



## Review of Urban Conservation Practices in Historic Cities

**Shradha Chandan and Ashwani Kumar**

Department of Architecture and Planning,  
Malaviya National Institute of Technology Jaipur (Rajasthan) India

(Corresponding author: Shradha Chandan)

(Received 02 February 2019, Revised 31 March 2019 Accepted 10 April 2019)

(Published by Research Trend, Website: [www.researchtrend.net](http://www.researchtrend.net))

**ABSTRACT:** The long evolution of cultural heritage till today's wide meaning is intimately linked to France, where this concept born in the 19<sup>th</sup> century, during the Revolution, the Empire and the Restoration to various parts of the world. It originates from its recognition as an expression of national identity and progresses through a sequence of legislative acts: initially linked to the preservation of individual monuments, later of the sites and protected areas, and then of the historic centres. The interrelation between culture, heritage, conservation and tourism is very crucial and it is imperative to create stronger links between historic sites, monuments and indigenous people in the community. In 1987, Brundtland report defined the concept of sustainability which involves "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." This paper highlights the different ideologies in the history of the conservation movement and shows a long progress of theories implied through history since it started in early classical ages until the modern globalization era, and highlights certain points as optimistic strategy to be applied in the conservation of historic city. After reviewing history of ideologies, the papers aims to validate the progress in the urban conservation approaches in India and abroad by examining its historic evolution. The evaluation of the approaches in conservation projects demonstrates the positivism of the ideologies to sustain these intensive projects.

**Keywords:** Urban Conservation Practices, Historic Cities, historic towns, cultural heritage

### I. INTRODUCTION

Historical centres, as clusters of architecturally and historically significant buildings and monuments, are part of the city's identity. The concepts of sustainability and conservation deal with the same principle, maintaining the existing, protecting the heritage for future generations, thus must be parts on the same strategy of preserving cultural heritage, an un-renewable resource, as a building demolished is a part of history forever lost. The purpose of this research is to develop a holistic strategy for the sustainable conservation of historical centers. Considering the whole area for renewal instead of a building-by-building approach is our proposal to use the city's characteristics and resources to preserve its identity. Pilgrim destinations have to deal with ever-increasing number of people concentrated on the same focus. This requires frequent extension of existing facilities. The pilgrim destinations have varying religious cycles from seasonal, yearly to periodical (such as Kumbh Mela) when large congregation of masses takes place. Therefore, the number of Monitor varies depending on the seasons and other factors Infrastructure has to be provided for pilgrims, temporary or permanent depending on the rhythms of pilgrim flow. There are also environmental health and safety problems associated with such sites which necessitate planning, monitoring and management. The conservation of the overall environment and the cultural heritage is required at such places and it needs to be in accordance with the living conditions of the inhabitants. Therefore, it is important to plan development activities and safeguard the environment both through short and long-term measures.

The research mainly depended on the primary and secondary sources. To begin with, the literature survey from different sources viz. books, articles, publications, manuals, toolkits, conservation documents, study reports, case studies, web resources, etc., of various scholars of have been carried out to understand the subject, methodologies, approaches, tools and techniques including policies.

### II. DEFINING CONSERVATION

Holcomb and Beaugard added "growth and progress" to the definition of what they refer to as "urban Revitalization" and state that, as earlier labels (e.g., "urban redevelopment", "urban renewal", and "urban regeneration"), urban revitalization implies growth, progress and infusion of new economic activities into stagnant or declining cities that are no longer attractive to investors or middle class households [1]. Accordingly, revitalization can be defined, in simplest form, as a "process through which the deterioration and decay of historic urban quarter can be addressed, terminated or reversed". According to Couch, urban regeneration is seeking to bring back investment, employment and consumption and to enhance the quality of life within the urban areas [2]. Revitalization is a process of giving new life to a declining neighborhood or a district. It involves renewal and improvement of older commercial and residential areas through any series of actions or programs that encourage and facilitates private and public investments [3]. This community investments can include (but not limit to) activities and programs designed to improve neighborhoods; strengthen existing business; attract new business; encourage quality renovation and new construction; enhance public spaces and pedestrian amenities; ensure safe,

efficient traffic flow; and contribute to the social and economic vitality of the areas.

Revitalization is manifested through demolition, clearance and redevelopment or through rehabilitation, or restoration, or through a combination of these strategies. Rehabilitation consists in giving the urban and architectural heritage its full capacity to play a useful role in the society. History of Revitalization dates back to 1940s and 50s living, working, entertainment and shopping existed in a general equilibrium in the downtowns. During this period, conservation was limited to a concern for historical buildings of special importance, usually castles, palaces, churches etc. [4]. It was a 2<sup>nd</sup> world war and its mass destruction of the historic cities in Europe which provided the stimulus for a more serious consideration of older urban areas. Beginning of 1960s, the allure of downtowns began to wane and

many residents and business began to leave the cities for the perceived safer newer and cleaner world of suburbia with its larger homes and greenery. To rejuvenate their downtown districts, many communities throughout the nation began to embark on downtown revitalization projects. It saw the rise “bulldozer” school of planning which received a lot of criticism. Revitalization, simply doesn’t mean passive protection of individual building of historical significance; nor does it mean whole preservation everything old. Instead, it means the creative use and reuse of older quarters of the city, taken as a whole. The ultimate Intent is to create an environment where residents, business and in cases tourist could support each other to achieve an attractive, livable and workable environment [9]. The timeline of the urban conservation has been illustrated in Table 1.

