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Land Uses Integration in Revitalization of Heritage Urban Sites: Foah City as a case study

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Abstract

heritage areas are considered an asset within the city's urban context, their value on the socio-economic body of urban city mechanism is important for land-uses planning in the revitalization process. despite that fact, heritage sites in Foah city are neglected and not involved in any kind of planning process. This paper highlights the importance of heritage site integration in the urban planning process to maximize the socioeconomic role of land-uses planning aspects in heritage cities. Foah City ranked third of the most important heritage cities in Egypt after Cairo city and Rasheed City. it has around 26 historical buildings that form an important heritage action area in the heart of the city. The results highlight the role of land-uses planning and revitalization approaches that ensure the benefits of integrating these 26 historic buildings in the socio-economic process of Foah City

Keywords: Revitalization; Action Area Planning; Heritage Sites; Land-Uses Planning.

1. Introduction

Land uses are the physical and most important dimension of urban management. It can be said that the importance of localizing land uses is as important as the economics of urban development (Aziz Amen, 2017; Aziz Amen & Nia, 2018). Land uses promote the city's urbanization and drive the economic, environmental, and social development goals to form a healthy urban environment through which to prosper and grow the urban as required. Therefore, it can be said that the integration of land uses has taken the interest of researchers at different planning levels, for example, national, regional, local, and detailed levels. The research focuses on the importance of land uses and their complementarity in regenerating and reviving heritage and value areas. Land uses in heritage areas are the main nerve of the urbanization process. It discussed the literature of urban biology processes and land use methods in the biology methodology. Research discusses the importance of the integration of uses through the application to Foah City Third Heritage City in Egypt through the questionnaire of architecture experts and urban design of the importance of land uses in the planning process of heritage areas. the paper can be divided into these sections, literature review of heritage revitalization methodologies and components, case study material and analysis, questionnaire analysis, and discussion of results and conclusion.

2. Urban land uses and relations with urban character, and the city form

The size and functionality of the city is one of the main determinants. According to Lynch,1964, the city center is different from the rest of the city because of the different urban fabric in each of them, where the size of the buildings and the prevailing scale in each area shows the difference in the size of the area, activities and jobs and the size of the city is the number of people in which it lives, but it sees no more than the sum of the buildings and its relationship with the surrounding natural environment. The city's historical background and development and its important stages of development represent the most important aspect of the form of urban character (Rodwell, 2007; Amen & Kuzovic, 2018; Amen & Nia, 2021). Each region differs from the other in the stages of its composition, conditions of origin, and development, making it of a distinct nature. This is one of the main determinants in shaping the character of the area, i.e., knowledge of the region's origin, planning basis, and stages of development (Roger,1998). In addition, the main activities, jobs, and uses of the city are among the elements that constitute the urban character of the city, so it is important to know the most important activities and uses of the city or the urban area that affect the character of the area (Abusaada and Elshater,2023)

2.1 Urban Fabric, circulation, movement, and land use integration

The urban fabric is defined as the basic physical components of the region, which include the form of roads, spaces, population denominations, social and economic activities and the architectural character of the buildings, which distinguishes each region from the other, not only physical elements, most notably blocks and spaces, but also expresses in its content the cultural background, customs and beliefs of the society, which in turn represents the most important factors influencing the composition and shape of the urban fabric (Vehbi & Hoskara, 2009). The urban fabric is the product of a strong social and economic interaction that overlaps with the passage of time. Concepts and hypotheses are developed for the compatibility and integration of various services and meets the urban needs in the near and long term of all sectors in an aesthetic framework reflected in the architectural and urban character that distinguishes them from other regions (youssef,2022).

-Sometimes the historical fabric may become part of each new one through which it is redefined as part of a new integrated unit accordingly requiring the study of the historical and surrounding areas and special attention from heritage sites (Zancheti and Hidaka, 2011). The urban fabric is an expression used in urban areas and expresses the interrelationship with the site from roads, confined spaces, building proportions, partition pieces, and the network of painted pathways to cut off the land of use which is the sum of the features of the system of environmental spaces or networks of movement and communication (Lynch, 1981; Akdağ, 2020), and the associated spaces and boxes or plans of construction and the organization and formation of these spaces confined between the movement crossings and the systems of spaces and pathways; It also extends to construction patterns on plots, plans, ranges, construction ratios, and patterns (Lynch, 1981).

