

Heritage and natural Conservation as tool for Sustainable Regeneration in Shatana village Irbid \JordanJawdat Goussous¹, Yahya M. Qtaishat²¹ Department of Architecture Engineering, Faculty of Engineering and Technology, The University of Jordan, Amman 11942, Jordan, Jordan-Assistant Professor.jawdatgoussous@hotmail.com² Department of Architecture Engineering, Faculty of Engineering and Technology, the University of Jordan, Amman 11942, Jordan, researcher.Yahya.qtaishat_dez@yahoo.com

Abstract: On our today's world, heritage is no longer just a memory or cultural references, or even a place or even an object. Heritage is moving towards broader and bigger scenarios, where it becomes often the driven forces for commerce, business, leisure and politics. Nowadays, sustainable development was brought much forward than the concept expressed in the book "Our Common Future", commonly known as "The Brundtland Report". The role of culture and social aspects enlarged the initial statement where environment and economics took the main role, guiding the earliest research on sustainable development. In such a global context, heritage becomes one of the key aspects for the enlargement of sustainable development concepts, for Heritage is often seen and treated through its cultural definition., However; sustainable development brings heritage concepts to another dimension, as it establishes profound relationships with kind of economics, environment, and social aspects. Actually, heritage preservation and safeguarding is facing new and more complicated problems. Degradation of Heritage sites is not any more just a result of materials ageing or environmental actions. Factors such as global and local pollution, climate change, poverty, religion, tourism, commerce, ideologies, war, are now in the cutting edge for the emerging of new approaches, concerns and visions about heritage. This paper reviews how the principles of sustainable tourism have special relevance to the development of rural villages and towns tourism, and examines how those principles can be translated into practice by the writing and implementing of regional sustainable heritage tourist destination strategies. It considers the advantages of this approach, and offers guide-lines for future practice. A case study is given of the development of a strategy for the village of shatana in northern Jordan.

[Jawdat Goussous, Yahya M. Qtaishat. **Heritage and natural Conservation as tool for Sustainable Regeneration in Shatana village Irbid \Jordan**. *J Am Sci* 2018;14(12):1-12]. ISSN 1545-1003 (print); ISSN 2375-7264 (online). <http://www.jofamericanscience.org>. 1. doi:[10.7537/marsjas141218.01](https://doi.org/10.7537/marsjas141218.01).

Keywords: Heritage conservation; urban regeneration; Sustainability

1. Introduction

Conservation and regeneration have, in the last two decades, often come to be presented as largely complementary processes. For example, historic buildings have been helpful in many flagship property regeneration projects through adding quality and place-distinctiveness to schemes, factors which have been of increasing importance during a period when 'culture-led regeneration' has become progressively more fashionable. Conservation bodies, in turn, have generally embraced these relatively new economic and social roles for the historic environment, which are quite different from the rather narrow cultural role conservation once assumed.

This brief research addresses the way in which change in the Village of Shatana, Irbid and can be managed while preserving its historic resources. This introductory provides a statement of the problem and a general overview of the issues to be discussed. The following describes the present and historical characteristics of the Village and Township to provide a context for discussion of the resources that merit

protection from incompatible and insensitive development.

Subsequent pages examine the range of planning and preservation tools available, as well as the possible threats to the area despite these tools, and propose means for manipulating these tools to best achieve a strong management and preservation plan.

The preservation of the forms and patterns of a rural village, such as Shatana can present an interesting opportunity to use planning techniques that are primarily from those applicable to the preservation of the open space that surrounds it.

2. Material and Methods

This study was mainly based on reviewing literature, case studies and analyzing data in the following way:

- Reviewing literature

Literature in this thesis was collected by gathering information, doing a background reading and critically reviewing research in this field and theories related to this topic were analyzed.

- Survey and interviews

A questionnaire survey may contend for the project as a fresh supplement to the questionnaire survey. This enabled author to get information about the present situation.

- Data Analysis

Author got the figures and facts in this thesis by reproducing and collecting.

information, statistics, searching for literature about tourism development from certain departments, bureaus and institutes such as the tourism bureau.

2. Conservation and regeneration:

2.1 Terms and Definitions

2.1.1 Heritage conservation

The term heritage has different meanings to different context. World Heritage Convention classifies heritage into two categories:

- Cultural heritage: where it include a monument, group of buildings or site of historical, aesthetic, archaeological, scientific, ethnological or anthropological value.

- Natural heritage: includes outstanding physical, biological, and geographical features, different kind of plants or animals species and areas with significant scientific or aesthetic value those could be best for conservation (UNESCO, 1972).

heritage is a source of social attachment and sense of belongings. Heritage conservation refers to the protection of heritage from damages since heritage is a non-renewable by its self. Sustainable heritage conservation is “an approach to conservation that preserves the best of the heritage but does so without imposing insupportable costs and which affects a rational balance between conservation and change” (Delafons, 1997).

2.1.2 Urban regeneration

is a program of land redevelopment in areas. Renewal has had both successes and failures. Its involves the relocation of a businesses, demolition of structures, relocation of people, and the use of eminent domain (government purchase of property for public purpose) as a legal instrument to take private property for city-initiated in developing projects, the process is also carried out in most rural areas, referred as village renewal projects, though may not be exactly the same in practice.

Urban regeneration involves comprehensive attempts to retrieve the decline in urban areas. The decline could be in the form of physical, social and/or economic functions in the urban fabric. The regeneration process is thus an integral part of urban planning which aims at econciling the decline in the urban society and townscape.