**Table 1: Timeline of Urban Conservation (Source- Urban Regeneration, Skyes) [5,6,10,16,19].**

Period/Policy Type	1950's Reconstruction	1960's Revitalization	1970's Renewal	1980's Redevelopment	1990's Regeneration
Major Strategy And Orientation	Reconstruction and extension of older area of town and cities often based on a master plan suburban growth	Continuation of 1950's theme, suburban and peripheral growth	Focus on in situ renewal and neighborhood scheme, still development at periphery	Major scheme of redevelopment , flagship projects of town projects	Towards comprehensive form of policy and practice, more emphasis on integrated treatments
Key Actors/Stock Holders	National and local govt, private sector developers and contractors	Move towards a greater balance between public and private sector	Growing role of private sector and development centralization in local govt.	Emphasis on private sector and special agencies, growth of partnerships	Partnership, the dominant approach
Spatial Level Activity	Emphasis on local and site level	Regional level of activity emerged	Regional and local levels initially later more local emphasis	Focus on site, later emphasis on local level	Re-introduction of strategic perspective, growth of regional activity
Economic Focus	Public sector investment with some private sector involvement	Continuation from 1950's with growing influence of private investment	Resource constraints in public sector and growth of private investment	Private sector dominant with selective public funds	Greater balance between public private and voluntary funding
Social Content	Improvement of housing and living standards	Social and welfare improvement	Community based action and greater empowerment	Community self-help with selective state support	Emphasis on role of community
Physical Emphasis	Replacement of inner areas and peripheral development	Continuation from 1950's with parallel rehabilitation of existing areas	More extensive renewal of older urban areas	Major schemes of replacement and new development, flagship schemes	More modest than 1980's heritage and retention
Environmental Approach	Landscaping	Selective improvements	Improvement with innovation	Growth of concern for wider approach	Introduction of broader idea of environmental sustainability

This core can be a market place, and industry or historic core which has been the seat of rulers in the past and has been responsible for the rise in the city. As it grows, this core transforms itself into the inner city. Such inner cities from time to time, become misfits because of the changing standards, functions and are unable to provide modern standards of befitting healthy urban development. While the city expands and spreads to the suburbs the, the inner city becomes more and more congested because of its centrality and has a tendency to slide back economically and physically because of its overuse and obsolete economic activities. In the world, common to all of the charters is their focus on the

protection of selected buildings or groupings that are characterized as monuments whose origins relate to cultural expressions and features, later charters expanded the concept of values and essence beyond the purely cultural into the social and the economic [5]. The contradiction between the charters was in the design of new structures in the surroundings of historic monuments and within historic areas. The 1931 Athens Charter prohibited the reproduction of historical styles while the 1964 Venice Charter exerted that the new structures should be distinct and contemporary, the 1975 European Charter promoted the use of traditional materials, and only the 1987 Washington Charter had the potential for

contemporary elements to contribute to the enrichment of a historic area expressed that they be 'in harmony' [7-8].

The term 'conservation' is action oriented. Conservation is preservation or efficient using resources Conservation may refer more specifically to Conservation of biodiversity, environment, and natural resources, including protection and management Conservation, protection and restoration of cultural heritage. Conservation of the urban environment aims to control the rate of change in the urban system. Therefore an understanding of the system and identifying the causes of decay is necessary. The conservation approach varies with place and time. It must relate to the culture and customs of each place and should avoid disruption of traditional and contemporary community patterns. Today, considering the degrading situation of our cities, a conservation-oriented approach is needed as opposed to solely development oriented. Challenges in a Historic Centre is usually the onset of large scale movement of

tourists that has a high potential to influence the environment in sites. In traditional tourism, these effects are governed by seasonality and are limited over time and space. There are significant changes in scale; frequency and character of such visitation over the past few decade reflect new pressures on the environment of historic sites. The environment in these centers is influenced by the influx of visitors in many ways. These impacts typically include short-term peak demands exerting stress on basic services, accumulation of huge quantities of residuals (wastes), high levels of pollution and Clearing of land (and forests) for creating temporary accommodation facilities and amenities for pilgrims Increase in the magnitude/frequency of visitation and rapid urban growth driven largely by such visitation are interrelated factors most likely to shape the environment in a Pilgrim centre. The maximum impact is on the heritage structures and the areas which with growing pressure lack the maintained to keep it worthwhile.

**Table 2: Goals of Urban Conservation [10].**

Economic Development	<ul style="list-style-type: none"> <li>• Adaptive reuse and cost recovery</li> <li>• Full commercialization of historic city centers</li> <li>• Modernization of commercial activity</li> </ul>
Physical Improvement	<ul style="list-style-type: none"> <li>• Infrastructure development</li> <li>• Restoration of monuments</li> <li>• Mass rehabilitation of entire housing areas</li> </ul>
Environmental Actions	<ul style="list-style-type: none"> <li>• Control the environmental impact of transport</li> <li>• Control the effect of transport on air quality</li> <li>• Plan for sustainable transport system</li> </ul>
Neighbourhood Strategy	<ul style="list-style-type: none"> <li>• Neighbourhood Strategy is about the coordination of efforts and city-wide approach for regeneration ,</li> <li>• net overall economic gain ,</li> <li>• avoid clustering activities in certain areas and decline in others</li> </ul>

The conservation of historic towns and other historic urban areas should be integral part of coherent policies of economic and social development. Qualities to be preserved include the historic character of the town or urban area and all those materials and spiritual elements that express this character. Conservation is connected to the people who inhabit the place are responsible for its daily use and maintenance of the spaces. The participation and the involvement of the residents are essential for the success of the conservation program new functions and activities should be compatible with the character of the historic town or urban area.

When it necessary to construct new building or adapt existing ones, the existing spatial layouts should be respected. Traffic inside a historic town or urban area must be controlled and parking areas must be planned so that they do not damage the historic fabric or its environment. In the early 19<sup>th</sup> century, focus was on renewal of neighborhood and gentrification. Due to their long-held associations, they are the embodiment of the intangible cultural values of the urban area. Gentrification and the resulting displacement of traditional inhabitants, or conversely abandonment by the middle-class to lower-income inhabitants, can result in a loss of the unique heritage values of the place [13]. Now the emphasis differ context to context, in India, focus is on physical infrastructure improvements and providing basic amenities to the cities and town which is depicted in Table 2.