2.2 The land uses and urban fabric Vocabularies in urban revitalization

The network of roads and pathways includes: - The shape and graduation of the network of pathways. - Lengths and displays of tracks. The density of the movement tracks (measured by the total length of the movement tracks divided by the textile area (meter/hectare). The efficiency of movement paths (measured by the total length of movement paths divided by the number of dwellings in the fabric (meter/dwelling). Buildings and plots include: -constructive density: the ratio of block area to total fabric area and the area of blocks includes space of spaces within them such as interior patios and others. Construction parts: a piece of land dedicated to the construction of a unit or residential building and its content. Analysis of activities in the area and social behaviour and patterns of habits and traditions of people living in the area as parts of the city can be identified and distinguished through these prevailing visual activities. They are one of the keys to the installation of urban formation of the city as the city's neighbourhoods and fields are graded from places of living, working, shopping, walking, rest, leisure, and education (Breheny, 1992). Both topography, density, and transport routes affect the structure of urban activity, such as a high-density residential area that needs an accessible shopping mall on foot, and a low-density residential area where a vehicle can be used to reach the mall.) Saad (Brener, N., 2019)

Urban revitalization is by its very nature a dynamic rather than a static phenomenon, it is almost impossible to capture all the features of the current or to predict the future with any degree of certainty. The research is aiming to pinpoint the common elements which help bind together the diverse subjects that are contained in the urban revitalization process. Although it can be safely described urban revitalization in five major topics which are; 1 economic and financial issues; 2 physical and environmental aspects of revitalization; 3 social and community issues; 4 employment, education, and training; 5 housing issues (Roberts and Sykes, 2000). Each project faces its own set of problems, has its own priorities, and works in ways that reflect these priorities.

2.3 urban revitalization

According to Roberts, 2000, urban revitalization can be defined as; a “Comprehensive and integrated vision and action which leads to the resolution of urban problems, and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change”. This definition encompasses the essential features and elements of urban revitalization. In addition, urban revitalization moves beyond the aims and achievements of urban revitalization, which is seen by Couch as a process of essentially physical change’ (Couch, 1990, p. 2), urban development (or redevelopment) with its general mission and less well-defined purpose, and urban revitalization (or rehabilitation) which, whilst suggesting the need for action, fails to specify a precise method of approach. But it can be argued that there are a group of major principles that can dictate the urban revitalization process which are as follow.

1. Be based upon a detailed analysis of the condition of an urban area.
2. Be aimed at the simultaneous adaptation of the physical fabric, social structure, economic base, and environmental condition of an urban area.
3. Attempt to achieve this task of simultaneous adaption through the generation and implementation of a comprehensive and integrated strategy that deals with the resolution of problems in a balanced, ordered, and positive manner.
4. Ensure that strategy is developed in accord with the aims of sustainable development.
5. Make the best possible use of natural, economic, and human resources, including land and existing features of the built environment;(Roberts and Sykes, 2000)

2.4 Importance of urban revitalization in urban areas

To articulate the major aspects of urban change in the most general terms, it can be argued as the following.

1. Economic transition and employment change.
2. Social and community issues

3. Physical obsolescence and new land and property requirements.
4. Environmental quality and sustainable development. (Hall, 1987)

However, the importance of evaluation in informing the development and further enhancement of revitalization theory and practice was also discussed. It is essential to tackle the task of revitalization through the adoption of an integrated and comprehensive approach. Figure 1 clarifies the integrated methodology approach to Urban Revitalization. It is important to accept that the challenge of revitalization represents the outcome of a complex system of social, economic, and political choice. In general, all towns, cities, and regions display a particular blend of problems and potentials. This blend is the manifestation of both external influences and internal characteristics. Finally, urban revitalization is a comprehensive and integrated vision and action which leads to the resolution of urban problems and seeks to bring about a lasting change in the economic, physical, social, and environmental condition of an area that has been subject to change.

