), p. 9, viewed online (04.01.2023) <https://www.coe.int/en/web/conventions/full-list?module=treaty-detail&treatynum=199>

⁰⁵ THAYER L., *On Communication: Essays in Understanding*, Ablex, Norwood, 1987, p.45.



A



B



- A The role of experts, communities, society in the preservation of cultural heritage.
- B Kuldīga's place on the world cultural heritage map.

elements that still illustrate the historic townscape of Kuldīga forms tangible evidence directly related to the Duchy of Courland and Semigallia.⁰⁶

The nature and picturesque urban environment in Kuldīga are manifested not only in cultural and historical, but also in expressive aesthetic values, vividly characterizing the identity of the place. A small town in Latvia must overcome the post-Soviet influences that have affected both the physical condition of the heritage and the awareness of people's values, therefore extensive work is done with society and each individual separately, both to clarify individual opinions and to provide an expert's point of view, and to ensure the transmission of craft traditions and sustainability of historical craft skills.

The special character of the old town is formed by more than 400 historic buildings, 60% of which are wooden buildings built in the 17th - 19th centuries /fig. C. The inhabitants of these buildings have lived there for several generations, but the Soviet-era ideology and the resulting joint ownership have led to a change in attitudes. If people have since come to realize that museums, churches, and castles are a valuable cultural heritage, it is less the case when it comes to the building they have lived live in since birth.

An example of the Kuldīga Restoration Center for communication through heritage preservation

The skills and attitude of Latvian craftsmen towards the created heritage are useful for promoting the circular economy and reducing consumption. In order to implement practical conservation and restoration, as well as to advise the residents on the preservation and maintenance of old buildings, a Restoration

Centre has been established in Kuldīga. Visitors can watch the restoration process, learn about traditional building restoration methods, tools, and materials.⁰⁷ It is a direct action that ensures the achievement of sustainability goals. /fig. D

One of the most popular events organized by the centre is a regular window maintenance campaign /fig. E. This is a practical event, within the framework of which the residents of Kuldīga Old Town are offered the opportunity to repair the windows of their own house. The municipality covers the costs of a restorer-consultant, offers the opportunity to use the tools necessary for the work free of charge, covers the costs of linseed oil, putty, and linseed oil paint. Residents, in turn, first listen to the explanation of the restorer about the work to be performed and its significance, watch a demonstration and then practically restore the windows themselves. This method can be applied to preserve the cultural heritage of any small town and to raise public awareness of the role of heritage in society.⁰⁸ Initially, in 2010, the involvement of inhabitants was not extensive /fig. F, but as of in 2022, 35 families have restored the windows of their historic houses, communicating about it together. /fig. G

Every year more and more historic windows are renewed, and residents learn about maintenance of buildings, considering it as a useful skill for living in a historic environment. Window restoration activities are an opportunity for discussing heritage with professionals and enthusiasts as well as neighbours and other residents of the historic centre. It is an opportunity to understand life in the historic centre, also for newcomers – fostering among all a sense of belonging to the environment and its values. Appropriate forms of communication based on local values can be found in heritage conservation practices that promote and sustain living

⁰⁶ Kuldīga District Council. Institute for Heritage Management, Kuldīga / Goldingen in Courland. Nomination for Inscription on the UNESCO World Heritage List, viewed online (12.12.2022). https://kuldiga.lv/images/2021/10/Nomination_Dossier_Kuld%C4%ABga_Goldingen_in_Courland.pdf

⁰⁷ Cross-Sectoral Coordination Centre, *Latvia's Report to the United Nations on the Implementation of the Sustainable Development Goals - 2022, "Culture - a space for conversation and exploration"*, 2022, p. 150, viewed online (04.01.2023). https://pkc.gov.lv/sites/default/files/inline-files/Latvia%202nd%20VNR_2022.pdf

⁰⁸ See above.



- C Kuldīga residential house before and after restoration.
- D Kuldīga Restoration Center in the context of achieving sustainability goals and the UN logo of the 17 Sustainable Development Goals of the 2030 Agenda.
- E The format of the window renewal promotion.



E

C

D



F

F The beginning of the window restoration campaign in 2010.

G Discussion of the window campaign with the 35 participating families in 2022.



G

evidence of tangible and intangible heritage while addressing community-wide challenges or needs. This form of communication has also been recognized by the Europa Nostra when granting its award.⁰⁸ Such an initiative is also noted in the book of examples of how to implement the principles of the New Bauhaus in order to demonstrate its three basic principles – beautiful, sustainable, together –. It mentions about this project – The Kuldīga design code – from Latvia is an example of how a small town introduced its own quality criteria to protect its unique historical image and craft skills.⁰⁹

The importance of communication based on practical restoration in the future

The results of this practice can be seen not only in the restored historic buildings, their details, improved knowledge, and renewable practices (after a break of 60 years), but also have influenced the preservation of the heritage in the region, with the practice being taken over in the Baltics and Nordics. Such a communication practice through maintenance is a participation in direct sense - maintaining the heritage - the buildings and their parts do not require extensive restoration or alteration work that can reduce the value of the original. Kalle Saarinen, longtime Director of Rauma Renovation Center, also recognizes the importance of such an approach: *“Kuldīga’s old houses allow to discover essential knowledge about historical craft methods and traditional materials. Thus, these houses can be considered as an open lexicon for learning. When*

performing restoration works in the old town of Kuldīga, it is important to not forget to take care of the soul of the town.”

The main challenges, that must be addressed in the future, are :

- The particular skills of traditional crafts that are necessary for the maintenance of cultural heritage sites are disappearing because the new construction methods and materials used are completely different. The number of qualified craftsmen/women is reducing and therefore the knowledge is also disappearing. The number of restoration specialists is also limited.
- The financial ability of the residents of old towns and owners of the apartments and houses is very limited. They do not have the finances for the proper maintenance of buildings.

The established practice that is communicated about heritage conservation through the direct involvement of residents in heritage conservation, not only by educating them, but by involving them in the maintenance of the building and its parts - such as windows - on the one hand and the involvement of the municipality as a governing body in organizing and funding, understanding the shared responsibility for the preservation of common cultural values, on the other hand, is directly the practice of Governance and Participation in the *Valletta Principles*¹⁰ and its in-depth understanding, which has led to the conclusion that participation has great potential and benefits.

⁰⁸ European heritage, Europa Nostra Awards, “Wooden Housing in Kuldīga Old Town”, 2013, viewed online (05/01.2023). <https://www.europeanheritageawards.eu/winners/wooden-housing-kuldiga-old-town/>

⁰⁹ European Commission, Directorate-General for Education, Youth, Sport and Culture, *“Towards a shared culture of architecture. Investing in a high-quality living environment for everyone: report of the OMC (Open Method of Coordination) group of EU Member State experts”*, 2021, p. 64, viewed online (27.12.2022). <https://op.europa.eu/en/publication-detail/-/publication/bd7cba7e-2680-11ec-bd8e-01aa75ed71a1/language-en>

¹⁰ ICOMOS CIVVIH, ICOMOS International Committee on Historic Cities, Towns and Villages, *“The Valletta Principles for the Safeguarding and Management of Historic Cities, Towns and Urban Areas”*, 2011, viewed online (27.12.2022). <https://civvih.icomos.org/valletta-principles-english-french/>

Adapter le patrimoine urbain pour la santé et le bien-être

L'urgence qui a suivi la COVID-19 a généré de nouveaux modes de vie et introduit de nouveaux principes et outils pour l'amélioration durable de la qualité urbaine dans les environnements historiques. En conséquence, les espaces non bâtis patrimoniaux peuvent jouer un rôle vital en étant préservés et réaménagés selon de nouveaux critères environnementaux, sociaux, culturels et historiques. Dans ce contexte, les mesures visant à promouvoir la qualité de l'air, à réduire le trafic urbain et à créer des zones cyclables et piétonnes résilientes peuvent aider les personnes à redécouvrir la valeur, l'image et la sécurité de l'espace public.

Cet article vise à montrer l'amélioration de la qualité de l'espace urbain dans la zone UNESCO de Florence (Italie). En particulier, les espaces urbains doivent être de haute qualité en adoptant une stratégie de réseau pour les « déplacements actifs » (marche, vélo et transports publics) et en promouvant les espaces verts pour obtenir un degré plus élevé d'équité de l'espace. Les environnements historiques présentent un énorme potentiel pouvant satisfaire les besoins de la communauté et des visiteurs. Des stratégies et approches conceptuelles adaptatives et dynamiques doivent être mieux définies en vue de la revitalisation d'une ville historique post-Covid exigeante.

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Adapting urban heritage for health and well-being

Dimitra Babalis

Urban Heritage and sustainability approach

In 2011, the UNESCO Recommendation on the “Historic Urban Landscape” (HUL)⁰¹ clearly defines the notion of “urban heritage” including concerns of a changing global environment and the possibility to manage built environment more sustainably within effective planning and design to achieve a balance between urban growth and quality of life. The expanding notion of cultural heritage led to a holistic contextual view to include the concept of landscape (BANDARIN, VAN OERS, 2012). Accordingly, the HUL approach needs to be particularly considered for protection, urban quality and improvement for health and well-being of the environment of historic cities and historic city centres. Central to this thought, a HUL can be considered as a lived space, an urban environment with variations in time and space (GINZARLY et al., 2018).

The 2030 AGENDA⁰², adopted by all United Nations Member States in 2015, provides a shared blueprint for peace and prosperity for people and the planet, now and into the future. The 17 Sustainable Development Goals (SDG) and the 169 targets provide a basis for urban and community development. However, it is important to use them as a baseline when creating visions and

developing methods and design principles according to the three dimensions of sustainable development.

Further, the definition of health as “*a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity*”⁰³ seems important to recognise the multiplicity and integrity of people’s lives. In addition, the notion of “well-being” and specifically its “subjective” dimension is important of how individual feels about its health or economic status. In particular, the “subjective well-being” it is centred in the person and the state of complete “life satisfaction/happiness”⁰⁴ including physical and mental well-being. It is therefore clear that there is a relationship with “place and health” in the way of: (a) Interactions with elements of the built environment can impact different dimensions of health; (b) Planning process can better facilitate and act on public health; (c) Social interaction can inspire the subjective well-being (WILLIAMS, 2013).

In a changing city, a comprehensive debate should be taken into consideration such as: (a) Built environment and health; (b) The way our environments are designed can influence health and quality of life; (c) Connectivity and proximity (key characteristics of walkability) can both determine how, when, where and even why people interact with different

⁰¹ “Urban heritage, including its tangible and intangible components, constitutes a key resource in enhancing the liveability of urban areas, and fosters economic development and social cohesion in a changing global environment. As the future of humanity hinges on the effective planning and management of resources, conservation has become a strategy to achieve a balance between urban growth and quality of life on a sustainable basis”. See UNESCO 2011, Recommendation on the Historic Urban Landscape, paragraph 3.

⁰² UN, 2015.

⁰³ WORLD HEALTH ORGANIZATION, 2013.

⁰⁴ Aristotle in the *Theory of Happiness* defines “Happiness/eudaimonia, depends on ourselves [...] happiness as a central purpose of human life and a goal in itself”. Aristotle was convinced that a happy life required the fulfilment of a broad range of conditions, including physical as well as mental well-being.

elements in their surroundings; (d) Presence of good open spaces with facilities can improve the state of happiness and physical conditions.

“Heritage Open Space in Transformation” and its definition

Research study on *Heritage Open Space in Transformation (HOST)*⁰⁵ has been developed at the University of Florence that deals with urban change in historic environments. In this context, “Heritage Open Space in Transformation” has been defined as a “historic open space of great challenge that is strictly connected within innovative urban change”.⁰⁶ Accordingly, one must consider a HOST of special interest, the character of which can be sensitively preserved and transformed. A HOST must be considered in relation to its: (a) location; (b) size and shape; (c) surrounding influence; (d) utility and use. Particularly, its contextual use must include: (a) sociability; (b) rest; (c) accessibility; (d) mobility (e) health and well-being (f) viability; (g) urban security; (h) heritage protection.⁰⁶ More recently, a research study on *Health and Well-being for the Post-Covid City*⁰⁷ puts forward a HOST to be also considered in relation to the pandemic contingency and in accordance with its location, utility and its contextual use for accessibility, mobility, improvement for health and well-being. Research investigations stress how to manage a HOST providing an appropriate balance to create good urban places of strong character. However, the main purpose is to identify an urban strategy that can effectively be adopted within urban heritage in the most effective way. Moreover, research studies show that issues such as regeneration and management of a HOST with great evidence to the relationships between open space and the health are of great importance, especially if such spaces met community needs.

Historic Cities are facing several critical issues such as the impacts of poor open spaces and built quality. It is here discussing on how these complex problems must be tackled properly to make better places and how an “Open Space Strategy for health and well-being” can help to proceed with. For the Historic City and its future and in terms of urban transformation, design principles for a HOST must include: (a) Rethinking of open spaces for more “active travel” (walking/cycling/public transport); (b) Greening streets/squares and, small open spaces; (c) Designing for open spaces for more safety and security; (d) Encouraging open spaces for contemporary uses and social interaction or social distancing in case of pandemic emergency.⁰⁸ Current times seem to be particularly positive for the regeneration of core urban areas in sensitive historical environment.

The Florence UNESCO zone and the ten priority themes for sustainable change

The contribution mainly aims at a quality improvement of a HOST regarding the valuable Florence UNESCO zone. It shows some proposals on how core urban spaces can be managed to reflect selected sites’ character and distinctiveness and respond to current urban pressures and risks. Particularly, open spaces need to be of high-quality by adopting a network strategy for “active travel”; by promoting urban greening to obtain a higher degree of space equity.

To set the *Vision*, it is essential to compile a selection of core city proposals to promote citizens’ health. Extensive considerations are fundamental:

- (a) creating potentiality of core open spaces;
- (b) intensifying of urban activities for health and well-being;
- (c) assessing of inner zone pedestrian movement/walkability;

05 BABALIS D. (ed.), *Heritage Open Space in Transformation (HOST)*, ATE Research, University of Florence, 2017.

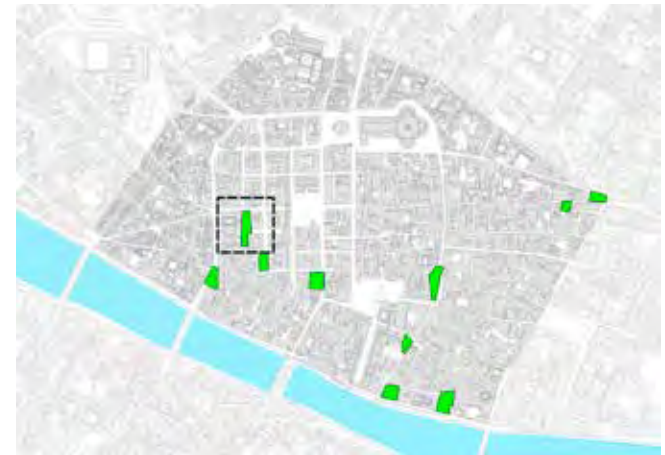
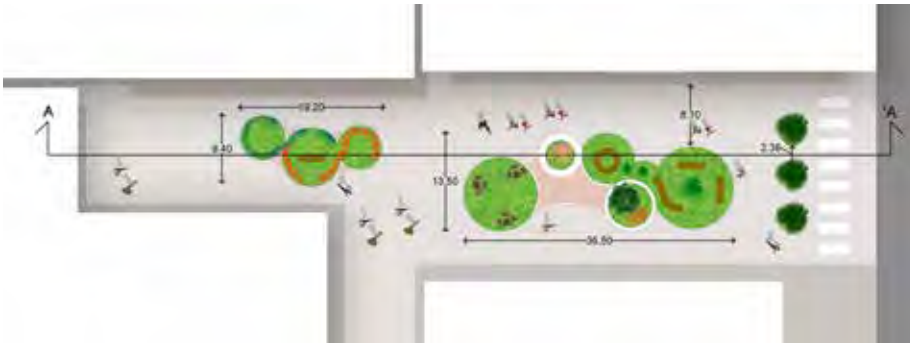
06 The definition of “Heritage Open Space in Transformation” has been introduced and formulated by Dimitra Babalis in the framework of the ATE research *Heritage Open Space in Transformation, (HOST)* developed and coordinated by Dimitra Babalis at the University of Florence (2017). The notion of the HOST has been better defined and stated in the framework of the IV INTEGRO UAD Annual Meeting, held in Florence in March 2018. Follow-up the Publication “Heritage Open Space in Transformation. Changing Attitudes”, edited by Dimitra Babalis.

07 BABALIS D. (ed.), *Health and Well-being for the Post-Covid City*, ATE Research, University of Florence, 2021.

08 *ibid.* endnote 7.



A Florence UNESCO zone: A proposed General Plan of adaptable HOST (Heritage Open Spaces in Transformation) of great challenge that are strictly connected within innovative and healthy urban change in accordance with their location, size and shape, surrounding influence, utility and use. Piazza Strozzi is in evidence in the Plan as a key place to be transformed. Plan, section and render view of the proposed green-smart open space/pocket park shows generous seating opportunities around terrace edges with innovative elements for health and well-being and spatial distinction.
(Source: UNIFI, Urban Design and Eco-sustainable Urban Design Lab, Building Engineering Master Course, 2021-2022).



- (d) introducing sustainable urban mobility features;
- (e) making green-blue networks;
- (h) introducing “smartness” in designing resilient urban spaces.

The starting point is a research-based description of main goals, which can be found in the following:

- Creating urban quality by increasing quality of “Heritage Open Spaces in Transformation” (HOST)
- Preserving core/historic context by preserving character and cultural heritage
- Recreating urban connections by providing walking and cycling paths to enhance “walkable environment”
- Enhancing the riverfront by establishing the elements for social and healthy living
- Getting good Heritage Open Space Design by considering Urban Strategy
- Reorganizing Urban and micro-urban spaces (pocket parks) by making a clear distinction of public space with appropriate use
- Achieving sustainable context by including design guidelines
- Making smart solutions by introducing urban safety and protection
- Engaging local communities by respecting people’s needs⁰⁹

To facilitate this, a better understanding of the historic environment should be taken under consideration by using new research methods; creating new information resources, and making research information better available to decision-makers. Several types of intervention and transformation trends to increase the core city’s vitality must be proposed directly into the city’s plan. For instance, in promoting and coordinating exercise and mobility in a more comprehensive way, urban environment must be transformed to encourage both mobility and mental well-being as an easy, convenient,

and attractive choice. An inspiring, high quality cultural life is a key part of the city’s centre vitality. In conceptualizing “walkability” and the related idea of “walkable place”, the discussion is focusing on the following:

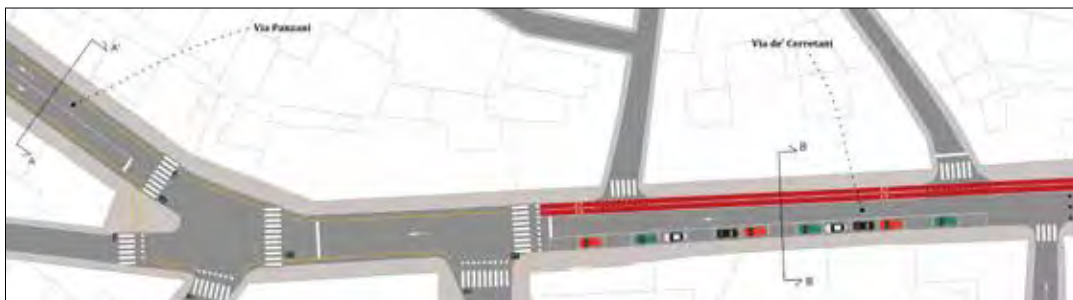
- (a) *means or conditions* by which walking is enabled;
- (b) *outcomes or performance* in making places lively and sociable, enhancing transportation options or encouraging ‘active travel’;
- (c) *proxy for better urban places* in terms of enhancing walkability to provide a holistic solution to a variety of urban problems. Paying attention to walkability being multidimensional and measurable there is a confusion of the term. So, walkability can be defined simply on having basic conditions for walking but can be more clearly specified in terms of purpose. In so doing, one can clearly distinguish between walkability features, walkability outcomes, and walkability as a proxy for improved place-making (FORSYTH, 2015:1-2).

This contribution’s approach is on identifying walkable places in historic environments for planning and design proposals for sociability and improved health and well-being. A health-related form of walking is not only for exercise but for restoration or stress reduction. Natural environments can help mitigate stress (KAPLAN, 1995). There is also a vibrant urban culture that can reinforce specific site’s competitiveness, but culture is a part of urban lifestyle. To this end, cultural services, culture and art can play an important role in promoting community spirit, increasing mental well-being.

⁰⁹ The research-based description of the main goals within the City’s *Vision* have been developed by Dimitra Babalis in the above-mentioned research investigations.



B Florence UNESCO zone and the proposed sustainable mobility in Via de Cerretani. The proposed plans and sections of the temporary cycleway with full temporary pedestrian sidewalks and cycling facilities that connect Piazza Duomo towards the SMN Central Station. (Source: UNIFI, Urban Design and Eco-sustainable Urban Design Lab, Building Engineering Master Course, 2021-2022).



- 10 The *ten priorities themes* within the City's *Vision* have been identified by Dimitra Babalis in the above-mentioned research investigations.
- 11 The definition of a pocket park has been formulated by Dimitra Babalis to understand in a comprehensive manner for both historical and contemporary context the creation of contemporary pocket parks and the entire process of open urban space generation and regeneration. Research studies have been developed within the research *The evaluation of the residual spaces as a resource for urban quality. Pocket parks for all*, supported by the University of Florence at the Department of Architecture (DiDA) from 2015 to 2017. (PSA. Year 2014).
- 12 All proposals for the transformation of Florence's core open spaces have been developed within the *Urban Design and Eco-sustainable Urban Design Lab*, coordinated by Dimitra Babalis, within the Building Engineering Master Course, University of Florence, Academic Year 2021-2022. In this frame, have been produced all images of this contribution.

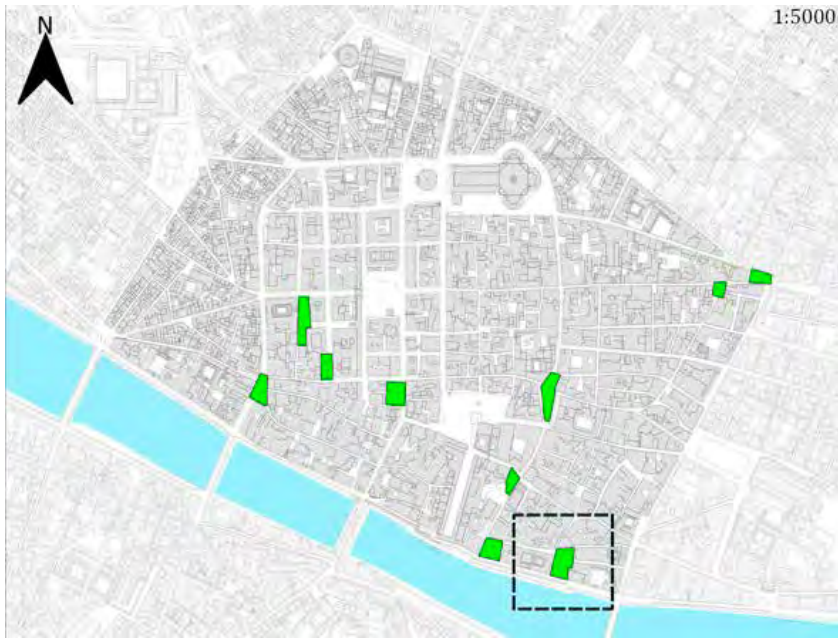
Regarding to ensure health and well-being promotion in the Florence UNESCO zone must be taken very seriously within City's *Vision* the following ten priority themes:

1. *Green open space*: space must have the basic green conditions and furniture to allow people to socialize, rest and relate to smooth paths.
2. *Pocket park*: well-designed small urban space with green or not green elements for urban quality, urban resilience, well-being, diversity and flexibility of use, whose creation should follow urban distinctness, sense of community, and should respect local people's needs as the privileged beneficiaries of such places. It is essential for a pocket park design to identify an urban strategy and design conception for both tangible and not tangible changing urban qualities (BABALIS, 2020).
3. *Green-smart open space*: space providing smart solutions to facilitate services for those who are seating or walking for utility. To save energy and provides opportunities for the young, the elderly and people with disability.
4. *Green laneway*: city's laneways with green features and usable spaces for everyone to live and enjoy .
5. *Relaxation open space*: attractive place, pleasant, safe, and sociable to achieve both the environmental preservation and social equity.
6. *Little Street*: walkable environment providing more space and sustainable transportation options and opportunities for shoppers, diners, and pedestrians with utility under pandemic restrictions.
7. *Pedestrian "Street Art-gallery"*: street providing features for walkability and temporary art-liveability.
8. *Green-blue pathway and street*: walkable environment physically close to riverfronts to have full pedestrian facilities and green spaces with pleasant views and services for those to getting exercise.

9. *Green pedestrian and cycle way*: space and street being safe for walking and cycling and perceiving actual traffic safe and appropriate street furniture, useful signage, and street trees.
10. *Temporary pedestrian and cycle way*: space and streets with full temporary pedestrian sidewalks and cycling facilities, especially attractive to those for getting around and getting exercise in times of emergency.¹⁰

The above-mentioned key spaces demonstrate one way to conceptualize relationships between identified key themes and types of intervention and their associated specific definitions mainly based on means, outcomes, and performances of a HOST. The ten priority themes are reflected in different sites throughout the UNESCO zone and different forms of planning and design. The proposed design may take more organic forms based on historic city patterns or pedestrianized downtowns is mainly focused on specific components such as green space, pocket park¹¹, street trees, sidewalls, furniture, signage, smart traffic safety and so on. However, the creation of walkable places to face complexity must provide a holistic solution to a variety of urban problems. Accordingly, each proposal¹² aims to an urban change and in terms of its physical, functional, and smart conception of design as follows:

1. *Piazza Strozzi: A green-smart open space/ pocket park* after the removing of the existing small car-parking. The re-design of the square with green elements and promotion of smart points. The design with innovative and smart lighting and preservation of cultural and historical distinction;
2. *Piazza San Firenze - Piazza del Grano: A green-smart open space system* with a network of new walkable spaces for permeable urban living with



- C Florence UNESCO zone and Piazza Mentana: A render view of the proposed green open space/pocket park for the re-placement of the existing car-parking area and the re-connection of the most fragmented parts and the development of new relationships with the surrounding context.
(Source: UNIFI, Urban Design and Eco-sustainable Urban Design Lab, Building Engineering Master Course, 2021-2022).



- smart solutions for environmental revitalization and urban protection from terrorist attacks;
3. *Piazza Gaetano Salvemini - Piazza San Pier Maggiore: A network of pocket parks and the re-design of focal place points/ smart places for social integration and revitalization;*
 4. *Piazza dei Ciompi: A green open space with the re-design of the former old market space with the design of small green spaces, as a new invited place to walk, rest and socialize;*
 5. *Piazza Mentana: A green open space/ pocket park for the re-placement of the existing car-parking area and the re-connection of most fragmented parts of the space to develop new relationships with the surrounding context;*
 6. *Via de Cerretani: A temporary cycleway with full temporary pedestrian sidewalks and cycling facilities in the most core street of the City to connect Piazza Duomo with the SMN Central Station;*
 7. *Via Magliabechi - Corso Tintori: A green pedestrian and cycleway is about the very basic physical infrastructure to get from one place to another. Traversibility means safety to get to a destination. The issue of distance, destinations, and connectivity is also at the base of the discussion;*
 8. *Borgo dei Greci: A temporary cycleway in a dominant view in transportation along emergency and an intuitive and closeness of complementary functions, including other modes of transport;*
 9. *Lungarno Diaz: A green-blue pedestrian and cycle way. A link between Piazza dei Cavalleggeri and Piazza dei Giudici.*

- The redevelopment of the existing street through the inclusion of a 'rain garden' system to guarantee both sustainable mobility and riverfront protection;
10. *Santa Rosa Inner Historical Wall: A green-blue pathway and street, the preservation of the existing wall and regeneration of the historic spaces along the wall with nature elements and relaxation and smart points; Improvement of the accesses towards the River Arno.*

Discussion

Knowledge, awareness, temporality are the key words for an appropriate and meaningful management of a HOST. Strategies and planning are necessary to act with urban frameworks and schemes while sustainable frames are essential to create good solutions and well-coordinated actions, necessary to control for environmental quality, urban and social benefits. Resilient actions are important on sensitive heritage contexts with intention to face hazards and vulnerability, accessibility, improving health and well-being. Research studies showed that adopting the HUL approach as a holistic approach should be applied to combine both quantitative and qualitative methods to address planning and design. It further showed that the contribution of sustainable design to preserve and evaluate a HOST must be fully explored. For decades, studies have been developing in relation to the conservation and management of urban heritage, but at the current would help to respond properly towards an integrated approach that ensures urban sustainability.

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83

THEMA 2

Le paysage urbain historique, évolution
du concept et des modes de gouvernance

*The Historic Urban Landscape approach
and the evolution of the urban heritage
governance*

Approche participative et documentation digitale peuvent-elles se rencontrer ?

Le Centre for Heritage Conservation, CEPT Research and Development Foundation, à Ahmedabad (Inde), est engagé dans des initiatives de documentation digitale. Il est également fortement impliqué dans des initiatives visant la participation des communautés et des habitants dans les processus de conservation dans lesquels la documentation est un point d’ancrage pour les conversations engagées avec les communautés et les parties prenantes. Cet article présente une réflexion quant aux apports possibles de l’usage des technologies digitales à la participation citoyenne et propose des principes éthiques et des processus de documentation employant ces technologies, intégrant cette dimension participative.

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Participatory Approach and Digital Documentation, Can the Two Meet?