**IV. URBAN CONSERVATION: TYPICAL APPROACHES**

"Culture is that complex whole which includes knowledge, beliefs, arts, morals, laws, customs, and any other capabilities and habits acquired by [a human] as a member of society." UNESCO.

Culture and City Branding is one of the ways to identify the city's image and use is for the planning strategies. A city's image is deemed critically important to attract new capital and tourists [11-12]. Therefore, cultural projects have emerged as important instruments to reinforce the status and "brand identity" of cities. Additionally, cultural facilities may at times function as a "Trojan horse" for local growth coalitions [15]. Because of their perceived benefits to the local quality of life, large-scale development projects may include cultural facilities as a local "amenity" to overcome resistance from community groups or as a concession to the negative externalities generated by a project. Due to their perceived economic success and marketing capabilities, a broad range of cultural facilities have become centrepieces of major urban redevelopment projects, typically located in downtown areas [16-17]. Entrepreneurial Strategies most clearly pursue a proactive, market-driven approach guided by purely economic objectives; Creative Class Strategies seek economic development through the provision of quality of life and recreational amenities; and Progressive Strategies follow a more grassroots and neighbourhood-based approach to cultural development that seeks to respond more directly to the needs of local communities and arts organizations which depicted in Table 3. Culture for Lewis Mumford is a generalized reflection of the state of humanity's

civilization/barbarity, for Zukin, it is some else—something intimately connected to issues of power. Culture—while a “powerful means of controlling cities,” a “source of images and memories,” a “set of architectural themes,” the “unique competitive edge of cities” and the fuel for “the city’s symbolic economy”—is also a “dialogue” (heterogeneous and fluid),

involving “material inequalities” and necessarily rooted in place. Critics charge that entrepreneurial initiatives privilege the private sector over the public good as they concentrate more on building the city for visitors and affluent residents rather than the entire population [18-19].

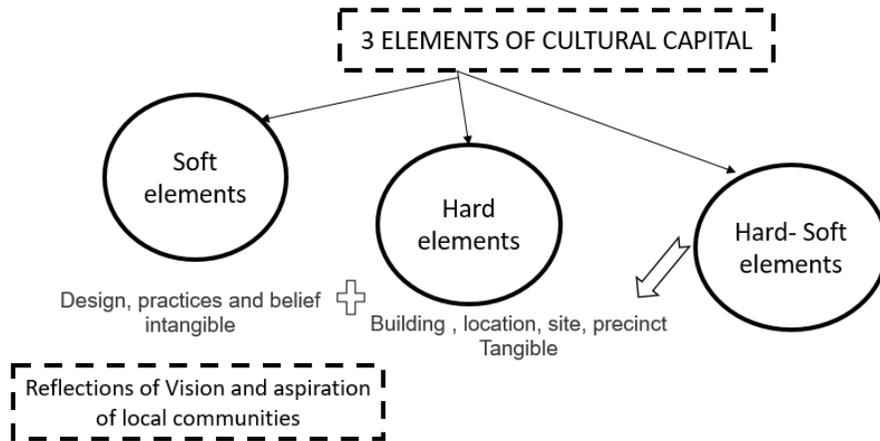


Fig. 1. Elements of cultural Capital [12].

Table 3: Cultural development Strategies (Source-sideris 2007) [20].

Strategy Type	Goals	Types of Cultural Projects And Programs	Geographic Factors' Prime City Areas	Target Audience	Cities implemented
Entrepreneurial	Economic Growth Through Tourism, City Image,	Flagship cultural projects, spectacular events promotional activities	Downtown "Prime areas" City	Tourist and Conventioneers Affluent residents and suburbanites	Mumbai, Ahmedabad, Bhopal, Bhubaneswar [36]
Creative Class	Economic growth through quality of life amenities, attract New residents in the creative economy	Arts and entertainment districts. Collaboration with arts and private sector	Central City and Historic Urban Neighborhoods	Prospective and existing residents, young urban professional and knowledge based workers	Hampi Puri [31]
Progressive	Community Development, art education and access Local Cultural production	Community arts centers, art education programs	Inner city Neighborhood, Underserved Neighborhoods	Underserved Residential Populations	

During the nineteenth century the Marais in Fig. 2 became an artisan quarter, and the former hotels, particularly the town mansion houses of the rich were taken over and subdivided into workshops and apartments, their courtyards often built over to form warehouses. The original plan for the sector sauve gardé was a highly interventionist one aimed at the restoration of the entire quarter to its former glory with objectives as the restoration of all of the historic

buildings externally and internally, the opening up of the spaces between buildings and within courtyards that had been built over and the recreation of the gardens. Sites and Historic Monuments at the French Ministry of Cultural Affairs: 'the only solution for the revitalization of the 300 large residences in the Marais is to use them for embassies or head offices of large companies'. Museums and government offices were also considered compatible uses [21].



**Fig. 2.** Marais Quarter, Paris, France [21].

In Bulgaria, the over-riding policy being to restore and apply cultural uses to them, uses that make them accessible to the public for higher education or as visitors but detach them from the everyday life of the majority of citizens. There are only so many art galleries, museums, libraries, and institutes that any city can support. The Ancient Reserve, Plovdiv in Fig. 3 has taken on the aspect of an open-air museum, with its associated complement of souvenir shops and stalls. Around half of the more than 200 monuments in the Ancient Reserve are underused, in poor condition or derelict; some are in ruins. Detaching this historic area from the everyday life of the modern city has seriously limited the options for using these monuments, and therefore the investment to restore them.