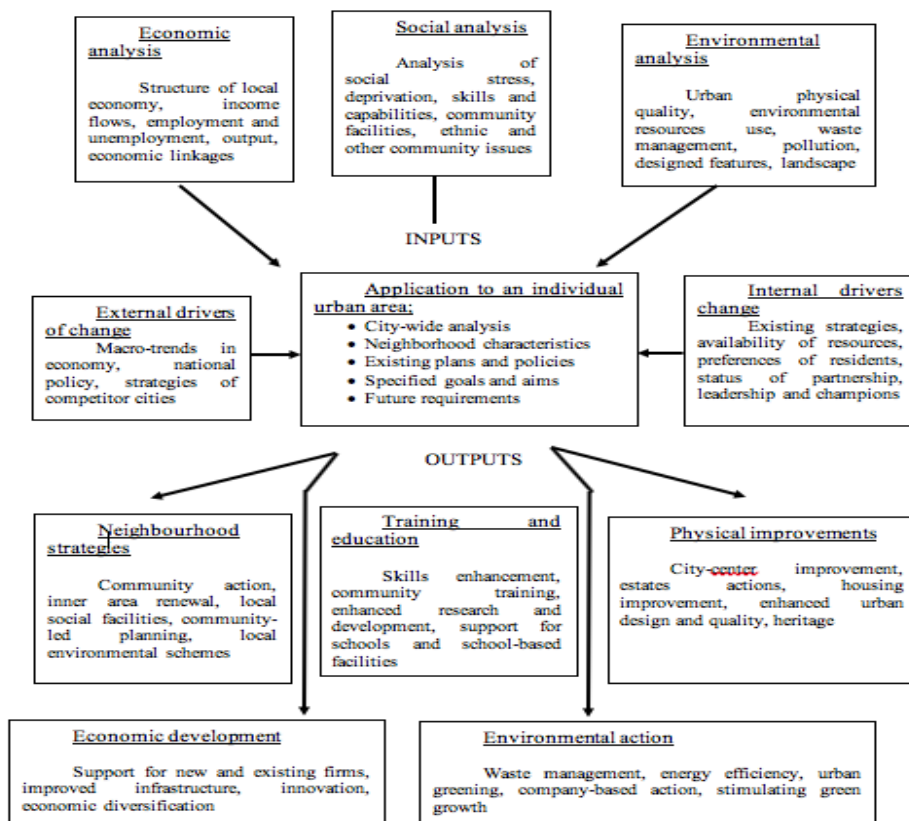


Figure 1: Urban Revitalization Methodology (Stegman, 1995)

2.4 urban revitalization and Heritage Areas

Heritage areas are most abundant in buildings and heritage architectural vocabulary to which the Law on the Protection of Monuments applies and contains values indicative of the human element, where characteristics and architectural character along with customs, traditions, and heritage tinctures. Attention to urban heritage emerged in the past half-century for his role in public policy in the world to preserve common principles and values in the heritage of history and included preserving architectural monuments and their architectural role in the following aspects:

1- Social, economic, and cultural, which includes all aspects (tangible and intangible urban heritage). 2- Its role in social cohesion and productivity. The concept of urban conservation includes a set of basic terms: Conservation, Preservation, and Restoration, The ICCROM Center in Rome uses the three terms at once, in the following way: restoration + preservation = conservation. ICCROM defined authenticity as: 'materially original or genuine as it was constructed and as it has aged and weathered in time (ICOMOS, 2008).

conservations defined as "physical interventions in physical facilities to ensure the continuity of its structural integrity," and "is concerned with the protection and protection of historic or historical value buildings in accordance with sophisticated scientific methods, as it aims to prolong the life of the heritage building, and to combat damage to heritage property, whether natural or Humanity". It is also "the process of protecting, maintaining and repairing architectural structures, elements and vocabulary with distinct historical, cultural and visual characteristics". It is

also “the measures and actions taken to prolong the life of the architectural heritage and prevent its damage, as the preservation process must be done without damaging the building and without destroying or falsifying its historical value”.

The preservation of historical and archeological sites in cities is one of the important directions that many countries have followed for development because they constitute the gates of access to tourist places and urban development in them (Jenks and Burgess, 2000). Urban heritage can be defined as, Cultural heritage is considered a cultural, social, and economic resource and reflects the historical values that have been developed and their interpretation over time and urban periods and transmitted across generations, cultural heritage includes Urban elements including (green areas - urban formation - building design - infrastructure), And architectural elements (buildings - monuments).