Jigna Desai,
Mrudula Mane,
Jayashree Bardhan

Introduction

Documentation and record creation is an integral part of the conservation process. It is the first step towards engaging with built heritage and forms a base for assessment and decision-making for conservation and management. Conventionally, the documentation processes heavily relied on rigorous manual methods and keen human observations, often needing a critical review of subjectivity of individuals involved. Over the years, with introduction of participatory methods of engagement with sites, the expert-centric nature of documentation, record keeping and thus its influence on decision-making has been addressed. With increased access to the technology, conservation professionals are shifting from manual to digital documentation methods. However, the question is, is there a scope for participatory approaches in the processes of digital documentation?

In the last two years, Center for Heritage Conservation (CHC), CEPT Research and Development Foundation has engaged in many digital documentation initiatives, some located in the Historic City of Ahmedabad (a World Heritage Site), Dharmaj, a provincial town, and Bela, a village in a seismic zone. CHC is also deeply involved in initiatives for engagement of communities and inhabitants in conservation processes where documentation plays an important anchor point for dialogue and knowledge exchange with communities on values associated with the built heritage. Many of these efforts, though context specific, have often aligned with the *Principles for the recording of the monuments, groups of buildings and sites*, (ICOMOS, 1996), the *Valletta Principles* (ICOMOS, 2011) and the *Historic Urban Landscape Approach* (UNESCO, 2011). This paper presents the efforts and engagements of the Center with digital tools in context of the principles and doctrines outlined by ICOMOS over the years. The paper is structured in three parts. The first part brings out the discussions on documentation processes and the stated principles of the ICOMOS doctrines. The second part details the documentation processes carried out by CHC. The third part is a reflection on both the earlier aspects to acknowledge the opportunities, gaps and a way forward.

ICOMOS Doctrines on documentation of Cultural Heritage

ICOMOS' doctrines clearly outline the importance of promoting interest and involvement of the people in preservation of heritage through dissemination of recorded information. For intervention criteria in historic environments, the *Valletta Principles for the Safeguarding and Management of Historic Cities, Towns and Urban Areas* (ICOMOS, 2011) underscore the importance of method and scientific discipline, which includes up-to-date precise documentation and recording as well as continuous dialogue with residents. The criteria on good governance, also mentions that participation of the residents can be facilitated through distributing information, awareness raising and training. Over the eleven years of adoption of the *Valletta Principles*, discussions concerning parameters affecting the conservation and management of heritage places have evolved. Two such parameters are the increased use of advanced digital methods for heritage documentation and the increasing acknowledgement of the need for people's participation in the governance of heritage places.

UNESCO's (2011) *Recommendation on the Historic Urban Landscape* (HUL) provides an approach to preserve not merely the 'historic centre' or 'ensemble' but the entire urban context and its geographical setting resulting from the historic layering of cultural and natural attributes, both tangible and intangible, and their values. The HUL approach provides a range of tools to ensure sustainable integration of contemporary interventions with heritage assets in a historic setting. Of the four tools encouraged to be developed, knowledge and planning tools include documentation and mapping of the complex layering of attributes and their values, study and assessment of impacts and other such

factors. The development of civic engagement tools encourages the involvement of a diverse cross-section of stakeholders in the process of identifying the values of urban areas, current needs and develop visions for the future. In a dedicated section on 'capacity-building, research, information and communication', use of information and communication technology has been encouraged to document, understand and present the complex layering of urban areas and its constituent components. The tools and recommendations are generic and are expected to be adapted for local contexts and applications.

In addition to the documents already mentioned, , the *Principles for the Recording of Monuments, Groups of Buildings and Sites* (ICOMOS, 1996) provide the guiding principles for recording by outlining the reasons, responsibilities, planning measures, content, management and sharing considerations for the recording of the cultural heritage. The document mentions that promoting interest and involvement of people in preservation of heritage through dissemination is one of the reasons for recording heritage. It also mentions that wherever possible exchange and retrieval of information should be facilitated at local, national or international levels. ICCROM's (2015) guidance note on people-centred approaches to the conservation of cultural heritage highlights the importance of strengthening the ability of communities connected to the heritage to participate meaningfully in decision-making processes of its conservation and management.

However, the ethics of engagement with communities and information dissemination have not been discussed. The texts do not make any reference to the inter-relationship between documentation methodology and nature of engagement with the stakeholders and rights holders of heritage places. While

recording complexities have increased in terms of what needs to be recorded, how it is recorded, and who needs to be engaged, the available principles for the recording of monuments, groups of buildings and sites do not comprehensively address them. Therefore, there is a need to expand on the guiding principles for the application of the varied advanced digital tools in documenting the complexities and layering of attributes of heritage places, especially in historic settlements.

Digital Documentation of Cultural Heritage

Digital documentation tools such as 3D LiDAR scanning, Differential Global Positioning System (DGPS), photographic reconstructions, drone mapping and photogrammetry are methods available to the conservation professionals. These tools are used independently or in combination to generate a record of built heritage and environs. These methods can also support the methodical manual approaches and eliminate the inaccuracies and inherent biases during the data collection stage. While manual documentation is the most easily available option, digital methods are efficient in providing accurate information in relatively shorter time spans. The technological advancement in the last decade has made it possible to engage with built forms like never before. The following section reflects upon CHC's preliminary experience with digital documentation, with 3D LiDAR Scanning as one of the prominent tools. CHC has been documenting non-monumental, residential spaces and settlements in urban, peri-urban and rural areas with the aim of creating digital data base for the respective communities.

The structure is the last surviving example of wooden mosques in Ahmedabad and is Grade IIA listed building. It is under the custodianship of the Ahmedabad Sunni Muslim WAQF Committee and is the first site adopted as the Conservation Site School by the CHC in 2020. Based on earlier manual documentation by the students of Masters in Conservation and Regeneration program at CEPT University, CHC initiated 3D LiDAR scanning for updated and accurate record in collaboration with a surveying agency. /fig. A

Dharmaj is a provincial town in Charotar region of Gujarat. Numerous residential structures built in the nineteenth and



A Sectional view of the dense point cloud model of Tankshal ni Pol Mosque depicting wooden structural system.
Image: Zeus Pithawalla (Center for Heritage Conservation, CEPT Research and Development Foundation, Ahmedabad) based on 3D LiDAR scanned data obtained by a surveying agency Shayona Management Services Pvt. Ltd. (March 2021)



B

- B** Digital model of Kalidas Jethabhai House at Dharmaj depicting the front façade and strutting-shoring to safeguard the structure before documentation. Image: Data collection and processing with 3D LiDAR scanning by Mrudula Mane (Center for Heritage Conservation, CEPT Research and Development Foundation, Ahmedabad) as a part of CEPT Winter School 2021. The equipment support in the form of 3D LiDAR Scanner by the Centre for Architecture, Urbanism and Global Heritage of Nottingham Trent University, UK. (Mane, M., et al. eds. 2022)



C

- C** Section of the structure damaged due earthquake and post-earthquake incongruent repair works. Image: Bernadette Devilate and Felipe Lanuza (Centre for Architecture, Urbanism and Global Heritage of Nottingham Trent University) based on 3D LiDAR scanned data obtained by Mrudula Mane and Zeus Pithawalla (Center for Heritage Conservation, CEPT Research and Development Foundation, Ahmedabad) as part of the research project – 3D for Heritage India ‘A sustainable reconstruction method for seismic-prone heritage areas of India based on advanced recording technologies’. (June 2021)

early twentieth centuries has survived in the historical core of the town. CHC has collaborated with Avichal Foundation, Dharmaj in an effort to safeguard and create awareness through educational, research and outreach activities since August 2021. As a part of educational activities, a combination of manual and digital methods is used by CHC to document the structures in urgent need of safeguarding. /fig. B

Bela is a village situated in seismic prone zone of Kutch in Gujarat. The traditional construction system consists of dry interlocking stone masonry and sloping roof. /fig. C Houses of Bela were damaged during the earthquake of 6.9 on the Richter scale but did not collapse completely. The communities continue to reside in these houses with the repair works carried out by themselves (Devilat, et al, 2022; Jigyasu, et al., 2022). Hence, the village was chosen as a case study by CHC in collaboration with Centre for Architecture, Urbanism and Global Heritage of Nottingham Trent University, Hunnarshala Foundation at Bhuj and ICCROM as part of the research funded by UKRI Arts and Humanities Research Council (AHRC) and the Department for Digital, Culture, Media and Sport (3D for Heritage India, 2021).

Opportunities provided by digital tools

One of the most significant advantages of the scanning in these sites is that it is a non-invasive method of data collection and could be done with fewer experts on site. Hence, the technique is relatively safer for documenting extremely dilapidated structures due to reduced exposure to the risk involved in documenting unsafe structures. The techniques of photogrammetry and 3D LiDAR scanning enable the documenter to reach physically inaccessible areas. A comprehensive process of data collection can also offer an accurate connection between indoor and outdoor spaces along with the transition spaces. Moreover, the digital methods collect the data in the line of sight without being selective either due to cultural or professional biases. Due to these advantages, digital methods lend themselves well to post-disaster documentation and documentation of complex urban spaces.

The opportunities of incremental familiarity with the site and inhabitants that long durations of analogue processes of documentation provide, however, are missing. The speed and nature of digital methods do not facilitate deeper levels of engagement. In many cases, owing to the controlled environment needed for digital documentation, the inhabitants are requested to vacate the space or remain still during the scanning process. One observes that it becomes challenging to fulfil some such requirements, often leading to difficult conversations, dampening the relations between occupants and the documentation team. Inhabitants are often passive observers of a digital documentation process as they can view the outcomes of digital documentation much later, after intense post-processing. In many cases, outcomes do not even reach them.



D

- D Exhibition of documentation works done by the students of Masters in Conservation and Regeneration program of CEPT University (Urban Regeneration Studio - Monsoon 2021) at Rhodesia House in Dharmaj. The exhibition was organised as a part of the Conservation Site School Initiative by Center for Heritage Conservation, CRDF in collaboration with Avichal Foundation at Dharmaj. Image: Zeus Pithawalla. (November 2021)



E

- E Heritage Walk conducted by the students of Masters in Conservation and Regeneration program (Urban Regeneration Studio - Monsoon 2021) based on their academic exercises in the historic neighbourhood of Dharmaj. The students are guided by the faculty of CEPT University as well as the researchers at Center for Heritage Conservation, CRDF. The heritage walk was organised as a part of the Conservation Site School Initiative by Center for Heritage Conservation, CRDF in collaboration with Avichal Foundation at Dharmaj. Image: Zeus Pithawalla. (November 2021)

Once data is collected, there are other challenges for post-processing, data storage and accession. The detailed guidelines on this aspect are provided in the publication *3D Laser Scanning for Heritage: Advice and Guidance on the Use of Laser Scanning in Archaeology and Architecture* (Historic England, 2018). However, it is to be noted that the technology has advanced further, since this publication. Specific digital infrastructure is a necessity for digital methods. The processing time required is higher than manual documentation methods. In a constantly advancing technological world, storage arrangements are required to be periodically upgraded to the latest formats. In case of failure to do so, there is a risk of the data becoming obsolete. Accession and publication of digital data also require software proficiency. These requirements may widen the digital divide between documenters and communities.

The outcomes of the digital documentation create a digital twin for experts to observe the place beyond the life of the place itself and they create curiosity amongst the inhabitants due to the closeness to their reality. It, however, also creates a digital divide due to issues of accessibility of technology and skills. Digital documentation essentially records the built fabric as per its existing condition. Its layered relationship to traditional knowledge systems and aspirations of people for alternate heritage futures are not necessarily recorded.

Consent, Access and Opportunities of Engagement

A reflection on digital documentation processes as well as the assessment of the doctrinal texts indicates the need to introduce participatory approaches in the processes of digital documentation. This may enable the new technologies to become opportunities for engagement rather than tools that create multi-faceted divides. The Conservation Site School Initiative started by CHC has facilitated researchers to engage with the challenges of the digital divide. The processes curated by CHC for pre and post-data collection is inclusive of community engagement through series of activities such as heritage walks for different age groups, conducting hands-on mapping exercises with school children to bring attention to the existing heritage assets, conducting educational workshops to create awareness regarding the need for documentation, developing information brochures in regional language to inform about digital documentation techniques, displaying the processed data in printed format during public exhibitions, organising screenings of the digital models at the public spaces, discussion with different groups of the community and hosting the data in an easily accessible format on a dedicated website. These public engagement tools are also adapted by the CHC researchers for taking informed consent and giving rights to access. /fig. D and E

Over the years, CHC has developed a three-stage process for consent that would engage the communities in knowledge exchange /fig. F: Stage 1: Introduction to the objectives and methods of documentation to take consent for documentation by showing previous examples described in local languages. This is usually done through heritage walks, one-on-one discussions and educational workshops.

Stage 2: Process of digital documentation augmented by mapping exercises. Until this point, it is assumed that though inhabitants and communities provide consent for documentation of their sites, the agreement may not be entirely informed.

Stage 3: Sharing the final outcome to ensure access and also to acquire a fully-informed consent. This is done through public exhibitions, organised screenings of digital models in public spaces and discussion with different groups of community.

The activities are organised periodically to update the community about the documentation database in making. CHC's exploratory efforts through non-digital methods are instrumental in building a relationship between professionals, academia and the community and take cognizance of the level of access required for different community groups. The realistic visual form of the data is effective for interaction with communities, authorities and other associated contributors. Such accurate and realistic information enables wider possibilities of study, analysis and interpretation of the historic buildings by a multidisciplinary team situated in different parts of the world, making the expertise available to local communities. The activities at the Conservation Site Schools aim to develop an approach for participatory mechanisms for identifying historic structures, sites, and settlements for digital documentation (CEPT Conservation Site School: An Initiative by Center for Heritage Conservation, 2022). The activities facilitate a platform to understand what the community aspires to document and conserve as their heritage. This bottom-up approach towards documentation can essentially diversify heritage assets making the process more inclusive (DESAI, 2019). Additionally, digital data can be effectively used for the governance of multi-layered historic settlements and structures. The dynamic nature of the data allows continuous updating by multiple agencies simultaneously.



F

F Stages of documentation through 3D LiDAR Scanning as followed at the village Bela. The documentation was part of the project 3D for Heritage India: 'A sustainable re-construction method for seismic-prone heritage areas of India based on advanced recording technologies' in collaboration with Nottingham Trent University funded by UKRI and AHRC, UK. Image: Compiled by Mrudula Mane based on photographs by Zeus Pithawalla. (June, 2021) (Devilat, etal, 2021)

Way Forward for ICOMOS

An imagination of what digital documentation and the large database it can generate, would do to interpretation of historic sites and equitable governance, is already acknowledged in many forums. The immediate need, however, is to develop guidelines for an ethical mechanism for transparent communication and consent for digital documentation and data

management with owners and custodians of heritage places. This will help reduce the ‘digital divide’ created on the field during documentation as well as in post data collection processes, between experts and the communities. This would be especially pertinent for the global south where one sees a need for rapid documentation and assessment of the many heritage sites hitherto untouched, combined with a very speedy adaptation to digital technologies.

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Applications en ligne et ensemble de données pour l'interprétation des modèles culturels dans les villes du patrimoine mondial

Cet article analyse empiriquement la mesure dans laquelle la consommation culturelle a produit de nouvelles tendances d'habitation dans les villes espagnoles reprises sur la Liste du patrimoine mondial. A cette fin, une évaluation préliminaire des chartes de l'UNESCO qui ont défini la valeur universelle exceptionnelle des établissements historiques en Espagne est mentionnée. L'approche technologique actuelle permet de comprendre les réalités parallèles dans les zones protégées. Elle s'appuie sur une méthodologie intégrant la collecte, la classification et la vérification des données, ainsi que l'exportation des résultats à l'aide de cartographies morphologiques. Dans chaque périmètre du patrimoine mondial, les points névralgiques des activités et des services ont été découverts grâce à la localisation cartographique des données. Les résultats montrent les découvertes fondamentales. La première montre comment il est possible de développer des procédures évolutives de création de lieux. En revanche, la seconde montre comment les réseaux sociaux et les ensembles de données ouvertes peuvent être utilisés efficacement et refléter l'interaction sociale dans les zones du patrimoine mondial.

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Online applications and datasets to interpret cultural patterns in World Heritage cities

Juan A. García-Esparza

Some World Heritage (WH) cities in Spain are the focus of this study's analysis to ascertain how urban landscape protection prevent other forms of culture, perhaps alternative, from developing in heritage areas. The argument explicitly refers to the UNESCO-nominated historic cities of Ávila, Cuenca, Salamanca, Segovia and Toledo, since they all had an impact on the theoretical reorientation of the resultant national and regional heritage laws. Accordingly, the UNESCO framework^{01 02} aids in contextualizing other international charters and documents published by ICOMOS^{03 04 05}, the *European Landscape Convention*^{06 07}, and the *Convention for the Safeguarding of the Intangible Cultural Heritage*⁰⁸.

To determine how the context of WH cities affects modern local placemaking, and its absence, it is necessary to examine how current literature has addressed the dynamic features of values in cultural heritage and the readaptation of cultural manifestations. The UNESCO epistemologies affecting WH cities in Spain specifically refer to historical settings where current processes of culture appropriation, integration, and meaningfulness occur. These settings contain signs, symbols, elements, but also values, makings and recreations that aid in understanding the place as the product of various temporalities.

Communities are referred to by UNESCO⁰⁸ and ICOMOS⁰⁹ when acknowledging the importance of communities in the context of shared environments, customs, and values. To emphasize inclusion, permeability, and mutability in this area of research, the name "urban habitat" may be more appropriate¹⁰. Habitat can relate to a place's unique personality or how civilizations and subcultures develop, change, and stratify activities¹¹. This clarifies how communities relate to one another as evidence of shared modes of habitation and as a flexible alternative available to different arrangements in ambivalent spaces and time¹².

Several significant advancements in cultural policies have occurred since the *Faro Convention*¹³, particularly for intangible cultural heritage⁰⁸ and its diversity¹⁴. Later, the *UN General Assembly's Agenda 2030 for international development*, adopted in 2015, referred to cultural evolution. Then, two significant UNESCO reports were published: *Culture: urban future; global report on culture for sustainable urban development*, created for the Habitat III Conference (Quito, Ecuador, 2016), and *Re-Shaping Cultural Policies*¹⁵, a policy report examining the connections between heritage in all of its manifestations and places' development. The latter acknowledges that culture is a social element

01 UNESCO, 1972.

02 UNESCO, 1976.

03 ICOMOS, 1987.

04 ICOMOS, 1990.

05 ICOMOS, Québec, 2008.

06 COUNCIL OF EUROPE, 2000.

07 UNESCO, 2003.

08 UNESCO, 2011.

09 ICOMOS, 2011.

10 GARCÍA-ESPARZA, ALTABA, 2022.

11 BLEAKLEY, 2004.

12 MARTIN, 2014.

13 COUNCIL OF EUROPE, 2005.

14 UNESCO, 2005.

15 UNESCO, 2017.

connected to people, the environment, and policies. It specialises in tolerance and peace, innovation and creativity, local development, inclusivity, and governance.

Material and method

Five different data sources have been used for the analysis of trends in WH areas. The illustrative case study, based in Spain, uses open access available data from the National Cadastre of Spain and the National Statistics Institute (NSI). This is followed up with data obtained from Google Maps and Foursquare platforms. Finally, cartographic data serves as framework of representation. The study focuses on the district level to analyse parameters of the communities' interaction, recording this cartographically. This reflects personal interactions within WH areas, showcasing both intra and inter-district affections, prompting the adoption of a media- and place-based approach as detailed later.

The analysis aims to cross-reference quantitative data. Foursquare provides information which includes specific locations provided by the app's users (economic activities and places of importance). Google Maps provides a list of recorded locations with businesses and public spaces including monuments, libraries, and educational institutions. Researchers compared these data with the cadastral information retrieved from the Spanish Inspire Cadastral recording data including use, state of conservation, and approximate age and surface area of buildings. In addition, data from the NSI provide information on population census sections as well as on land and building uses.

Using Foursquare data, which is contributed anonymously, a pattern can be generated to show the activity nuclei within the historic centres. In parallel, the concentration of activities necessary for the communities'

daily life can be shown visually thanks to Google data. Cadastre data helps retrieve information about conservation and standard uses of specific neighbourhoods of the city. Finally, the NSI data deliver a district-by-district assessment of the main characteristics of the residents of historic centres.

Data collection and classification

The Foursquare data were retrieved through an application created with a "unics" system, in this case, the Linux-based operating system. The "curl" utility can be used to send queries to the Foursquare API. This method differs from the SMUA-Social Media Urban Analyzer in that its data collection is initially clearer. However, other papers look at the number of people passing by each point. As the search in this case focused on the point rather than the number of check-ins the API system used is considered valid.

To complement the Foursquare data, a manual search was carried out on the data on businesses and essential services found on Google Maps. This laborious task left no item unclassified. Categories were created to cover the spectrum of primary businesses for citizens and cultural services in historic centres: greengrocers, butchers, bakeries, grocery stores, pharmacies, health centres, schools, nurseries, institutes, and universities, as well as museums, monuments, cinemas, and theatres. The following information was provided for each element: name, category to which it referred, sub-category, and location coordinates.

In the case of the cadastre, the Spanish Inspire Cadastral Downloader QGIS add-on was used to obtain the "buildings" layer of the localities for study. The add-on downloaded a GML file to automatically generate a GeoJSON file. Since only the data referring to the historic centres within the WH area

16 UNESCO, 1972.

17 UNESCO, 1976.

18 ICOMOS, 1987.

19 ICOMOS, 1990.

20 ICOMOS, 2008.

21 COUNCIL OF EUROPE, 2000.

22 UNESCO, 2003.

23 UNESCO, 2011.

24 ICOMOS, 2011.

25 GARCÍA-ESPARZA, ALTABA, 2022.

26 BLEAKLEY, 2004.

27 MARTIND., 2014.

28 COUNCIL OF EUROPE, 2005.

29 UNESCO, 2005.

30 UNESCO, 2017.

were studied, the layer was trimmed to ensure the data obtained referred exclusively to this historic centre. The data on use, age or state of conservation could be viewed in the attribute table. Additional layers were obtained from the National Centre of Geographic Information (CNIG). The digital models of the territory provided the specific altitudes, while the national road network was consulted in order to obtain and classify accesses to districts.

Consultations by census section were carried out for the period between February and May 2021 to obtain the data from the NSI. Census tracts are infra-municipal units for the dissemination of statistical information. Since these are statistically created, their sizes tend to be set at 1,000 and 2,500 people. Data such as the number of people per district, average age, number of dwellings, or the principal dwelling percentage were obtained.

Results

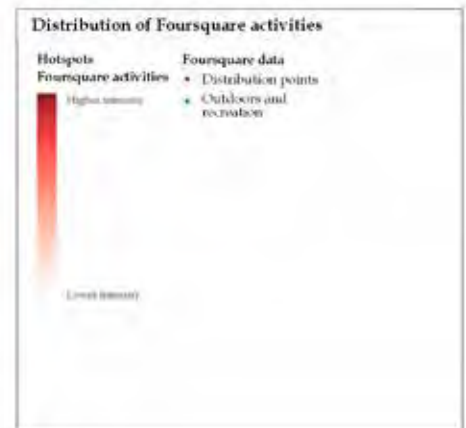
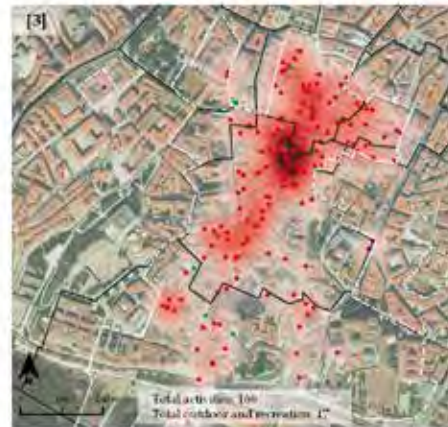
The analysis of Foursquare users' activities covers all five cities with WH areas, with a total area under evaluation of 501 Ha. Due to the particular interest in analysing geolocated points, researchers aim to ascertain the extent to which Foursquare activities play a role in the configuration and transformation of a given WH area. Geolocated points in WH areas can be defined by category. A joint analysis of points for all cities under assessment shows an average of 51% of points concerning food (bar-restaurant in Table 4), 14% about interest in cultural assets, 13.5% related to shopping, 12% linked to hosting services, and a 9.5% connected to recreation and open-air activities.

An analysis of individual cities shows clear differences in the activities under evaluation (Table 4). Salamanca is the city scoring the highest in terms of food, with 55.74%, followed by 14.21% in shops and services.

The same applies to Segovia, which scores 54.33% and 14.96% respectively. However, the pattern changes in the case of Ávila, the city with the lowest score in terms of food, 46.03%, while the shopping and culture items both scored 14.29% each. This tendency is reversed in Cuenca and Toledo, where culture represents respectively 17.95% and 16.26%.

Users of Foursquare have noted that culture is distinct from the cultural services acquired via Google Maps. The Culture label in Foursquare mainly represents physical resources connected to the physical recognition of the WH region, such as architectural landmarks and other tactile resources. Foursquare classifications within the WH area of each city showcase the concentration of points which helps researchers analyse the effects of their distribution. These spots are clustered in one or two particular zones in each of the five cities. No matter how large the WH region is, these zones are primarily concentrated in just one or sometimes two districts, with the remaining districts receiving little to no attention /fig. A. Cross-referencing hotspots and the ratio of secondary homes yields a partial understanding of the comparison of districts and areas.

Accordingly, it is remarkable to notice the occasional correlations between Foursquare points and the figures for non-primary residence. In the case of Ávila, this correlation is not conclusive since the three districts have the same percentage of non-primary residence, 38.8% on average. Cuenca has just two districts within the WH area and Foursquare activities are concentrated in one of them, while the other has no activities at all. In this city, the hotspot district has 71.5% of non-primary residence while the other has 36.12%. Salamanca has four districts within the WH area. The district with 70.52% of non-primary residence cannot be



- A Allocation of activities corresponding to Foursquare data in the WH areas of:
1. Ávila;
 2. Cuenca;
 3. Salamanca;
 4. Segovia;
 5. Toledo.

linked directly to Foursquare activities. As the university is located within this district it displays the lowest rate of residential use of buildings. In Salamanca, the two districts concentrating the highest percentages of activities also have 48.83% and 57.51% of non-primary residence.

The situation in Segovia is similar to that of Salamanca. The two districts concentrating the highest levels of activity have non-primary residence rates of 33.03% and 37.08% respectively. Furthermore, Toledo is the city with the largest WH area, with thirteen districts within the protected site. Although Foursquare points are fairly evenly distributed among several districts, there is a higher level of concentration in the central areas of the city. A major concentration of points is observed in two districts, where the percentage of non-primary residence drops to 23.86% and 19.53%. In contrast, the areas where non-primary residence rates are highest, between 30.09% and 42.52%, have few or no Foursquare points. /fig. B-D

Discussion

Institutions dedicated to cultural heritage conservation around the world today put society at the centre of heritage placemaking. However, the social intangible values in heritage locations denotes less concern for modern culture production and instead depends more on interactions, perception, and involvement. The ramifications of this, particularly in cities where significant development forces are at play, have yet to be analysed entirely and will decide the character of heritage in the 21st century. The quest for cultural specificities necessitates fresh perspectives on how cultural heritage is approached and understood in various ways. Other writers refer to this peculiarity as an urban informality and innovative epistemology. In sum, this paper seeks to

answer whether informalities constitute a component of social value and in what way the conceptions of creativity and culture in a given context need to incorporate them.

The examples under examination deserve modernization in theoretical and empirical terms after thirty years of WH nominations. The collection of alternative scenarios in WH cities is made possible by reviewing nominations using innovative practice-based approaches, which also forces new claims regarding the cultural variety of places and challenges the policies' manufactured images of the past.

While doing so, it is possible to recognise the malfunction of the relocation of expressive, emotional, sensitive and humanistic features in cultural evaluation when only acknowledging the tangible values while assessing these spaces. The range, originality, and inventiveness of interpretations and the ways they contribute to creating different everyday locations could be eliminated by the occasional neglect of effective conservation measures. Effective procedures may help contemporary culture manifests as social conceptions, partially or entirely disconnected from the official protection of sites, but in turn, coexisting together with dominating forms of administration.

The empirical research has revealed how it might contribute to culture's evolution in historical contexts by obtaining new modes of expression and participating in the chronological stratification of the modern era. Accepting informalities and how people and communities experience a place means allowing empirical practices. Spanish cultural policy hardly clarifies these historic settlements as living environments likely to stratify socio-culturally. Through relationships of superposition (actualization), succession (cohabitation), and continuity,



B



C



D

- B A contemporary form of street art in Salamanca.
- C A traditional shoes shop in Avila.
- D A touristic itinerary in Segovia.

the landmark city changes with time (abandonment, decay). Therefore, inherent to a dynamic stratigraphic process, historical and contemporary, is the phenomena that disperse and span temporal discontinuities (displacement and relocation).

In this regard, methodological issues have made it harder to effectively engage legacy in the past and present. With the primary goal of integrating multiple voices, today's innovative methods concentrate on socio-cultural values, physical assets, management, conservation, and wellbeing. Moreover, these methodologies used in a particular cultural setting help highlight significance and the increasing public awareness of the intellectual and political drifts of heritage sites.

Conclusions

This contribution extracts an experimental study that considers the contemporary cultural resources of five different WH cities in Spain. One of this study's main ideas and novelties is the relationship between the cultural qualities of the landscape. Rules governing these areas, landscapes, diversity, and cultural heritage regulations provide specific protections for the study area. The methodological approach's integration of heritage cities is a novel technique that will be used more frequently in future research.

Recognizing, promoting, and developing a methodology to preserve the diversity of cultural landscapes is one of the document's top priorities. The tools that we evaluated serve as a valuable strategy for detection. However, considering their potential to advance research and outreach techniques, these tools are only experimental. Nevertheless, numerous crucial elements in the evaluation process helped to correctly identify intervention and conservation issues. Furthermore, by using this form of approach, the study provides some additional viewpoints that may be more cogent, enhancing the conversation and ensuring integrated appraisals centred on the cultural and social spheres.