The very nature of urban regeneration is interventionist activities (Roberts, 2000, p.21). It could be operated through various modes: by

demolition and redevelopment, through refurbishment for the current use or conversion for a new use (Tiesdell et al, 1996, p.31). But these two modes cannot assure the sustainable and vibrant urban life and coherent city fabric.

Long-term urban regeneration should thus incorporate the concept of sustainability as Roberts (2000, p.17) defines sustainable urban regeneration as: “Comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting environment in most economic, physical, social and environmental area that has been subjected to change.”

2.2 The case of conservation and regeneration:

Cultural endowments such as traditional architecture, unique escapes, and historically significant sites are increasingly recognized as important economic resources in both developed and newly developing countries. Cities are considered an important focal point for development based on these resources because they provide concentrations of heritage assets, infrastructure service, and human resources. (Smith 2007) Improving the conservation and management of urban heritage is not only important for preserving its historic importance, but also for its potential to increase income value, city livability, and it’s competences with other cities.

Historic buildings provide a foundation for the regeneration of many of our towns and cities (Bennett 2004) Regenerating these buildings can reinforce a sense of community, make an important contribution to the local economy and act as a catalyst for improvements to the bigger area, It should not be retained as art facts, relics of a bygone age. New uses should be allowed in the buildings and sensitive adaptations scenes facilitated, when the original use of a historic building is no longer relevant or viable. Councils need to incorporate in their regeneration strategies a clear role for their historic buildings and to establish multidisciplinary teams to preserve them, for there is an enormous shortage of conservation officials, especially those with an understanding of regeneration and funding issues. The skills deficit has been recognised for the last five years, but as yet there has been little progress to rectify it.

Most of the world’s major cities have been facing the pressure of new development and redevelopment due to their rapid socio-economic development during the last few decades. This rapid increase in urban regeneration has created problems for the heritage in these cities. (Su, 2010;) Every new development and redevelopment is going to tear down the old fabric and socio-economic character of small towns and villages. The urban growth planned to improve life in general, affected the social, cultural and environmental aspects, after the evolution of term

“sustainability” urban planners, developers and policy makers have started thinking to create a balance between development and heritage conservation in the coming times. On the other hand rapid increase in the socio-economic conditions has also changed the people’s aspirations and expectations of their common future. (Güzey, 2009) The local community and people have also shown their concerns about heritage conservation and its loss with the passage of time.

Conservation and regeneration have, in the last two decades, often come to be presented as largely complementary processes. For example, historic buildings have been helpful in many flagship property regeneration projects through adding quality and place-distinctiveness to schemes, Factors which have been of increasing importance during a period when ‘culture-led regeneration’ has become progressively more fashionable. (Chohan 2005) Conservation bodies, in turn, have generally embraced these relatively new economic and social roles for the historic environment, which are quite different from the rather narrow cultural role conservation once assumed. Indeed the heritage sector has become a key in the promotion of the ‘conservation-led regeneration’ or ‘regeneration through conservation’ agenda.

2.4 Heritage Conservation, Urban Regeneration in the context of Sustainable Development

World Commission on Environment and Development (WCED) defines sustainable development as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs ” (WCED, 1987), the emphasis for a balance and integrated urban growth by utilizing minimum resources for dynamic results of sustainable development.

And During the past preparatory meetings for the URBAN21 Conference (Berlin2000) the following definition was developed to define sustainable urban development:

"Improving the quality of life in cities all around, including ecology, culture, politics, institutional, social and economic aspects without even leaving a burden on the future generations, this burden which is the result of a reduced natural capital and an expensive local debt. the aim is that the flow principle that is based on equilibrium of material and energy and also financial input/output plays a crucial role in all future decisions upon the development of urban areas heritage conservation helps to visualize the diversity of urban form and to explore the cultural, political and historical character of the urban areas. Heritage conservation can also support to dig out some crucial incidents and events that might have brought major changes in the development trends, urban fabric of the city and the townscape. In a way

the conservation of heritage is a crucial factor in the long-term prosperity of a city. Furthermore the involvement of community in the process of heritage conservation can bring sustainable results. (Ng, et. al, 2001).

Rural areas by definition have relatively low population densities, there are likely to be relatively few people in these areas who are aware of the extent to which the law controls land use in their region. This is especially the case in areas in which there is also little experience with development pressures, which experience is often gained too late. Reactionary planning, as opposed to proactive comprehensive plan, is often the norm and unfortunately is too late. "Historic preservation" in these situations is likely to be low if not last on the list of concerns.

Preserving the Village structures could be done with design guidelines for additions and alterations and new constructions, zoning, and specifications can regulate the built environment, in compatible with maintaining its historic character. The open space can be maintained with agricultural zoning, easement programs, differential assessment of the land that aims to lower and the transfer of development rights. Managing change in the historic environment is one of the purposes of historic preservation, managing change in the built environment. a goal of planning, is challenging for historic preservationists in all cases, especially when the historic element of the built environment may not be readily apparent, as is the case in shatana. However, a rural village is a typological settlement pattern that is as deserving of preservation as are the traditional blocks of Jordan’s heratig, and as necessary as the farmlands of the nearby rural villages and anonymous rural resources, such as this village, have only recently begun to receive the level of attention that is usually directed toward more urban areas.

Urban regeneration originated from the elimination of the depressed area, the improvement of living environment, and to meet housing targets (Bunker & Searle, 2009). Yet the demolition and reconstruction of physical structures detonate the residents’ attention of the history of community and past development and both social value and economic development. Up to the present, urban regeneration has followed the concepts of compact city and sustainable development. However, the reconstruction of urban regeneration is unable to resolve all the types of urban spatial problems, especially in historical streets which enriched with cultural resources.