Urban heritage is a system that reflects the story of man's cultural development throughout history and how they deal with the urban environment. In this context, it must be preserved and highlighted its importance, value, meanings, and multiple and diverse connotations. Urban heritage is a cultural wealth that different peoples and nations care about because it finds its identity and seeks to care for and protect it. It endeavors to complete the course of its development so that it will always be compatible with the conditions of its times and with its cultural transformations. Architecture is a history and a growing and evolving connection, and we must be mindful of the preservation of urban heritage. From this point of view, areas of heritage value can be defined as areas of historical urban fabric. Heritage areas are also defined as the place that expresses their memory. They are the area that includes the largest crowd of historic buildings of cultural value. (Alzamil, *et al*, 2023; Rahbarianyazd, 2017).

It can be argued that heritage areas are spaces with homogeneous urban features characteristic of a particular class or character. From this point of view, the bands with heritage value are defined by the homogeneous cultural estate that abounds with a range of heritage vocabulary under the so-called archaeological protection law. Those areas are characterized by a balanced urban environment built in a historical era that constitutes a heritage that preserves the roots and features of civilization and reflects the events of the age that accompanied it. This environment is a product of the values, customs, and philosophy of planning that these historical times reach before a clear homogenization and integration (Youssef, M. 2022).

The determinants and boundaries of the heritage area can therefore be inferred and defined as the collection of buildings of heritage value and its surroundings, which must be regarded in their entirety, including buildings, squares, gardens, and streets, as an indivisible whole, where the balance between their parts depends on the nature and consistency of their component. The type of use and activities with it are an essential part of the urban heritage along with the architectural heritage. Thus, trade, crafts and industries are an important part of the heritage and social considerations that need to be preserved and strengthened in the heritage areas in accordance with international instruments in the field of preservation of urban heritage (Youssef M., 2022).

2.5 Urban Heritage Areas Characteristics in Egypt

It is difficult to reach specific characteristics of heritage areas for diversity and differentiation of area from others and because physical characteristics result from social and cultural aspects such as values, traditions, climatic conditions, and geographical location, however, it can be said that there are links between specific heritage areas that can be unanimously found regardless of the climatic, economic, social and geographical differences from one region to another, and these characteristics common to heritage areas are summarized as follows:

-The heritage areas are characterized by the existence of a distinctive and original urban structure due to the special nature of those areas, which appear in the form of the installation of land uses and the distinctive activities of those areas from other urban areas such as artistic, heritage and commercial activities related to the type of historical buildings in the area, where the social and economic characteristics of the population vary.

-The social and economic characteristics of the population, where heritage areas of different kinds are characterized by the presence of manual activities more often than traditional urban areas s heritage, such as carpet activities and handicrafts in areas associated with Islamic-era Nile trade such as Foah City and Rashid City, in historical areas, such as the quail, there are activities associated with the Pharaonic era, such as golden works, statues, and papyrus. Activities such as brass, silver and fabrics are in Fatimah Cairo and the Islamic Trade Center.

-There are special architectural features of the heritage area such as the architectural models of the old buildings whether the building is historic and valuable or the rest of the buildings dating back to the same time era such as mud construction, wood, stones

-The shape of the movement network and the urban fabric of the area corresponds to the nature of the era of the area and the form of processors for the movement network and the type of materials used in the corridors and the shading form.

-The continuation of life and social activities in the region in terms of the characteristics of the population and population denominations. The heritage areas are characterized by a lot of social interactions. They are characterized by the movement of the population. At times, this interaction is what distinguishes the heritage area and creates a distinct visual and urban atmosphere for the place from other places such as the Al Hussein area, the Red Way area, the historic area of Foah, and the city of Rashid.

-The physical composition of these areas is influenced by the social aspects of private life and not by geometric forms. The urban fabric is a solid block with narrow patios and corridors. The urban fabric is interconnected, street networks are narrow and shaded, and building openings are shaded because of environmental and social responses. The urban fabric is built from the inside where each level of its components is contained from the beginning of the city walls to neighbourhoods and local residential gatherings to central public places.

-Major streets lead to a cul-de-sac through narrow lanes. Public spaces are surrounded by storefronts or facades of houses and gardens. Most of the urban traffic movement serves commercial and religious uses. City gates are used as main corridors. The streets are adjacent to many closed facades because the openings overlook the courtyard.