This study's multidisciplinary approach is one of its accomplishments. This multifaceted approach views stakeholders as the primary sources of knowledge and valuation. As a result, this research is beneficial in three ways: sharing and generating knowledge, integrating, and as a digital-based operational tool for cataloguing alternative heritage values.

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Défis actuels pour la préservation des monuments dans le centre historique de Sopron

Sopron est une petite ville située dans l'ouest de la Hongrie, près de la frontière autrichienne. C'est l'une des villes de Hongrie les plus riches en monuments architecturaux.

Le développement intégré de la ville a été interrompu après la Première Guerre mondiale, lorsque la ville a perdu son lien avec les localités environnantes en raison de la définition de nouvelles frontières. Après la Seconde Guerre mondiale, des appartements sociaux ont été aménagés dans les bâtiments historiques du centre-ville pour la part pauvre de la population. A la même époque, le bureau national de préservation des monuments a choisi la ville de Sopron comme ville modèle en matière de reconstruction urbaine et de réhabilitation des monuments. Grâce à ce projet, de nombreux monuments ont été rénovés avec une grande qualité.

Ces dernières années, la plupart des bâtiments ont été privatisés. En raison de la proximité de la frontière et des nombreuses opportunités d'emploi en Autriche, Sopron est devenue l'une des zones d'investissement les plus importantes de Hongrie. Le plus grand défi pour la préservation des monuments est de concilier les intérêts des monuments et ceux des investisseurs.

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Interested in European and Hungarian architecture history. His favourite topics are vernacular architecture, development of the historical building structures, railways and bus stations architecture, history and contemporaneity of the historical towns, theory and philosophy of monument preservation.

Current challenges for the monument preservation in the historical city centre of Sopron

Andras Veöreös

Sopron is a small town of 60,000 inhabitants in Western Hungary, near the Austrian border. Thanks to its history, it has a rich stock of monuments, the city has some four hundred protected buildings and a large historic landmark. /fig. A

The geopolitical situation of the city and the resulting socio-economic changes permanently challenge the specialists of the town dealing with the preservation of monuments. Due to the proximity of Austria or rather Vienna, the number of people moving into the city is extremely high. Because of the constantly growing population the demand for housing is very high, as a consequence of which more and more residential buildings are being built on the outskirts of the city, both in single-family and condominium zones as well. The increase in the number of flats does not spare even the city centre, there is a constant demand from contractors to partition flats in historic buildings and to convert lofts.

History of the city and its built heritage in a nutshell

The city was founded by the Romans under the name of Scarbantia and its picturesque townscape is the testimony of its two-thousand-year-old built heritage. The medieval wall ring was built in the 13th

century along the line of the Roman city wall⁰². There are also several Gothic churches and a number of medieval building parts. /fig. B

In 1676, the city centre was destroyed by fire and was then rebuilt in the Baroque style. The furnishing of the former churches, the new church buildings and secular palaces bear traces of 18th century art⁰³.

In the second half of the 19th century, the town was enriched with new buildings. The bourgeois houses in this period were built in the style of Classicism and Romanticism, and then, at the end of the century, Historicism, brought to the town by Viennese masters. The work of Ferenc Storno, one of the pioneers of the burgeoning movement to protect Hungarian monuments, is also largely evident in Sopron. He restored the medieval parish church of the town in a purist spirit, in accordance with the principles of the time. The Baroque furnishing was replaced by Neo-Gothic pews, altars and pulpits.⁰⁴ /fig. C

After World War I, as a result of the new national borders, the town moved from the position of a regional centre to a border town, losing a significant part of its markets. In 1921, the population of the town and the eight surrounding villages decided by referendum to belong to Hungary, refusing

01 Magyarország műemlékjegyzéke.
02 GÖMÖRI, 2002.
03 CSATKAI, 1956.
04 WINKLER, 1988.



A

A The city centre of Sopron. In the background, the Fertő-Neusiedlersee World Heritage Site.
(Photo: A. Veöreös)



- B** View of the Main Square with the Gothic style Franciscan church.
(Photo: A. Veöreös)
- C** The St Michael Church is the medieval parish church of the city. It was restored in the last few years for the third time. The first restoration was carried out by Ferenc Storno with the spirit of purism in the middle of the 19th century. The second was carried out in the 70s according to the Venice Charter.
(Photo: A. Veöreös)



C

to join Austria. This is when Sopron earned the title of the Most Loyal Hungarian City, Civitas Fidelissima. In the 1930s, the new streets built on the outskirts of the city centre were enriched with a modernist building stock which was outstanding even nationally.⁰⁵ /fig. D

After 1945, the city limits became a practically impassable border between Eastern and Western Europe. Under the new socialist regime, the property stock was taken under public ownership, large bourgeois flats were partitioned, and social housing was established in historic buildings. The low-educated population who moved into the listed buildings could not cope with the valuable buildings, neither financially nor intellectually and emotionally, so the condition of the buildings in the city centre deteriorated rapidly. /fig. E

Renovation of monuments in the 1970s

In the seventies, Sopron was selected as a site for urban-scale monument rehabilitation at a national level. Excellent experts of the National Inspectorate of Historic Monuments worked in the town. The renovation of the buildings, conceived in the spirit of the Venice Charter, was preceded by careful research covering all details. Thanks to the close cooperation between researchers and designers, many of the monuments in the city centre have been renovated to a high standard. In addition to the restoration of medieval churches, several historic residential buildings have been renovated and modernized. The discovery and historic restoration of two Gothic synagogues has also attracted international interest⁰⁶.

Buildings destroyed in the war were replaced by modern, contemporary buildings following the architectural trend of that time.

Historic preservation was also recognized at international level. In 1974, the Alfred Toepfer F.V.S. Foundation awarded the European Gold Medal for the Protection of Monuments to the town of Sopron. /fig. F

Open borders - the situation of the historic inner town today

After 1990, following the change of regime, most of the residential buildings in the city centre were transferred from state ownership to municipal management on the condition that the Municipality would carry out the necessary conservation work on the buildings. Renovations failed to happen, but from the early 2000s the municipality started to sell the buildings in parts, flats or shops one after the other. As a result, privatisation has placed buildings in the hands of several owners, among whom cooperation is usually very difficult. Old buildings need regular care. This care can only be given by a real caretaker, hardly by an owner or group of owners with no emotional attachment to the building.

The situation has been aided to some extent by the permanent presence of the monument inspectorate, the encouragement of owners to carry out maintenance work, enforcement of the historic aspects laid down in the legislation and exploring opportunities for applications.⁰⁷ /fig. G

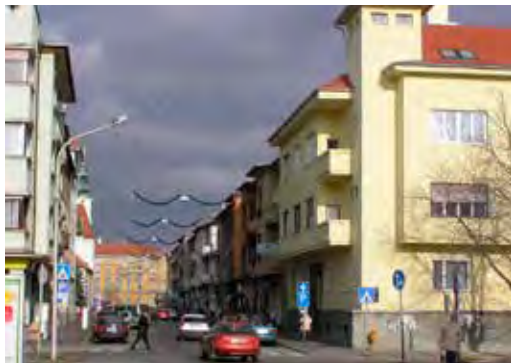
Around 2010, a large-scale town rehabilitation programme (Project of Modern Cities) was launched using state and EU funds. It included renewal of public spaces in the city centre, development of new utilities and new paving. Clearing of the medieval town wall started in the seventies and development of a promenade along the wall was completed.

The urban-scale renovation enabled the restoration of some of the most prominent public buildings, such as the Fire Tower, the

05 KUBINSZKY, 2003.

06 ROMÁN, 2004; SEDLMAYR, BECK, 2005.

07 VEÖREÖS, 2010; VEÖREÖS, 2015.



D



E



F



G

- D A typical street view from the thirties. The houses show the style of early modernism. (Photo: A. Veöreös)
- E The inhabitants of the social housing did not become either economical or spiritual owners of the houses. (Photo: A. Veöreös)
- F The reconstruction of the demolished part of the city wall was made of ceramic tubes. Architect: Nagypál Judit, around 1975. (Photo: A. Veöreös)
- G Centralisation. Extension of an old house into a new building in the city centre. (Photo: A. Veöreös)

Medieval-Baroque complex with the city museum in it, and the aforementioned parish church of the town, the St Michael Church.

The restoration of the town wall, the development of the Castle Wall Promenade, the rehabilitation of the boulevard surrounding the city centre and the Castle District, were awarded the ICOMOS Prize by the ICOMOS Hungarian National Committee in 2016⁰⁸. In addition to the national award, the Local Amenities Association - one of Hungary's oldest civil organizations for urban preservation - awards its own prize every year to the most successful restoration or new building. The renovation of several buildings in the city centre has also been awarded in last few years, with the prize named after Oszkár Winkler, the city's eminent architect between the two World Wars. Competitions and honours also motivate the owners in the city centre to start renovating their dilapidated buildings.

Hungary joined the European Union on May 1st, 2004. As a result of the free movement of workers, large numbers of people now seek well-paid jobs in nearby Austria. As a

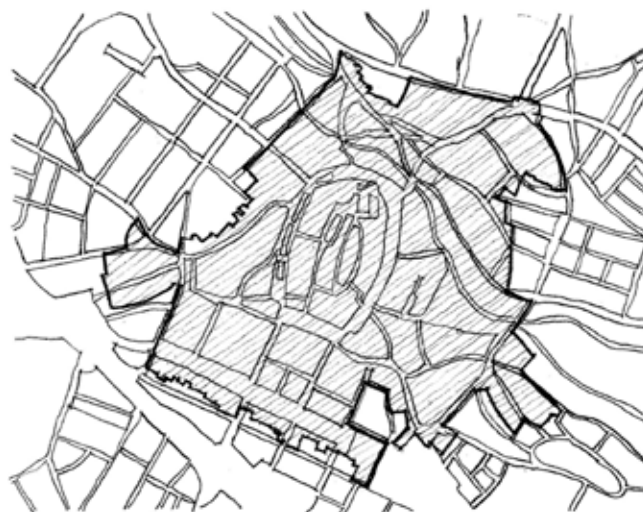
result, settlements in Western Hungary are constantly being flooded by the population from the eastern part of the country. Sopron, as a municipality in the immediate vicinity of Vienna, is highly exposed to immigration. Investors are trying to meet the demand generated by the ever-increasing population. The housing boom is having a drastic impact on the suburbs, where explosive urban-scale growth is not planned in advance, but driven by spontaneous investment by entrepreneurs, creating unlivable housing conditions and causing huge damage in the long term. Housing construction is not sparing the historic city centre either, where loft conversions and subdivisions of larger apartments are the main targets for investors. The extensions are being carried out without infrastructure improvements. The apartments do not come with car parking and the streets of the city centre are struggling to cope with the congestion. The investors' objectives do not usually include preservation and restoration of historic monuments and their investments are generally aimed at maximizing profit. City and state authorities are in an extremely difficult situation. Through the growth in the construction industry, public authorities are constantly facing labour shortages and the lack of skilled workers means they cannot effectively compete with the investor side.

Over the last decade, a number of measures have been taken to protect historic monuments.

Following a proposal by the Monuments Authority in 2009, the protected area, previously limited to the narrow city centre, was extended. This way, a wider protected area has been created around the city centre, including the valuable building stock of the historic suburbs.

During the rehabilitation of the city centre some successful elements have been applied which had been developed for the

08 Műemlékek a jövő számára, 2016.



H Map of the historic city centre and the protected area.
(Graphic: A. Veöreös)

H

rehabilitation of historic city centres in Canada and called the Main Street Programme⁰⁹.

The latest local regulation considering the city centre maximizes the number of building units per building depending on the size of the plot.

Jeff Speck's book, *A Walkable City*, was published in Hungary in 2020¹⁰. The study includes a number of ideas and suggestions on how to revitalise unpopular, depopulated city centres. The consistent application of modern urban planning and town management principles can also raise the city centre of Sopron to the status it deserves. /fig. H

For this to happen, it is essential that living in the city centre regains its prestige. By means of merging small flats, loft-style conversions of attics in downtown buildings, and creating large flats, it is possible to attract a wealthier segment of people that understands the historic character of the buildings and is able to make sacrifices for its preservation. This is the guarantee that the value-based

preservation and restoration of the historic building stock can be achieved. It is important to sort out ownership structures in order to control buildings better through single ownership.

It is also important to preserve the town centre character of the city, the requirement of which is keeping the offices, shops and restaurants.

Use of public spaces has evolved greatly over the last decade. By means of municipal incentive systems, the terraces of catering establishments might be encouraged to present a uniform image and attract pedestrian traffic to the city centre. The historic design of the downtown shop fronts is also important for preserving the city's historical values.

The issue of car storage, establishing the safe conditions for cycling and walking, and the development of a city-wide public transport network are all tasks to be solved.

09 FŐUTCA KÉZIKÖNYV, 2002.
10 SPECK, 2020.

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An ecological restoration

How can restoration practices be adapted to the challenges of heritage conservation and sustainable development, while at the same time providing comfortable housing that will enable residents to return to the old town center?

Based on a heritage analysis of a 17th-century building located in the PSMV area of Bayonne, the restoration/rehabilitation project was subjected to a Life Cycle Assessment (LCA), enabling the ecological impact of the work to be measured on several indices.

A Dynamic Thermal Simulation (DTS) study verified the energy performance of seven insulation and equipment scenarios over an annual cycle.

This study was carried out by a multi-disciplinary team led by the architect, with the assistance of a thermal engineer and a specialized laboratory, using several databases.

The project is intended to serve as an example and model for local players (residents, elected representatives and technicians, architects, contractors, craftsmen, developers, real estate agents, notaries, etc.).

Antoine BRUGUEROLLE

Architecte DPLG et architecte du patrimoine, urbaniste, diplômé d'études supérieures pour la connaissance et la conservation des monuments anciens (Ecole de Chaillot), membre de l'exécutif d'ICOMOS France. Expert CIF, CIAV et vice-président du CIVVIH. Il a assuré de nombreuses missions de formation, de conseil et d'expertise à l'étranger pour l'UNESCO, le Conseil de l'Europe, le Ministère des Affaires Etrangères et l'Ecole de Chaillot. Il est spécialisé dans les études de restauration d'architecture, la mise en valeur d'ensembles urbains, de paysages et de sites historiques dont certains espaces publics, ainsi que des projets d'urbanisme patrimonial et bioclimatique.

Une restauration écologique

Antoine Bruguerolle

Comment concilier la mise en valeur du patrimoine avec les économies d'énergie et les objectifs de développement durable ? Comment optimiser les performances énergétiques d'un projet dans le respect du patrimoine ? Quel est l'impact écologique réel du projet de restauration ? Quelle est l'incidence des choix d'équipements techniques et de la réalisation sur l'environnement ? Comment proposer des pratiques de restauration adaptées aux enjeux de conservation du patrimoine et de développement durable en offrant des logements confortables permettant de faire revenir les habitants dans un centre ancien historique ?

Autant de questions qui se posent à l'architecte restaurateur avec l'évolution climatique. À partir du chantier test, quels principes et quelle méthode peut-on tirer de la pratique ?

L'édifice unité-patrimoniale est une composante d'un paysage culturel inscrit dans un site physique. Les facteurs environnementaux dépendent directement de la configuration du site et du contexte climatique. L'édifice se comporte différemment en fonction de ses caractéristiques morphologiques et constructives.

Le contexte

Les services de la Ville de Bayonne ont sélectionné sept édifices comme modèles pour la qualité de leur architecture, leur morphologie, leurs caractéristiques constructives et leur situation dans la trame urbaine. Le but étant à travers l'étude et la réalisation de cas concrets de restauration immobilière de faire des exemples et de proposer une méthode avec des techniques de restauration adaptées à ces nouveaux enjeux.

Une équipe pluridisciplinaire

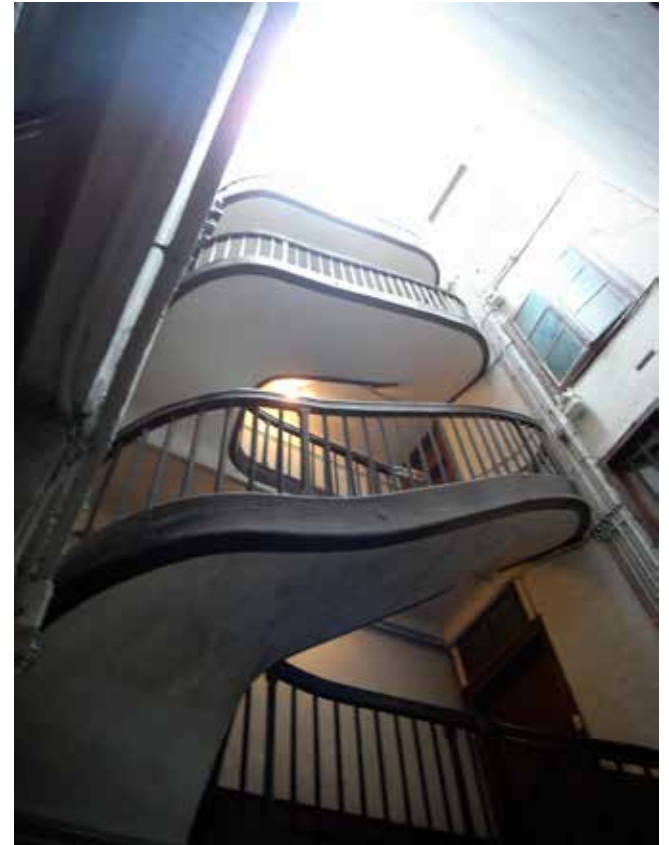
Ce projet a été mené de manière à rassembler les compétences nécessaires. J'ai ainsi constitué une équipe pluridisciplinaire avec Norbert Aigoïn, ingénieur spécialisé dans les structures anciennes, Thierry Cabirol, thermicien spécialiste du bioclimatisme reconnu pour ses interventions sur les monuments historiques et le GRIGEN, laboratoire spécialisé dépendant de GRDF pour l'analyse environnementale.

Un immeuble ancien en centre-ville

L'exemple présenté est le 22 rue Bourgneuf. Il s'agit d'une maison de ville du 17^e siècle, aménagée en logements au 18^e et surélevée au 19^e / *fig. A et B*. Cette maison, située dans un Plan de Sauvegarde et de Mise en Valeur,



A



B

Bayonne, rue Bourgneuf 22

- A Vue de la façade sur rue.
(© Antoine Bruguerolle)
- B Vue de la cage d'escalier.
(© Antoine Bruguerolle)

comprend 9 logements et un commerce occupant une surface de 835 m², sur 4 niveaux avec combles.

Immeuble de rapport distribué par un escalier principal en bois à volées suspendues en demi-cercle / *fig. C* donnant accès à un logement « à deux clefs »⁰¹, par niveau.

L'élaboration et la définition du projet ont reposé sur la mise en situation de l'édifice dans son contexte physique et urbain (climat, tissu urbain, exposition, orientation et caractéristiques constructives) au regard de sa valeur culturelle.

Sa valeur

La valeur de l'édifice est plurielle, elle est à la fois historique, architecturale, urbaine et paysagère. Il est référencé comme à conserver et mettre en valeur dans le plan de sauvegarde. Construit à proximité d'un ancien couvent datant du 13^e siècle et situé dans le quartier du petit Bayonne, autrefois tramé de canaux et occupé par les chantiers navals, c'est un édifice témoin de l'architecture civile urbaine béarnaise sis dans une place forte royale au seuil du pays basque.

Les techniques de constructions employées pour son édification soulignent la maîtrise technique et l'influence des charpentiers de marine qui ont fait la renommée de la ville aux 17^e et 18^e siècles. L'édifice présente une stratigraphie historique intéressante avec trois époques de référence : maison de ville construite au 17^e siècle, réaménagée au 18^e et surélevée et transformée en immeuble de rapport au 19^e siècle, avec une anecdote, la mention dans les textes anciens d'une salle de jeu.

Ses élévations, dans une composition architecturale réglée à travées alignées, avec une façade en pan de bois sur la rue

Bourgneuf et une façade en maçonnerie sur rue secondaire permettent de découvrir différents éléments architecturaux témoins des techniques et des styles de ces époques. Le programme de réhabilitation⁰² a été défini dans le respect de sa morphologie et de la distribution historique de l'édifice, en intégrant les composantes de la valeur pour mieux les révéler, avec deux logements par niveau / *fig. D*, et des logements en duplex aux deux derniers niveaux pour tirer parti du volume disponible dans les combles.

Le projet

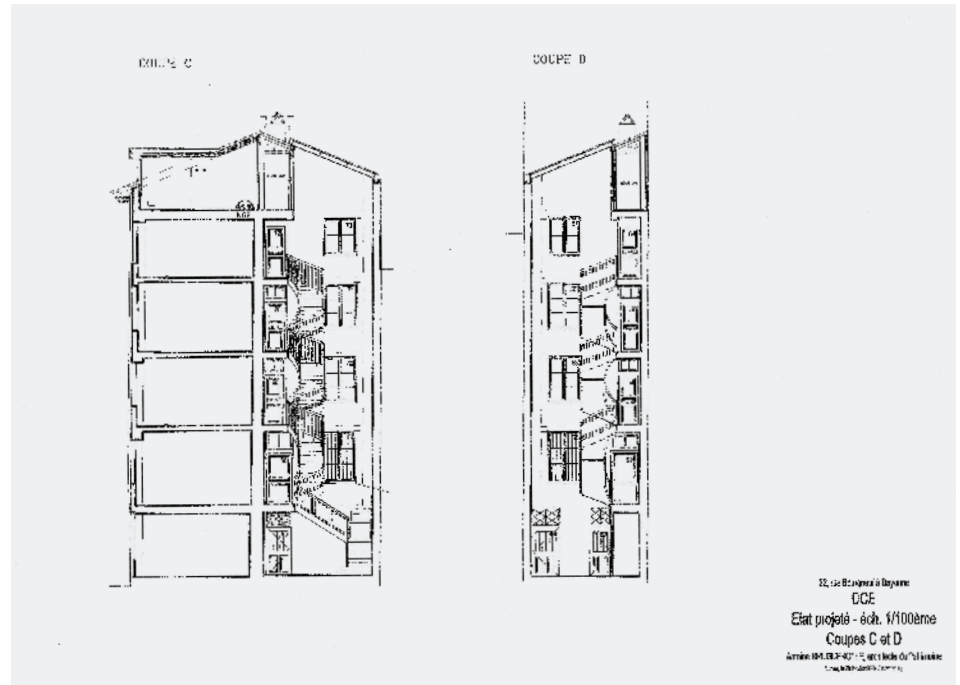
Le projet a été établi à partir de l'analyse patrimoniale de l'édifice avec un relevé et un diagnostic, en tenant compte de ses détails constructifs et stylistiques avec ses décors intérieurs.

L'objectif est de proposer dans le centre ancien de la ville des logements répondant aux exigences actuelles de confort et de parfaitement comprendre la valeur patrimoniale de l'édifice pour mieux la révéler en intégrant ses caractéristiques physiques et son comportement dans son contexte urbain. Il s'agit d'un bâtiment inscrit dans une trame urbaine en lanière à un angle de rue, exposé par deux façades au sud et à l'est, adossé sur deux côtés, implanté en bord de Nive (cours d'eau) dans un climat océanique doux et humide.

Le projet de restauration doit pouvoir s'adapter en fonction des découvertes. Cela a été le cas au premier étage avec la découverte d'anciennes colonnes décorées de faux marbre correspondant à la salle de jeu évoquée dans les textes historiques. / *fig. E*

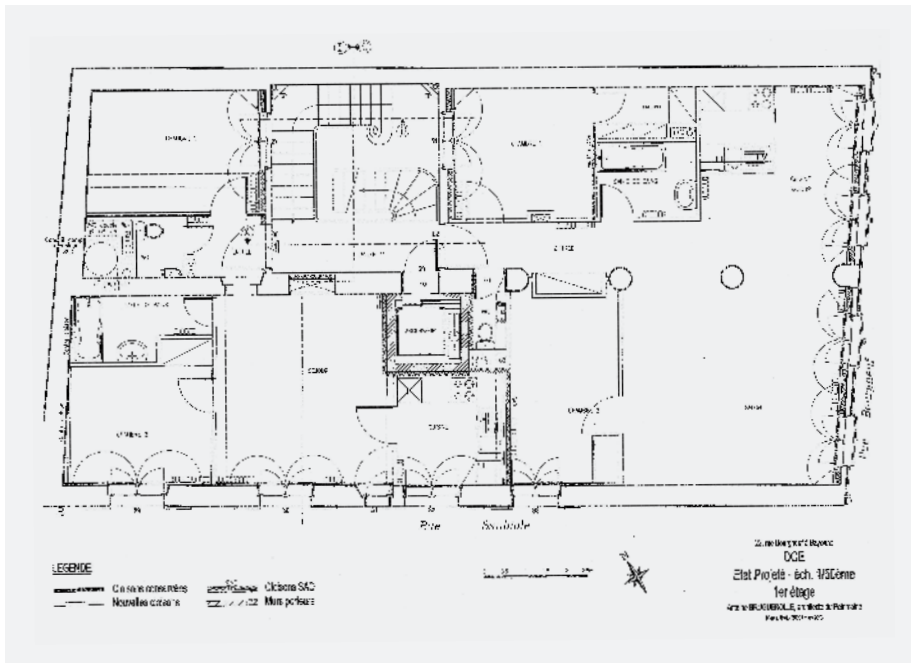
⁰¹ Un appartement dit à deux clefs est un appartement sans circulation directe entre les pièces de jour et de nuit dont la communication se fait par un espace de circulation commun.

⁰² Le programme final comprend 9 logements avec 2xT2, 6xT3, 2xT3 duplex, 1xT4 duplex, 1 commerce et 5 celliers.



22, rue Bourgneuf à Bayonne
DCE
Etat projeté - éch. 1/100ème
Coupes C et D
Antoine BRUGUEROLLE, architecte, 11 rue de la République
F-64000 Bayonne

C



Bayonne, rue Bourgneuf 22

C Coupe sur l'escalier, projet.

(© Antoine Bruguerolle)

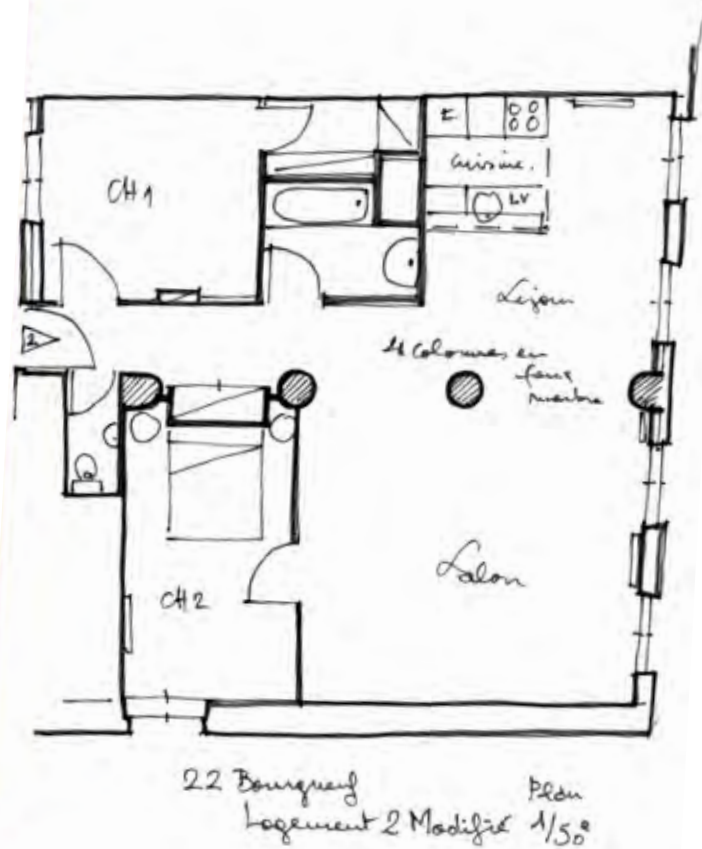
D Plan intérieur, 1^{er} étage, projet.

(© Antoine Bruguerolle)

D



E



Bayonne, rue Bourgneuf 22

E Adaptation du projet en fonction
des découvertes.

(© Antoine Bruguerolle)

- 03** La base de données Ecoinvent a été réalisée en 1994 sous le nom d'ETH puis réactualisée en 2004 par l'École Polytechnique Fédérale de Zurich. Cet Institut est un des pôles de recherche en ACV et s'est notamment intéressé à leur application dans le domaine énergétique. La banque de données contient des inventaires de cycle de vie pour l'énergie, pour les matériaux, pour traitement de déchets, pour les trafics, pour les produits et processus agricoles, électroniques, usinage des métaux et ventilation de bâtiments. L'exhaustivité des flux pris en compte et la transparence dans les calculs font de cette base de données une référence internationale chez les praticiens d'ACV.
- 04** INIES est une base de données libre disponible par Internet et gérée par le CSTB. Elle répertorie des fiches de données environnementales et sanitaires (FDES). Ces FDES sont des auto-déclarations décrivant selon un format imposé par la norme NF P 01 010 les performances environnementales et sanitaires des produits de constructions. La réalisation de ces fiches permet aux fabricants de produits de construction de pouvoir communiquer sur les performances environnementales de leurs produits et ainsi être intégrés dans des constructions HQE en fournissant les informations nécessaires pour répondre à la cible 14 de la démarche HQE.

La méthode

L'expertise a été menée en tenant compte de son contexte climatique et de ses qualités constructives avec deux outils :

- une étude thermique et climatique avec la méthode de Simulation Thermique Dynamique (STD) permettant à partir du contexte climatique de simuler sur un cycle annuel (confort d'été et confort d'hiver) les performances énergétiques et de consommation des équipements en fonction des isolations retenues.
- une analyse de cycle de vie (ACV) pour mesurer le bilan écologique de l'opération.