As the matter of fact, urban conservation and revitalization represent general idea of urban regeneration which is being interpreted as a process of revitalization and integration of the entities having historical, cultural and architectural values with

certain economic and functional potential (Gunay, 2009). In addition, the international charts were released subsequently in order to expand the conservation area from single structures to the structure clusters, historical contexts and the city, including the Athens Charter was based upon Congrès International d'Architecture Moderne (CIAM), the Venice Charter, the Charter on the Conservation of Historic Towns and The Australia ICOMOS etc. According to the 3rd ICOMOS General Assembly (1972), the continuous of the groups of historical interest and the past, present and future expression must be treated as a whole, the harmony of which must be constantly preserved, and that any historical monument or complex of buildings possesses an intrinsic value independently of its initial role and significance which enables it to adapt itself to a changing cultural, social, economic and political context while fully retaining its structure and character.

Nevertheless, the historical districts often confronted low public facilities service degree, and the comfortable, modern and convenient living standard are often be pursued in these kinds of districts. Cohen (2001) indicated that conservation is against development basically. Meanwhile, the contradictories between conservation and urban development include developments encourage directly the destruction of cultural heritage as a way to provide a profit market or to create a new definition for cultural heritage for political and economic interests (Ekinci, 2009). Inside the profit market, the associations abound in developers, builders, subcontractors, councils and local governments (Kelly & Gilg, 2000). As for the complication of practicing conservation into urban regeneration owing to the conservation will concern with land use, transportation, economy, society, landscape and public facilities which directly are concerned with residents' daily life indicated that the conservation of cultural heritage with regeneration can result in the social, cultural and economic well-being of places, because of the cultural heritage can foster local economic competitiveness, provide social cohesion and add quality and place distinctiveness. (Dincer, 2008).

Owing to above mentioned, the lack of a comprehensive and effective plan within the guidance of the practice urban conservation into urban regeneration projects turn out to be unable to serve the overall village development demand, especially the historical contexts. (Ahunbay, 2007) Hence, the scientific investigation and analysis is a key media to integrate each diverse elements inside the city through citywide urban planning, urban design. In addition, and the basis for the integration of spatial strategic

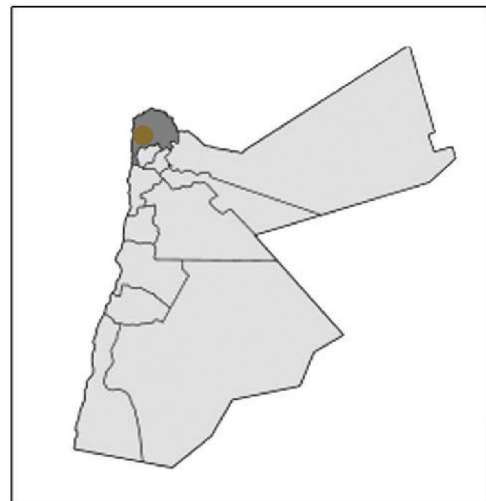
planning into urban regeneration is crucial to further instruct the physical urban regeneration plan while implementing in the future.

3. Shatana

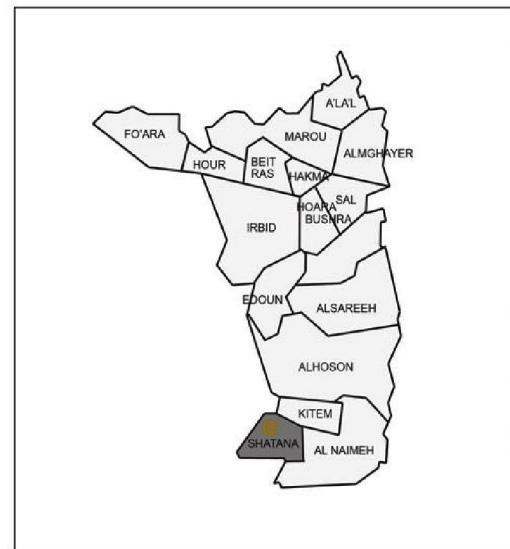
3.1 Introduction

The village of Shatana is located 70 km north of Amman in the west direction from Hoson in the hills of Irbid. Traveling there you pass through a vast and deep excavation, covering a large and expansive hilly area. Shatana is a small, picturesque, peaceful village surrounded by olive groves. Which consists of only three churches, and a small population of 165 people?

3.2 Location



LOCATION OF IRBID IN JORDANT



LOCATION OF SHATANA IN IRBID

Figure 1. Location Of shatana, source: the researcher

Ravelling in a western direction o from Hoson you pass through a vast and deep quarry. Covering a large and expansive hilly area. The road rises from this rocky moonscape into a very pleasant pastoral u landscape. Suddenly you find yourself in the small, picturesque, peaceful "village of Shatana surrounded by olive groves. Set in historic stone houses and churches. Shatana with a population of approximately 150. Is about 76 kilometres from the capital Amman.

3.3 Climatic And Geography:

Shatana has moderate weather conditions; fair amounts of rainfall and strong sun in summer. No extreme conditions are present at any time of year. The village is located dust below a hill top, hot and cold winds pass through it throughout day and night, especially in between rocky surfaces, a positive aspect in terms of gathering of natural water resources.

Shatana is 17000 donum. 10530 of the total area are farmlands. Farming works have been decreasing through the years due to the immigration of youth. There are two main seasons in the year: the season of olive and grape. And the season of dairy products. Before 1970. Farmers planted chickpeas and lentil in the summer. Barley and wheat in the winter fruit trees.