**Fig. 3.** Ancient Reserve, Bulgaria [12].

Planning for tourism in historic centers with a depth focus on the Environmental consciousness and sustainable tourism is an approach to conserve the existing the culture and heritage of the areas its basic ineffectiveness at addressing the problems means that it is in danger of being nicely co-opted by both the tourist and the tourism industry alike in an attempt to salve quality, consciences and promote seemingly more conscientious marketing. Preparing a tourism development/management plan implemented in three stages i.e Preparatory stages, planning and Implementation. It requires Identification of the current situation: research, including evaluation of the site, community, economic and political background; surveys, data collection and analysis of data and Forecasting growth, development patterns and future events with also Setting tourism and development objectives [32]. The approach was implemented in Tourism Strategy adopted by Hampi World Heritage Management Authority for the Sustainable Management of the World Heritage site in India with Effective long-term planning, based on sound

methodological approaches include Coordination of marketing and product development, Consultation and community involvement an imminent approach and identifying public and private involvement and partnerships with assessing feasibility and desirability of options. Basically Re-evaluating planning parameters, Strategic approaches and a creative vision for the future.

Major principles associated in heritage management in historic towns is sharing the urban resource, Heritage Management, Visitors Management, Orientation, Interpretation and Information. Associated conflicts usually include a clash of policies regarding new development and conservation; aspirations for modernisation, meeting the needs of a tourist culture and those of the local culture and maintaining the quality of urban environment in the face of the quantity of tourists. Heritage management is the management of visitors in an historic place in the interest of the historic fabric and the enhancement of visitor appreciation and experience: 'Good heritage management with a major focus on heritage interpretation and presentation ensures that one complements the other' .It is therefore important to ensure that a historic building is restored with providing a living function for an historic building it leads to decrease in the number of empty properties, providing a more desirable environment by reducing the crime avoid the environmental impacts of the same function being located in a new building and also creates an environments which will help historic towns retain the qualities that make them attractive. [21]. Just as Visitor management is not only a matter of traffic or pedestrian flow management, but involves imaginative solutions to enhance the visitor experience, maintain a favourable reputation for the destination, and ensure a high-quality environment for residents to live and work in, and visitors to enjoy. The aim of interpretation cell in the cities should be to provide sufficient information to familiarise the visitor with the place and to inform. Information and signage have to be sensitive to the location and provide a recognisable focus for the visitor. Thus providing the interpretation, information cell such as visitor centres, multi-media and active interpretation is an utmost necessity in a historic centre.

Foreign visitors pay an entry fee to visit Bhaktapur, Nepal in Fig. 4 Bhaktapur, Nepal, the income from which is used towards maintenance and to cover some of the restoration costs of the major temples. Most tourist attention is diverted to the main squares, while the residential areas remain relatively 'private'. Interpretation is a delicate balance among providing sufficient guidance, not oversimplifying the experience

and allowing the visitor to be free to discover the complexity of an urban environment. Often there is scope to be more imaginative than simply depending on signposting and designated trails, ensuring that the visitor feels there is more to discover while not being overwhelmed by the place.



**Fig. 4.** Bhaktapur, Nepal [21].

Heritage trails have been an approach to utilise the information and bank on the history and geography of the city. Indian Heritage walk festival is a yearly Month

long festival led by Sahapedia, pioneer in Indian Heritage Conservation conducted in various Indian cities at various days Fig. 5 shows an heritage walk into the calm forts and buzzing bazaars heritage of Sion, Mumbai.

Planning and managing urban-use regulated as the oversupply of service soon makes the product cheaper, whether it is too many hotels competing for the package deals or too many cafes in a square. St Mark's Square, Venice, however, will never have enough cafes charging exorbitant amounts for small cups of espresso. The amount, location and distribution of services can play an important part in managing visitors and tourism in historic towns which can also be experienced in the South Bombay, India. Planning authorities are able to regulate the location and distribution of some establishments through licensing agreements, while safeguarding residential areas or religious uses. People value the enjoyment of architecture will always be a minority pleasure, but the spirit of place has more general appeal. Art creates a dialogue between people and place and is also a means of communicating the values of a place to others. The approach was one of principles which made the Kala Godha Street Art festival in Fig. 5 one of the prominent focal point in the fort area of Mumbai.



**Fig. 5.** Initiatives. a) Kala Godha Art Festival b) Heritage walk In Sion by India Heitage walk Festival [12].

Completely pedestrianizing central areas as a blanket policy may also isolate surrounding areas from the benefits of tourism and commerce. Pedestrian networks must above all be attractive to pedestrians, allowing for the discovery and appreciation of the environment, as well as being inviting Cobblestones provide an acceptable texture. The internal streets of Mumbai Fort area are overcrowded with parked vehicles, street food vendors, hawkers, etc. making it difficult for pedestrian commuters to navigate the area. One of the recommendations was removing one of the elements such as vehicular traffic that can

greatly reduce the congestion in the streets is in the Fort Management Plan initiated by UDRI in 2003. The point and mode of arrival are very significant and a key to the planning of orientation and interpretation facilities. The location of a railway station in relation to an historic centre, for example, can play a significant role in tourism development. Strict regulation and the introduction of permits or dedicated parking locations with transfer to the centre on lighter local transportation systems [22].