L'étude de STD croisée avec l'ACV permettent de comparer les performances des différentes solutions d'isolation et d'équipement sur un cycle annuel, et de mesurer le bilan écologique global de l'opération.

L'analyse de cycle de vie

Le principe de l'ACV est de mesurer l'impact sur l'environnement du projet durant les trois temps théoriques du cycle de vie définis : le chantier, le temps d'utilisation de l'édifice sur 50 ans et enfin son recyclage.

Pour cela il a été nécessaire de décomposer tous les ouvrages de construction en distinguant avec des métrés et quantitatifs détaillés pour chaque ouvrage, les matériaux constitutifs, les temps de mise en œuvre avec les déplacements et les consommations de ressources et d'énergie.

La phase de vie avec son utilisation en logement et commerce est étudiée en considérant la consommation des installations durant la période d'occupation et en tenant compte de la maintenance et de l'entretien avec l'usure des équipements. La dernière phase dite de fin de vie envisage la déconstruction avec le traitement et le recyclage des déchets.

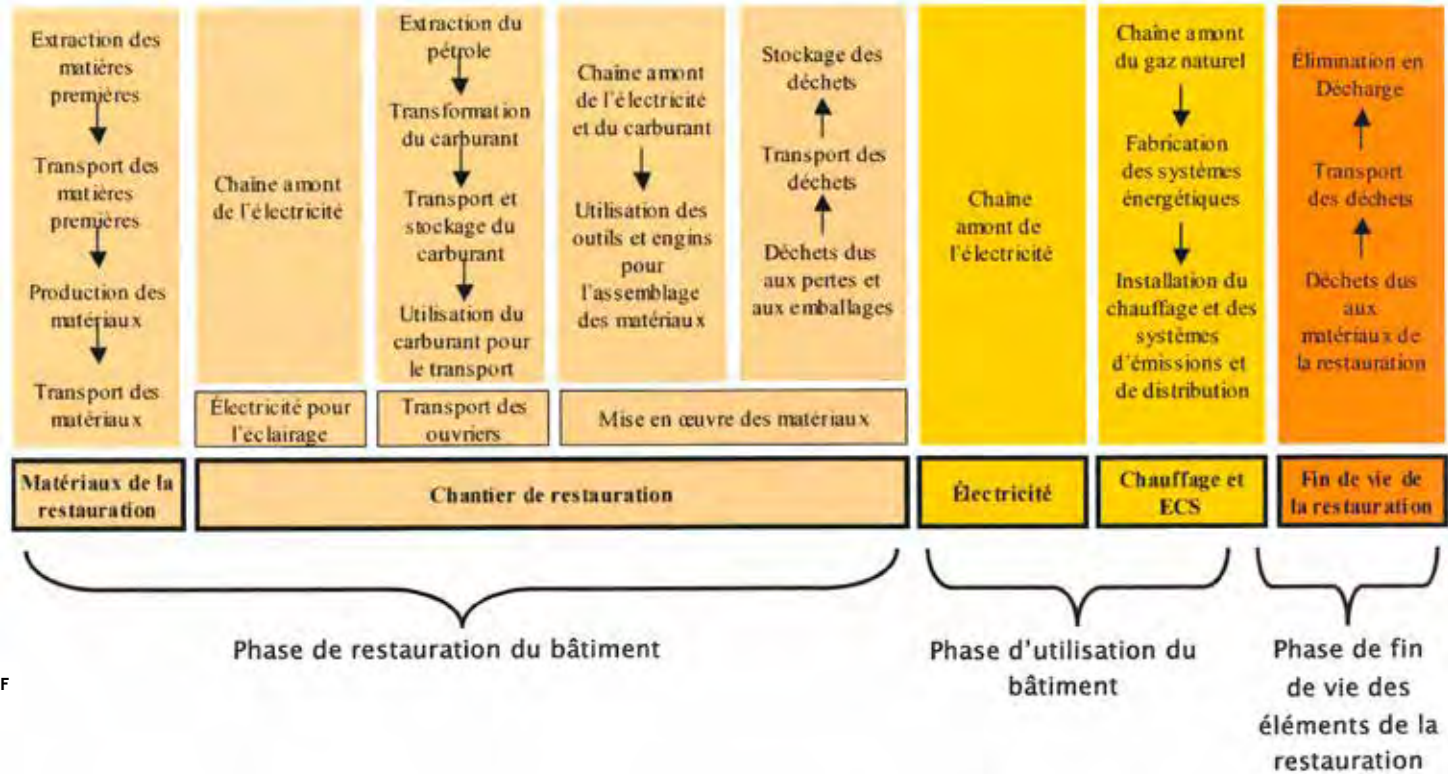
Le bilan écologique du projet pour ces trois périodes du cycle de vie intègre l'épuisement des ressources et le calcul de consommation d'énergie.

L'étude de cycle de vie (ACV) a pour objectif de mesurer l'impact écologique des travaux sur 6 référents : l'épuisement des ressources, le changement climatique, la production de gaz à effet de serre, l'acidification de l'atmosphère, l'eutrophisation de l'eau, et la production de déchets nucléaires, durant les trois temps de la période théorique de cycle de vie estimée à 50 ans qui lui est accordée, le chantier, le temps d'utilisation avec toutes les consommations et la fin de vie avec recyclage.

Une analyse délicate

Ces données sont recherchées de plusieurs manières, l'objectif étant toujours d'être le plus précis possible pour correspondre au maximum à la réalité. Elles peuvent être obtenues par collecte directe chez le constructeur, ce qui permet de connaître les consommations pour chacun des matériaux utilisés. Cependant, ces premières informations ne sont qu'une étape de la collecte car il faut également prendre en compte l'impact de la fabrication des matériaux. Pour cela, on utilise habituellement des bases de données ACV répertoriant un grand nombre de « modules » sur la fabrication de produits de construction. Les bases de données que l'on a utilisées pour ce projet sont les bases Ecoinvent⁰³ et INIES⁰⁴.

Ces bases de données regroupent la plupart du temps des données assez génériques représentatives des techniques de fabrication de l'Europe de l'Ouest ou de certains grands producteurs et ne sont donc pas complètement adaptées aux matériaux réellement employés. Ainsi, le travail du praticien ACV est de trouver le module décrivant au mieux le produit utilisé lors de



F

F Les 3 phases de l'analyse de cycle de vie.
 Etude d'ACV GRIGEN GRDF Thierry
 Cabriol ingénieur thermicien

05 Afin d'illustrer cette façon de faire, un exemple concret est proposé. Le praticien ACV reçoit l'information suivante : « Chape en ciment lissé (cave, local vélo, chaufferie) : 35m² ». A partir de cela, il cherche dans ses bases de données quels sont les modules décrivant au mieux ce produit. La base de données étant classée en matériaux et non en produits, il cherche les modules sur la fabrication du ciment. Dans la base de données Ecoinvent figurent 5 modules qui se distinguent selon les différentes compositions des ciments, à savoir : Portland cement, strength class Z 42.5 (kg)/ Portland cement, strength class Z 52.5 (kg)/ Portland calcareous cement (kg)/ Portland slag sand cement (kg)/ Cement unspecified (kg). Pour pouvoir modéliser au mieux ce produit, il va demander des informations complémentaires sur la composition du ciment. Par ailleurs, la quantité est exprimée en m², correspondant à la surface de la chape. Or, dans ses bases de données tous les modules sur le ciment sont exprimés en kg. Ainsi, il a besoin de connaître l'épaisseur de la chape ainsi que la masse volumique du ciment utilisé. Si l'architecte ou le bureau d'étude ne sont vraiment pas en mesure de fournir des informations complémentaires, le praticien ACV choisit un module de ciment le plus général possible et cherche dans la littérature des informations sur la masse volumique du ciment ainsi que l'épaisseur moyenne d'une chape en ciment. Ces hypothèses et les différentes sources utilisées seront clairement stipulées dans le rapport d'ACV. Il faut retenir que le manque de précision pourra dans certains cas constituer une limite aux résultats de l'ACV.

la restauration et de l'adapter si possible pour prendre en compte toutes les particularités du produit.

Pour pouvoir interpréter ces données, le praticien ACV doit connaître le plus d'informations possibles sur le produit utilisé. D'une manière générale, ces informations sont celles utilisées par les fabricants plutôt que par les utilisateurs ce qui peut entraîner des incompréhensions (description de matériau selon ses noms commerciaux et non selon les noms de matériaux...). De même, les unités des modules sont généralement choisies de manière à pouvoir prendre en compte le maximum de produits (le m³ ou le kg sont préférés au m² de manière à prendre en compte les épaisseurs...).

Aucune généralité ne peut cependant être tirée, chaque cas doit être étudié individuellement. Ainsi, une collecte de données se fait souvent en deux temps. Tout d'abord, un questionnaire est envoyé au fabricant avec une liste de questions sur les matériaux, leurs caractéristiques et leurs consommations, de manière assez générale afin que la personne questionnée puisse développer.

Ceci permet au praticien ACV d'avoir une idée assez précise des matériaux utilisés. Il peut ainsi comparer ces informations avec les informations disponibles sur les bases de données, ce qui lui permettra d'établir un deuxième questionnaire beaucoup plus précis avec les informations dont il a besoin pour choisir le bon module dans ces bases de données. Si la personne questionnée ne dispose pas des informations demandées, le praticien ACV procédera alors à des hypothèses dont il pourra juger de l'importance par des analyses de sensibilité. Une collecte de données demande généralement de nombreux

échanges, le praticien ACV se posant des questions au fur et à mesure de son travail. La personne questionnée a aussi un rôle de vérificateur dans son domaine de compétence (connaissance des matériaux) afin de valider les choix et hypothèses du praticien ACV.⁹⁵

Les scénarii d'équipement

Pour comparer l'impact des solutions, 7 scénarii (1 à 7) d'équipement et d'isolation ont été définis et comparés (isolation et revêtements, menuiseries extérieures, chauffage, ventilation, production d'eau chaude) avec en référence la situation actuelle (0).

Pour comparer les solutions nous avons vérifié l'impact de quatre facteurs correspondant à des options d'équipement sur deux référents écologiques, les déperditions d'énergie (DPE) et la production de gaz à effet de serre ou CO² (GES).

Dans le calcul final, deux variantes ont été intégrées, le tableau présenté montre l'impact des différentes solutions.

Comparaison des impacts des scénarii sur l'ensemble du cycle de vie

(la limite rouge précise la partie invariante entre les scénarios / *fig. I*)

Sur la base de cette étude, les principes d'intervention et des choix orientés ont permis d'optimiser les performances du projet avec la réutilisation et la conservation des ouvrages dans le respect des caractéristiques du bâti, en tenant compte de la perméabilité et de l'inertie des matériaux anciens. On constate qu'un équilibre général est à respecter car lorsqu'on optimise les résultats d'un seul facteur, cela déséquilibre la réponse écologique globale en aggravant l'impact d'autres référents.

Solution ---->		Exis	0	1	2	3	4	5	6	7	
Isolation			X	X	X	X	X	X	X	X	
Doubles fenêtres			X	X	X	X	X	X	X	X	
Chaudière	Murale individuelle	X	X								
	Basse température collective			X	X	X		X	X		
	Condensation collective						X			X	
VMC	Ventilation naturelle	X	X								
	Simple flux hygro B			X							
	Double flux				X	X	X	X	X	X	
ECS	Chaud murale individuelle	X	X								
	Electrique individuelle			X	X			X			
	Solaire 15 m2 + appoint individ. Électrique + traçage					X	X		X	X	
	Photovoltaïque 18 m2							X	X	X	
Isolation + doubles fenêtres							Gain DPE →				38 %
Double flux											5 %
Solaire thermique											29 %
Photovoltaïque											7 %
Solaire thermique + Photovoltaïque											33 %
Condensation + Solaire thermique + Photovoltaïque											42 %

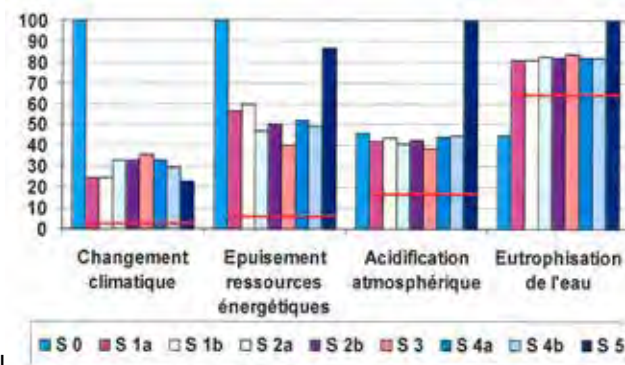
G

Les référents DPE-GES

comparaisons des performances sur la base d'un calcul conventionnel

	Classe DPE Kwh EP / m²/an	DPE	Classe GES EP Kg CO2/m²/an	GES
0. Existant, Gaz et ECS individuel	E	253	F	59
1. Chaudière collective basse température et VMC hygro B	C	-31	B/C	-23
2. VMC double flux	C	-4	B/C	-1
3. Eau chaude, capteur solaire thermique et apport électrique	B	-35	B/C	0
4. Chaudière collective à condensation	B	-3	B/C	-1

H



I

G Tableau comparatif des scénarii d'équipement - Thierry Cabirol ingénieur thermicien.

H Tableau de synthèse des performances DPE-GES - Thierry Cabirol ingénieur thermicien.

I Comparaison des impacts des scénarii sur l'ensemble du cycle de vie - étude d'ACV GRIGEN GRDF Thierry Cabirol ingénieur thermicien.

N°	Type	Niveau	Surface en m ²	Classe	DPE	Classe	GES
1	T3	R + 1	60,80	A	45	B	10
2	T3	R + 1	80,80	A	44	B	10
3	T3	R + 2	60,80	A	41	B	10
4	T3	R + 2	80,80	A	41	B	10
5	T3	R + 3	60,80	A	41	B	10
6	T3	R + 3	80,80	A	41	B	10
7	T3d	R + 4/5	90,70	A	41	B	10
8	T3d	R + 4/5	65,20	A	43	B	10
9	T4d	R + 4/5	113,70	A	38	B	9

Moyenne :

8 x T3, 1 x T4 R à 5 694,40 A 41 B 10

J Tableau du calcul avec les équipements définitifs - étude d'ACV GRIGEN GRDF
Thierry Cabirol ingénieur thermicien

Intégrer les réseaux et les nouveaux équipements

Les installations techniques choisies étaient très performantes, leur intégration a été très délicate du fait des nombreux réseaux de distribution nécessaires à une installation fonctionnant en boucle ou double flux dans le respect des volumes intérieurs avec leur décor.

Résumé des travaux

Sur le mur de maçonnerie (exposé au sud), le parement extérieur a été enduit à la chaux et le parement intérieur revêtu de 5 cm de chanvre et chaux avec un plâtre en finition. Cette solution permet de supprimer l'effet de paroi froide l'hiver tout en conservant l'inertie du mur pour le confort d'été.

Les murs en surcroît de toit dépassant des mitoyens ont été isolés côté intérieur avec 12 cm de laine de bois et doublés avec une brique de 7 revêtue de plâtre. Le but de la brique de doublage étant de redonner de l'inertie. La façade extérieure en pan de bois comportant des montants de chêne 16 cm, garnis de maçonnerie de brique ont été enduits à la chaux à l'extérieur et isolés avec 12 cm de laine de bois 12 cm avec un doublage de brique de 7 enduite au plâtre. Les fenêtres anciennes ont été restaurées et doublées de fenêtres neuves équipées de double vitrage. Les portes anciennes ont été restaurées et renforcées. L'isolation thermique a été particulièrement soignée avec des matériaux bio sourcés, en installant une isolation sous toiture permettant d'éviter la surchauffe du toit l'été par la pose d'un premier panneau de bois épais avec 25 cm de laine de bois en-dessous pour limiter les déperditions de chaleur en hiver. L'isolation thermique et acoustique entre logements a été réalisée par injection sur 20 cm de laine de cellulose, (papier journal recyclé). Au rez-de-chaussée, le dallage sur terre-plein a été isolé et équipé d'un système

de chauffage basse température encastré. Le chauffage et la production d'eau chaude sont collectifs, avec chaudière gaz basse température à condensation afin d'optimiser le rendement et de limiter les déperditions. La ventilation mécanique contrôlée est à double flux avec un rendement de 90 %.

Calcul avec les équipements définitifs

En synthèse et en moyenne pondérée, nous arrivons à des performances de bâtiment basse consommation en restauration.

De manière plus générale, on peut insister sur certains éléments dont la pose de doubles fenêtres pour préserver les châssis historiques et l'installation d'une isolation adaptée à chaque situation, tenant compte du confort d'été et en privilégiant les matériaux bio sourcés (enduits de chanvre et laine de bois)

La production collective de chauffage et d'eau chaude sanitaire avec système de cogénération et une distribution en basse température réduit de manière importante les déperditions de chaleur. Sa combinaison avec une ventilation mécanique à double flux d'hiver permet d'optimiser le bilan énergétique. La ventilation transversale naturelle des logements assure leur confort en été.

La solution finale retenue relève du bon sens et confirme des évidences. Le respect de l'édifice dans ses caractéristiques constructives historiques avec l'emploi de matériaux naturels produits localement mis en œuvre par une main d'œuvre locale qualifiée, avec la réduction des déchets diminue les déplacements. Une isolation différenciée pour se protéger du soleil d'été et limiter les pertes de chaleur l'hiver permet d'obtenir un confort adapté aux différentes saisons. Les occupants doivent être associés à la démarche car les résultats dépendent de leurs pratiques.

Des logements basse consommation en restauration

Cette réalisation a permis de produire des logements restaurés, basse consommation et de limiter l'impact du projet sur l'évolution climatique et la production de gaz à effet de serre avec un bilan performant permettant d'obtenir 9 logements de 78 m² de surface moyenne dont la consommation est ramenée de 253 à 41,67 Kwh EP/m²/an, et la production de gaz à effet de serre de 59 à 10 Kg CO²/m²/an.

La ville a organisé des visites et des présentations de la réalisation pour servir d'exemple et de modèle auprès des acteurs locaux (habitants, élus et techniciens, architectes, entrepreneurs, artisans et promoteurs, agents immobiliers et notaires).

Les grands principes que l'on doit retenir :

- réduire les déplacements
- réutiliser des matériaux existants
- employer des matériaux locaux biosourcés
- réduire la production de déchets
- respecter l'inertie et la perméabilité des matériaux anciens
- maîtriser l'isolation et la ventilation
- tenir compte des confort d'été et d'hiver
- des équipements de production d'énergie en basse température
- parfaitement isoler les réseaux de distributions
- des équipements et un réseau collectif performants
- des équipements complémentaires individuels
- entretenus par les occupants (réchauffeurs et filtres)
- une main d'œuvre qualifiée de proximité
- éviter l'énergie électrique

Directives de conservation urbaine dans le cadre d'une réglementation pour une ville densifiée. Le plan de structure d'Addis-Abeba à la lumière des Principes de la Valette

Comprendre dans quelle mesure les modèles de la ville compacte et de l'approche des paysages urbains historiques sont compatibles est important pour la planification d'une transition urbaine durable. Le récent plan d'urbanisme d'Addis-Abeba, par exemple, promeut une politique de développement de la ville compacte, qui aborde les sites historiques par le biais de réglementations sur la hauteur des bâtiments orientées vers les zones. Ce document examine donc le plan de la ville (structure urbaine) du point de vue de La Valette (conservation urbaine). Il remarque que le plan de structure a intégré avec succès diverses normes internationales, y compris la conservation du patrimoine urbain. Cependant, il n'a pas considéré le patrimoine urbain comme un paysage culturel et s'est donc contenté de délimiter quelques sites historiques à des fins spéciales de réglementation de la hauteur, en accordant peu d'importance à leur tissu social. Ce cas suggère également la nécessité de mieux comprendre le rôle du paysage dans les villes à croissance rapide, signifiant ce qui devrait compléter de telles recommandations comme les Principes de La Valette.

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Urban conservation frameworks under a compact city policy. The 2017-2027 Addis Ababa's structure plan in the light of the *Valletta Principles*

Matiyas Bekele Fantaye
Tibebu Assefa

Understanding to what extent the models of the Compact City and the Historic Urban Landscape approach are compatible is relevant to plan and implement sustainable urban transition. Culture and heritage conservation must play a significant role in the process to ensure social equity and public participation through the protection of the social fabric of an urban area. Thus, architects and urban planners have increasingly inclined towards embracing a Cultural Urban Landscape approach of metropolitan development planning since the 1990s professional activism, which gained momentum with movements such as the New Urbanism and the New Regionalism. The 2011 *Valletta Principles for the Safeguarding and Management of Historic Cities, Towns and Urban Areas* was developed in this context. Yet it is the most internationally recognized policy as UNESCO adapted it as the *Recommendation on the Historic Urban Landscape* (HUL) in the same year. Both versions promote a landscape approach of urban heritage conservation as an integral element of the broader urban planning framework, which was already established in the 1987 Washington Charter (ICOMOS 1987; UNESCO 2016; Wheeler 2002; World Heritage Center, 2011; OECD 2012).

At the core of these documents is the notion that culture should play the role of the fourth

pillar of sustainability so that the social, the economic and the environmental ones can be harmonized and integrated firmly. However, the difficulty for local adaptation was already stated in the *Valletta Principles*. The conceptualization and management of particular layers of landscapes require local level responses and articulations. In this regard, resource-poor and rapidly urbanizing cities are more challenging for implementing integrated urban conservation development proposals. The rapid rate and larger scale of development undermines urban conservation through the application of the Cultural Landscape approach.

Rather, the Compact City approach of urban development is preferred in such contexts because rapid rural migration leads to urban sprawl and the degradation of inner-city neighborhoods. Thus, the existing urban growth management practices prioritize population densification and construction intensification along mass-transit corridors or around cultural centers and activity nodes, assuming that energy efficiency and public transport accessibility are ensured through a more compact urban form. Such a development scenario envisions a model for high-rise central business districts as radially connected with several other mixed-use residential districts. The model assumes the city as a physical form that

should be transformed for a more efficient consumption of resources (JABREEN, 2006; JENKS, BURGERS, 2000; OECD, 2012). Nonetheless, this ignores the urban cultural form that will have to undergo a social fabric change in the process of development. The urban dynamics matters, not only because urban heritage entails its values of authenticity and integrity along with the intangible and the social capital of a place, but also because social equity and equitable development necessitate such a cultural development framework for public participation.

The question is, therefore, to what extent are the models of the Compact City and the Cultural Urban Landscape approach compatible in the planning process? In fact, many aspects of this broader inquiry were also already addressed in the *Valletta Principles*, which remarks on the importance of providing details on the role of the urban landscape: *“the role of landscape as common ground, or conceptualizing the townscape, including its topography and skyline, [. . .] particularly in fast growing cities, takes into account the problems of large scale developments, which alter the traditional lot sizes that help to define historic urban morphology. [. . .] (Moreover) the notion of sustainable development has gained such importance that many directives on architectural planning and interventions are now based on policies designed to limit urban expansion and to preserve urban heritage.”*

This is also significant to what extent metropolitan plans can affect the quality of heritage conservation standards, and in turn, what should complement to such recommendations as well. Because concrete examples are necessary for further articulation of the required details, this paper discusses the case of Addis Ababa, which is relevant due to its historical development and the content

of the current city plan as well. The purpose is thus to review the 2017-2027 city structure plan of Addis Ababa (SP) from the perspective of the 2011 *Valletta Principles*.

The context of the structure plan

Addis Ababa had several historic sites traditionally established in the model of the medieval settlement pattern⁰¹, concomitant to the royal camp, which followed a standard site plan suitable for the then mobile court. Having been founded as a traditional political capital in 1886 by the empress Tayitu, Addis Ababa may not be a considerable historic town as compared to several ancient and medieval settlements⁰². However, the city has always had remarkable cultural centers in its ever-changing traditional urban landscape. Most have significantly been altered or even forgotten at all, but a few such as the Arada (now part of the Piazza cultural area, which had developed as a racially segregated quarter during the brief Italian Occupation period from 1936 to 1941) always remain to be significant. The Arat Kilo-Sidist Kilo axis (nearby the National Palace) and the Merkato open market (said to be the largest in Africa) have also survived regardless of their full integrity. These areas are different from the other types of public squares, monuments and archaeological sites of the city because of their intangible values and social fabrics. The memories of these places have always lived in the minds of the dwellers and their spirits are still present at least through many photographs and fictional works.

The original settlement pattern (with its several traditional lot sizes) was altered by the construction of high and middle-rise buildings over demolished old structures, in addition to the damage caused by the motorization (with asphalt pavements) of the original organic streetscape. This trend has also gradually loosened the social fabric

⁰¹ Much is not known about the traditional (medieval) Ethiopian urban planning and settlement foundation (including the early phase of construction and administration). The traditional administrative institutions (for security, resource mobilization and management purposes) are guided by a 13th century manuscript called (the book of) the Order of the Kingdom. It is noted as a city establishing as well as a national policy document. It is also often referred as “the first constitution of Ethiopia”. Other primary sources for Ethiopian urban history include the Book of Aksum, certain drawings of European travellers and several photographs of the early settlement and evolution of Addis Ababa (FANTAYE, 2017). For more recent works on urban/architectural history of Ethiopia, see, for example, FANTAYE et al. (2022) on traditional urban management, and FANTAYE, ASSEFA (2022) on the traditional principles of architectural design and construction.

⁰² That is, towns like Aksum, Lalibela, Harar, Ankober and Gondar, etc.



A The Historical Development of the Historic Centers, from FANTAYE, 2017.

and capital of the places. It appears that the urban heritage of the city (as a concept different from the architectural one) came to attention only after the publication of the 1986 centenary scientific symposium organized by the municipality. Monuments and public squares are often considered for protection at least for political motives. However, old neighborhoods, and to some extent, even their communities, are often perceived as uncomfortable for the 'intended look' of the city's modernity. Thus, the rapid urban modernization trend has not only undermined urban heritage, but also approached the protection of individual monuments without considering their broader landscape. /fig. A

Several decades later, the 2002 Master Plan Revision Project Office (ORAAMP, 2001) pointed out the lack of clear identification and delineation mechanism as a challenge for the conservation of urban heritage. The plan was nonetheless limited to protect a number of monuments and sites, as the priority was for urban decentralization and renewal. Since then, the city has been implementing affordable housing programs for two decades through the construction of condominiums for low and middle-income groups in many central and peripheral districts. Much is already said about some of the devastating effects of the radical development measures in the implementation of the urban renewal projects.

In the meantime, however, new challenges were emerging with the hierarchical order of the city centers. Urban centrality came to be an issue while affordable housing and transportation continue to impact urban livability (AACPPPO, ONLY-LYON, 2012). Thus, the following and the current city plan (the 2017 to 2027 Structure Plan) proposed a transit-oriented and corridor-oriented high-density development policy



B Building Height Regulation Zones of Addis Ababa for the 2017-27 period, revisable every 2.5 years.

03 However, six years have already passed without undertaking the proposed (legally-binding) revision. However, the scope of this critical is not related to the evaluation of the implementation of the SP.

(i.e. a version of the Compact City Model). The Structure Plan (SP) assumed that vertical densification along development corridors is tactically viable to mix residential and commercial uses close to public spaces and public transport. The integration of efficient land use and transportation through a strategic Building Height Regulation (BHR) was thus proposed as a priority (AACPPO, 2017). The BHR is zonally implementable over the vast metropolitan region as a key growth management strategy. It is intended to be instrumental to limit the bulk of buildings as well as the population density of urban centers, corridors, and neighborhoods including historic sites and green parks in addition to their hierarchical organization (AACPPO, 2017, pp. 102, 208-217).

The Floor Area Ratio/FAR and the Land-Use Proportion (specified for both vertical and horizontal construction/ area development) are the basic regulators in the designated four hierarchical zones. Special BHR zones include the historic, the environmental and the aviation restriction areas (see also /fig. B). The BHR is subject to revision every two and half years⁰³. As complementary to the BHR, the land-use proportion was proposed to standardize a 40% share for the built-up, a 30% share for the open space/street and 30% for the green. This regulation in addition provides a standard for the vertical mixed-use percentage: a share of at least 40% of a newly constructed building must be reserved for residential use, except in the central business district (designated as zone one).

The urban conservation frameworks

The 2017 SP of Addis Ababa can be remarked as progressive for its introduction of a well-defined concept of urban heritage. It acknowledges, *“The limited experience in handling historical sites, buildings and structures registered as historical and cultural heritages may pose its*



C Monuments of Addis Ababa,
Location Map, from ACCPPO, 2017.

own challenges". Therefore, in theory, it has proposed to approach the conservation of urban heritage as a historic urban landscape because it recognizes "place identity" (as a fabric, p. 210) by addressing the multiple layers of identity and pattern. In addition, the SP (pp. 59-61) recognizes:

"The presence of a unique character/s and identity are the basis for creating distinguishable urban centers. This will also enhance their attractiveness. Historical heritages, emblematic buildings and monuments, street pattern, streetscape and street- building interaction as well as cultural activities to be preserved and built are essential factors that give a given center its identity. Similarly, there are particular

districts in Addis Ababa with their own identity such as Arada-Piassa, Churchill Road, Merkato, Shiromeda, etc. which should always be considered in the planning and re-planning of Addis Ababa [...] Heritage items contribute to the richness of urban areas and should be protected and adaptively reused to help shape the urban renewal of centers. Good urban design can contribute to place making and community identity [...] : Arada, as the historic center preserving historical structures and settlement pattern; Merkato as the main market and economic hub. Churchill Avenue, as the 'Champs Elysees' of Addis with interlinked greens enhancing the character of a promenade on the southern section by adding, amongst other amenities, a second row of trees.

(And) Menelik II to King George Street as a major civic avenue; (and to) develop realistic implementation strategies for these proposals; and setup an independent institution that will manage the whole city center development”.