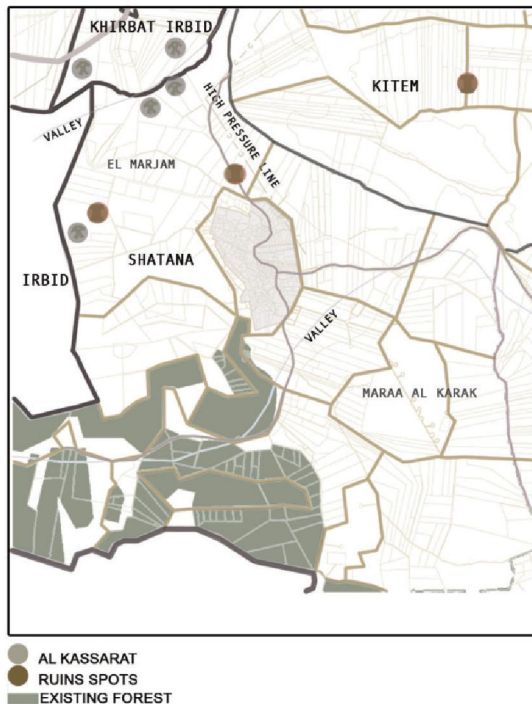


Figure 2. shatana's neighbour, source: (Rozna 2009)

3.4 Why Shatana?

Despite the fact that Shatana is considered one of Jordan's deprived villages, it has many distinctive characteristics that attract attention especially in these last few years:

- the artistic essence of the village: all parts of the village merge the old and the new; i.e. Paved roads and rocks to clamber on at the same time, original homes accompanied with abandoned old ones.

- Local villagers who are extremely welcoming and friendly. It only takes you to wave and you get invited to their home instantly.

- It has been holding, for three years now. The international artist workshop that acknowledges the interactive and cooperative relationship between 20 artists from all over the world, the location and the inhabitants of this old, half abandoned, beautiful.



Figure 3. shatana's land use, source: (Rozna 2009), the researcher

3.5 Historic Timeline

NAME OF STAGE	PERIOD	MATERIALS	BUILDING TECHNIQUES	HOUSE COMPONENTS
CAVES	1850-1886			
EARLY PHASE	1886-1920	ROUGH STONE MUD	-THEY USED KANATER (ARCHES) AS A STRUCTURE AND DIVIDER OF THE HOUSES AND IT WAS COVERED WITH MAMBOO, SOIL AND WATER - WALLS ARE COMPOSED OF THICK-HEAVY AND MULTILAYER COMPONENTS.	LIVING ROOM SLEEPING ROOM
MIDDLE PHASE	1920-1990	ROUGH STONE MUD CEMENT WHITE SOIL INSTEAD OF COLORING	-THEY USED SIMPLE STEEL BEAMS AS A STRUCTURE FOR CEILING. -THE FLOOR IS MADE OUT OF SMOOTHED CLAY. -NEW ROOMS APPEARED ACCORDING TO THEIR NEEDS. -HOUSE WAS SURROUNDED BY TWO METERS HEIGHT WALLS.	IN ADDITION TO THE ABOVE: OAD KHOSHE HOSH LEWAN BAYKE KITCHEN EXTERIOR FURNACE
LATEST PHASE	1990-2009	SMOOTHED STONE CONCRETE	-STEEL BEAMS FOR CEILING -FLOOR IS TILLED THESE DAYS WITH DIFFERENT KINDS. -IN 1950 THEY HAVE STARTED BUILDING A BATHROOM.	SOME ROOMS WERE OMITTED AND SOME WERE ALTERED BY: LIVING ROOM KITCHEN BEDROOM BATHROOM STORAGE