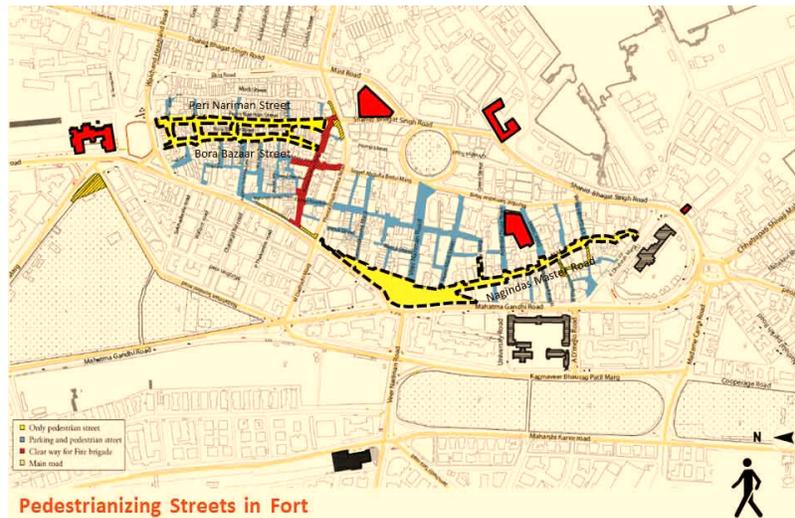


Fig. 6. Pedestrianization of streets in Fort, Mumbai [23].

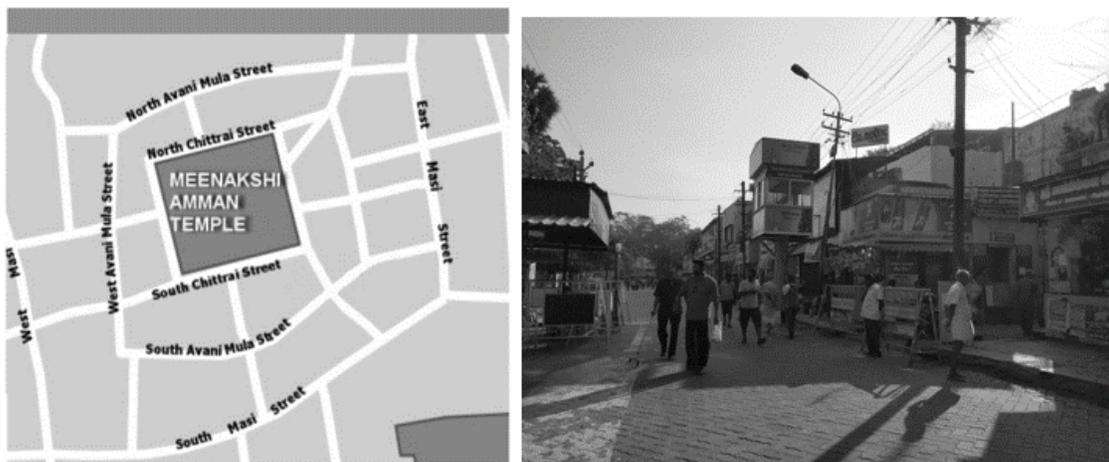


Fig. 7. Pedestrianization of Temple Core in Madurai [22].

Cities have been and still are containing complex refuge, acting as shelter from natural disaster these leading to cluster of hotspot as spatial aspect combine with complicated layer of historic items evolve through time [21, 24]. The act of conservation, restoration, repairing, reconstruction and preservation of ancient monuments and surrounding areas is a very long and arduous task which needs to be done under expert guidance.

It can be the Taj Mahal, seven wonders of the world and the Ghats at Varanasi, or the murals at Khajuraho, Ajanta and Ellora, or the the magnificent Meenakshi Temple at Madurai or the Red Forts at Agra and Delhi, Exquisite palaces of Rajasthan or Beautiful buildings of Old Goa and Royal un Temple of Konark, deep research and study is required to replicate or conserve the work of the original builders. There are guidelines that is followed by the ASI while restoration in steps with the building forensics. The plans, History, intention, materials and tools used by the original builders. Should always be under Special attention.

One of the successful conservation legacy has been laid down by the historic city of Ahmedabad. The cultural wealth which was the hallmark of Ahmedabad received a setback in the post-independence Era due to which Economic challenges coupled with ill-thought expansion led to the pulling

down of historical structures to facilitate expansion and access to modern amenities. The saga of conservation efforts has set a benchmark for other Indian cities. In 1984, the study undertaken by Ahmedabad Municipal Corporation along with America's Ford Foundation set the stone rolling for conserving the rich heritage of the city. Ahmedabad became the first Indian local body to have a dedicated heritage cell [25]. In 1994 the AMC set up the heritage cell in association with Conservation and Research of Urban Traditional Architecture. The heritage cell prepared a comprehensive plan to revitalize the walled city. In 2001 AMC in association with French government initiated the process of documenting 12,000 historic structures [26]. AMC collaborated with Housing and Urban Development Corporation Limited to undertake a public private partnership project to enable preservation of historic sites [26]. AMC issued guidelines which prohibited any history house from being pulled down without prior permission from the heritage cell to preserve the charter of the selected area [25] in 2013, AUDA also initiated a transfer of development rights TDR policy under which initiative owners of heritage properties could sell transfer or loan out additional FSI to developers in the form of TDR that can be send anywhere in the city from which The funds generated were used towards conservation efforts [29]. There were Initiatives like heritage walk

street theatre and heritage awards to encourage community participation and support towards the efforts of the city authorities. This type of inclusive approach for the cause of culture and heritage further strengthened solidarity among people. A number of heritage buildings were converted into heritage home stays which depicted the lifestyles and cultures of the past thus attracting tourism and revenue for the area

[28]. The success story of Ahmedabad in promoting its urbans by preserving its rich heritage has been an inspiration and the city is now been recognized as world heritage city by UNESCO [30]. It has also been an example to depicts how local bodies can also play a part in preserve, conserve and maintaining the culture, heritage and history of the city.