Furthermore, the SP recommends the exploitation of such heritage resources as part of the grand tourism development strategy, which has proposed certain sites for adaptive reuse, redevelopment, renovation or restoration projects through public and private partnership. These are also resources listed by the *Addis Ababa City Culture and Tourism Bureau* as one-hundred and twenty-eight residences of former prominent personalities, twenty-six public buildings, sixteen caves, sixteen historical and worship places, twelve monuments and three bridges (pp. 197-206). /fig. C

Nonetheless, such conservation frameworks have led to a dilemma in the overall metropolitan planning strategy owing to the priority set for compact and hierarchal centers through a mass transit-oriented approach. This metropolitan level urgency has led to the delineation of few sites as historic. The SP (p.209) thus appears to contradict its definition of heritage as a resource to be both protected and redeveloped (everywhere?): *“This new Building Height Regulation is specially tailored to simplify the process of implementation and to reduce some of the challenges faced in implementing the previous regulations. Some of the shortcomings of the 2010 Building Height Regulation, for instance, included [the fact that] it had given little consideration to the limited capacity and the ever changing demands of local developers and the market; and in view of the shortage of new area for expansion, it had delineated large tracts with no significant heritage value as historical. [Also] It failed to produce skylines and streetscape with block identity and character.”*

Subsequently, when it comes to the most notable historical site of the city, the SP states (p. 216): *“Arada-Piassa [Piazza] is one of the old districts in the city with their own histories worth preserving. The existing urban form of Piassa [Piazza] requires maintenance rather than changing. Building heights in Piassa, especially close to the Addis Ababa municipality (head office building) and the St. George church is limited to a maximum of 21m [meters]”.*

Such proposals can be contrary to the Cultural Landscape approach in many ways from the perspective of the Valletta. As the emphasis is on the physical fabric, the SP has compromised urban heritage as a mere historic quarter devoid of a social fabric. Still worse is the fact that only few sites were delineated as of historic or cultural significances (see also /fig. B). The emphasis over the control of rapid growth by a means of the skyline appears to contradict the notion of the city as a cultural urban form or landscape at least in this case.

Besides, it is not clear how the SP has provided detailed land-use and building height regulation by merely assuming the rapid development of the city centers without identifying their “optimum size” (p.39). This must have been a remark related to the need for in-depth studies on the carrying capacity of urban centers. Nevertheless, the proposed Main City Center Plan (a sample area plan of the SP including parts of the areas of the Arada-Piazza quarter) did not provide a strong justification based on the grounds of optimum size (carrying capacity) study of city centers.

The challenge for urban conservation under a metropolitan compact city policy: summary and concluding remarks

The SP has succeeded in the incorporation of various international standards under the Compact City strategy. In addition, it has

properly introduced the concept of urban heritage. However, it has failed to implement urban heritage conservation through the Cultural Landscape approach, and has thus only delineated few historic sites for a special building height regulation. Owing to the grand principle of the BHR, the SP has led to compromise urban conservation as a mere protection of architectural ensembles, giving little emphasis to the social fabric.

This is in fact due to the prevailing rapid development pressure, which required a grand growth management strategy applicable over the whole metropolis (through a zonal approach of development regulation or the BHR). The fact that the inner part of the city is preferable for business (infrastructure availability or development convenience) has contributed to the fewness of the protected historic areas. Consequently, from the Valletta perspective, the SP can be said to

have proposed the “conceptualization of the (future) townscape” of Addis Ababa (regardless of the socio-cultural and historical fabric). Moreover, the pressure for rapid development in the context of delaying preparation of local area plans will certainly tackle the revision and modification of the BHR as suitable for conservation in the future.

Perhaps, such a discussion will be relevant for identifying gaps with several other models of urban transitional sustainability including the Compact City and the Cultural Landscape approach. This also suggests the need for enhancing the 2011 Valletta recommendation as related to the role of the common ground landscape and townscape in fast growing cities. Particularly, sections such as *Conservation (i)* and *Management (k)* need further elaborations as related to the quality of conservation standards under overall planning frameworks.

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130

New urban practices The future use of digital technologies

The topic of urban information signage or billboards is currently considered of great interest by the experts on tangible and intangible cultural heritage, as it provides for the lack of knowledge of complexity the historic city. Experiences of adequate digital urban signage compared in some European cities show a better quality of "the visit experience" in historic centre, not only as tourist marketing.

The installation of adequate digital urban signage, included in the urban planning, enhancement of urban environment, is an opportunity to come to know the identity and authenticity of that city and its stratified urban history.

The ultimate objective is to achieve a system of cultural development through an educated and aware Cultural Tourism for both inhabitants and visitors.

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Nouvelles pratiques urbaines L'usage futur des technologies informatiques

Teresa Colletta

Ma longue recherche sur la sauvegarde du patrimoine urbain montre qu'à ce jour, il n'y a pas une connaissance suffisante de l'histoire des villes historiques et de leurs évolutions et transformations pendant des siècles⁰¹.

On a aussi pris conscience que les villes historiques, par leurs multiples caractéristiques et leurs valeurs non seulement monumentales, mais également immatérielles, présentent une stratification complexe, outre le fait d'une attraction particulière pour les touristes et visiteurs. La compréhension de cette stratification nécessite une meilleure information et la communication de la valeur identitaire du patrimoine urbain – *genius loci* – afin d'appréhender toutes les ressources culturelles, matérielles et immatérielles, de chaque ville, *in situ*.

Cette action permettra aussi d'actualiser une meilleure gouvernance du patrimoine urbain, d'activer la participation des citoyens pour améliorer le plan de conservation urbaine intégrée⁰² et aussi d'aboutir à un tourisme culturel de meilleure qualité dans les villes historiques⁰³.

La communication *in situ*, au moyen de panneaux, peut actuellement utiliser toutes les nouvelles technologies digitales. Nous proposons en outre que cette pratique soit combinée avec un plan de signalisation urbaine

dans le cadre du plan de sauvegarde et de mise en valeur de la ville historique⁰⁴. Cela nécessite une modification des modes de conservation et de la rédaction du plan, incluant des propositions pour la gouvernance.

Signalétique urbaine pour un tourisme culturel de qualité

Après la rédaction des Principes de La Valette, on a constaté la nécessité d'une mise à jour des « *Pratiques dans la gouvernance du patrimoine urbain* ».

Ma recherche, pendant les dix dernières années, s'est focalisée sur les modes de gouvernance du plan de conservation, en vue d'une meilleure connaissance des transformations urbaines et d'une responsabilité accrue des citoyens. Un tourisme culturel de qualité qui partage les valeurs du patrimoine en était l'objectif premier⁰⁵. On a ainsi reconnu dans la signalétique urbaine une des méthodes la plus facile et positive pour procurer une meilleure information de la valeur identitaire du patrimoine – *genius loci* – et pour communiquer aux citoyens et aux visiteurs les ressources culturelles matérielles et immatérielles de chaque ville *in situ*.

Nous avons étudié les cas de signalétique urbaine existants dans les villes pendant

01 COLLETTA T., 2013.

02 Principes de La Valette pour la sauvegarde et la gestion des villes et ensembles urbains historiques. Adoptés par la 17^e Assemblée générale de l'ICOMOS le 28 novembre 2011.

03 COLLETTA T., 2013 ; COLLETTA T., NIGLIO, 2016.

04 COLLETTA T., NIGLIO, 2016.

05 COLLETTA T., 2013 ; COLLETTA T., NIGLIO, 2016.

les années '80 et '90, très utiles pour l'identification du patrimoine urbain et architectural. Ces premiers panneaux urbains d'information mentionnent seulement l'identification du monument ou du site, sa dénomination et les principales données historiques, mais sans aucun support digital de connexion à une base de données⁰⁶.

Une des premières expériences positives de signalétique urbaine est illustrée à Paris par les panneaux « Histoire de Paris » en fonte, dits « pelles », installés non seulement auprès des monuments, mais aussi sur les lieux les plus significatifs de la ville : places historiques (place des Vosges), jardins (Jardin des Plantes) et aussi fontaines monumentales (fontaine des Innocents), comportant toujours une notice d'histoire urbaine. / *fig. A*

Dans plusieurs villes historiques italiennes, on peut voir les panneaux rectangulaires, nommés « *Mirabilia* », installés pendant les années '80 et '90 par le Ministère des biens et activités culturels et tourisme près de monuments significatifs de la ville pour fournir des informations historiques sous leur appellation. Parfois, la Municipalité a ajouté une signalétique dans l'espace public avec un autre panneau, tel qu'à Putignano (Pouilles). / *fig. B*

Révolution informatique et signalétique urbaine numérique

Pendant les années 2000, la révolution informatique a modifié la méthodologie de l'information et de la communication dans le monde entier. La signalétique urbaine numérique devient une nouvelle pratique dans plusieurs villes historiques européennes et celle-ci fait appel aux nouvelles technologies⁰⁷. L'objectif est toujours d'améliorer la gouvernance des villes historiques dans la réalisation du plan de conservation pour la sauvegarde et la mise en valeur.

Les nouveaux signaux – panneaux, bannières ou totems – sont connectés, pour un approfondissement *in situ*, à une base de données grâce aux méthodologies informatiques : QR Code, connexion WiFi, identité visuelle, sites web, cartes GPS, système audio-visuel, etc.). Cette nouvelle pratique est combinée avec un plan général de localisation des signaux, disposés le long des rues ou dans les espaces publics, pour une meilleure visibilité.

A Florence, les totems, premiers signaux d'information digitalisés, utilisent une carte topographique reprenant la localisation du monument et des places alentour. De plus, par l'intermédiaire du système digital (applications et QR Code), ils offrent la possibilité d'obtenir des renseignements détaillés / *fig. C* : cartes historiques, descriptions et images virtuelles du monument, transformations et restaurations. Ces outils, faciles d'apprentissage pour les citoyens et pour les visiteurs intéressés par l'histoire de la ville, offrent un contenu élargi, comparativement aux traditionnels panneaux explicatifs.

Les Résolutions de l'atelier organisé par le CIVVH à Florence les 3 et 4 mars 2016⁰⁸, ont mis en évidence l'importance de la signalétique urbaine. L'établissement obligatoire d'une communication urbaine numérique a été proposé, impliquant la réalisation des signaux urbains digitaux dans le cadre de la planification et de la mise en valeur de la ville. L'importance de la rédaction de la signalisation culturelle urbaine digitale par des experts du patrimoine a également été soulignée.

La très actuelle thématique « Gouvernance, Tourisme, Patrimoine culturel et nouvelles technologies » a été au centre du débat en 2022 et abordée lors de la 27^e Conférence du CHNT-ICOMOS Autriche sur le thème *Innovative Approaches* dans *Documentation, Research, Management and Education* en 2022⁰⁹. La

⁰⁶ COLLETTA T., 2019.

⁰⁷ COLLETTA T., 2021.

⁰⁸ Scientific meeting on Urban Communication for Informed Tourism in Historic Cities, Florence on 2016/3/3-4. Séminaire organisé par ICOMOS Italie et CIVVH. COLLETTA T., NIGLIO, 2016 ; COLLETTA T., 2021.

⁰⁹ Vienne, 10 au 12 novembre 2022. <https://chnt.at/programme/>



A

- A Paris (France). « Pelle »
Histoire de Paris, place des Vosges.
(© T. Colletta, 2012)
- B Putignano (Italie). *Mirabilia*
devant la Cathédrale.
(© T. Colletta, 2016)
- C Florence (Italie). Totem devant le
Musée de l'Opera del Duomo.
(© T. Colletta, 2012)



B



C

raison de cet intérêt est certainement la nécessité d'une meilleure information/communication pour la promotion du tourisme culturel de qualité. En effet, le récent développement de l'application des nouvelles technologies à l'interprétation du patrimoine culturel peut aider la recherche, mais aussi la valorisation du patrimoine avec une soutenabilité considérablement accrue pour les générations futures. Grâce aux nouvelles technologies numériques, les communautés scientifiques peuvent proposer des instruments de recherche innovants, des opportunités de connaissance et d'éducation pour rendre le patrimoine culturel plus accessible et inclusif. De plus, ces méthodes offrent la possibilité de disposer d'une documentation rapide sur l'état de conservation des sites et d'effectuer une surveillance continue au regard de potentielles altérations.

Cas d'étude

Pendant la recherche, trois cas de meilleures pratiques de signalétique urbaine, selon trois méthodologies différentes, ont été observés. Nous avons étudié comparativement Lugo (Espagne), Senigallia (Italie) et Lisbonne (Portugal). Ces cas ont tous comme objectif principal la connaissance de la ville historique en vue d'un tourisme culturel de qualité.

Lugo, ville fortifiée

Le Centre d'Etudes sur l'histoire urbaine de l'Université de Saint-Jacques de Compostelle a effectué une longue recherche sur la ville historique, les nouvelles découvertes archéologiques de la Lugo romaine, les vestiges de monuments et l'enceinte urbaine flanquée de tours. Sur demande du Service Municipal, le Centre d'Etudes a réalisé une signalétique ponctuelle informatisée pour une vulgarisation de ce patrimoine, en utilisant les nouvelles technologies digitales pour une meilleure compréhension de la découverte et de la conservation effectuée. La mise en valeur et la diffusion du riche patrimoine historique a

permis une nouvelle connaissance de la ville et de sa longue histoire à partir de la période romaine, en indiquant toutes les nouvelles découvertes archéologiques effectuées dans les années '90. La signalétique urbaine de Lugo romaine est réalisée par les experts du patrimoine avec un géoportail web, des images virtuelles et une application mobile multimedia¹⁰ / fig. D et E. L'utilisation de la technologie digitale a permis une connaissance plus aisée du patrimoine archéologique, inconnu des visiteurs jusqu'alors, et de la configuration de la ville fortifiée – *las murallas* – avec ses tours en détail.

A signaler la mise en place, au sein du projet européen « *Muralla Dixital* », du géoportail « *Vilas Amuralladas* », route transfrontalière destinée à promouvoir le patrimoine de cinq villes fortifiées de l'eurorégion Galice-Nord Portugal¹¹.

Senigallia et son château Renaissance

L'information/communication urbaine digitale pour une meilleure connaissance de la ville historique est mise en place pendant les années '90, basée sur la recherche d'histoire urbaine effectuée par l'architecte Paola Raggi. A partir de 2014, suite à la demande du Service municipal, la signalétique urbaine est installée. L'objectif est d'apporter une meilleure attention au contexte des monuments et particulièrement des espaces publics et de ses transformations séculaires. Le panneau consacré à la forteresse Renaissance – *la Rocca Roveresca* – située au centre de la ville, est le meilleur exemple de cette méthodologie / fig. F. Il décrit l'histoire du monument et de la fortification qui l'entoure avec toutes les informations historiques, les restaurations effectuées et la présentation du futur plan de rénovation. Le projet digital a produit une carte, sur base du plan de la ville à l'échelle, permettant de suivre les parcours historiques privilégiés / fig. G, et comportant la localisation des panneaux d'information avec QR Code¹².

10 GONZALEZ FERNANDEZ E., GOY DIZ A.E., 2016.

11 *Muralla Dixital* est un projet européen financé par le FEDER au travers du programme de coopération transfrontalière Espagne/Portugal 2007-2013. La route touristique-culturelle est destinée à la promotion du patrimoine de Lugo et Saint-Jacques de Compostelle (Espagne) et de Melgaço, Monção et Valença (Portugal).

12 RAGGI, 2016.



D



E

- D Lugo (Espagne). Panneau sur la plaza *Santa María*. (E. GONZÁLEZ FERNÁNDEZ, A. E. GOYDIZ, dans Colletta, Niglio, 2016, p.176)
- E Lugo (Espagne). Le projet *Muralla Digital*. (E. González Fernández, A. E. GOYDIZ, dans COLLETTA, NIGLIO, 2016, p.182)



F



G

- F Senigallia (Italie). Panneau devant *La Rocca Roveresca*. (P. RAGGI, dans COLLETTA, NIGLIO, 2016, p.188)
- G Senigallia (Italie). Carte des itinéraires privilégiés dans la ville historique. (P. RAGGI, dans COLLETTA, NIGLIO, 2016, p.189)

- H Lisbonne (Portugal). *Bairro Mouraria*. Plan général de la zone réhabilitée, indiquant l'itinéraire touristique-culturel avec localisation de la signalétique numérotée. (© T. Colletta, 2016)
- I Lisbonne (Portugal). *Bairro Mouraria*. Panneau n° 5, place Largo da Rosa. (© T. Colletta, 2016)
- J Lisbonne (Portugal). *Bairro Mouraria*. Panneau du Bain Arabe. (© T. Colletta, 2016)



H



J



I

Lisbonne : le Bairro Mouraria et la signalétique planifiée

Dans le quartier médiéval musulman, le *Bairro Mouraria*, le projet de signalétique urbaine a été formulé pendant la phase de projet de réhabilitation et de valorisation de la zone datant de 2010 à 2015. C'était un formidable outil pour la compréhension de la planification et aussi pour mieux comprendre cet ancien quartier médiéval, ses valeurs et son caractère orographique particulier, s'étalant en pente sous le château dominant la colline.

A mon estime, la signalétique urbaine réalisée est la plus conforme à la connaissance de la nouvelle configuration du *Bairro*, après les actions de rénovation conduites sur base du Plan d'Action de 2004, mais réalisées pendant les années 2010-2015. Une carte est affichée près du principal accès piéton au quartier, sur laquelle on peut localiser les panneaux d'information en différentes couleurs, numérotés suivant un parcours touristique dans le quartier / *fig. H*. En suivant les ruelles en pente et dans les petits espaces publics, on peut lire sur les panneaux les transformations opérées par la réhabilitation sur l'ancien tissu médiéval dégradé ; l'explication bilingue portugais/anglais est accompagnée de photos et des références aux applications numériques / *fig. I*. Les panneaux, tous réalisés en métal selon un simple dessin, sont installés, très sagement, dans les points de valeur majeure : petits espaces publics, palais, églises ; l'ancienne fontaine publique de la période arabe et son lavoir sont également signalés. / *fig. J*

La réalisation effectuée au *Bairro Mouraria* peut être qualifiée de meilleure pratique, le plan de signalétique urbaine ayant été formulé au moment du projet de réhabilitation. Les signaux urbains sont prévus et localisés dans les principaux petits espaces publics renouvelés du quartier.

Orientations futures

A l'avenir, une utilisation accrue des nouvelles technologies constitue une stratégie de gouvernance du patrimoine urbain plus efficace. En particulier, on doit utiliser de nouvelles pratiques urbaines et prévoir dans cette gouvernance une signalétique urbaine novatrice et numérique pour une meilleure information de la valeur identitaire du patrimoine – *genius loci* – *in situ*. On propose que les nouveaux signaux – panneaux, bannières, totems – soient connectés aux bases de données grâce aux méthodologies informatiques : QR Code, WiFi, identité visuelle, sites web, cartes GPS, système audiovisuel, etc. . . En outre, on doit recommander que les critères de la signalétique digitale urbaine soient prévus avec la mise en œuvre de la planification de gestion du plan de conservation.

L'innovation d'une signalétique urbaine digitale créative doit devenir une nécessité fondée sur la gouvernance des espaces publics, qui représentent la plus grande attraction pour les touristes, symbole précieux du patrimoine culturel matériel et immatériel des villes historiques. Aujourd'hui, nous n'avons pas une méthodologie unitaire, parce qu'elle est encore très fragmentaire et individuelle : on doit pourtant formuler des critères et des règles normatives communes.

Dans les prochaines années, la signalétique urbaine, pour devenir vraiment innovante, doit réinventer le langage de l'information en fédérant les institutions touristiques, les experts du patrimoine et les institutions publiques (Ministères, Régions, Municipalités) pour fournir des signaux appropriés à une promotion et à un accroissement d'un vrai tourisme culturel. La culture peut devenir un grand catalyseur de la créativité.

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Revitalisation des villes, villages et petites localités

L'équilibre entre les établissements humains et l'environnement a été rompu par l'augmentation des flux migratoires débridés vers d'énormes agglomérations urbaines dans lesquelles une partie importante des habitants vit dans des établissements précaires et dans de mauvaises conditions. La pandémie a mis en évidence les aspects négatifs de ces concentrations croissantes qui ont également des répercussions sur le changement climatique, l'utilisation des sols et les ressources naturelles. Il est désormais possible, grâce aux nouvelles technologies, d'atténuer les processus d'urbanisation en revitalisant les villes, les villages et les petites localités à l'échelle macro-territoriale. Les citoyens sont de plus en plus nombreux à vouloir se réinstaller ailleurs, dans des villes offrant une meilleure qualité de vie et une plus grande cohésion sociale. C'est l'occasion de revoir le paradigme selon lequel l'humanité sera principalement urbanisée. Cet objectif peut être atteint grâce à une vision et une approche intégrée ne se limitant pas aux facteurs économiques et prenant également en compte les facteurs sociétaux et environnementaux.

Paolo Motta is an architect/planner, specialized in sustainable urban policies and integrated development strategies, with a holistic approach, covering not only technical, but also economic, financial, social and environmental aspects. In recent years, his attention focused on historical and cultural heritage, sustainable tourism, and related operational instruments. He has many years of experience, including field activity. He participates in European cooperation programs in the EU and in Latin America on urban/territorial planning as well as in several private projects on sustainable tourism and mitigation of cruise impacts. He is a member of ICOMOS Italy and of CIVVIH, ICTC, ISCES, SDGWG, Working groups and Committees of ICOMOS.

Towns, villages & minor settlements revitalization

Paolo Motta

“A tool for territorial rebalance, climate change mitigation & heritage enhancement.”

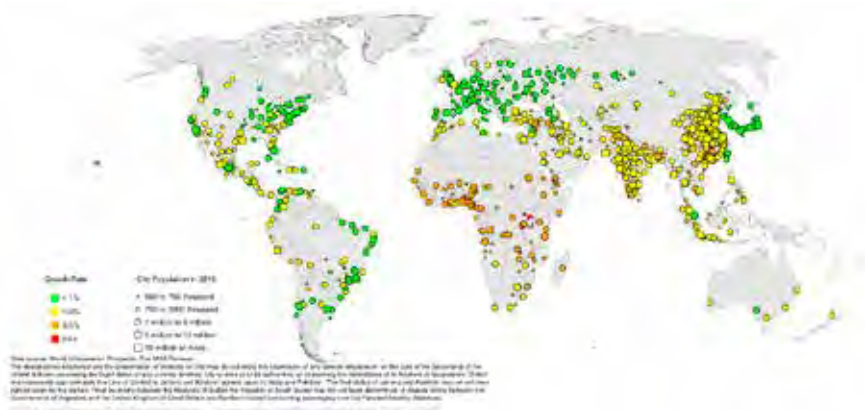
Premises

The balance that, for centuries and until a few decades ago, regulated the relationship between environment and anthropogenic settlements has been weakening with industrial revolutions and has ruptured in recent decades by the growing phenomenon of unregulated urbanization towards huge and alienating urban agglomerations. Currently there are more than 36 cities with over 10 million inhabitants, of which some megacities reaching 50 million, the majority in developing countries, especially in Asia. Urbanization was assumed as inevitable, starting from the principles enunciated by modern urban planners since the middle of the last century. It was subsequently accepted by main international development agencies, including UN-HABITAT itself. Their forecasts, elaborated in the last decade, concluded that 70% of humanity will be urbanized by 2050. It is only recently, following the 2016 UN-HABITAT Quito Conference, with the AGENDA 2030 and its 17 Sustainable Development Goals (SDGs), that a process of in-depth reflection started and provided general indications for an integrated approach on urbanization processes. The global emergency due to the pandemic will hopefully also have a positive impact on many aspects of future territorial development. In almost all countries it emerged that COVID-19 spread where there is greater

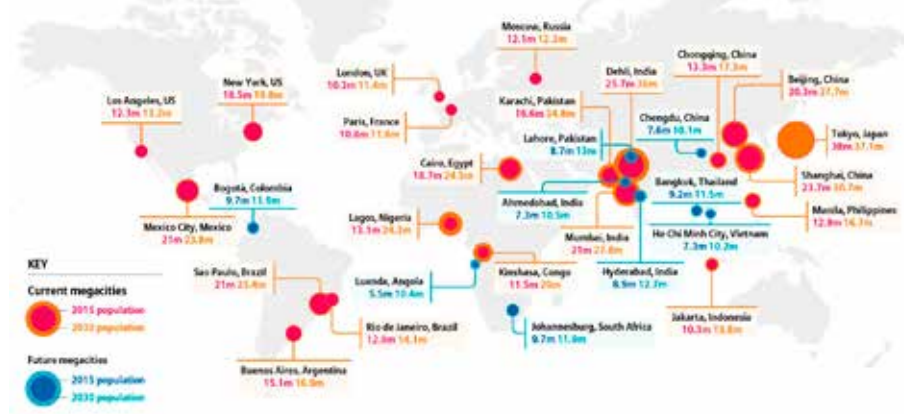
human concentration of populations and that it is more difficult to contain its pandification in larger agglomerations than in smaller settlements. The pandemic is therefore a further reason to review the current urbanization model concentrated in metropolises. Indeed in smaller contexts it has been possible to better reduce contagion and manage the pandemic. In towns, villages and rural settlements there was a lower level of infections, facilitated by mutual support networks among inhabitants. It is then appropriate to reflect on the negative aspects of current wild urbanization processes, determined mainly by economic needs, speculative instances and short-term profits, and with no attention to negative impacts on environment and society.

A

2018 - 2030



Selected current and future megacities 2015 to 2030



Source: World Urbanization Prospects: The 2014 Revision

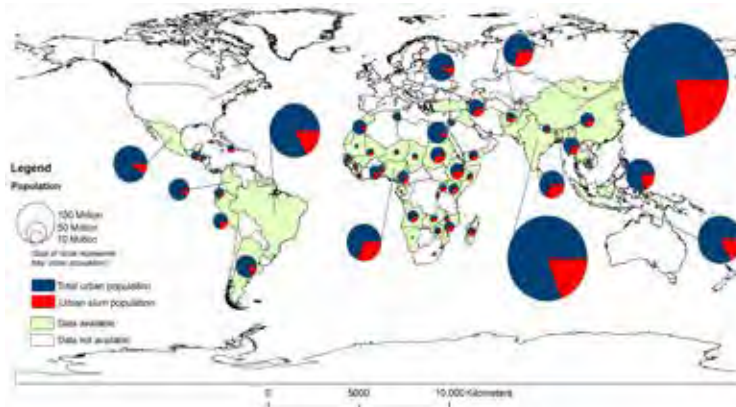
Evolving scenario

For centuries and up to the last century, human settlements have grown in harmony with the surrounding territory and environment, with an acceptable balance between urban and rural land uses, compatible with local natural resources and peculiarities. This model has been progressively modified by industrial revolutions, now accelerated by new technologies and global economy. Since the last century, urbanization has grown without any real opposition and now the dogma that the mankind will be mostly urbanized is accepted as inevitable. The CIAM Athens Charter, the manifesto of modern urban planning, which has for decades promoted a zoning approach based on land use favouring the growth of megacities, seems unable to respond to new realities. Would it not be better to therefore enhance and develop smaller urban realities, which certainly have more social values and resilience, through interventions of recovery, reuse and upgrading standards and services? Although the urbanization process is now unstoppable, it is still possible to implement measures to mitigate this trend and reduce the negative effects on pollution, environment, land use and natural resources, whilst retaining the original inhabitants and attracting new residents.

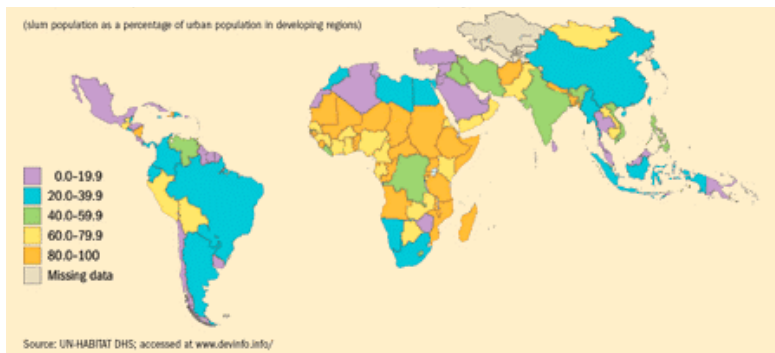
The development of metropolises, progressively increasing in number, is predominantly negative, especially in emerging countries / *fig. A*. And its long-term impact is unpredictable. Air pollution and water shortages are already increasing, and still no strategies of defined intervention are implemented. The negative impacts on urban dwellers are multiple, including stressful daily life, commuting, poor services, lack of identity, socialization opportunities, adequate housing, and public spaces. Many



Urban Slum Population



As of 2007, more than 30% of the world's urban population - 1 billion people - resides in slums and 90% of slum dwellers live in the developing world



UN-Habitat Data

cities that have sprung up completely from scratch and were built on global and theoretical models that failed, having been originally planned for hundred thousand, and now hosting millions of residents. Their urban centres and neighbourhoods have been progressively surrounded by overcrowded slums and precarious permanent settlements / *fig. B*. It is now accepted that metropolitan areas are among the main causes of climate change, excessive use of land, reduction of natural resources and are the source of polluting factors responsible for global temperature increase.

New available technologies can provide effective tools for the amelioration of neglected territories through the upgrading of mobility infrastructures, communication and energy networks. Modern agriculture, circular and green economy will play a key role in improving local economies, environmental protection, heritage conservation and social cohesion, by the revival of towns and minor settlements, thus reducing the growing pressure on large metropolitan areas. The fourth industrial revolution offers further instruments allowing people to work everywhere, with access to global knowledge and information, educational and health services, thus reducing the need for frequent mobility. This will allow inhabitants to remain in their villages, preserving the original social cohesion and meaning of community belonging.