Figure 4. shatana's time line, source: (Rozna 2009)\ the researcher

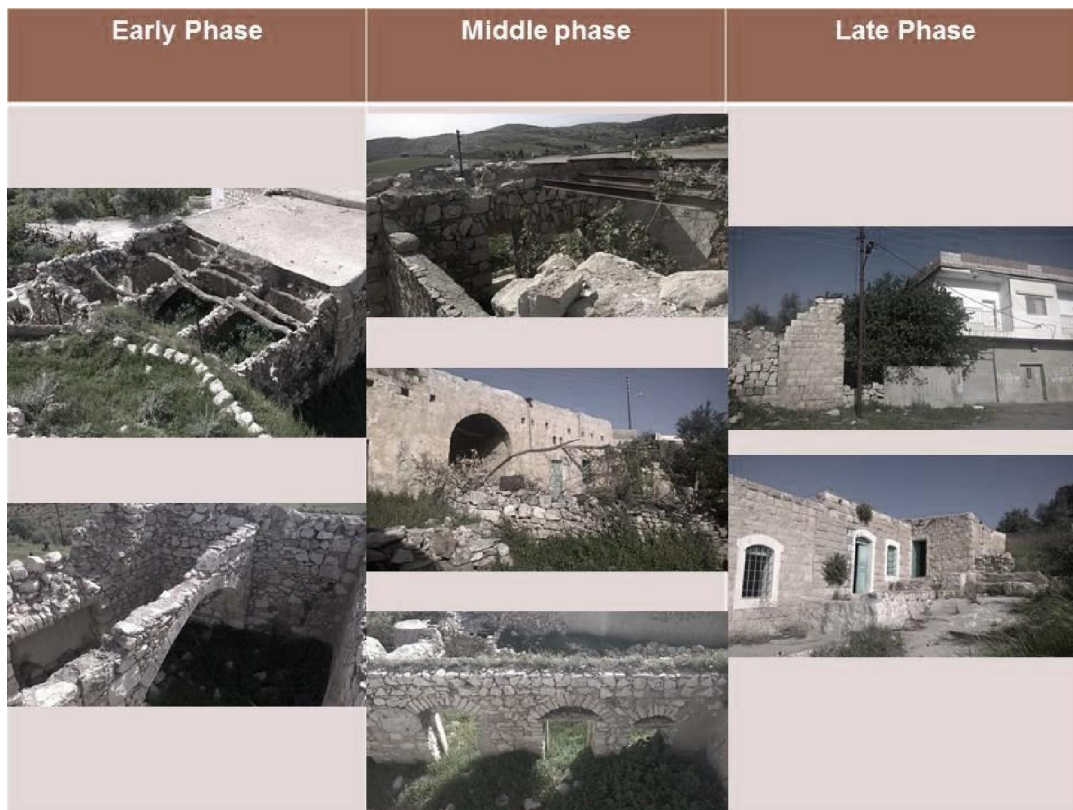




Figure 5,6. shatana’s time line, source: the researcher

3.6 Big City Vs Small Village

Most of the world’s major cities have been facing the pressure of new development and redevelopment due to their rapid socio-economic development during the last few decades. This rapid

increase in urban regeneration has created problems for the heritage in these villages. Every new development and redevelopment is going to tear down the old fabric and socio-economic character of towns and villages.

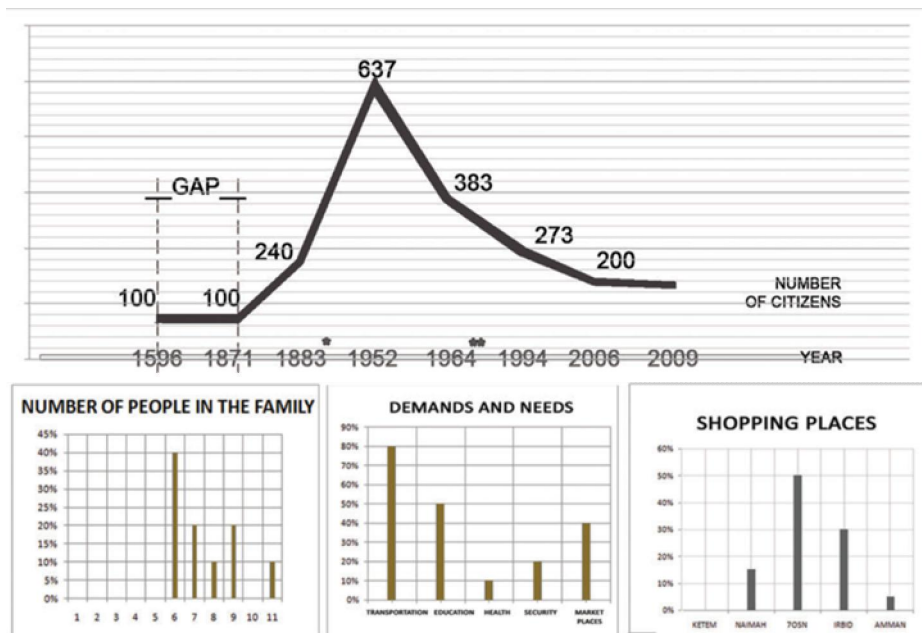


Figure 7. shatana’s statics, source: Jordan’s department of statics

3.7 Conclusions:

- The decrease of citizen’s number in the last few years is due to:
- Lack of services
- seeking job and education

- • apparently shatanas main problem is transportation; especially for the fact that shatana is very much integrated with nearby cities; most importantly Hoson

- There is no public transportation and most people use their private cars
- shatana has a high level of education the majority of people finished high school
- shatana's main income is from agriculture
- Plenty of people work in jobs outside of shatana, most likely Hoson or Irbid

4. Cases

4.1. Revitalisation of Birzeit Historic Centre

- Site area 40,640 m2
- Cost US\$ 1.45 million
- Commission June 2006
- Design January 2007 – November 2011
- Construction January 2008 – January 2012
- Occupancy January 2009 – ongoing

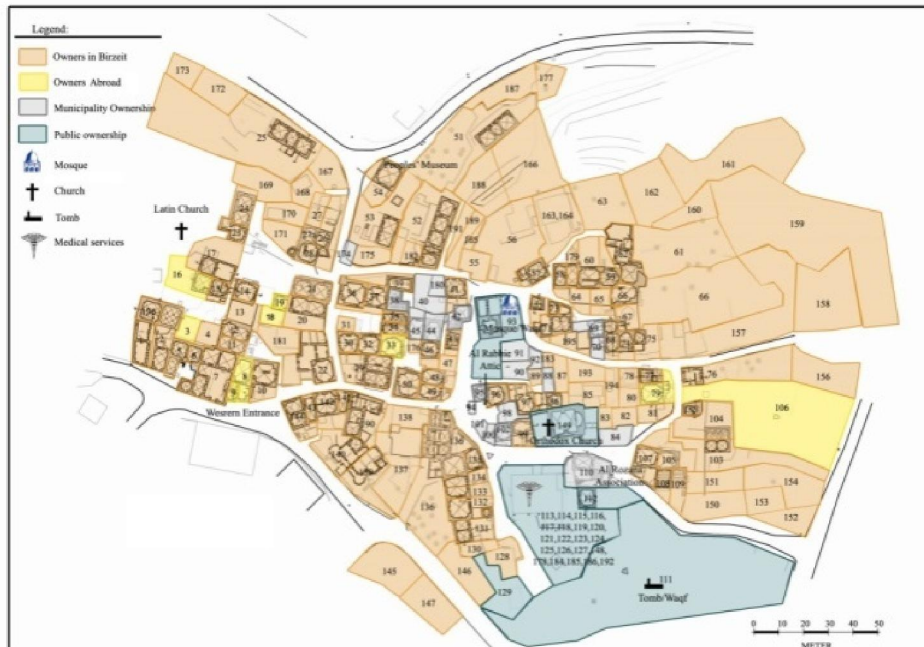


Figure 8.9. Birzeit conservation and master plan, source: (Aga Khan 2013)