**Fig. 8.** Teen Darwaza, Ahmedabad [29].

Cultural heritage Tourism was practice initially began during 1980s in United States to encourage the preservation and interpretation of the recognized monuments with an approach to link the cultural asset with the economic benefits of the city and its diverse neighbourhood. It was an initiative to improve the quality of life of the residents, preserving the local pride and revitalize the neighbourhood. After its inclusion on the endangered sites list, Hampi, World heritage site, UNESCO helped the Karnataka government draft the Hampi Management Act, under which the Hampi World Heritage Area Management Authority was appointed to provide guidelines for local government [31]. Even though it managed to bring some order to the 'lost kingdom', the act itself seemed more like an administrators' mandate, not considering the needs of the local community. It helped within the

state development system, to implement the cultural heritage tourism for sustainable development of the area.

Redevelopment approach operates in projects basis and is undertaken in specifically designated areas such as Shahajahanabad, walled city of Delhi. Socio-Cultural -Walled City is Delhi's multicultural melting pot and has Rich urban heritage. It is applicable in areas in which buildings are generally in seriously deteriorated conditions, or in the arrangement of the buildings and the general layout of the area such that the area does not and cannot provide satisfactory living conditions or opportunity as the case may be. It consists of the removal of existing buildings and Reuse of the land cleared and any open land or vacant, etc. [33].



**Fig. 9.** Bazaars near Virupaksha Temple, Hampi [32].

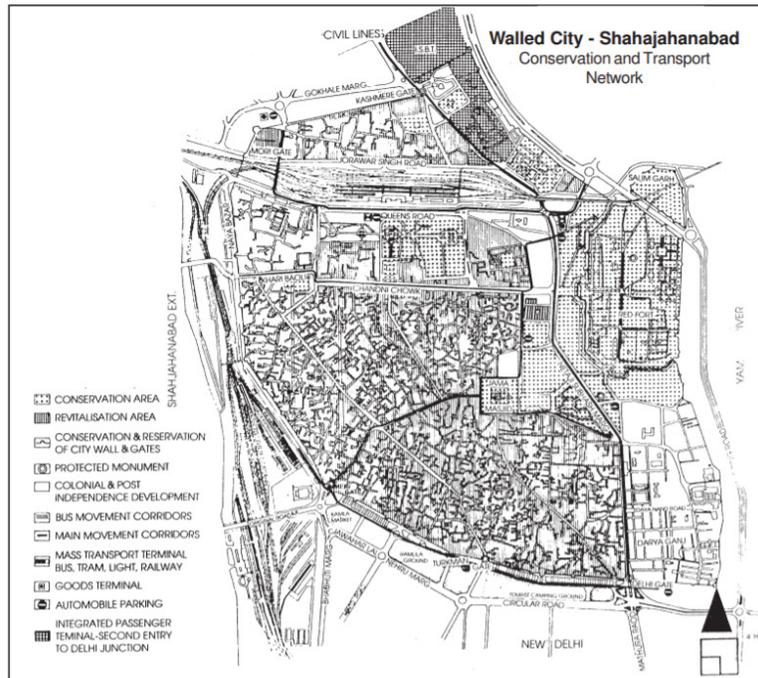


Fig. 10. Walled City Shaha Jahanabad [34].

Dilapidated Heritage buildings, Street/public spaces occupied by squatters and other illegal occupants were some of the issues identified the Shahajahanabad Redevelopment Corporation. Major focus is on the Conservation and environmental sustainability, Social development, urban infrastructure improvement and Local economic development. The formation of heat island and inversion effect can be avoided by site landscaping, tree cover or using; land forms to channelize wind. Landscaping can help mitigate urban heat island effect, reduce ambient air temperature by 2-30°C and can help in reducing direct solar radiations [32]. They also utilized the rehabilitation and conservation methods in the Revitalization plan made for the delineated area. In Rehabilitation is applicable to the areas in which the buildings are in structurally sound conditions but have deteriorated because of neglect of maintenance (including repairs and periodic

replacements such roofing) or in which there conditions that area likely to cause such deterioration. Conservation is applicable to areas of sound quality in which the buildings are kept in good physical conditions, by means of proper maintenance including repairs and replacements. It consists in general protection of the quality of such areas by preventing the occurrence therein of all kinds of conditions that have resulted in deterioration and obsolescence in redevelopment and rehabilitation areas. Particular conservation areas may be designated for purposes of applying the measures of conservation therein at more intensive level maybe generally throughout the city. Conducting campaigns of public information and education of conservation measures in such areas on the part of property owners and residents of the area which have been properly tabulated in Table 4.

Table 4: Approaches of Urban Conservation.

Approaches of Urban Conservation		Places Implemented
Adaptive Reuse And Cost Recovery	Raising the funds necessary for seeing initiatives through completion Under adaptive reuse approach, private and /or non-government institutions are allowed to lease historic facilities for commercially viable uses that respect their historic value and earn a profit.	Ahmedabad- Heritage City [36]
Integrated Area Development	<ul style="list-style-type: none"> <li>• Modernization of economic activities within the entire urban core</li> <li>• Restoration of monuments</li> <li>• Mass rehabilitation of entire housing areas</li> </ul>	Bhaktapur, Nepal, and Medina, Hampi
Cultural Heritage Tourism	An initiative to improve the quality of life of the residents, preserving the local pride and revitalize the neighborhood.	Hampi [32]
Full Commercialization of Historic City Centers	Singapore provides the best of this approach since it allowed local redevelopment authority to acquire all plots of land located within the designated conservation areas. These plots were then sold to commercial entities for rehabilitation cum redevelopment as shops, restaurants, tourist hotels, or offices.	Singapore [38]