Heritage enhancement

For the safeguarding of cultural heritage, the value of the unique peculiarity of each site must be considered: "*The spirit of the place can be defined as the set of material and immaterial, physical and spiritual elements which give the area an identity, a specific feeling and emotion. . .*" (ICOMOS - Québec Declaration of October 4th 2008). Any

human settlement, from small villages to larger cities, is made up of tangible and intangible elements. But this specific unique spirit, known as the *genius loci* in ancient times, has gradually lost its original relevance. That is due to the growing urbanization and gentrification processes of recent decades, based on standardized international models and schemes which erase these original peculiarities. The metropolises

in emerging countries are an allegory of contemporary Western huge urban agglomerations, with the same problems and inadequacies. For these reasons, it is a priority to focus on the enhancement of each settlement's characteristics and assets (cultural, environmental, historical, etc.) to promote a permanent development strategy that includes agriculture, craftsmanship, advanced technology and any activity linked to local resources and traditions.

C



D



Villaggio Alpi Venete

Traditional and vernacular architecture are of great importance in the process of local settlement identification. Towns, villages, and minor settlements are mostly composed of houses and family compounds, whose typologies, in many regions in the world, have remained unchanged over the centuries, based on the tangible and cultural characteristics of their inhabitants. The vernacular architecture / *fig. C* has always been taking in account environmental specificities such as winds, temperature, availability of water, sun and other elements, which have contributed to define models and typologies in harmony with the surrounding environment. The same happens with the different construction materials used, usually the most easily available in each settlement area: wood, stone, bricks, mud and many others that are adapted to the climatic situation of each site. With extended application of traditional architecture, the environment will also benefit of overall positive returns, due to a lower use of land and resources and to fewer needs for new infrastructures and networks.

New urban agenda

The Sustainable Development Goals of the New 2030 Urban Agenda of the United Nations, adopted at the HABITAT III Conference in 2016 in Quito, and specifically Goal 11 focusing on urban development, are

today the subject of general attention and are analyzed at a global level. These principles have been confirmed in subsequent years by other institutions since UNESCO's and UN Habitat's 2030 Agenda for Sustainable Development included heritage in Goal 11.4 – Strengthen efforts to protect and safeguard the world's cultural and natural heritage –. Mobility is mentioned in several of the 17 SDGs targets, in particular those related to infrastructure, cities and human settlements. This is the case of Goal 11 – Making cities inclusive, safe, resilient and sustainable – where Objective 11.A calls to *“Positive economic, social support and environmental links between urban, peri-urban and rural areas by strengthening national and regional development planning”*, and where Goal 9 – Building resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation – states that: *“Sustainable transport allows a better integration of the economy while respecting the environment, improving social equity, health, the resilience of cities, urban-rural connections and productivity of rural areas”*. Indeed, the interrelation between human settlements and mobility infrastructures is considered among the bases of an integrated and sustainable development.

A program for the revitalization of towns and rural villages extended to a macro-territorial scale would therefore contribute to reducing the phenomenon of urbanization and therefore the negative impacts of large urban agglomerations on the climate. Occupying only 2% of the surface globally, urban areas represent 20% of the causes of climate change, as indicated by Goal 13 – Take urgent action to combat climate change and its impact –. But also directly to the achievement of various other objectives such as Goal 3 – Ensure a healthy life and promote well-being for all at all ages –, Goal 8 – Promote sustained, inclusive and sustainable economic growth,

full and productive employment and work decent for all –, Goal 10 – Reduce inequality within and between countries –, Goal 12 – Ensure sustainable consumption and production patterns –, and Goal 15 – Protect, restore and promote the sustainable use of terrestrial ecosystems –. Therefore, the revival of smaller towns and villages is an action with important long-term effects on climate change, totally in line with the indications of the 2030 Agenda, which also deserves to be evaluated for its strategic value.

The continued use of agricultural areas and maintenance of the environment / *fig. D* are a permanent human presidium reducing the risks of natural disasters such as floods, forest fires, land-slides, desertification, etc. This can only be achieved with a permanent population, living in smaller settlements but with the same standard of living as in major metropolitan areas. It is necessary to investigate each urban area on a case-by-case basis to evaluate the environmental elements. Any investment that increases the value of the urban model and heritage, making them accessible to future generations, according to the now shared definition of sustainable development, can be implemented in the environmental enhancement processes. Through modern agriculture, the reuse of marginal territories and the application of traditional architecture, the environment will have positive returns and local economic development.

Future role of towns & rural villages

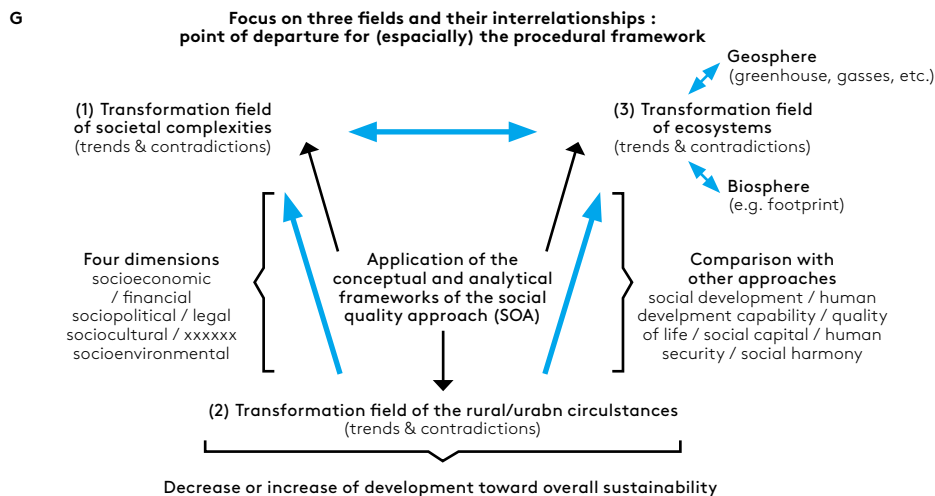
The current pandemic has further highlighted the negative impacts of the growing urbanization phenomena, assumed as an inevitable paradigm in recent decades. The changes reducing the need for many physical movements, affected the entire pattern of daily life in large urban agglomerations and these are costing changes. Health reasons, the



Lucca, Piazza Anfiteatro



Marrakech, Square Djemaa el Fnaa



need to have larger housing, more green areas, meeting places, etc. are pushing, all over the world, increasing numbers of “citizens” to move away from large urban agglomerations and to seek new localised alternatives. The possibility of residing elsewhere, reducing the current gap in services and accessibility, thanks to technological advances, is re-evaluating the role of towns and rural villages, becoming once again permanent places of social aggregation with a better quality of life, resulting in a substantial reduction of urbanization. Therefore the renewal, adaptation and revitalization of minor human settlements repopulated by stable or long-term residents is a favored alternative. The feeling of belonging to and participation in a specific site is one of the main objectives to be achieved through specific interventions aimed at improving inclusion and identity. The lack of adequate and quality public spaces or meeting points in metropolises also represents a serious handicap to socialization, the older model of “forum” or “square” / *fig. E* / *fig. F* being still present in the villages and other smaller realities. An important element for the development of villages is represented by cultural tourism, as a model that respects the environment, heritage and traditions integrated into the local economy and interacting with the host communities in a direct relationship without the too many current intermediaries. It is therefore urgent to initiate a profound change in the entire model of territorial development, not only for the settlement aspects, but for many others such as environmental, social, economic, infrastructural, productive, tourism reasons, etc.

Therefore, a holistic vision is needed with the participation of all the stakeholders and a short time frame to manage and direct the growing current and potential demand. For these and other global reasons, the need to focus on the enhancement of the

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characteristic elements and local territorial assets (cultural, environmental, historical, etc.) is a priority, to activate a long-term growth strategy that includes agriculture, crafts, advanced technology and any activity linked to local culture and tradition. Such a global approach also adds value to the territory surrounding each village, considered as a complementary element to be protected and enhanced at the same time, overcoming the traditional division between rural and urban areas.

Proposed new approach

In most developed countries a change is necessary in the development model of urbanization to respond to the financial and health crisis. Meanwhile in emerging countries, which have been increasing their standard of living in recent years, this need also aims at recovering traditional urban characteristics. The global urban development model, based on massive dissemination of standardized products and lifestyles, has proved to be incapable of supporting and developing the characteristics and qualities of local contexts. In fact, the risks are to even, lead emerging countries towards a model that is unable to guarantee a sustainable and permanent socio-economic growth for each territory that, at the same time to protect the environment. After more than ten years and a deeply changed global context, it is now necessary to revise the Valletta Principles, taking into account new paradigms regarding the evolution of the entire urban development sector, with greater attention also focused on minor historic and rural landscape heritage. It is certainly not an easy task, because it requires reviewing the current urban development models and adopting new development strategies with greater attention for environmental protection, climate change, cultural heritage enhancement and territorial rebalancing.

A widespread resettlement and village enhancement program should be undertaken with the principles established by the “Social Quality Approach” (SQA) / *fig. 6*. It is an approach that addresses urban and rural problems with an integrated vision, not limited to economic factors alone, aiming for of sustainable development of the territory, environmental protection and enhancement of all assets that are not only the physical ones. Through this action it is possible to reduce the migratory fluxes towards large urban agglomerations with alienating living conditions, by retaining inhabitants in towns and villages, favouring therefore not only an economical approach but an overall SQA of the residents’ lives. An integrated approach such as the SQA, aimed at overcoming the fragmentation of current strategies, contributes to territorial development towards global sustainability, unlike other existing models, especially in Western countries. A network of villages can become a concrete application of these principles. The revitalization of villages therefore represents an opportunity to experiment with the three operational tools of the SQA profiles, indicators and criteria, within an interdisciplinary framework capable of harmonizing the tensions existing between social development in a broad sense and a purely economic one. For this, it is necessary to activate the participation and involvement of an enlarged audience, including more stakeholders operating in this sector, and with the aim to steer the competent authorities in this direction.

Oran, an exercise in the rehabilitation of 19th and 20th century buildings

Our contribution here consists of the presentation of a field experience. As an architect of protected sites and monuments, we have worked with an Italian company on the rehabilitation sites of some 19th and 20th century buildings in Oran (Algeria). Within the framework of this very limited article, an overview retraces some stages and techniques of rehabilitation adopted in sometimes century-old buildings. These include the rehabilitation of facades, common areas (terraces and stairwells). These operations are in line with the directives of the Algerian law 98-04 relating to the preservation of heritage, the Paris Declaration (2011) and the Valletta Principles (2011). This experience, rich in lessons, has in particular made it possible to highlight the deficiencies in such rehabilitation projects, the in situ results and recommendations which constitute real decision-making tools for possible future operations.

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Oran, un exercice de réhabilitation d'immeubles des XIX^e et XX^e siècles

Dalila Senhadji

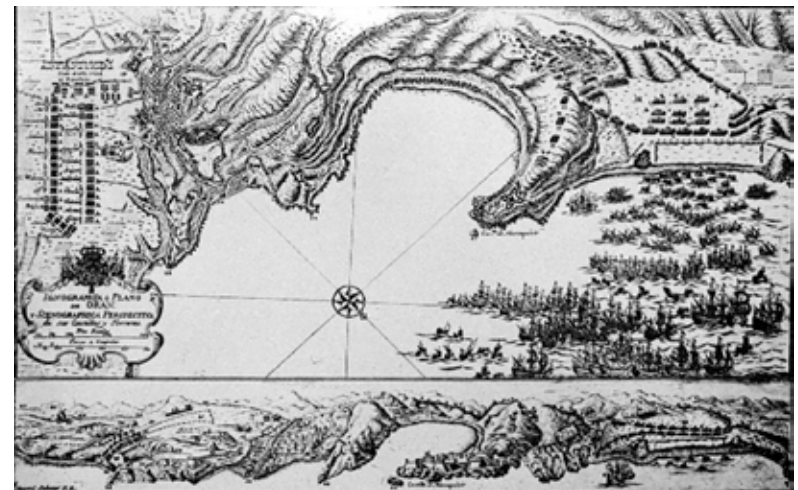
L'objet de ce texte est de relater une expérience de terrain réalisée sur des chantiers de réhabilitation d'immeubles des XIX^e et XX^e siècles à Oran (Algérie). Néanmoins, un bref rappel sur la fondation d'Oran s'avère nécessaire afin de mieux cerner la profondeur historique de la ville. Oran est une ville portuaire au Nord-Ouest de l'Algérie se situant à environ 460 km de la capitale Alger. Son histoire commence avec l'arrivée des Phéniciens et sa trace existe dans les écrits de Strabon, l'Itinéraire d'Antonin, la Cosmologie de Ravenne et Ptolémée. D'autres sources font remonter

la création d'Oran à la Rome antique, « *Des sites préhistoriques attestent de la présence humaine dans la région depuis les premiers jours de l'humanité. Oran daterait des Romains où elle était connue sous le nom de Portus Divinus* »⁰¹. Selon René Lespes, *Ouahran* transcrit sous différentes formes (*Horan, Boran, Oram*) apparaît dans les premiers documents cartographiques et les portulans des XIV^e et XV^e siècles⁰², « *Ouahran, tel est le nom d'origine vraisemblablement berbère, que porta la petite bourgade fondée en l'année 290 de l'Hégire (903), sur un territoire occupé par*

01 Texte officiel de la direction de la culture d'Oran.

02 LESPES, 1938, p. 41, note 1. Y sont cités toutes les cartes et les portulans où ces transcriptions figurent.

A Plan et vue cavalière d'Oran et de Mers-El-Kébir, 1732. (Extr. ESQUER G.), 1929.



A

des tribus berbères Azdadja, les Nefza et les Mosguen, par Mohammed Ben Abou Aoun, Mohamed ben Abdounet et une bande de marins andalous venus d'Espagne». ⁰³ « [...] Le peuplement d'Oran par des Andalus en 903... » ⁰⁴ est à l'origine de la fondation de la ville sous le nom de *Wahran*. Ainsi, Oran a d'abord connu une période arabe (902-1509), deux conquêtes espagnoles (1509-1708) et (1732-1791) et deux conquêtes ottomanes (1708-1732) et (1791-1831), avant l'arrivée des Français le 04 janvier 1831. / *fig. A*

Chacune de ces présences a naturellement engendré des édifices et des constructions qui subsistent encore aujourd'hui en dépit d'un séisme dévastateur en 1790. Oran compte un patrimoine architectural hérité des périodes espagnole, ottomane et française. Ainsi, l'ancienne ville historique aujourd'hui secteur sauvegardé est dénommée le quartier de « *Sid El Houari* », du nom du saint patron de la ville.

Une brève rétrospective des opérations de réhabilitation à Oran

L'historique des opérations démontre que les premiers projets datent de 1976⁰⁵ dans l'ancienne ville arabe, espagnole, ottomane et française connue aujourd'hui sous le nom du quartier de Sid El Houari. Dans les années 1990, une tentative locale de réhabilitation du vieux bâti est lancée mais aussitôt arrêtée et remplacée par une opération similaire en 1994. Celle-ci, impulsée par le Chef du gouvernement, concerne l'étude de 30 immeubles et la réalisation de 40 autres.

Ceci étant, Oran a connu sa première réelle opération de réhabilitation en 1996 avec un financement réduit⁰⁶. Seuls quelques immeubles dans le quartier de Sid El Houari ont été réhabilités⁰⁷. Néanmoins, entre 1997 et 2004, la ville bénéficie d'un projet de coopération germano-algérienne

dans le cadre de la réhabilitation et de la restructuration urbaine.

Ainsi en 2002, la direction du logement et des équipements publics lance un nouveau programme de réhabilitation du parc immobilier de la Wilaya d'Oran, soit une opération concernant 5.000 logements.

En 2006, une loi est promulguée portant sur l'orientation de la Ville. Une approche méthodologique est proposée par le Ministère de l'Habitat, de l'Urbanisme et de la Ville en vue d'associer les différents organismes et acteurs étatiques et d'établir une vaste opération d'expertise pour Oran, Alger, Constantine et Annaba.⁰⁸

A Oran, la rénovation de 600 immeubles classés en zone rouge ainsi qu'un plan pour l'embellissement de la ville sont lancés en 2008⁰⁹.

En 2010, les autorités locales ambitionnent d'inscrire la ville d'Oran dans un grand projet de métropolisation et de modernisation, dénommé « Oran métropole nationale et internationale ».

En 2012, le projet de modernisation de la Wilaya d'Oran, à l'horizon 2025, comptant entre autres le projet de réhabilitation du vieux bâti, est officiellement lancé. Bien que datant de 2010 à 2013, il demeure d'actualité à cause de la non-capitalisation, dans les nouveaux projets de réhabilitation en cours encore aujourd'hui, de toutes les expériences suscitées en amont et qui s'étaient soldées par des résultats peu ou prou positifs voire mitigés. Le projet en question, incluant naturellement la mise en valeur, la restauration et la réhabilitation du patrimoine bâti, se devait de répondre aux recommandations de la loi algérienne n°98-04¹⁰, à la Déclaration de Paris¹¹ et aujourd'hui aux Principes de La Valette¹².

⁰³ LESPES, 1938, pp. 41-42.

⁰⁴ VILAR, DE EPALZA, 1988, p. 72.

⁰⁵ Aujourd'hui encore quelques îlots démolis dans l'ancienne ville historique témoignent de cette opération.

⁰⁶ Source : Programme National de Recherche (PNR), 2013, p.128.

⁰⁷ Il s'agit entre autres de la place Kléber et de la rue des jardins dont le siège de l'OPGI. (Office de Gestion de la Promotion Immobilière).

⁰⁸ Ministère de l'Habitat, de l'Urbanisme et de la Ville / Direction de l'Urbanisme, de l'Architecture et de la Construction *De la Wilaya d'Oran, Passation : opérations de réhabilitation du bâti ancien*, 24 janvier 2021, p. 32.

⁰⁹ Ces opérations ont aussi été lancées à l'occasion de la 16^e conférence internationale du gaz naturel liquéfié (GNL 16), tenue en avril 2010.

¹⁰ Loi n° 98 – 04 relative à la protection du patrimoine culturel (15 juin 1998).

¹¹ Déclaration de Paris sur le patrimoine comme moteur du développement (ICOMOS, Paris, 1^{er} décembre 2011).

¹² Principes de La Valette pour la sauvegarde et la gestion des villes et ensembles urbains historiques (ICOMOS, Paris, 28 novembre 2011).

13 Le projet de 2013 a été repris dans le Programme National de Recherche PNR 31, Population et Société, sous l'intitulé « Réhabilitation et valorisation du patrimoine bâti : capitalisation d'une expérience "REHAVALCO" ». Il est important de souligner que l'ensemble des chercheurs ayant contribué au programme oranais ont préalablement travaillé sur la ville de Constantine, siège de leur université. Suite à la capitalisation de l'expérience constantinoise, le quartier de Sidi El Houari à Oran a servi de terrain pour « transférer un dispositif de réhabilitation » considéré comme « un processus indissociable de la gouvernance », associant ainsi deux villes parmi les plus importantes en Algérie. Domiciliée à Oran et rattachée au département d'architecture de son université (USTO), l'auteure fut chargée du projet de réhabilitation de trois immeubles oranais : boulevard de la Soummam, n° 5 ; rue Khémisti, n° 4 et 6.

14 Jeux Méditerranéens (25 juin-05 juillet 2022) et Championnat d'Afrique des nations CHAN (13 janvier-04 février 2023).

15 Le site emblématique de la ville dénommé Santa-Cruz est incontournable pour tous les touristes locaux et étrangers.

16 Celle-ci permet de « [...]Freiner le processus de dégradation..., élever le niveau d'habitabilité de ce parc aux normes admises, améliorer le cadre de vie ; atténuer la tension sur la demande du logement..., requalifier le patrimoine ancien et valoriser ainsi la ville algérienne ». MINISTERE DE L'HABITAT ET DE L'URBANISME, 2003, p.6.

Ainsi en 2013, un appel est fait aux chercheurs universitaires en vue de conjuguer les efforts et de poser des passerelles entre le terrain et le monde académique. Ceux-ci œuvraient *in situ* dans les chantiers et concouraient à un projet de recherches du Ministère de l'Enseignement Supérieur et de la Recherche scientifique consacré à la réhabilitation du patrimoine architectural¹³. Dans le cadre limité de ce texte, nous revenons sur quelques éléments de cette expérience.

Le récit d'une expérience et de l'exercice de réhabilitation

Oran a bénéficié ces dernières années de grands projets structurants en vue d'accueillir d'importants événements sportifs et culturels¹⁴. Le patrimoine architectural suscite alors davantage d'intérêts pour le tourisme conforté par ces manifestations¹⁵.

Les opérations de réhabilitation s'étalant sur des décennies peinent à aboutir. Une des principales causes étant le changement d'acteurs, voire des autorités locales, occasionnant une forme d'instabilité et des interruptions de durée parfois indéterminée des projets dits de réhabilitation du vieux bâti.

Dans le centre d'Oran qui est communément dénommé l'ancienne ville européenne française, des immeubles récemment réhabilités retombent en désuétude. Certains bâtiments étant pourtant de véritables joyaux de l'architecture coloniale des XIX^e et XX^e siècles, le processus de dégradation continue faute d'entretien et de mise en valeur, malgré une prise en charge par les institutions étatiques en vue de freiner le processus de dégradation¹⁶. / *fig. B*

Les immeubles concernés par cette expérience, quel que soit leur statut juridique,



B

B Etat de dégradation des balcons en façade principale. (Photo D.Senhadji)

se situent dans l'ancienne ville européenne française. Ce choix a aussi été dicté par le fait que celle-ci constitue le centre-ville, un espace jalon entre la ville ancienne – arabe, espagnole, ottomane et française – et les nouvelles extensions et les constructions post-indépendance¹⁷.

La réhabilitation entreprise est une opération lourde concernant les parties communes des immeubles, c'est-à-dire le ravalement des façades, la réfection des toitures et terrasses et les cages d'escaliers. D'autres travaux ont été entrepris comme des reprises de maçonnerie ou des réfections de charpente ou de planchers. Les parties privatives n'ont pas été incluses dans ces projets¹⁸.

Le mode opératoire et les techniques adoptées

Les différentes étapes de la réhabilitation se sont déroulées comme suit : le ravalement des façades extérieures et des cours, les travaux d'étanchéité des terrasses accessibles et inaccessibles et la réhabilitation des cages d'escaliers.

Aussitôt le projet approuvé par le maître de l'ouvrage, les travaux ont débuté simultanément pour les façades, terrasses et cages d'escaliers. Quelques phases du projet sont présentées ici.

Au niveau des façades, des travaux préparatoires (décapage, étude de la stratigraphie) ont amorcé le processus de réhabilitation. Une étude de faisabilité préliminaire a été effectuée pour la stratigraphie à travers un rapport photographique, un rapport technique et descriptif et une recherche sur la composition des matériaux¹⁹. Plusieurs fenêtres de prélèvement ont été dégagées sur les murs des façades et des escaliers. / *fig. C*

Par la suite, tous les éléments gênants (support, étrier, crochet, cheville, câble en mauvais état, etc...) ont été soigneusement déposés en concertation avec le maître d'œuvre. Cette opération a aussi fait l'objet de la pose des câbles électriques pour pouvoir procéder, entre autres, aux réfections des balcons. / *fig. D*

Pour cela, plusieurs étapes ont été nécessaires, à savoir : le démontage et la reconstruction des sols de balcons, ainsi que la consolidation structurelle des modillons. La reprise des modillons a permis de retrouver l'état originel des moulures et des corniches. Pour cela, il a fallu procéder à la dépose du revêtement carrelé du sol des balcons, ensuite au nettoyage complet de tous les modillons creux avec l'enlèvement de la fiente et nids de pigeons, de tous les détritiques. Ensuite, les modillons ont été renforcés verticalement et horizontalement en insérant des barres en acier et en injectant à l'intérieur du béton léger dosé à 350kg/m³²⁰. Celui-ci compte un volume de ciment, un volume de sable de carrière pour deux volumes de polyester. Le béton léger permet de ne pas surcharger le modillon, évitant ainsi son effondrement. / *fig. E et F*

Un chantier école

L'initiative remarquable des autorités locales de l'époque est la signature d'une convention pour le transfert des savoirs entre l'entreprise et la direction de l'emploi de la Ville.

Les formations²¹ sur chantier ont permis le transfert d'un savoir-faire technique permettant la spécialisation d'une main d'œuvre en réhabilitation d'aide-maçon, d'aide-restaurateur et de monteur-échafaudage comptant des étudiants en architecture et en génie-civil et, parfois, des personnes à faible niveau d'instruction, résolvant ainsi en partie les problèmes de chômage et d'insertion.

17 Après 132 ans de colonisation française, l'Algérie fête son indépendance le 5 juillet 1962.

18 Faute de moyens, les locataires de l'Office de la Promotion et de la Gestion Immobilière d'Oran et habitants des immeubles n'ont pas pu réhabiliter leurs logements. Ils ne comprenaient pas l'absence de la prise en charge de réfections de leurs logements. D'autant plus que les menuiseries de fenêtres des façades principales ont été complètement réhabilitées, ces travaux étant inclus dans les ravalements de façades. L'absence de prise en charge des parties privatives a parfois retardé les travaux.

19 Le choix des points de prélèvement relevés pour la stratigraphie se base sur les zones prévues ou envisagées pour la réhabilitation. Ils sont dotés d'une affichette où sont mentionnés le nom du site relevé, le numéro du point d'intervention et la date de l'opération.

20 La longueur de ces barres est en fonction de la profondeur des modillons.

21 Des cours académiques en réhabilitation ont été donnés selon les trois spécialisations citées. Suite au grand succès de la première promotion de la formation théorique et terrain sur la réhabilitation, l'entreprise a renouvelé l'expérience. Les attestations délivrées ont permis l'insertion dans le monde du travail.



- C Prélèvements pour la stratigraphie.
(Photo D.Senhadji)
- D Dépose des éléments gênants en façade.
(Photo D.Senhadji)
- E Reconstitution des modillons en façade.
(Photo D.Senhadji)
- F Renforcement structurel de la passerelle d'une cour intérieure.
(Photo D.Senhadji)

E

A titre d'exemple, les stages pratiques sur chantier ont permis d'apprendre, entre autres, comment reproduire une façade en fausses briques. / fig. G

Conclusion

L'expérience de terrain présentée ici vise à souligner les enseignements tirés, les avantages et les déficiences relevés dans de tels projets de réhabilitation.

Abstraction faite de la législation nationale et des conventions internationales qui fixent des directives, la non-capitalisation des expériences est une réelle problématique. D'innombrables études²² existent sur le site historique de la ville d'Oran à savoir le quartier de Sid El Houari depuis au moins trente années. Ces études élaborées comptant aussi bien des propositions d'agences d'architecture que de projets de fin d'études d'étudiants en architecture à l'Université²³ constituent de véritables outils à la prise de décision des acteurs et des institutions versés dans le patrimoine.

Le patrimoine architectural représente une identité, une histoire singulière de la ville et une manne financière et économique indéniables.

Lors des derniers Jeux Méditerranéens de juin 2022 à Oran, un artiste venu pour l'occasion a contribué à la visibilité²⁴ internationale de la ville d'Oran à travers l'insertion dans son clip musical d'un magasin emblématique de la musique « Rai²⁵ ». Cette « publicité » de la ville via les réseaux sociaux a supplanté toutes les politiques de médiatisation sur le patrimoine architectural et l'histoire de la ville. Parmi les conséquences de ce fait, figure la venue « massive » de touristes locaux et étrangers à Oran dont les monuments et les édifices historiques ne sont pas complètement voire pas réhabilités. Ceci étant, la prise

de conscience autour de la préservation du patrimoine est bien présente mais la lenteur administrative et les changements fréquents des acteurs impliqués ont eu raison de l'aboutissement des projets.

Ajoutons à cela, le constat que les études historiques pour les immeubles où nous avons travaillé n'ont pas été effectuées et que les reconstitutions à l'identique des façades, par exemple, sont parfois lacunaires. Depuis les premiers projets de réhabilitation et de restauration qu'a connus la ville d'Oran, d'innombrables données ne sont pas exploitées. Parallèlement à cela, les mesures d'accompagnement des projets achevés, à savoir l'entretien « quotidien », constituent une condition *sine qua non* pour la préservation des édifices réhabilités. Le changement parfois « rapide » des acteurs (autorités locales et responsables du secteur de l'habitat) crée une forme d'instabilité dans les projets qui continuent tant bien que mal.

Un fait important à souligner ici sont toutes ces opérations ponctuelles, voire conjoncturelles, liées à des événements sportifs et culturels comme les Jeux Méditerranéens de 2022 qui constituent le plus souvent des opérations ou des mesures d'urgence ciblées.

Néanmoins, le chantier école qui a fonctionné à travers des formations, a été créateur d'emplois, voire de sensibilisations sur le patrimoine architectural. Il a été des plus bénéfiques pour la main d'œuvre locale au départ non spécialisée. A titre d'exemple, des étudiants-architectes stagiaires sur ces chantiers ont pu aujourd'hui ouvrir des entreprises en bâtiment spécialisées dans la réfection du patrimoine architectural.

Cette expérience a eu le mérite d'exister au-delà de résultats oscillant entre des tentatives heureuses ou malencontreuses.

22 Les archives conservées à ce jour au niveau de l'Office de la Promotion et de la Gestion Immobilière d'Oran témoignent des innombrables projets et études sur la préservation et la réhabilitation du patrimoine architectural de la ville.

23 Les mémoires existent au sein de la bibliothèque du département d'architecture et de génie-civil de l'Université des Sciences et de la Technologie d'Oran (USTO- MB).

24 Nous avons organisé le 14-15 mai 2023 à l'Université des Sciences et de la Technologie UTSO d'Oran un colloque international intitulé « *Les enjeux de la Culture et du Tourisme à l'ère du numérique : illustrations de l'intelligence culturelle* » où il était question de la gestion du tourisme, de la culture et du patrimoine architectural à l'ère du numérique. <https://www.univ-usto.dz/illustration-lintelligence-culturelle/>

25 Le Rai est un style musical emblématique de la ville d'Oran, mondialement connu.



G

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155

CONCLUSIONS



A

A Bruxelles, Hôtel de Ville, 15-16 juin 2022.
Brussels, City Hall, June 15th-16th, 2022.