-Urban areas have two types of spaces: First: Open spaces for major buildings such as mosques and the market. Second: are traffic streets represented by the narrow pattern of pedestrian lanes, and all markets are located within the central area. The perception of areas is based on the existence of a main pedestrian route that pours into the range of sub-tracks that transport pedestrians to and from different neighbourhoods and is characterized by the existence of spaces that extend the length of the main route and of different graded sizes (ICOMOS, 2008).

2.6 Urban heritage revitalization approaches

Heritage sites vary in terms of values and spatial scale, many approaches have been developed according to many reasons such as the historical value of the building, the urban area characteristics, and most of all policies and approaches of heritage areas are evolved with the evolution of methods and techniques over the years. approaches to heritage areas revitalization can be divided into two camps illustrated in Table 1, the first camp is devoted to the historical building itself without giving much consideration to the urban context around the building such as restoration, re-use, and maintenance policies, and the second camp is representing the nowadays approaches such as rehabilitation, revitalization, conservation, and redevelopment these approaches taking into consideration the urban context, in addition, they give much attention to social, environmental and economic aspects of the overall heritage urban area.

Table 1: urban heritage approaches according to urban context

Urban Heritage revitalization Approaches	
Heritage Building Approaches	Heritage Urban Approaches
Restoration	Rehabilitation
Re-Use	Revitalization
Removal and dissolution	Conservation
Maintenance	Redevelopment

3. Material and Methods

the material used in this research are two international revitalizations UNESCO best practice which is the Historical Center of Isfahan City in Iran and the Heritage Old Docks in Liverpool, United Kingdom. A set of analysis criteria have been applied to the two cases in terms of Land uses context, urban character, and policies integration of historical areas with land uses within the surrounding urban context. the results of the analysis are developed into an expert-based questionnaire to measure the relations between revitalization policies and land uses integration. The Experts questionnaire technique is one of the means of gathering and analyzing information and producing reliable results in scientific research. Users in the study area or taking users' opinions of spatial additions to a service or an urban element can be an improvement of the physical environment in the study area and questionnaires can be specialized among a group of experts in a particular field The objective of the specialized questionnaires is to focus on the design and planning areas for the preparation of designs or schemes and can be used to draw a set of design and planning considerations in a particular area, that can be derived to represent the components of the physical influence of

land uses in the international best practice and Foah City case study. These elements are understood at the time of planning intervention and the preparation of plans of the heritage areas or the second case when making requirements and planning determinants to reflect the physical DNA of the heritage area before determining a certain height of new projects within the region, identifying architectural vocabularies that are appropriate to the character of the city.