4.1.1 Introduction

PART of a rehabilitation master plan to transform the decaying town of Birzeit, this five-year project has created jobs through conservation and has revived dying traditional arts.

Located 10km to the north of Ramallah, Birzeit is known for its cultural, heritage and archaeological sites and ruins. Within the historical area, there are 108 heritage buildings and a history that dates back to the Mamluk era originating in Egypt around 1250CE. When Birzeit University moved its campus away, the university population shifted from the historic area where the old campus used to be located, leaving many abandoned buildings. The problem was further exacerbated when most of the town's residents left the historical area.

Initiated by the Riwaq Centre for Architectural Conservation, the project aims to transform the town by using its historical buildings not only as residences but also for cultural, educational, and tourism purposes. The project is an impetus for community involvement – from owners and tenants to local NGOs and the private sector, working hand-in-hand with the municipality.

4.1.2 History and Significant to shatana research:

The village was incorporated into the Ottoman Empire in 1517 with all of Palestine, and in 1596 it appeared in the tax registers under the name of Bir Zayt, as being in the nahiya of Jabal Quds in the liwa of Quds. It had a population of 26 households.

The town has 200 historic buildings, including over 100 in the old part of town, some dating back to the Mamluk era. Dozens of buildings vacated by the university's move to Ramallah were restored, reinvigorating social and economic development. (Mills, 1932)

There are three Christian churches in Birzeit. The oldest one is St George Orthodox Church; now the Orthodox Christian community is building another large Orthodox Church, and an Orthodox Christian school that is considered to be the largest in the West Bank.

4.1.3 Methods and treatments:

Community involvement was encouraged from the start, including local NGOs, the private sector, owners, tenants and users, all working with the municipality. Five years of work have yielded impressive results: streets have been paved, named and clearly signed; infrastructure upgraded (water) and added to (pipes laid for a future sewer system); facades have been conserved; and public spaces have been created and rehabilitated. Riwaq pursued a policy of preventive conservation to upgrade the public realm and restore select public/community

buildings to accepted international standards, coupled with a creative adaptability in replacing sections of wall remain distinguishable from the original structures, without harming architectural coherence. Affordable traditional techniques and local materials were used throughout. Both historic buildings and public spaces have been rehabilitated into community activity hubs. The successful social, cultural and economic revitalisation of Birzeit undoubtedly stands as an inspiring model for the other villages and rural areas in the “50 Villages” programme and beyond.

The Revitalisation of Birzeit Historic Centre is a dynamic project in which the NGO of Riwaq succeeds in mobilizing stakeholders and local craftsmen into a process of healing that is not merely physical but that is social, economic and political. By reversing a process of neglect and erasure within a complex and difficult political context, the project manages to transform not only a neglected historic core but also people's lives, and restores not only buildings but the dignity of their users. The project offers an alternative to “museified” historic cores and it pioneers the regeneration of Birzeit's historic centre into cultural infrastructure. It facilitates the reclamation of heritage by the people involved while also allowing them to achieve their self-expressed aspirations. The project is an exemplary dedication to rural heritage that can serve as a model for the 50 villages in which Riwaq is involved, particularly the strategic interventions designed to stimulate long-term development.

Historic buildings and public spaces have been rehabilitated into community activity hubs. Restored sections of walls are differentiated from the original structures while missing features such as floor tiles with Palestinian motifs have been replaced. Local materials and affordable traditional techniques were utilised throughout. Where there were no references of historical models, new elements in a bold contemporary spirit were introduced.

4.2 Idanha-a-Nova revival project

Country:	Portugal
Area:	Total 20.98 km ² (8.10 sq mi)
Population:	less than 100
Type:	conservation tourist attraction
Involved population	----- 84 inhabitants
Included area	----- 4,5 hectares
Number of dwellings	----- 70
Public buildings	----- 2
Religious buildings	----- 3
Depopulation level	----- 50%

Figure 10.11. Idanha conservation and master plan, source: (Idanha municipality website)

4.2.1 introduction:

The village is in a derelict stage. However, its historical value has a significant

importance. one of the oldest towns in Portugal, with a history of Roman settlement recorded since the year 16 AD Idanha-a-Velha has been described as a "modest village with a rich historical background". Idanha-a-Velha is built on the site of the city of Egitânia, which previously had thousands of inhabitants. The town was repeatedly invaded and looted throughout history, and the ruins evince the influence of different periods of its history: buildings from the Pre-History, Celtic, Roman Classicism, Arabic, Middle Ages and Portuguese Manueline periods.

The town is host to a restored 16th century church, called "the Cathedral", built on ruins dating from the time of the Suebi, as far back as to the fourth century.

4.2.2 History and Significant to shatana research:

The village is in a derelict stage. However, its historical value has a significant importance. Just like shatana. The historical villages will feature projects including the qualification of infrastructures and town planning arrangements, the recovery of monumental patrimony. Throughout the recovery and adaptation of properties for tourist services (lodging, tourism stations).