Conclusions du Symposium Bruxelles, 16 juin 2022

Nous devons considérer le patrimoine comme une ressource pour la lutte contre le changement climatique et les villes historiques comme un modèle vivant et évolutif.

Rappelons cette phrase énoncée en préalable à la rédaction des *Principes de la Valette* :
« Les villes historiques sont flexibles et propices au développement illimité de réseaux qui créent un contexte de liberté dans lequel sont valorisées la créativité et l'innovation. Elles inspirent à leurs habitants un fort sentiment d'appartenance et de bien-être. »

Le CIVVH joue un rôle important dans la prise en compte des défis et des enjeux de plus en plus importants comme l'environnement et le changement climatique, le développement durable, la gestion des risques et des menaces avec le bien-être de nos villes et de nos sociétés, en intégrant l'évolution des comportements et de la société.

La série de communications que nous avons entendues abordent des problématiques variées et montrent des expériences particulières soulignant la capacité d'évolution de notre patrimoine urbain.

Nous proposons de développer une approche croisée de ces sujets que nous devons considérer comme complémentaires afin de définir le bon équilibre entre :

- Patrimoine / Climat
- Patrimoine / Conflits de guerre
- Patrimoine culturel / Naturel et intangible
- Ville / Campagne et villages
- Conservation / Adaptation
- Gouvernance / Participation
- Projet contemporain / Silhouette paysagère
- Paysage urbain historique / Urbanisation et territoire

La pandémie a eu un effet révélateur sur notre lecture de l'espace public et de son rôle social et culturel.

La place prépondérante du numérique dans notre vie quotidienne entraîne une évolution importante des pratiques et des échanges tant à l'échelon social que professionnel.

Les nouvelles technologies occupent maintenant une place essentielle dans le champ du patrimoine urbain en nous offrant toute une palette de nouveaux outils comme les bases de données documentaires et collaboratives et de nouveaux moyens d'analyse patrimoniale avec les drones et les scanners ainsi que d'échanges et de signalétique urbaine digitale.

En complément à ces thématiques croisées et en filigrane, la notion d'espaces partagés et d'urbanisme bioclimatique émerge pour

requalifier nos centres-villes et participer du bien-être de nos sociétés.

Pour appréhender la « substance » patrimoniale de manière transversale, dans toute son épaisseur cette approche doit considérer le patrimoine à ses différentes échelles que sont le territoire, les agglomérations urbaines, le site et le paysage, mais également l'urbanisme avec la morphologie bâtie et les architectures dans leur composition, leur décor et détails avec le mobilier, les collections, les matériaux constructifs sans perdre leur valeur immatérielle afin de mieux connecter le patrimoine, de lui donner du sens et de le faire vivre avec une vision et une approche holistique.

La capacité de résilience, d'adaptation et d'évolution révélée par la pandémie souligne l'importance qu'il y a à partager avec la population, à développer de nouvelles compétences par la participation, la médiation et la formation pour mieux révéler le sens du patrimoine comme facteur de lien social et de cohésion.

Elle a montré l'importance des réseaux sociaux moteurs de cette dynamique dont les effets ne sont malgré tout pas toujours contrôlés.

En conclusion de la réunion à Bruxelles du CIVVH, nous proposons d'adopter plusieurs pistes de réflexion :

- Créer du lien
- Développer une intelligence collective interdisciplinaire
- Promouvoir une démarche itérative, évolutive et inclusive permettant d'agréger la connaissance (on corrige, on complète et on adapte)
- Croiser les compétences, les approches et dégager les occurrences

- Inventer de nouvelles pratiques, documenter, échanger (savoir regarder ce qui se fait ailleurs)
- Privilégier des solutions passives et l'économie circulaire
- Adopter une vision dynamique, prospective
- Définir un projet d'urbanisme patrimonial et bioclimatique
- Proposer des évolutions urbaines et architecturales
- Envisager des sacrifices compatibles avec la Valeur Universelle Exceptionnelle des biens

A l'issue des débats, des compléments ont été évoqués, notamment sur la communication et la diffusion des recommandations aux différents publics impliqués dans le projet de mise en valeur, en touchant tous les intervenants de la gouvernance, le public en passant par les techniciens, en insistant sur les outils pratiques à mettre en place, avec la nécessité d'adopter une démarche inclusive et opérationnelle pour proposer un patrimoine vivant inscrit dans un projet de ville partagé.

Deux sujets particuliers ont été abordés en parallèle à ces rencontres, pour lesquels des recommandations sont émises afin de souligner leur importance :

- La protection et la conservation du patrimoine dans le contexte des conflits comme en Ukraine et au Moyen Orient, où sa destruction peut être utilisée pour porter atteinte à la cohésion sociale avec l'effacement de la culture locale
- La préservation des silhouettes urbaines et des Paysages Urbains Historiques dans les grands paysages parfois soumis à la pression de projets démesurés et non contextuels.

Symposium conclusions

Brussels, June 16th, 2022

We need to see heritage as a resource in the fight against climate change and historic cities as a living and evolving model.

Let us recall this sentence stated prior to the drafting of the *Valletta Principles*:
“Historic cities are flexible and conducive to the unlimited development of networks that create a context of freedom in which creativity and innovation are valued. They inspire in their inhabitants a strong sense of belonging and well-being.”

CIVVIH plays an important role in balancing increasingly important challenges and issues such as the environment and climate change, sustainable development, risk and threat management with the well-being of our cities and societies, through integrating changes in behaviour and society.

The series of papers that we have heard address various issues and show specific experiences highlighting the ability of our urban heritage to evolve.

We propose to develop a cross-cutting approach to these subjects, which we must consider as complementary in order to define the right balance between:

- Heritage / Climate
- Heritage / War conflicts
- Cultural & natural heritage / Intangible heritage

- Cities / Countryside and villages
- Conservation / Adaptation
- Governance / Participation
- Contemporary project / Landscape outline
- Historic urban landscape / Urbanisation and territory

The pandemic has had an effect on our reading of public space and its social and cultural role.

The preponderance of digital technology in our daily lives has led to significant changes in practices and exchanges, both at the social and professional levels.

New technologies now occupy an essential place in the field of Urban Heritage by offering us a whole range of new tools, such as documentary and collaborative databases and new means of heritage analysis with drones and scanners, as well as exchanges and digital urban signage.

In addition to these cross-cutting themes, the notions of shared spaces and green urbanism are emerging as a way of adding quality to city centres and contributing to the well-being of society.

To understand the “substance” of heritage in a multi-dimensional way, and in all its layers, this approach must consider heritage at its different scales: the territory, the urban agglomerations, the site, and the landscape,

but also town planning and the built morphology and architecture – including its composition, decoration, details, furniture, collections, objects, and building materials - without losing the intangible value, in order to better connect the heritage, to give it meaning and to bring it to life with a vision and a holistic approach.

The capacity for resilience, adaptation and evolution revealed by the pandemic underlines the importance of sharing with the population, of developing new skills through participation, mediation and training to better reveal the meaning of heritage as a factor of social link and cohesion.

It showed the importance of social networks as drivers of this dynamic, the effects of which are not always controlled.

At the conclusion of the CIVVIH meeting in Brussels, we propose to adopt several avenues of reflection:

- Creating links
- Developing an interdisciplinary collective intelligence
- Promoting an iterative, evolutionary and inclusive approach to gathering knowledge (correcting, completing and adapting)
- Identifying, using and cross fertilising relevant disciplinary approaches
- Inventing new practices, based on knowledge of what is done elsewhere, documenting and exchanging them
- Favouring passive solutions and the circular economy

- Adopting a dynamic, forward-looking vision
- Defining a heritage and bioclimatic urban planning project Proposing urban and architectural changes
- Considering sacrifices that are compatible with the Outstanding Universal Value of properties

At the end of the debates, additional points were raised, in particular on the communication and dissemination of recommendations to the various audiences involved in the development project, by involving all stakeholders from governance to the public, and including technicians. Practical tools should be put in place to enable an inclusive and workable approach that offers a living heritage as part of a shared city project.

Two specific topics were discussed in parallel to these meetings for which recommendations are made to underline their importance:

- The protection and conservation of heritage in the context of conflicts such as in Ukraine and the Middle East where its destruction can be used to undermine social cohesion with the erasure of local culture
- The preservation of urban silhouettes and Historic Urban Landscapes in large landscapes which are at times under pressure from disproportionate and non-contextual projects

161

ANNEXE
ANNEX

Principes de La Valette pour la sauvegarde et la gestion des villes et ensembles urbains historiques

Adoptés par la 17^e Assemblée générale de l'ICOMOS le 28 novembre 2011.

Préambule

L'humanité se trouve aujourd'hui confrontée à une série de changements. Ces changements concernent les habitats humains, en général, les villes et ensembles urbains, en particulier. La globalisation des marchés et des modes de production provoque des mouvements de populations entre les régions et vers les villes, principalement les grandes villes. Ces changements dans la gouvernance politique et les pratiques entrepreneuriales entraînent de nouvelles constructions et conditions de travail dans les zones urbaines. Ceux-ci sont aussi indispensables pour lutter contre la ségrégation et le déracinement social, et contribuent aux efforts renforçant cette lutte.

Dans le contexte, aujourd'hui international, de la réflexion sur la conservation urbaine, on note une prise de conscience croissante de ces nouvelles exigences. Les organisations chargées de la conservation et la valorisation du patrimoine ont besoin de développer leurs compétences, leurs outils, leurs attitudes et, dans de nombreux cas, leur rôle dans le processus de planification.

Le CIVVIH (ICOMOS - Comité International des Villes et Villages Historiques), a donc mis à jour les approches et les considérations contenues dans la Charte de Washington

(1987) et la Recommandation de Nairobi (1976), fondées sur le corpus des documents de référence. Le CIVVIH a redéfini les objectifs, attitudes et outils nécessaires. Il a pris en considération les évolutions significatives des définitions et méthodologies en matière de sauvegarde et gestion des villes et ensembles urbains historiques.

Ces modifications reflètent une meilleure prise en compte de la question du patrimoine historique au niveau territorial, et non plus seulement à l'échelle de l'ensemble urbain; des valeurs immatérielles, comme la continuité et l'identité; des usages du territoire urbain traditionnel et du rôle de l'espace public dans les échanges collectifs et d'autres facteurs socio-économiques comme l'intégration; des facteurs environnementaux. Des questions telles que le paysage considéré comme un socle commun ou conceptualisant le paysage urbain comme un tout, avec sa topographie historique et sa silhouette physique, semblent plus importantes qu'avant. Autre modification importante, dans le cas particulier des villes à croissance rapide où les aménagements urbains sont susceptibles de détruire le parcellaire traditionnel : on prendra en compte la question du développement à l'échelle large en s'aidant de la définition historique de la morphologie urbaine.

En ce sens, il est fondamental de considérer le patrimoine comme une ressource constitutive de l'écosystème urbain. Ce concept doit être strictement respecté pour assurer un développement harmonieux aux villes historiques et à leur environnement.

La notion de développement durable a pris une importance telle que les directives d'urbanisme réglementaire se fondent sur une politique orientée vers la limitation de l'expansion urbaine plutôt que vers la préservation du patrimoine urbain.

L'objectif principal de ce document est de proposer des principes et des stratégies applicables à chaque intervention dans les villes et ensembles historiques. Ces principes et stratégies devront sauvegarder les valeurs des villes historiques et de leurs abords ainsi que leur intégration dans la vie sociale, culturelle et économique de notre temps.

Les interventions devront garantir le respect du patrimoine historique matériel et immatériel ainsi que la qualité de vie des habitants.

Le présent document pour la sauvegarde des villes et ensembles historiques et de leurs abords est divisé en quatre parties:

1. Définitions
2. Aspects du changement (Défis)
3. Critères d'intervention
4. Propositions et stratégies

1. Définitions

a. Villes et ensembles historiques

Les villes et ensembles historiques sont constitués d'éléments matériels et immatériels. Les éléments matériels comprennent, en plus de la structure urbaine, des éléments architecturaux, des paysages dans et hors la ville, des vestiges

archéologiques, des panoramas, profils, échappées visuelles et des sites remarquables. Les éléments immatériels comprennent des activités, des fonctions symboliques et historiques, des pratiques culturelles, des traditions, des souvenirs et des références culturelles qui constituent la substance de leur valeur historique.

Les villes et ensembles historiques sont des structures spatiales qui expriment l'évolution d'une société et de son identité culturelle. Ils sont parties intégrantes d'un contexte naturel ou anthropisé plus vaste et doivent être considérés comme indissociables de celui-ci.

Les villes et ensembles urbains historiques sont une preuve vivante du passé qui les a modelés.

Ces territoires historiques ou traditionnels font partie de la vie quotidienne des hommes. Leur protection et leur intégration au sein de la société contemporaine sont le fondement de la planification urbaine et de l'aménagement du territoire.

b. Milieu

Le milieu désigne les contextes naturels ou/et façonnés par l'homme (où se trouve le patrimoine urbain historique), qui influencent la manière statique ou dynamique dont ces ensembles sont perçus, expérimentés et/ou appréciés, ou qui leur sont directement lié sur le plan social, économique ou culturel.

c. Sauvegarde

La sauvegarde des villes et ensembles historiques et de leurs abords comprend les procédures nécessaires à leur protection, conservation, mise en valeur et à leur gestion, ainsi qu'à leurs développement cohérent et adaptation harmonieuse à la vie contemporaine.

d. Zone urbaine protégée

Une zone urbaine protégée est toute partie de ville qui représente une période historique ou une phase du développement de la ville. Elle comprend les monuments et le tissu urbain authentique, dans lequel les bâtiments expriment la valeur culturelle pour laquelle le lieu est protégé.

Cette protection doit inclure le développement historique de la ville et maintenir les principales fonctions civiles, religieuses et sociales.

e. Zone tampon

La zone tampon est une zone précise située hors de la zone protégée dont le rôle est de défendre les valeurs culturelles de la zone protégée contre l'impact des activités produites dans son environnement. Cet impact peut être physique, visuel ou social.

f. Plan de gestion

Un plan de gestion est un document spécifiant point par point les stratégies et instruments nécessaires à la protection du patrimoine et qui, en même temps, répond aux nécessités de la vie contemporaine. Il contient des documents législatifs, économiques, administratifs et de conservation, ainsi que d'autres plans comme ceux de Conservation et de Suivi.

g. L'esprit du lieu

L'esprit du lieu peut être défini comme l'ensemble des éléments matériels et immatériels, physiques et spirituels qui donnent à la zone concernée son identité spécifique, son sens, son émotion et son mystère. L'esprit crée l'espace et, dans le même temps, l'espace investit et structure cet esprit. (Déclaration de Québec 2008)

2. Aspects du changement

Les villes et ensembles urbains historiques, en tant qu'organismes vivants, sont soumis à des changements continus. Ces changements concernent tous les éléments constitutifs de la ville, (naturels et humains, matériels et immatériels).

Le changement, dirigé avec à-propos, peut être une opportunité pour améliorer la qualité des villes et ensembles urbains historiques sur la base de leurs caractéristiques historiques.

a. Changement et environnement naturel

La Charte de Washington s'était déjà concentrée sur les problèmes liés aux modifications de l'environnement naturel: « Des mesures préventives contre les catastrophes naturelles et contre toutes les nuisances (notamment les pollutions et les vibrations) doivent être prises en faveur des villes historiques et de leur milieu, tant pour assurer la sauvegarde de leur patrimoine que pour la sécurité et le bien-être de leurs habitants ».

Dans les villes et ensembles urbains historiques, le changement devrait être fondé sur le respect des équilibres naturels, en empêchant la destruction des ressources naturelles, la dissipation d'énergie et la rupture de l'équilibre des cycles naturels.

Le changement doit être utilisé pour améliorer le contexte écologique des villes et ensembles historiques; élever la qualité de l'air, de l'eau et du sol; favoriser la diffusion et l'accessibilité aux espaces verts; empêcher une pression trop importante sur les ressources naturelles.

Les villes historiques et leur milieu doivent être protégés des effets du changement climatique et des catastrophes naturelles de plus en plus fréquentes.

Le changement climatique peut avoir des conséquences dévastatrices pour les villes et ensembles urbains historiques car, à la fragilité de son tissu urbain, il faut ajouter l'obsolescence de nombreux bâtiments qui nécessiteraient des investissements lourds pour faire face aux problèmes résultant de ce changement.

Le but pourrait être de profiter de ces stratégies résultant de la prise de conscience mondiale croissante du changement climatique pour les appliquer aux défis de la sauvegarde des villes historiques.

b. Changement et contexte bâti

Au sujet de l'architecture moderne, la Charte de Washington énonçait : « L'introduction d'éléments contemporains, en harmonie avec leur environnement ne doit pas être découragée, car chaque détail peut contribuer à l'enrichissement de l'ensemble ».

L'introduction d'éléments d'architecture contemporaine doit respecter les valeurs du site et de ses abords. Elle contribue à enrichir la ville, en maintenant vivante la continuité de son histoire esthétique.

Le respect des valeurs, modèles et strates historiques doit inspirer des interventions architecturales appropriées à leurs conditions spatiales, visuelles, immatérielles, fonctionnelles.

L'architecture nouvelle doit être cohérente avec l'organisation spatiale de l'ensemble historique et respectueuse de sa morphologie traditionnelle, tout en exprimant les modes architecturales de son temps. Indépendamment de ses style et moyens d'expression, toute nouvelle architecture devra éviter les effets négatifs de contrastes drastiques ou excessifs, les fragmentations et interruptions de la continuité du tissu urbain.

La priorité doit être donnée à une continuité de composition qui ne doit pas nuire à l'architecture existante et doit permettre en même temps une créativité mesurée à l'aune de l'esprit du lieu.

On encouragera une forte implication des architectes et urbanistes dans la compréhension du contexte urbain historique.

c. Changement d'usages et environnement

La perte et/ou la substitution de fonctions et usages traditionnels, de façons de vivre spécifiques à certaines communautés locales, peut aussi avoir un impact négatif majeur sur les villes et ensembles urbains historiques. Si la nature de ces changements n'est pas reconnue, on risque d'aboutir au déplacement des populations et à la disparition de leurs pratiques culturelles, ce qui aurait pour conséquence la perte de l'identité et du caractère des lieux abandonnés. Il peut en résulter une transformation des villes historiques en zones monofonctionnelles consacrées au tourisme et aux loisirs, inadaptées à la vie quotidienne.

La sauvegarde d'une ville historique implique des efforts pour garder les usages traditionnels et protéger les résidents et utilisateurs traditionnels.

Il est aussi essentiel de contrôler le processus de gentrification causé par l'augmentation des loyers et la dégradation des habitats et espaces publics des villes historiques.

Il faut reconnaître que ce processus de gentrification peut affecter les populations et conduire à la perte d'habitabilité d'un lieu et, à terme, de son caractère.

Le maintien de la diversité traditionnelle culturelle et économique de chaque lieu est essentiel, spécialement s'il est caractéristique de ce lieu.

Les villes et ensembles urbains historiques courent le risque de devenir un produit de consommation de tourisme de masse, ce qui peut conduire à la perte de leur authenticité et valeur patrimoniale.

Les activités nouvelles doivent être gérées prudemment, afin d'éviter les effets négatifs des conflits de transport ou embouteillages.

d. Changement et patrimoine immatériel

La préservation du patrimoine immatériel est aussi importante que la conservation et la protection du contexte bâti.

Les valeurs immatérielles qui contribuent à l'identité et à l'esprit des lieux doivent être préservées et enseignées dès lors qu'elles aident à la détermination du caractère d'un territoire et de son esprit.

3. Critères d'intervention

a. Valeurs

Toute intervention dans les villes et ensembles urbains historiques se doit de respecter et faire référence aux valeurs culturelles matérielles et immatérielles.

b. Qualité

Chaque intervention dans les villes et ensembles historiques doit avoir pour objectif d'améliorer la qualité de vie des habitants et la qualité de l'environnement.

c. Quantité

Une accumulation de changements peut avoir un effet négatif sur la ville historique et ses valeurs.

Les changements majeurs, quantitatifs et qualitatifs doivent être évités, à moins que leur objectif ne soit clairement l'amélioration de l'environnement urbain et de ses valeurs culturelles.

Les changements inhérents à la croissance urbaine doivent être maîtrisés et soigneusement gérés, de façon à ce que leurs effets visuels et physiques sur le tissu urbain et architectural soient minimisés.

d. Cohérence

Sur la cohérence nous nous référerons à l'article 3 de la Recommandation de Nairobi : « Chaque ensemble historique et ses abords devraient être considéré dans sa globalité, comme un tout cohérent, dont l'équilibre et la nature spécifique dépendent de la synthèse des éléments qui le composent, et qui comprennent autant les activités humaines que les bâtiments, l'organisation de l'espace et les environs. Tous les éléments inventoriés, incluant des activités humaines, même modestes, ont, par rapport à l'ensemble, une signification qu'il importe de ne pas négliger ».

Les villes et ensembles urbains historiques, comme leur milieu, doivent être considérés dans leur totalité.

Leurs équilibre et nature dépendent des parties qui les composent.

Quoiqu'il en soit, la sauvegarde des villes et ensembles historiques doit être partie intégrante d'une compréhension globale de la structure urbaine et de son territoire. Ceci

plaide pour des politiques de développement économique et social cohérentes, qui prennent en compte les villes historiques à tous les niveaux de planification, tout en respectant leur tissu social et leur diversité culturelle.

e. Équilibre et compatibilité

La sauvegarde des villes historiques doit, condition incontournable, préserver les grands équilibres (spatiaux, environnementaux, sociaux, culturels et économiques). Cela implique des actions permettant au système urbain de maintenir ses habitants d'origine et d'accueillir ceux qui arrivent (comme résidents ou comme utilisateurs de la ville historique), ainsi que de développer les activités sans en causer la congestion.

f. Temps

La rapidité du changement est un paramètre à contrôler. La vitesse excessive du changement peut nuire à l'intégrité de l'ensemble des valeurs d'une ville historique.

Les échelles et les temps d'intervention doivent être encadrés et compatibles avec les documents et études préalables ainsi qu'avec des procédures d'intervention transparentes et réglementées

g. Méthode et rigueur scientifique

« Il importe de concourir à une meilleure connaissance du passé des villes historiques en favorisant les recherches de l'archéologie urbaine et la présentation appropriée de ses découvertes sans nuire à l'organisation générale du tissu urbain ». (Charte de Washington).

La sauvegarde et la gestion d'une ville ou ensemble historique doivent être menées avec prudence, méthode et rigueur, selon les principes du développement durable.

Sauvegarde et gestion doivent s'appuyer sur des études préliminaires pluridisciplinaires afin de déterminer les composantes et les valeurs du patrimoine urbain à conserver. Il est indispensable d'avoir une connaissance approfondie du site et de son milieu pour toute action de sauvegarde.

L'entretien continu est essentiel à la sauvegarde effective d'une ville ou ensemble historique.

Une planification appropriée nécessite de renseigner en temps réel une documentation précise (analyse du contexte, étude à différentes échelles, inventaire des parties constituantes et de l'impact, histoire de la ville et de ses phases d'évolution, etc.).

Un accès direct à la documentation ainsi qu'un dialogue continu avec la population et les autres parties prenantes sont indispensables car la sauvegarde des villes historiques concerne en premier leurs habitants.

h. Gouvernance

Une bonne gouvernance permet l'organisation d'une large concertation entre toutes les parties prenantes: autorités élues, services municipaux, administrations publiques, experts, organisations professionnelles, associations locales, universités, habitants, etc. Ceci est essentiel au succès de la sauvegarde, de la réhabilitation et du développement durable des villes et ensembles historiques.

La participation des habitants peut être facilitée par des actions d'information, de sensibilisation et de formation. Les systèmes de gouvernance urbaine devront examiner tous les aspects liés à la diversité sociale et

culturelle allant jusqu'à établir de nouvelles institutions démocratiques pour s'adapter aux réalités nouvelles.

Les procédures de planification et de sauvegarde des villes historiques doivent mettre en place des informations et délais suffisants pour que leurs habitants puissent réagir en toute connaissance de cause.

Les actions de sauvegarde doivent être favorisées et des mesures financières prises pour faciliter des partenariats avec le secteur privé, dans le domaine de la conservation et la restauration du bâti.

i. Pluridisciplinarité et Coopération

« La planification de la sauvegarde des villes et quartiers historiques doit être précédée d'études pluridisciplinaires ». (Charte de Washington).

La sauvegarde des villes historiques doit être fondée sur une collaboration effective entre des spécialistes de nombreuses disciplines différentes, toujours à partir d'études préalables et avec la coopération des chercheurs, des services publics, des entreprises privées et du grand public.

Ces études doivent aboutir à des propositions concrètes qui puissent être assumées par les responsables politiques, les agents économiques et sociaux et les habitants.

j. Diversité culturelle

Dans un contexte de planification urbaine en conservation, il faut respecter et mettre en valeur la diversité culturelle des différentes communautés qui ont habité au fil du temps les villes historiques avec leurs traditions.

Il est essentiel d'établir un délicat équilibre consensuel permettant de maintenir le patrimoine historique dans la plénitude de sa diversité culturelle.

4. Propositions et Stratégies

a. Les éléments à préserver

1. L'authenticité et l'intégrité des villes historiques, dont le caractère et la cohérence entre les éléments matériels et immatériels expriment la spécificité, et notamment:
 - a. la forme urbaine définie par la trame, le parcellaire, les espaces verts et les relations entre les divers espaces urbains: espaces bâtis, espaces libres, espaces plantés ;
 - b. La forme et l'aspect des édifices (intérieur et extérieur), tels qu'ils sont définis par leur structure, volume, style, échelle, matériaux, couleurs et décorations ;
 - c. Les relations de la ville avec son environnement naturel ou créé par l'homme, (Charte de Washington) ;
 - d. Les différentes fonctions que la ville a acquises au fil du temps.
 - e. Les traditions culturelles, techniques traditionnelles, l'esprit des lieux et tout ce qui contribue à l'identité d'un lieu.
2. Les relations qui existent entre le site dans sa totalité, ses parties constituantes, son contexte et les parties qui forment ce contexte.
3. Le tissu social, la diversité culturelle.
4. Les matériaux non renouvelables, minimisant leur consommation et stimulant leur réutilisation et recyclage.

b. Nouvelles fonctions

« Les fonctions et activités nouvelles doivent être compatibles avec le caractère des villes historiques. » (Charte de Washington).

L'introduction de nouvelles fonctions ne doit pas compromettre le maintien des activités traditionnelles et de tout ce qui est utile pour la vie quotidienne des habitants. Cela permet de préserver la diversité et pluralité culturelle historique, facteurs constituants primordiaux dans un tel contexte.

Avant d'introduire une nouvelle activité, il faut considérer le nombre d'utilisateurs concernés, la durée d'utilisation, la compatibilité avec les autres activités existantes et l'impact sur les pratiques traditionnelles locales.

Ces nouvelles fonctions doivent aussi satisfaire les besoins du développement durable, dans une conception de la ville historique en tant qu'écosystème unique et irremplaçable.

c. Architecture contemporaine

Quand il est nécessaire de construire de nouveaux bâtiments ou d'adapter ceux qui existent déjà, l'architecture contemporaine doit être cohérente avec la configuration spatiale existante, dans la ville historique comme dans le reste de l'environnement urbain. L'architecture contemporaine doit s'exprimer à travers des projets respectant l'échelle des sites où ils sont implantés, et qui gardent un rapport avec les architectures préexistantes et le modèle de développement de leur contexte.

« Une analyse du contexte urbain devrait précéder toute construction nouvelle non seulement pour définir le caractère général de l'ensemble, mais aussi pour en

analyser les dominantes: harmonie des hauteurs, couleurs, matériaux et formes, constantes dans l'agencement des façades et des toitures, rapports des volumes bâtis et des espaces ainsi que leurs proportions moyennes et l'implantation des édifices. Une attention particulière devrait être accordée à la dimension des parcelles, tout remaniement risquant d'avoir un effet de masse nuisible à l'ordonnance de l'ensemble. » (Recommandation de Nairobi art 28).

Perspectives, vues, points focaux, couloirs visuels font partie intégrante de la perception des espaces historiques. Ils doivent être respectés en cas d'interventions nouvelles. Avant toute intervention, le contexte existant doit être soigneusement analysé et documenté. Des cônes de vue, depuis et vers les nouvelles constructions, doivent être étudiés et mis en place.

L'introduction d'un nouveau bâtiment dans un contexte ou paysage historique doit être évaluée aussi d'un point de vue formel et fonctionnel, surtout quand il est affecté à de nouvelles activités.

d. Espace public

L'espace public n'est pas seulement un espace réservé à la circulation dans les villes historiques, mais aussi un lieu d'où l'on peut contempler, découvrir et jouir de la ville. Son tracé, son aménagement, y compris le mobilier urbain, ainsi que sa gestion, doivent protéger son caractère et sa beauté et promouvoir son usage comme lieu consacré aux relations sociales.

L'équilibre entre espaces publics et tissu compact bâti doit être soigneusement analysé et maîtrisé en cas de nouvelles interventions ou utilisations.

e. Équipements et aménagements

L'urbanisme de sauvegarde des villes historiques doit prendre en considération les besoins d'équipement des habitants.

L'installation de nouveaux équipements dans les bâtiments historiques est un défi que les responsables de la ville ne peuvent laisser de côté.

f. Mobilité

« La circulation des véhicules doit être strictement réglementée à l'intérieur des villes ou des quartiers historiques. » (Charte de Washington).

« Les grands réseaux routiers, prévus dans le cadre de l'aménagement du territoire, ne doivent pas pénétrer dans les villes historiques mais seulement faciliter le trafic à l'approche de ces villes et en permettre un accès facile. » (Charte de Washington).