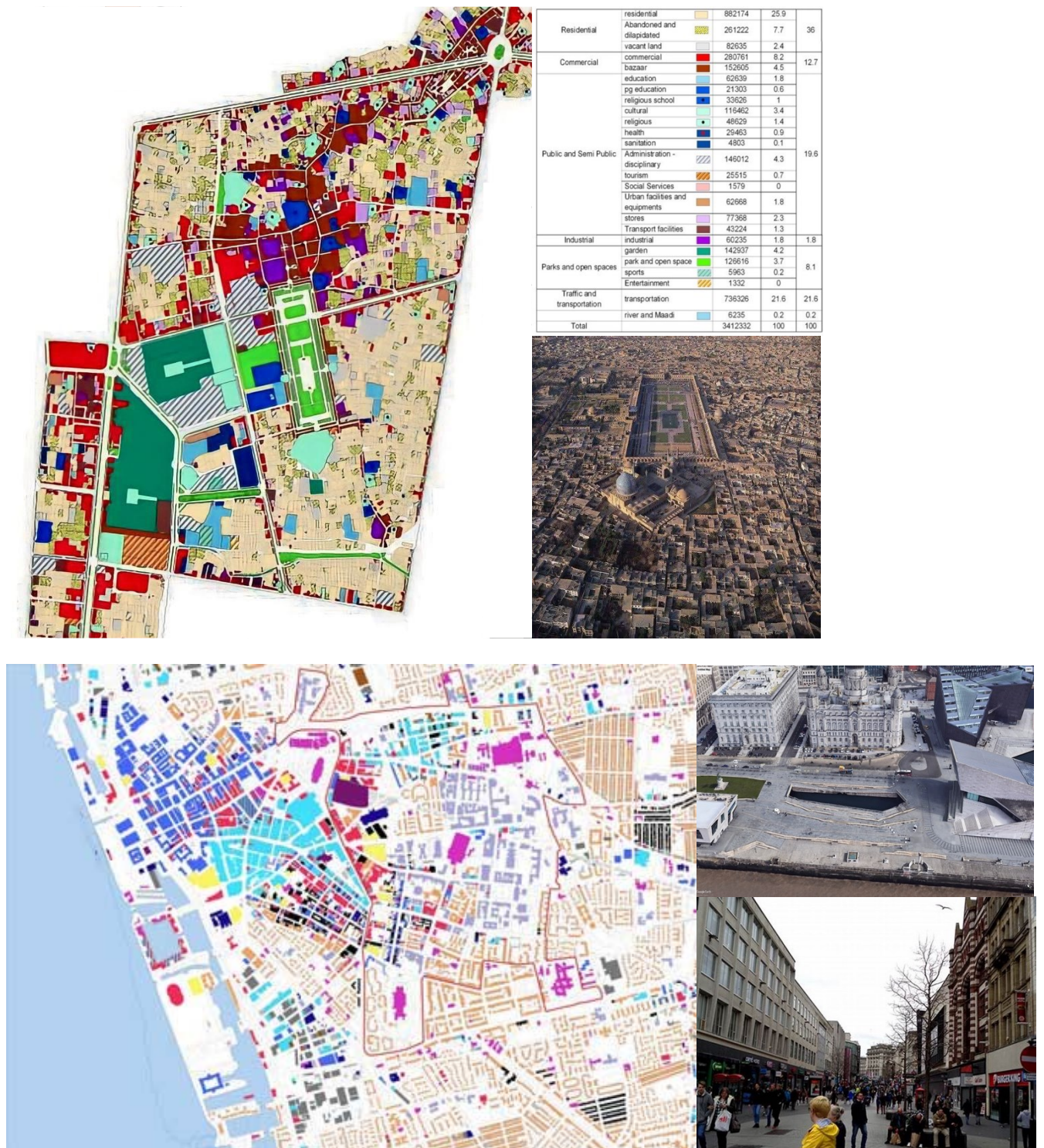


Figure 2: top; Isfahan Historic center, Iran, bottom; Liverpool Old Docks Heritage center, United Kingdom (UNESCO,2016).

3.1 Revitalization potentials of Foah City

The city of Foah is in the north-western tip of the governorate of Kafr Elsheikh, which is in the center of the delta and about 20 km north-west of the governorate capital of Kafr al-Sheikh and overlooks the branch of Rashid. The city of Foah is the oldest city in the region, and its history confirms the relative location as Foah was likely the capital of the Seventh Province in the maritime face of Pharaonic Egypt and was known as "Faithful Conscious" or "Nefer Amente" in the sense of "First Western Region". In the Fatimid era, the city of Foah became a Great Kur Kabbah, while in the Ayubian era, it was influenced by the Islamic war crusade. Foah continued in the Ottoman era as an administrative center in 1826 and established the Rice Country West Section and made Foah its headquarters because it is the largest and oldest of its villages.



figure 3: Foah Heritage Center, Egypt (the Researcher, 2023)

The city is characterized by a number of tourist components such as (Sidi Abu al-Makarim mosque, Hassan Nasrallah mosque, Qunai mosque, al-Nimeira mosque, Sidi Musa mosque, Sidi al-Dar mosque, al-Iraqi mosque, al-Saidi al-Ali mosque, al-B-Baki mosque, dome mosque, al-baki, dome, Recreational Tourism (Family Park, Nile Ferry (Halal), Environmental Tourism (Tilt and linen industry) and inventory industry (floor brushes) From papyrus, copper industry, especially brass containers, red brick industry, timber decoration and furniture (assembling, interlock, stuffing, digging and engineering decorations).

Proposals for the urban revitalization of the Centre's area

Urban Revitalization:

Objective: To upgrade the level and efficiency of the old areas to absorb part of the future population increase and preserve their old local urban and architectural character.

Strategies:

Develop a comprehensive and integrated rehabilitation plan for the planning period until 2027, with the region to be divided into three levels of urban rehabilitation:

Areas need to be removed and redeveloped.

Areas that need urban renovation.

Areas maintained while improving the level of services, roads, urban and architectural character.