Encouraging the economical activities covering the leisure and lodging areas. It will also include global valuation actions towards the "historical Villages" and tourist and cultural promotion initiatives. The rural centres will integrate the recovery of small equipments (stables, haystack and mills), the landscaping recovery thus creating conditions for use and preserving the quality of the natural spaces.

This pilot action aims the promotion of a development potential, and it is integrated in the sub-program of local and rural development. It is a measure of support to the economical development in rural nucleus with a regulation basis. Its purpose is to establish the technical, administrative and financial standards of intervention, within the scope of a Global Rehabilitation Plan, for each one of the human establishments herein selected.

4.2.3 Methods and treatments:

The historical villages programme has proved to be an important initiative in order to face the arising challenges, it is a chance to intervene in patrimonial groups and it constitutes an experience that must be continued as a cultural intervention and as a mean of rehabilitation of the rural space, involving the local agents throughout local development associations; as a mean of research and knowledge, giving a

contribution to a vast domain of new technologies application:

- as one of the main sources of tourist revitalisation of the area. And it must be able to transmit the knowledge on the history, the people and the region. An intelligent combination of all these factors might bring into place competitive tourist products for both the domestic and external markets.

- as a set up of interpretation elements that allow the visitor (national or foreigner) to apprehend the historical meaning of the monument, thus protecting it from the pressures and aggressions of the visitors;

- as a mean to develop employment and economical activities, not only in the domain of the tourism, but also in all those areas comprehending the patrimony recovery and conservation. These areas must gather the necessary elements: immaterial conditions, namely a business manager that knows how to organize the respective market, to mobilize and to apply the production means (strategic thought), technical competencies (including innovation and development competencies) and know-how (or the ability to create an immediate human resources training).

Besides these inherent aspects, there were other projects/actions connected to this pilot action. As for instance, the Letter of Leisure of the Historical Villages, an intervention structured in the promotion of the regional development, bringing tradition and modernity together, fully accessing the new technologies and accepting to be part of a set of institutions participating on the Operational Programs, in this particular case, the Plan for the Potential of Regional Development.

4.3 Bunčani rural village

Country Slovenia

Area 3.23 km²

Population Total 506

The village of is located between the cities of Sibiu and Sighisoara, in the heart of Saxon Transylvania. It is here that GHF and our partners.

Figure 12.13. Bunčani conservation and master plan, source: (Bunčani municipality website)

4.3.1 Introduction

The village of is located between the cities of Sibiu and Sighisoara, in the heart of Saxon Transylvania. It is here that GHF and our partners. The Institute for the Protection of Cultural Heritage of Slovenia (hereinafter: IPCHS) performs numerous administrative and expert tasks in the field of the protection of immovable heritage, as well as associated movable and intangible heritage. Immovable heritage primarily includes archaeological sites, buildings, parks, gardens, commemorative structure and locations, settlements, and the cultural landscape. The IPCHS conducts proceedings,

monitors heritage protection works, and takes part in activities aimed at preventing harmful impacts on heritage and integrating it in modern life.

4.3.2 Significant:

Tasks of the IPCHS are giving (free) advice to owners and developers, providing access to heritage, and its promotion – all key elements in the heritage protection and conservation. Ethnologist conservators in constant contact with rural cultural heritage attempted to improve each respective call for applications by providing comments and project selection criteria, but with limited success. We strove to make RPD financial incentives not merely sufficient to execute restoration interventions in heritage but more accessible and friendly to developers. To this end, we suggested a reduction of the amount of co-funding by developers, exemption of non-refundable funds from personal income tax, tax reliefs for purchases of material and execution of works, as well as an option for the owner's own input in labour and material to be taken into account. We also proposed an extension of expert criteria for applications to calls, particularly regarding justified expenses for restoration of entire buildings including their interior, and for interventions in buildings classified as cultural heritage and not as cultural monuments. IPCHS participation contributed towards a clearer, unambiguous, and simple execution of calls for applications. We also provide free monitoring of restoration interventions and after the finish of work prepare a statement of the suitability thereof.

4.3.3 Significant:

(Conservation and upgrading of rural heritage). The former measure is intended for the following investments:

- developing areas for shared needs in rural settlements,
- arranging village centres,
- developing utility sector and transportation infrastructure in settlements,
- renewal and construction of multipurpose buildings in common interest, and
- Relocating farms from village centres for the purpose of integrally arranging the latter.

5. Conclusions and an active plane for shatana:

•The adjustment of traditional urban regeneration
The concept of traditional urban regeneration cannot be continued in Tainan, since reconstruction is limited by the finance, the historical village context and even the residents easily. also, the practice method of urban regeneration should jump out the framework of reconstruction but repair and conservation.

• The appeal of urban development intensity and local feature should be practiced to be distinct from districts' regeneration types.

•Reconstruction and recognition is one method to channel appropriately urban development intensity In order to conserve the original spatial landscape and environmental issues and feature, alongside urban regeneration also should abide by the overall spatial strategic plan to channelize the urban development and reconstruction area into main developing aspects. In addition to the coexistence of newly development and historical contexts, urban growth management conception should be further considered to promote regeneration and reappearance of historical shatana village.

•The reappearance of historical and cultural context and to Repair should be emphasized most importantly where There are plenty of historical and cultural districts, Shatana in it. With conservation of original landscape and characteristics is the major issue to manifest the historical and cultural assets. Moreover, the integration of culture, art, leisure and cozen are the further steps to revitalize local development.