Approaches of Urban Conservation		Places Implemented
Transfer of Development Rights	In order to encourage renovate rather than demolish private owned monuments, the owners are provided alternative plots suitable for development in the receiving areas.	Mumbai- South
Modernization of Commercial Activity	Revitalization of the historic urban cores of cities, otherwise Delhi will almost certainly lead to the disappearance of its traditional form of land use and economic activities this is particularly true in cases in process of gentrification [37]	Delhi walled city
Feedback Between Increased Land Value And Public Revenue	Singapore's experience is that urban revitalization leads to a significant rise in land values. <ul style="list-style-type: none"> <li>Rehabilitation of the shop houses in Singapore's heritage areas have caused property values to increase eight times their pre-rehabilitation.</li> </ul>	Singapore [38]
Tourism	Attractive tourism packages, commercializing the USP, Cultural Heritage	Rajasthan Circuit – Jaipur, Jaisalmer, Jodhpur, Udaipur

## CONCLUSION

Urban Conservation requires careful planning and management of limited or selected cultural assets. It is a conscious process to control and manipulate change to a minimum- to a rate that ensures that survival of cultural heritage over a long time. In human time scale, this time usually means hundreds and possibly thousands of years [39]. Conservation of architectural heritage acts as preservation of templates in the museum of world cultures whereas urban heritage is conservation the area as a whole. The majority of India's architectural heritage areas/sites are unprotected and unkempt which constitute a unique civilization legacy, as valuable as the monuments legally protected by Archaeological Survey of India (ASI) or State Archaeological Department and other governmental and non-governmental agencies. This legacy is being steadily erased as a result of insensitive modernization and urbanization, and the fact that it does not command the same sensitivity as legally protected monuments. Many unprotected heritage areas/sites are still in use, and the manner in which they continue to be kept in use represents the heritage of India. This heritage is manifest in both tangible and intangible forms, and in its diversity defines the composite culture of the country. Beyond its role as a historic document, the unprotected heritage embodies the values of enduring relevance to contemporary Indian society, thus making it worthy of conservation. These heritages are not legally protected which need our attention. Heritage regulations have been brought by a few cities in India by the respective state governments to implement the heritage conservation in Delhi, Ahmedabad, Bombay, Goa etc. and have been somewhat successful in implementing those. It is a benchmark on which it is high time to establish regulations for other cities. In the absence robust heritage regulations and policies, the city government is not in a position to develop harmonious heritage conservation plan. As "prevention is better than cure", to prevent the heritage area from decay, it is imperative to take appropriate planning measures to conserve the heritage buildings and areas in a holistic approach. Hence, there is a need for evolving comprehensive heritage policies which focus some or group of the approaches for conservation and protection of heritage areas in an integrated manner in the future.

## REFERENCES

- [1]. Holcomb, H. Briavel, and Robert A. Beauregard. (1981). Revitalizing cities. Washington, D.C.: Association of American Geographers. <https://trove.nla.gov.au/version/31271332>
- [2]. Couch, C. (1990). Urban renewal theory and practice. Basingstoke: Macmillan <https://books.google.co.in/books?id=AEddDwAAQBAJ>
- [3]. Lisbon charter (1995). ICOMOS, <https://www.icomos.org/en/charters-and-other-doctrinal-texts>
- [4]. Mutal, S, (2001). Poverty and environmental Degradation: the future of Historic Cities/centres. Retrospective and Perspectives. The case of Latin America and the Caribbean. September 2001.
- [5]. Alpopi, C. and Manole, C. (2013). "Integrated Urban Regeneration - Solution for Cities Revitalize," *Procedia Econ. Financ.*, vol. 6, no. 13, pp. 178-185.
- [6]. C. Bailey, S. Miles, and P. Stark, (2004). "Culture-Led Urban Regeneration and the Revitalizations Of Identities In Newcastle, Gateshead and the North East of England," *Int. J. Cult. Policy*, vol. 10, no. 1, pp. 47-65.
- [7]. ICOMOS, <https://www.icomos.org/en/charters-and-other-doctrinal-texts>
- [8]. ICOMOS. (2005). Kyoto declaration 2005 on protection of Cultural Properties, Historic Areas and their settings from loss in disasters. Kyoto: <https://www.icomos.org/xian2005/kyoto-declaration.pdf>
- [9]. UNESCO <https://whc.unesco.org>
- [10]. Sykes, R. (2000). Urban Regeneration 2000, SAGE Publications Ltd,
- [11]. Holcomb, B. (1999). Marketing cities for tourism, in: D. R. Judd and S. Fainstein (Eds) *The Tourist City*, pp. 54-70. New Haven, CT: Yale University Press. Google Scholar
- [12]. Holcomb, B. (1993). Re-visioning place: de- and reconstructing the image of the industrial city, in: G. Kearns and C. Philo (Eds) *Selling Places*, pp. 133-143. Oxford: Pergamon Press.
- [13]. Chowdhary, Chandni & Jawaid, Md. Fuzail & Pipralia, Satish (2017). Challenges and Priorities for Action in Urban Conservation. *International Journal of Emerging Technologies*. 8: 652-659.

