

ENPL332

URBAN DEVELOPMENT AND REVITALIZATION

Urban Conservation Plan  
(Regeneration & Revitalization Plan)

التطوير والإحياء العمراني

مخطط الحفاظ العمراني (مخطط الإحياء والإنعاش)



## **Urban Conservation Plan**

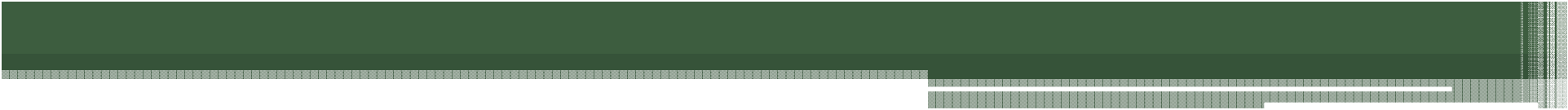
### **Regeneration & Revitalization Plan:**

A detailed plan that specifically addresses the conservation of the cultural significance and heritage values of the historic urban fabric, while promoting its livability and socio-economic vitality. In accordance to international best practice, it is a regulatory document that supplements and completes the urban Master Plan.



## **The essential and basic regulatory elements of a Conservation Plan include:**

- The identification of urban Conservation Areas and their buffer zones, based on a detailed analysis of urban transformations;
- The definition of zones within the Conservation Area subject to different degrees of protection, according to their historic value and the land use of the urban fabric;
- The classification of buildings according to their heritage value (i.e. architectural quality);



## **The essential and basic regulatory elements of a Conservation Plan include (cont.):**

- The definition of categories of intervention for the conservation and transformation of each plot and building;
- The identification of public open spaces and utilities;
- The identification of “sensitive areas” for unitary projects and specific regeneration or rehabilitation interventions;
- The specific regulations that define the modes of application of all the above provisions and prescriptions of the Conservation Plan.



## **A Conservation Plan may also include:**

- Architectural guidelines for building interventions;
- Urban landscape and streetscape guidelines;
- Guidelines for other types of interventions.



## Street pattern:

Indicates the characteristics of the street network. There are different types of street patterns:

- Organic: the street network is characterized by irregular curvilinear streets developed to adapt the topography or as a result of incremental development. Characteristic of rural towns and Medieval fabric.
- Linear: the street network is characterized by a main straight road.
- Grid: the street network is characterized by a regular or irregular orthogonal continuous network.



## **Urban Layout:**

Indicates the shape of the urban fabric and the system of relations between its different components (quarters, neighborhoods, poles of attraction), as defined by the topography and street pattern.



## **Urban Conservation process:**

According to international and national best practice, Urban Conservation is a long-term process, based on a comprehensive approach and interdisciplinary studies, which requires:

- The identification of the urban heritage to be protected, an understanding of its role in the wider urban setting, and all the related social implications, economic constraints and opportunities;
- An assessment of its cultural significance, which must be carried out on a case-by-case basis, and must be made the subject of awareness raising initiatives among stakeholders and the community;





## **Urban Conservation process (cont.):**

- The establishment of a shared vision and the drawing up of an urban planning strategy which promotes policies that integrate social, economic and cultural dimensions. According to international best practice, strategies should be multi-scale (looking at the wider urban and landscape setting, the whole historic fabric, individual buildings), flexible, and incremental (i.e. able to adapt its objectives and methodology to new conditions and opportunities that may arise during its implementation);

## **Urban Conservation process (cont.):**

- The establishment of implementation and management tools to carry out a set of actions, i.e. plans, regulations, programmes, projects and financial tools to be enforced through institutional stakeholders' involvement and community participation. These should include:
  - Conservation zoning measures, to be incorporated into urban land use zoning measures, taking into consideration the different degrees of integrity of the urban fabric and the different levels of heritage value of the built-up environment;



## **Urban Conservation process (cont.):**

- Specific building regulations, also to be incorporated into urban planning documents, defining the possible types of intervention for each building and open space, according to their heritage interest, typological and architectural components, state of conservation and potential for reuse for compatible activities.



## **Urban Conservation process (cont.):**

Conservation planning therefore has to be based on accurate knowledge and deep understanding of the role and significance of a historic city's heritage in its urban setting. As for the urban fabric, this requires the following as pre-conditions for appropriate and consistent implementation:

- Accurate and in-depth knowledge of the historic development of the city, particularly of the spatial patterns and typologies that have characterized the evolution of the urban fabric up until recently;



## **Urban Conservation process (cont.):**

- The identification of all individual urban and architectural heritage items to be preserved, through a comprehensive survey of all the buildings and open spaces that form the remaining historic urban fabric, regardless of their state of conservation;
- Accurate and in-depth knowledge of the historic development of the city, particularly of the spatial patterns and typologies that have characterized the evolution of the urban fabric up until recently; taking into consideration the



## **Urban Conservation process (cont.):**

road network, the built-up fabric and the system of open spaces in relation to the geographical context, the site's topography, the sun exposure and the other characteristics of the natural and man-made environment.

- The classification of these items according to their cultural heritage value, typological characteristics and architectural value, also taking into consideration their state of conservation and potential for adaptive reuse.