La plupart des villes et ensembles urbains historiques ont été conçus pour des piétons et un transport à petite vitesse. Progressivement ces espaces ont été envahis par l'automobile, provoquant leur dégradation. Dans le même temps, la qualité de vie y a baissé.

Les infrastructures de mobilité (parking, stations de métro, etc.) doivent être planifiées de manière à ne pas endommager le tissu historique et son environnement. La ville historique doit promouvoir la création de voies de circulation légère.

Il est important de toujours favoriser les piétons. Pour cela il faut drastiquement limiter la circulation et réduire le stationnement. Dans le même temps des systèmes de transport public adaptés, durables et non polluants seront mis en place et les circulations douces seront développées.

La voirie devrait être étudiée et planifiée en donnant priorité aux piétons. Les aires de stationnement seront implantées de préférence en dehors des zones protégées et si possible hors des zones tampon.

Les infrastructures souterraines, telles que le métro, doivent être planifiées de manière à ne pas endommager le tissu historique et archéologique ni son environnement.

Les grands réseaux routiers doivent éviter les zones protégées et les zones tampon.

g. Tourisme

Le tourisme peut jouer un rôle positif dans le développement et la revitalisation des villes historiques. Le développement du tourisme doit y être fondé sur la mise en valeur des monuments et espaces libres, sur le respect et le soutien de l'identité des populations locales, de leurs cultures et activités traditionnelles, et sur la sauvegarde des caractéristiques du territoire et de l'environnement. L'activité touristique doit respecter et non interférer avec la vie quotidienne des habitants.

Une affluence trop importante de touristes est dangereuse pour la préservation des monuments et ensembles historiques.

Les plans de sauvegarde et de gestion doivent prendre en compte l'impact attendu du tourisme et en réguler le processus au bénéfice du patrimoine urbain et des habitants.

h. Risques

« Les moyens mis en œuvre pour prévenir ou réparer les effets de toutes calamités doivent être adaptés au caractère spécifique des biens à sauvegarder. » (Charte de Washington).

Les plans de sauvegarde offrent l'opportunité de renforcer les capacités de prévention du risque et de promouvoir la gestion environnementale et les principes du développement durable.

i. Economies d'énergie

Toute intervention dans les villes et ensembles historiques doit être orientée vers l'amélioration de l'efficacité énergétique et la réduction des pollutions, tout en respectant le patrimoine historique.

L'utilisation de sources d'énergie renouvelables doit être renforcée.

Toute nouvelle construction dans les quartiers historiques doit être économe sur le plan énergétique. La planification d'espaces verts urbains, trames verte et autres mesures devrait être adoptée, afin d'éviter les îlots de chaleur urbaine.

j. Participation

« La participation et l'implication des habitants de toute la ville - ainsi que des groupes d'intérêts locaux - sont indispensables au succès des programmes de sauvegarde. Elles doivent donc être recherchées en toutes circonstances et favorisées par la nécessaire prise de conscience de toutes les générations. Il ne faut jamais oublier que la sauvegarde des villes et quartiers historiques concerne en premier lieu leurs habitants. » (Charte de Washington art 3).

La planification dans les zones urbaines historiques doit être un processus participatif, impliquant toutes les parties prenantes.

En vue d'assurer la participation et l'implication des habitants, un programme d'information générale commençant dès l'âge scolaire doit être mis en œuvre. L'action des associations de

sauvegarde doit être favorisée et des mesures financières destinées à faciliter la conservation et la restauration du bâti mises en place.

Une compréhension mutuelle, fondée sur la sensibilisation du public et la recherche d'objectifs communs entre habitants et professionnels, est un gage de réussite de la conservation, revitalisation et développement des villes historiques.

Les technologies d'information permettent une communication directe et immédiate. Cela facilite la participation active et responsable des groupes locaux.

L'intérêt des autorités pour la sauvegarde des villes et des ensembles historiques doit être encouragé afin d'établir les mesures financières adéquates à la réussite des plans de mise en valeur et de gestion.

k. Plan de sauvegarde

« Le plan de sauvegarde devra s'attacher à définir une articulation harmonieuse des quartiers historiques... » (Charte de Washington art. 5).

Il concerne à la fois des éléments matériels et immatériels, afin de protéger l'identité des lieux, sans entraver leur évolution.

Les principaux objectifs du Plan de Sauvegarde doivent être de « ... définir les orientations et modalités des actions à entreprendre au plan juridique, administratif et financier. » (Charte de Washington art. 5).

Un plan de sauvegarde doit être un document d'urbanisme comprenant une analyse des facteurs archéologiques, historiques, architecturaux, techniques, sociologiques et économiques. Il doit définir un projet de conservation et le combiner avec un plan de gestion et un dispositif de suivi permanent.

Le plan de sauvegarde doit déterminer les règles, les objectifs et la performance du changement. « Il doit encore déterminer les bâtiments ou groupes de bâtiments et les espaces à protéger particulièrement, à conserver dans certaines conditions et dans des circonstances exceptionnelles, à détruire. » (Charte de Washington art. 5).

L'état des lieux avant toute intervention sera rigoureusement documenté.

Le plan de sauvegarde doit identifier et protéger les éléments constitutifs des valeurs culturelles de la ville ainsi que les composantes qui enrichissent et/ou montrent le caractère de la ville et de l'ensemble urbain historique.

Les propositions du plan de sauvegarde doivent être formulées de façon réaliste, tant du point de vue législatif, financier et économique que par rapport aux normes et restrictions imposées.

« Le plan de sauvegarde doit bénéficier de l'adhésion des habitants. » (Charte de Washington art. 5).

En l'absence d'un plan de sauvegarde, toutes les opérations de conservation et de transformation de la ville historique doivent être effectuées conformément aux principes et objectifs de sauvegarde et de mise en valeur.

1. Plan de gestion

Un système de gestion efficace doit être conçu selon le type et les caractéristiques des villes et ensembles historiques et selon leur contexte culturel et naturel. Il doit intégrer les activités traditionnelles et être coordonné avec les autres instruments de planification urbaine et territoriale en vigueur.

Un plan de gestion s'appuie sur la connaissance, la sauvegarde et la mise en valeur des ressources matérielles et immatérielles.

Par conséquent, il doit:

- déterminer les valeurs culturelles,
- identifier les parties prenantes et leurs valeurs,
- identifier les conflits potentiels,
- définir des objectifs de sauvegarde,
- définir les méthodes et instruments légaux, financiers, administratifs et techniques,
- comprendre les opportunités, forces, faiblesses et menaces,
- définir des stratégies adaptées, les échéances du programme ainsi que les actions spécifiques.

La mise en place d'un tel plan de gestion doit suivre une procédure participative.

En plus des données provenant de l'administration locale, d'enquêtes de terrain et d'une documentation détaillée, le plan doit faire état, en annexe, des conclusions des débats entre les parties, avec une analyse des conflits survenus au cours des séances de questions-réponses.

Suivi

Ces recommandations sont le résultat d'une démarche collaborative conçue par le CIVVIH qui contribue ainsi à la réflexion universelle menée par l'ICOMOS.

Il s'agit d'un document ouvert qui pourra être actualisé à la lumière de l'évolution des questions débattues.

The Valletta Principles for the Safeguarding and Management of Historic Cities, Towns and Urban Areas

Adopted by the 17th ICOMOS General Assembly on 28 November 2011

Preamble

Humanity today must confront a number of changes. These changes concern human settlements, in general, and historic towns and urban areas in particular. The globalization of markets and methods of production cause shifts in population between regions and towards towns, especially large cities.

Changes in political governance and in business practices require new structures and new conditions in towns and urban areas. These are also necessary to counteract segregation and social rootlessness as part of attempts to reinforce identity.

Within what is now an international framework of reflection on urban conservation, there is an ever-increasing awareness of these new demands. The organizations charged with the conservation of heritage and the enhancement of its value need to develop their skills, their tools, their attitudes and, in many cases, their role in the planning process.

CIVVIH (ICOMOS - International Committee on Historic Towns and Villages) has therefore updated the approaches and considerations contained in the Washington Charter (1987) and the Nairobi Recommendation

(1976), based on the existing set of reference documents. CIVVIH has redefined the objectives, attitudes and tools needed. It has taken into consideration the significant evolution in definitions and methodologies concerning the safeguarding and management of historic towns and urban areas.

The modifications reflect a greater awareness of the issue of historic heritage on a regional scale rather than just confined to urban areas; of intangible values such as continuity and identity; of traditional land use, the role of public space in communal interactions, and of other socioeconomic factors such as integration and environmental factors. Questions around the role of landscape as common ground, or conceptualizing the townscape, including its topography and skyline, as a whole, seem more important than before.

Another important modification, particularly in fast-growing cities, takes into account the problems of large-scale developments, which alter the traditional lot sizes that help to define historic urban morphology.

In this sense, it is fundamental to consider heritage as an essential resource, as part of the urban ecosystem. This concept must be strictly respected in order to ensure

harmonious development of historic towns and their settings.

The notion of sustainable development has gained such importance that many directives on architectural planning and interventions are now based on policies designed to limit urban expansion and to preserve urban heritage.

The main objective of this document is to propose principles and strategies applicable to every intervention in historic towns and urban areas. These principles and strategies are meant to safeguard the values of historic towns and their settings, as well as their integration into the social, cultural and economic life of our times.

These interventions must ensure respect for tangible and intangible heritage values, as well as for the quality of life of inhabitants.

This present document for the safeguarding of historic towns and urban areas and their settings, is divided into four parts:

1. Definitions
2. Aspects of change (Challenges)
3. Intervention criteria
4. Proposals and strategies

1. Definitions

a. Historic towns and urban areas

Historic towns and urban areas are made up of tangible and intangible elements. The tangible elements include, in addition to the urban structure, architectural elements, the landscapes within and around the town, archaeological remains, panoramas, skylines, view-lines and landmark sites. Intangible elements include activities, symbolic and historic functions, cultural practices, traditions, memories, and cultural references

that constitute the substance of their historic value.

Historic towns and urban areas are spatial structures that express the evolution of a society and of its cultural identity. They are an integral part of a broader natural or man-made context and the two must be considered inseparable.

Historic towns and urban areas are living evidence of the past that formed them.

Historical or traditional areas form part of daily human life. Their protection and integration into contemporary society are the basis for town-planning and land development.

b. Setting

Setting means the natural and/or man-made contexts (in which the historic urban heritage is located) that influence the static or dynamic way these areas are perceived, experienced and/or enjoyed, or which are directly linked to them socially, economically or culturally.

c. Safeguarding

The safeguarding of historic towns and urban areas, and their surroundings, includes the necessary procedures for their protection, conservation, enhancement and management as well as for their coherent development and their harmonious adaptation to contemporary life.

d. Protected urban area

A protected urban area is any part of a town that represents a historical period or stage of development of the town. It includes monuments and authentic urban fabric, in which buildings express the cultural values for which the place is protected.

The protection may also include the historical development of the town and support its characteristic civic, religious and social functions.

e. Buffer zone

A buffer zone is a well-defined zone outside the protected area whose role is to shield the cultural values of the protected zone from the impact of activities in its surroundings. This impact can be physical, visual or social.

f. Management Plan

A Management Plan is a document specifying in detail all the strategies and tools to be used for heritage protection and which at the same time responds to the needs of contemporary life. It contains legislative, financial, administrative and conservation documents, as well as Conservation and Monitoring Plans.

g. Spirit of place

Spirit of place is defined as the tangible and intangible, the physical and the spiritual elements that give the area its specific identity, meaning, emotion and mystery. The spirit creates the space and at the same time the space constructs and structures this spirit (Quebec Declaration, 2008).

2. Aspects of Change

Historic towns and urban areas, as living organisms, are subject to continual change. These changes affect all the elements of the town (natural, human, tangible and intangible).

Change, when appropriately managed, can be an opportunity to improve the quality of historic towns and urban areas on the basis of their historical characteristics.

a. Change and the natural environment

The Washington Charter has already focused on the problems linked to changes in the natural environment: “Historic towns (and their settings) should be protected against natural disasters and nuisances such as pollution and vibrations in order to safeguard the heritage and for the security and well-being of the residents”. (Washington Charter).

In historic towns and urban areas, change should be based on respect for natural balance, avoiding the destruction of natural resources, waste of energy and disruption in the balance of natural cycles.

Change must be used to: improve the environmental context in historic towns and urban areas; improve the quality of air, water and soil; foster the spread and accessibility of green spaces; and to avoid undue pressure on natural resources.

Historic towns and their settings must be protected from the effects of climate change and from increasingly frequent natural disasters.

Climate change can have devastating consequences for historic towns and urban areas because, in addition to the fragility of the urban fabric, many buildings are becoming obsolete, requiring high levels of expenditure to tackle problems arising from climate change.

The aim should be to take advantage of strategies arising from growing global awareness of climate change and to apply them appropriately to the challenges of safeguarding historic towns.

b. Change and the built environment

On the subject of modern architecture, the Washington Charter states: “The

introduction of contemporary elements in harmony with the surroundings should not be discouraged since such features can contribute to the enrichment of an area”.

The introduction of contemporary architectural elements must respect the values of the site and its setting. It can contribute to the enrichment of the town, bringing alive the value of urban continuity. The basis of appropriate architectural interventions in spatial, visual, intangible and functional terms should be respect for historical values, patterns and layers.

New architecture must be consistent with the spatial organisation of the historic area and respectful of its traditional morphology while at the same time being a valid expression of the architectural trends of its time and place. Regardless of style and expression, all new architecture should avoid the negative effects of drastic or excessive contrasts and of fragmentation and interruptions in the continuity of the urban fabric and space.

Priority must be given to a continuity of composition that does not adversely affect the existing architecture but at the same time allows a discerning creativity that embraces the spirit of the place.

Architects and urban planners must be encouraged to acquire a deep understanding of the historic urban context.

c. Change in use and social environment

The loss and/or substitution of traditional uses and functions, such as the specific way of life of a local community, can have major negative impacts on historic towns and urban areas. If the nature of these changes is not recognised, it can lead to the displacement of communities and the disappearance of cultural practices, and subsequent loss of

identity and character for these abandoned places. It can result in the transformation of historic towns and urban areas into areas with a single function devoted to tourism and leisure and not suitable for day-to-day living.

Conserving a historic town requires efforts to maintain traditional practices and to protect the indigenous population.

It is also important to control the gentrification process arising from rent increases and the deterioration of the town or area's housing and public space.

It is important to recognise that the process of gentrification can affect communities and lead to the loss of a place's liveability and, ultimately, its character.

Retention of the traditional cultural and economic diversity of each place is essential, especially when it is characteristic of the place.

Historic towns and urban areas run the risk of becoming a consumer product for mass tourism, which may result in the loss of their authenticity and heritage value.

New activities must therefore be carefully managed to avoid secondary negative effects such as transport conflicts or traffic congestion.

d. Change and intangible heritage

The preservation of intangible heritage is as important as the conservation and protection of the built environment.

The intangible elements that contribute to the identity and spirit of places need to be established and preserved, since they help in determining the character of an area and its spirit.

3. Intervention Criteria

a. Values

All interventions in historic towns and urban areas must respect and refer to their tangible and intangible cultural values.

b. Quality

Every intervention in historic towns and urban areas must aim to improve the quality of life of the local residents and the quality of the environment.

c. Quantity

An accumulation of changes could have a negative effect on a historic town and its values. Major quantitative and qualitative changes should be avoided, unless they will clearly result in the improvement of the urban environment and its cultural values.

Changes that are inherent to urban growth must be controlled and carefully managed to minimise physical and visual effects on the townscape and architectural fabric.

d. Coherence

On ‘coherence’ article 3 of the Nairobi Recommendation states: “Every historic area and its surroundings should be considered in their totality as a coherent whole whose balance and specific nature depend on the fusion of the parts of which it is composed and which include human activities as much as the buildings, the spatial organization and the surroundings. All valid elements, including human activities, however modest, thus have significance in relation to the whole which must not be disregarded”.

Historic towns and urban areas as well as their settings must be considered in their totality.

Their balance and nature depend on their constituent parts.

However, the safeguarding of historic towns and urban areas must be an integral part of a general understanding of the urban structure and its surroundings. This requires coherent economic and social development policies that take historic towns into account at all planning levels, whilst always respecting their social fabric and cultural diversity.

e. Balance and compatibility

The safeguarding of historic towns must include, as a mandatory condition, the preservation of fundamental spatial, environmental, social, cultural and economic balances. This requires actions that allow the urban structure to retain the original residents and to welcome new arrivals (either as residents or as users of the historic town), as well as to aid development, without causing congestion.

f. Time

The speed of change is a parameter to be controlled. Excessive speed of change can adversely affect the integrity of all the values of a historic town.

The extent and frequency of intervention must be embedded in and compatible with feasibility and planning documents and studies, as well as adhering to transparent and regulated intervention procedures.

g. Method and scientific discipline

“Knowledge of the history of a historic town or urban area should be expanded through archaeological investigation and appropriate preservation of archaeological findings”. (Washington Charter)

The safeguarding and management of a historic town or urban area must be guided by prudence, a systematic approach and discipline, in accordance with the principles of sustainable development.

Safeguarding and management must be based on preliminary multidisciplinary studies, in order to determine the urban heritage elements and values to be conserved. It is imperative to have a profound knowledge of the site and its setting to inform any safeguarding action.

Continuous monitoring and maintenance is essential to safeguard a historic town or urban area effectively

Proper planning requires up-to-date precise documentation and recording (context analysis, study at different scales, inventory of component parts and of impact, history of the town and its phases of evolution, etc.).

Direct consultation and continuous dialogue with the residents and other stakeholders is indispensable because the safeguarding of their historic town or area concerns them first and foremost.

h. Governance

Good governance makes provision for organizing broad orchestration amongst all stakeholders: elected authorities, municipal services, public administrations, experts, professional organizations, voluntary bodies, universities, residents, etc. This is essential for the successful safeguarding, rehabilitation and sustainable development of historic towns and urban areas.

Participation by the residents can be facilitated through distributing information, awareness raising and training. The traditional systems of urban governance should examine all aspects of cultural and social diversity, so as to

establish new democratic institutions to suit the new reality.

Procedures for urban planning and safeguarding historic cities must provide sufficient information and time for residents to give fully informed responses.

Safeguarding needs to be encouraged and financial measures put in place, in order to facilitate partnerships with players from the private sector in the conservation and restoration of the built environment.

i. Multidisciplinary and cooperation

“Planning for the conservation of historic towns and urban areas should be preceded by multidisciplinary studies.” (Washington Charter)

From the beginning of preliminary studies, the safeguarding of historic towns should be based on an effective collaboration between specialists of many different disciplines, and undertaken with the cooperation of researchers, public services, private enterprises and the broader public.

These studies should lead to concrete proposals that can be taken up by political decision-makers, social and economic agents and residents.

j. Cultural diversity

Within the context of urban conservation planning, the cultural diversity of the different communities that have inhabited historic towns over the course of time must be respected and valued.

It is essential to establish a sensitive and shared balance in order to maintain their historical heritage in the fullness of its cultural diversity.

4. Proposals and Strategies

a. Elements to be preserved

1. The authenticity and integrity of historic towns, whose essential character is expressed by the nature and coherence of all their tangible and intangible elements, notably:
 - a. Urban patterns as defined by the street grid, the lots, the green spaces and the relationships between buildings and green and open spaces;
 - b. The form and appearance, interior and exterior, of buildings as defined by their structure, volume, style, scale, materials, colour and decoration;
 - c. The relationship between the town or urban area and its surrounding setting, both natural and man-made;” (Washington Charter)
 - d. The various functions that the town or urban area has acquired over time;
 - e. Cultural traditions, traditional techniques, spirit of place and everything that contributes to the identity of a place;
2. The relationships between the site in its totality, its constituent parts, the context of the site, and the parts that make up this context;
3. Social fabric, cultural diversity;
4. Non-renewable resources, minimising their consumption and encouraging their reuse and recycling.

b. New functions

“New functions and activities should be compatible with the character of the historic towns or urban area.” (Washington Charter)

The introduction of new activities must not compromise the survival of traditional activities or anything that supports the daily life of the local inhabitants. This could help to preserve the historical cultural diversity and plurality, some of the most valuable elements in this context.

Before introducing a new activity, it is necessary to consider the number of users involved, the length of utilization, compatibility with other existing activities and the impact on traditional local practices.

Such new functions must also satisfy the need for sustainable development, in line with the concept of the historic town as a unique and irreplaceable ecosystem.

c. Contemporary architecture

When it is necessary to construct new buildings or to adapt existing ones, contemporary architecture must be coherent with the existing spatial layout in historic towns as in the rest of the urban environment.

Contemporary architecture should find its expression while respecting the scale of the site, and have a clear rapport with existing architecture and the development patterns of its context.

“Analysis of the urban context should precede any new construction not only so as to define the general character of the group of buildings but also to analyse its dominant features, e.g. the harmony of heights, colours, materials and forms, constants in the way the façades and roofs are built, the relationship between the volume of buildings and the spatial volume, as well as their average proportions and their position. Particular attention should be given to the size of the lots since there is a danger that any reorganization of the lots may cause a change of mass which could be deleterious to the harmony of the whole “ (Nairobi Recommendation art. 28).

Perspectives, views, focal points and visual corridors are integral parts of the perception of historic spaces. They must be respected in the event of new interventions. Before any intervention, the existing context should be

carefully analysed and documented. View cones, both to and from new constructions, should be identified, studied and maintained.

The introduction of a new building into a historical context or landscape must be evaluated from a formal and functional point of view, especially when it is designated for new activities.

d. Public space

Public space in historic towns is not just an essential resource for circulation, but is also a place for contemplation, learning and enjoyment of the town. Its design and layout, including the choice of street furniture, as well as its management, must protect its character and beauty, and promote its use as a public place dedicated to social communication.

The balance between public open space and the dense built environment must be carefully analyzed and controlled in the event of new interventions and new uses.

e. Facilities and modifications

Urban planning to safeguard historic towns must take into consideration the residents' need for facilities.

The integration of new facilities into historic buildings is a challenge that local authorities must not ignore.

f. Mobility

“Traffic inside a historic town or urban area must be strictly controlled by regulations.” (Washington Charter)

“When urban or regional planning provides for the construction of major motorways, they must not penetrate a historic town or urban area, but they should improve access to them.” (Washington Charter).

Most historic towns and urban areas were designed for pedestrians and slow forms of transport. Gradually these places were invaded by the car, causing their degradation. At the same time, quality of life has reduced.

Traffic infrastructure (car parks, subway stations, etc) must be planned in ways that will not damage the historic fabric or its environment. A historic town should encourage the creation of transport with a light footprint.

It is important to encourage pedestrian circulation. To achieve this, traffic should be drastically limited and parking facilities reduced. At the same time, sustainable, non-polluting public transport systems need to be introduced, and soft mobility promoted.

Roadways should be studied and planned to give priority to pedestrians. Parking facilities should preferably be located outside protected zones and, if possible, outside buffer zones.

Underground infrastructure, such as subways, must be planned so as not to damage historic or archaeological fabric or its environment.

Major highway networks must avoid protected areas and buffer zones.

g. Tourism

Tourism can play a positive role in the development and revitalisation of historic towns and urban areas. The development of tourism in historic towns should be based on the enhancement of monuments and open spaces; on respect and support for local community identity and its culture and traditional activities; and on the safeguarding of regional and environmental character. Tourism activity must respect and not interfere with the daily life of residents.

Too great an influx of tourists is a danger for the preservation of monuments and historic areas.

Conservation and management plans must take into account the expected impact of tourism, and regulate the process, for the benefit of the heritage and of local residents.

h. Risks

“Whatever the nature of a disaster affecting a historic town or urban area, preventative and repair measures must be adapted to the specific character of the properties concerned.” (Washington Charter)

Conservation plans offer an opportunity to improve risk preparedness and to promote environmental management and the principles of sustainability.

i. Energy saving

All interventions in historic towns and urban areas, while respecting historic heritage characteristics, should aim to improve energy efficiency and to reduce pollutants.

The use of renewable energy resources should be enhanced.

Any new construction in historic areas must be energy efficient. Urban green spaces, green corridors and other measures should be adopted to avoid urban heat islands.

j. Participation

“The participation and the involvement of the residents - and all local interest groups - are essential for the success of the conservation programme and should be encouraged. The conservation of historic towns and urban areas concerns their residents first of all.” (Washington Charter, art 3).

Planning in historic urban areas must be a participatory process, involving all stakeholders.

In order to encourage their participation and involvement, a general information programme should be set up for all residents, beginning with children of school age. The actions of conservation associations must be encouraged, and financial measures put in place, to facilitate the conservation and restoration of the built environment.

Mutual understanding, based on public awareness, and the search for common objectives between local communities and professional groups, is the basis of the successful conservation, revitalization and development of historic towns.

Information technology enables direct and immediate communication. This allows for active and responsible participation by local groups.

Authorities must be encouraged to take an interest in the safeguarding of historic towns and urban areas, in order to establish financial measures which will enable management and improvement plans to succeed.

k. Conservation Plan

“The conservation plan should aim at ensuring a harmonious relationship between historic urban areas...” (Washington Charter art. 5).

It covers both tangible and intangible elements, in order to protect a place’s identity without impeding its evolution.

The principal objectives of the conservation plan “should be clearly stated as should the legal, administrative and financial measures necessary to attain them.” (Washington Charter art. 5)

A conservation plan must be based on urban planning for the whole town, including analysis of archaeological, historical, architectural, technical, sociological and economical values. It should define a conservation project, and be combined with a management plan and followed by permanent monitoring.

The conservation plan must determine the terms, rules, objectives and outcomes of any changes. It “should determine which buildings - and spaces - must be preserved, which should be preserved under certain circumstances and which, “under quite exceptional circumstances, might be expendable.” (Washington Charter).

Before any intervention, existing conditions should be rigorously documented.

The conservation plan must identify and protect the elements contributing to the values and character of the town, as well as the components that enrich and/or demonstrate the character of the historic town and urban area.

The proposals in the conservation plan must be articulated in a realistic fashion, from the legislative, financial and economic point of view, as well as with regard to the required standards and restrictions.

“The Conservation Plan should be supported by the residents of the historic area.” (Washington Charter art.5).

When there is no conservation plan, all necessary conservation and development activities in a historic town must be carried out in accordance with the principles and objectives of conservation and enhancement.

I. Management Plan

An effective management system should be devised according to the type and characteristics of each historic town and urban area, and their cultural and natural context. It should integrate traditional practices, and be co-ordinated with other urban and regional planning tools in force.

A management plan is based on the knowledge, conservation and enhancement of tangible and intangible resources.

Therefore it must:

- determine the cultural values;
- identify stakeholders and their values;
- identify potential conflicts;
- determine conservation targets;
- determine legal, financial, administrative and technical methods and tools;
- understand strengths, weaknesses, opportunities and threats;
- define suitable strategies, deadlines for the work, and specific actions.

The production of such a management plan should be a participatory process.

In addition to the information provided by local authorities, officials, field survey and detailed documentation, the Plan should include, as an appendix, the conclusions from stakeholder discussions and an analysis of the conflicts arising in these inherently contradictory debates.

Follow Up

These recommendations are the outcome of collaborative work by CIVVIH, which intends them as a contribution to the wider discussions being led by ICOMOS. This is an open source document that can be updated in the light of the evolution of the issues discussed.

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THEMA & COLLECTA 9 / 2023

INTRODUCTION

Teresa Patrício,
Présidente ICOMOS

Eva Roels,
Vice-Présidente ICOMOS Belgique
Présidente ICOMOS Vlaanderen-Brussel

Paula Cordeiro,
Présidente CIVVIH-ICOMOS

Thème du symposium
Onze ans après les Principes de la Valette, évolution et pratiques dans la gouvernance du patrimoine urbain
Symposium theme
Eleven years of Valletta Principles: Evolution and practice of urban heritage governance

THEMA 1

Leçons apprises et nouveaux défis dans la mise en œuvre des Principes de La Valette
Lessons learned and new challenges in the practical implementation of the Valletta Principles

Eleven years after the Valletta Principles
Sofia Avgerinou-Kolonias (GR)
Alvaro Gomez-Ferrer Bayo (ES)

Management of historic cities in a time of uncertainty and transition: the updating of the Valletta Principles
Marielucre Stanganelli (IT)

Bruges: a risk analysis of a World Heritage city
Joris Nauwelaerts (Ville de Bruges, BE)

Namur : Guide communal d'urbanisme relatif aux biens mosans
Enjeux, principes, bilan et perspectives
Bertrand Ippersiel (Ville de Namur, BE)

St Petersburg and Gazprom's aggressive plans
Sergey Gorbatenko (RU)

Practical conservation as a form of communication
Jana Jakobsone (LT)

Adapting urban heritage for health and well-being
Dimitra Babalis (IT)

THEMA 2

Le paysage urbain historique, évolution du concept et des modes de gouvernance
The Historic Urban Landscape approach and the evolution of the urban heritage governance

Participatory Approach and Digital Documentation, Can the Two Meet?
Jigna Desai (IN)
Mrudula Mane (IN)
Jayashree Bardhan (IN)

Online applications and datasets to interpret cultural patterns in World Heritage cities
Juan A. García-Esparza (ES)

Current challenges for the monument preservation in the historical city centre of Sopron
Andras Veöreös (HU)

Une restauration écologique
Antoine Bruguerolle (FR)

Urban conservation frameworks under a compact city policy. The 2017-2027 Addis Ababa's structure plan in the light of the Valletta Principles
Matiyas Bekele Fantaye (ET)
Tibebu Assesfa (ET)

Nouvelles pratiques urbaines. L'usage futur des technologies informatiques
Teresa Colletta (IT)

Towns, Villages & Minor Settlements Revitalization, "A tool for the territorial rebalance, climate change mitigation & heritage enhancement"
Paolo Motta (IT)

Oran, un exercice de réhabilitation d'immeubles des XIX^e et XX^e siècles
Dalila Senhadji (DZ)

Conclusions du Symposium

Symposium Conclusions

Principes de la Valette, 2011

Valletta Principles, 2011

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