- [14]. Evans, Graeme. (2003). Hard-branding the Cultural City – From Prado to Prada. *International Journal of Urban and Regional Research*. **27**. 417-440.
- [15]. Whitt, J. A. (1987). Mozart in the Metropolis: The Arts Coalition and the Urban Growth Machine. *Urban Affairs Quarterly*, **23**(1): 15–36.
- [16]. Mommaas, H. (2004). Cultural Clusters and the Post-industrial City: Towards the Remapping of Urban Cultural Policy. *Urban Studies*, **41**(3), 507–532.
- [17]. Strom, R. D. and STROM, P. S. (2002). Changing the Rules: Education for Creative Thinking. *The Journal of Creative Behavior*, **36**: 183-200. doi:10.1002/j.2162-6057.2002.tb01063.x
- [18]. Eisinger, P. (2000). The Politics of Bread and Circuses: Building the City for the Visitor Class. *Urban Affairs Review*, **35**(3), 316–333. <https://doi.org/10.1177/107808740003500302>
- [19]. Zukin, S. (1995) *the Cultures of Cities*. Cambridge, MA: Blackwell. [http://scholar.google.com/scholar\\_lookup?hl=en&publication\\_year=1995&author=Zukin%2C+S.&title=The+cultures+of+cities](http://scholar.google.com/scholar_lookup?hl=en&publication_year=1995&author=Zukin%2C+S.&title=The+cultures+of+cities)
- [20]. Grodach, C. & Sideris, A. (2007) Cultural Development Strategies and Urban Revitalization, *International Journal of Cultural Policy*, **13**(4): 349-370.
- [21]. Rodwell, D. (2007). *Conservation and Sustainability in historic cities*. Oxford: Blackwell Publishing Ltd. (English edition) 272pp, 182 colour illustrations.
- [22]. ITPI, Pedestrianisation in India and around the globe [https://www.itdp.in/wp-content/uploads/2018/01/170313\\_Pedestrianisation-in-India-and-Across-the-Globe.pdf](https://www.itdp.in/wp-content/uploads/2018/01/170313_Pedestrianisation-in-India-and-Across-the-Globe.pdf)
- [23]. UDRI, fort Management Plan 2007-2010 A participatory design approach, Mumbai. <http://www.udri.org/pdf/02-Fort-Management-Plan-Report.pdf>
- [24]. Christine, W., Ebba, B., & Claudia, R. (2013). Planning for climate change in urban areas: from theory to practice. *Journal of Cleaner Production*, **68**-81. [https://books.google.co.in/books/about/Urban\\_Renewal.html?id=V1NNAAAAYAAJ&redir\\_esc=y](https://books.google.co.in/books/about/Urban_Renewal.html?id=V1NNAAAAYAAJ&redir_esc=y)
- [25]. Ahmedabad Municipal Corporation (AMC), [https://ahmedabadcity.gov.in/portal/jsp/Static\\_pages/heritage\\_intro.jsp](https://ahmedabadcity.gov.in/portal/jsp/Static_pages/heritage_intro.jsp)
- [26]. Housing and Urban Development Corporation Limited (HUDCO) <https://whc.unesco.org/document/155805>
- [27]. <http://heritage.ahmedabadcity.gov.in/>
- [28]. Thiru Debashish Nayak, Municipal Initiative in Heritage Conservation - The Case of Ahmedabad [http://www.cmdachennai.gov.in/pdfs/seminar\\_heritage\\_buildings/Heritage\\_Conservation\\_in\\_Ahmadabad.pdf](http://www.cmdachennai.gov.in/pdfs/seminar_heritage_buildings/Heritage_Conservation_in_Ahmadabad.pdf)
- [29]. UMC, INTACH Gujarat, Listing and Grading of Heritage structures <http://www.auda.org.in/uploads/Assets/news/binder112132016112928688.pdf>
- [30]. UNESCO Historic City of Ahmedabad 2017 CC-BY-SA IGO 3.0 <https://whc.unesco.org/en/list/1551>
- [31]. UNESCO Group of Monuments at Hampi 1986 <https://whc.unesco.org/en/list/241>
- [32]. HWHMA, UNESCO, <http://whc.unesco.org/document/9218>
- [33]. Garg, Neeti & Kumar, Ashwani & Pipralia, Satish & Kumar, Parveen. (2018). Sustainable Building Materials for Energy Efficiency. SSRN Electronic Journal. 10.2139/ssrn.3239430. [https://www.researchgate.net/publication/327294280\\_Sustainable\\_Building\\_Materials\\_for\\_Energy\\_Efficiency](https://www.researchgate.net/publication/327294280_Sustainable_Building_Materials_for_Energy_Efficiency)
- [34]. N. Delhi, (2010). Heritage-Based Sustainable Urban Development. No. September. 2010. <https://www.eda.admin.ch/dam/countries/countries-content/india/en/Heritage%20Published%20Emb.pdf>
- [35]. Integrated Conservation of Mehrauli Heritage Zone, Edited by Nalini Thakur. New Delhi: Architexturez Imprints, 1989. <https://architexturez.net/doc/az-cf-21187>
- [36]. Central Public Works Department, (2013). "Handbook of Conservation of Heritage Buildings," p. 104, 2013 <https://smartnet.niua.org/content/2e7124ac-31b4-4b32-8286-43a1308ad7d2>
- [37]. Sokhi, Baldeo & D. Sharma, N & S. Uttarwar, P. (1989). Satellite remote sensing in urban sprawl mapping & monitoring a case study of Delhi. *Journal of the Indian Society of Remote Sensing*. **17**: 57-69.
- [38]. Teo, P., Huang, S. (1996). Tourism and heritage conservation in Singapore, *Annals of Tourism Research*, Vol **22**, No 3, pp 589-615. [https://www.academia.edu/526173/Tourism\\_and\\_heritage\\_conservation\\_in\\_Singapore](https://www.academia.edu/526173/Tourism_and_heritage_conservation_in_Singapore)
- [39]. Fethi, I., (1996). Conservation of Islamic World, 1996, Architectural and Urban Conservation P-25, Centre for Built Environment.
- [40]. Monalisa, Pushplata, (2017). Determinants of Character of Physio-Spatial Built Environment: Context of Hill Stations in India. *International Journal on Emerging Technologies*, Vol. **8**(1): 693-701.

**How to cite this article:** Chandan, Shradha and Kumar, Ashwani (2019). Review of Urban Conservation Practices in Historic Cities. *International Journal on Emerging Technologies*, **10**(1): 74-84.