•The new uses of the cultural assets with big portion of cultural assets are original for living or working uses. Through its findings of new uses for the cultural assets, including the structure or the feature externally or internally, neither cultural characteristic can be revitalized north the local economic and living quality.

•The compatible soft integration of modern structures into an ancient setting this careful investigation of local ancient context can help to introduce the compatible present-day techniques and materials into local cultural area. this should be done due allowance for the appropriate use of mass, scale and proportion, and further both conserve local cultural fabric and satisfy local development demand.

•Put major attention on the regeneration of history, human and living culture this general idea of urban regeneration is not only represented the regeneration environment and the facility reconstruction but human-activity in the village. The continuity of residence and local cozen and culture, including social and economic is the new thought of practicing conservation in Shatana.

References:

1. Delafons, J. (1997). Politics and Preservation. London: E & FN Spon. Department of the Environment. (1987). Circular 8/87: Historic Buildings and.
2. Healey, P., Magalhaes, C. de, Madanipour, A., & Pendlebury, J. (2002). Shaping City.
3. Centre Futures: Conservation, Regeneration and Institutional Capacity.
4. Newcastle upon Tyne: CREUE, University of Newcastle.

5. Hewison, R. (1987). *The Heritage Industry: Britain in a Climate of Decline*. London: Methuen.
6. Lord Rogers, MacCormac, R., & Coleman, R. (1999). Facade retention: the case against. *Property Week*, 22/10/99, 24, 28.
7. Lovie, D. (2001). Grainger Town, Newcastle upon Tyne, United Kingdom. In R. Pickard (Ed.), *Management of Historic Centres* (pp. 243-273). London: Spon Press.
8. Nelson, R. B. (1999). Lobbyists plan to rewrite rules on historic buildings. *Property Week*, 27/8/99, 1.
9. Pearman, H. (1999) *Modern Times in English Heritage Annual Report and Accounts 1998/1999*. London: English Heritage.
10. Pendlebury, J. (2000). *Conservation, Conservatives and Consensus: The Success of Conservation Under the Thatcher and Major Governments, 1979-1997*.
11. *Planning Theory and Practice*, 1(1), 31-52. SAVE Britain's Heritage. (1978). *Preservation Pays: Tourism and the Economic*.
12. *Benefits of Conserving Historic Buildings*. London: SAVE Britain's Heritage. (1998). *Catalytic Conversion*. London: SAVE.
13. *The Conservation Practice and others*. (1992). *The Grainger Town Study Newcastle: City Council*.
14. *Urban Task Force*. (1998). *Prospectus*. London. *Urban Task Force*. (1999). *Towards an Urban Renaissance*. London: E & FN Spon.
15. URBED. (2000). *Grainger Town, Newcastle upon Tyne: Investing in Quality*. Newcastle upon Tyne: Grainger Town Project.
16. URBED, & Winskill, C. (2001). *Grainger Town Shopfront Design Guide*. Newcastle upon Tyne: The Grainger Town Partnership & Newcastle City Council.
17. Urry, J. (1995). *Consuming Places*. London: Routledge.
18. Ward, S. (1998). *Selling Places: The Marketing and Promotion of Towns and Cities 1850-2000*. London: E & FN Spon.
19. Welsh, J. (1999). Behind the facade of the preservation argument. *Property Week*, 17/9/99, 23.
20. Wright, P. (1985). *On Living in an Old Country: the national past in contemporary Britain*. London: Verso.
21. Madanipour, A., & Pendlebury, J. (2002). Delafons, J. (1997), *Politics and Preservation - A Policy History of the Built Heritage*.
22. Harrill, Rich (2004), "Residents' Attitude towards Tourism Development: A Literature Review with Implication for Tourism Planning", *Journal of Planning Literature*, Vol. 18, No. 3 (February).
23. Nasser, Noha (2003), "Planning for Urban Heritage Places: Reconciling Conservation, Tourism, and Sustainable Development", *Journal of Planning Literature*, Vol. 17, No.4.
24. (May) NCKU (2005), Symposium on heritage conservation, organized by the Department of Urban Planning and the Department of Architecture of National Cheng Kung University for Students of CUPEM- The University of Hong Kong on March 21, 2005.
25. Ng, M. K., Cook, A. and Chui, W. T. (2001), *The Road Not Travelled: A Sustainable Urban Regeneration Strategy for Hong Kong*, *Planning Practice & Research*, Vol. 16 No. 2.
26. Lin Charles (2005), Director of Public Works of Kaohsiung City Government presented on "Urban Regeneration: Kaohsiung's cityscape in transition", on March 22, 2005.
27. Roberts, P. (2000), "The Evolution, Definition and Purpose of Urban Regeneration".
28. Roberts and H. Sykes (eds), *Urban Regeneration: a Handbook*. London: SAGE Publications.
29. Smith, Laurajane, Morgan, Anna and Meer, Anita van der (2003), "Community-driven.
30. Arif Yasin Chohan and Pang Wai Ki, *Heritage Conservation a tool for Sustainable Urban Regeneration*, 41st ISoCaRP Congress 2005 *Research in Cultural Heritage Management: The Waanyi Women's History Project*, *International Journal of Heritage Studies*, Vol. 9, No. 1.
31. Beacham, P. (2001) *The Urban Panel*, *Conservation Bulletin*, 41, 4-7.
32. Bianchini, F., & Parkinson, M. (Eds.). (1993). *Cultural policy and urban regeneration: The West European experience*. Manchester: University Press.

11/23/2018