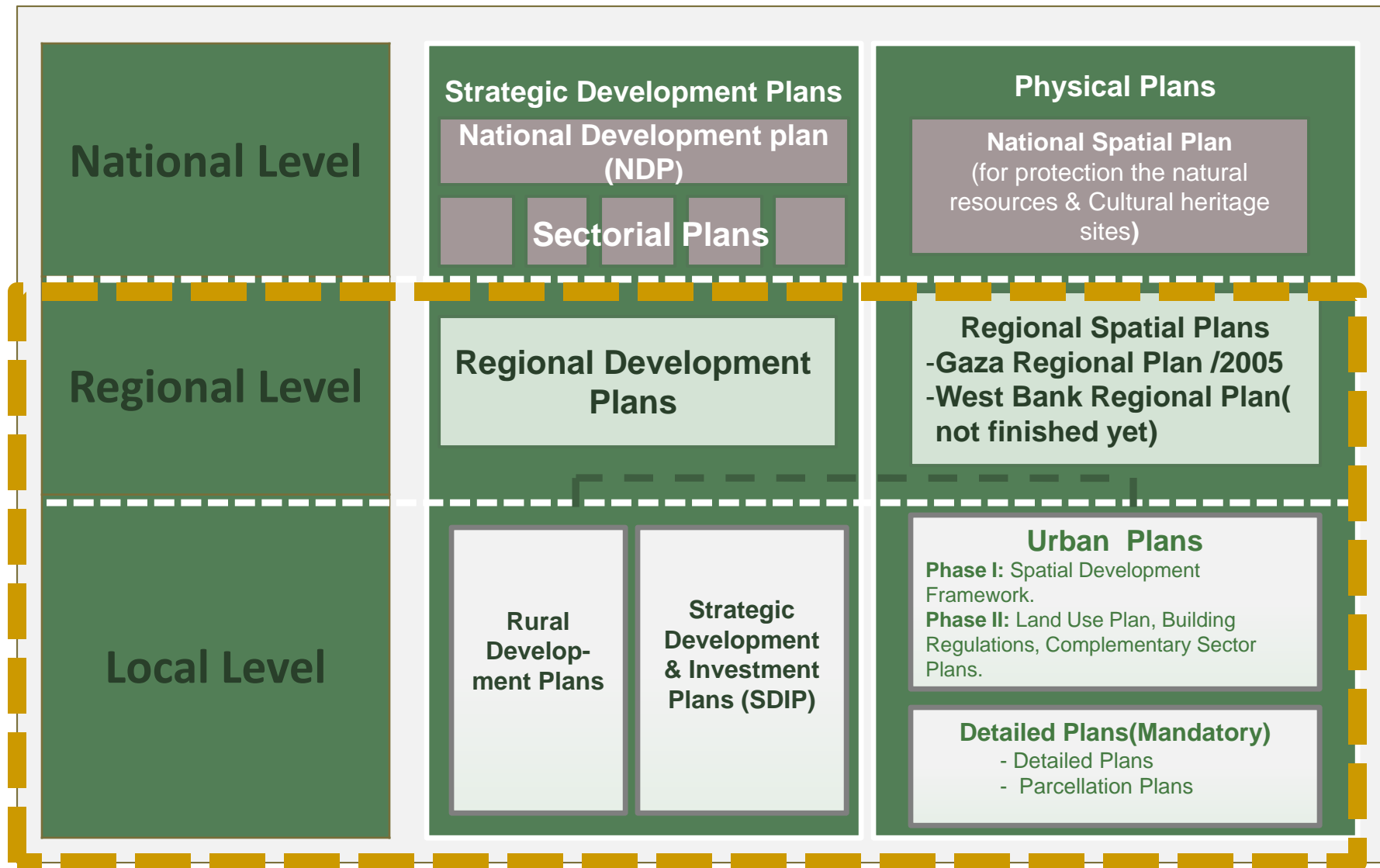


ENPL332

# URBAN DEVELOPMENT AND REVITALIZATION

التطوير والإحياء العمراني  
(مقدمة للمساق)

# Planning Levels in Palestine





## **Approach**

Urban Regeneration of Historic Centres represents a significant opportunity to support the sustainable development of Towns and Villages in terms of protection of the natural and historic environment of the areas concerned and developing good practice in sustainable development.

Due attention is paid to the sustainable management of heritage assets and environment resources through the implementation of a consistent planning and project policy at the different scales – the territory, the settlements (urban or rural center) and the building ensembles set in their landscape context.

**URBAN REGENERATION = HERITAGE CONSERVATION + SOCIOECONOMIC REVITALISATION**



## Methodology

- The urban regeneration in this course will be applied on a real project using the following methodology:
  - Analysis of the historical evolution of the specific project area or site (territory, urban center, building ensemble);
  - Accurate documentation of the existing structures (inventory), the evaluation of their heritage value and state of conservation;
  - Evaluation of previous and on-going rehabilitation /regeneration projects in the location.
- The elaboration of any planning/project proposal should be based on the above.



## Regeneration of Historic Centers (RHC):

It is achieved on 3 levels:

- Spatial planning for the conservation and revitalization of historic settlements, rehabilitating the cultural landscapes as connecting spaces and economic assets.
- Urban Planning for historic centers conservation and revitalization, addressing the regeneration of the urban fabric with appropriate guidelines and bylaws.
- Rehabilitation of historic architectural ensembles: strategic interventions to implement regeneration strategies.

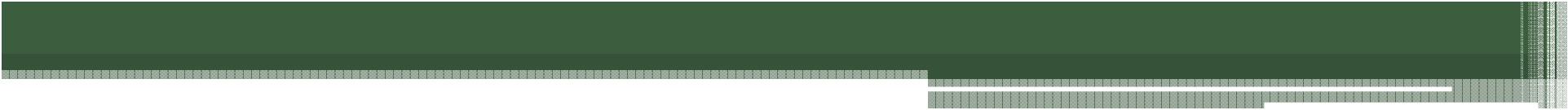


## Regeneration of Historic Centres Project (RHC)

Regeneration of Historic Centres context implies two main concepts:

- **Preservation** and **Development** of the urban and rural areas which feature historic and cultural values and are currently affected by abandonment physical and economic depletion.

Regeneration forms an integrated element of Municipal Planning in different LGU Clusters.

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- Internationally speaking, the discipline of Urban Planning and Design for Historic Centres falls within the field of **Urban Conservation**, which is defined by several Charters (i.e. the Charter of Washington 1987) and international Organizations (i.e. UNESCO, the World Bank, the EU, etc.), and developed above all in well-established national and local policies and practices. UNESCO's recent recommendation on Historic Urban Landscape (November 2011) contains the following concise definition:

“Urban Conservation is not limited to the preservation of single buildings. It views architecture as but one element of the overall urban setting, making it a complex and multifaceted discipline. By definition, then, Urban Conservation is at the very heart of urban planning”