Old Area Development Policies:

Background: The city of Foah has recently expanded on the axes of the regional roads (Dmoq/Mutubas), resulting in the loss of ancient areas of their social and archaeological characteristics and character and the loss of humanity due to their non-maintenance and protection.

In renovating these areas, the urban renovation program for these areas must consider the city's future requirements.

Objective: To upgrade the level and efficiency of the old areas to accommodate part of the future housing increase

Urban revitalization in old areas

Urban renovation mainly covers housing in the Old City, notes that urban renovation work is carried out on a special initiative, and notes that there are few public services (e.g., open areas, medical clinics, schools, parks... etc.), streets are dominated by the character of footpaths rather than by cars.

There is therefore a need to improve the road traffic network without eliminating the footpaths' feature and safety in the area. Emphasis should also be placed on equipping additional public services (e.g., open areas, health centres, schools... etc.).

The urban renovation of the old residential areas of the downtown area can be summarized as follows:

Limited renovation areas were maintained with the restoration, improvement, service completion, and roads.

Medium refurbishment areas, including the organization of uses, the removal of selected areas and the consolidation of existing urban tissue.

Large urban renovation areas, including removal of decaying parts.

Improvement in old areas

Some of the region's ancient archaeological buildings must be preserved and its urban surroundings improved. The process of renovating residential buildings in specific locations must be encouraged, and new zoning systems must be put in place, including new mid-height buildings and areas whose buildings must be preserved.

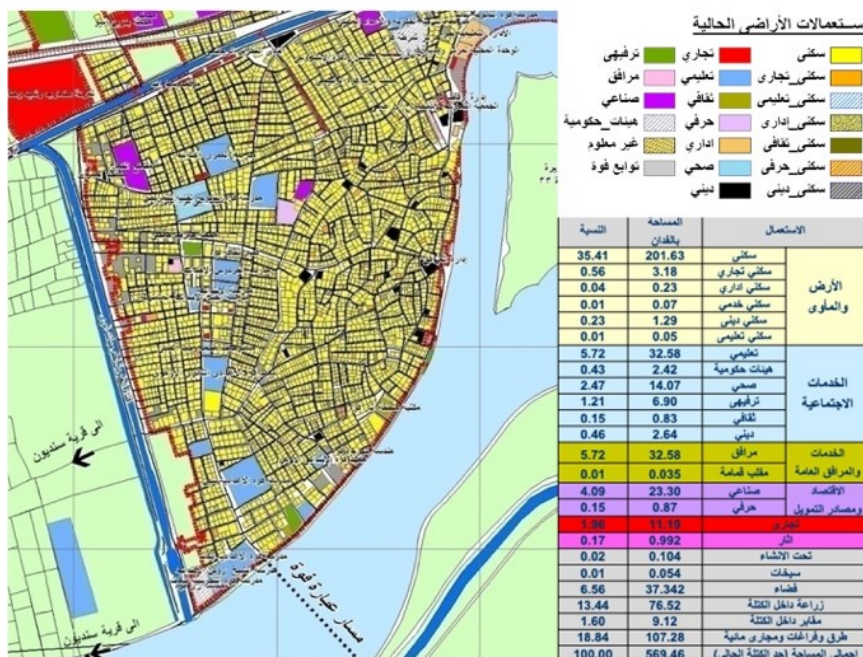


Figure 4: Land uses in Foah Historic Center (Researcher, 2023)

4. Results

analysis of international case studies and expert-based questionnaire concluded the following results.

1. 80 % of urban planning and design experts agreed that integrating land uses in revitalization process in the form of mixed uses sustainable development is preferable and accelerate the whole urban heritage project economically and visually.

2. 60 % of the questionnaire indicated that tourist assets and activities is essential to integrate land uses within the revitalization process, tourist land uses in the form of boutiques, gift shops, handcrafts activities and local products are preferable.

3. 90 % indicate revitalization process should consider re allocation of unsuitable land uses that pollute both physically and visually the urban image of heritage area, land uses such as industrial workshops, car workshops and metal workshops undermine the heritage urban values of the project

4. 75 % agreed on the importance of land uses integration in the revitalization process, giving an added value to the methodology, process, and overall impacts of the project

5. 50 % indicates that land uses planning has both spatial and a-spatial dimensions in terms of allocating the desirable land use is spatial in nature, however, still assigning the right land use is a social and economic a-spatial process

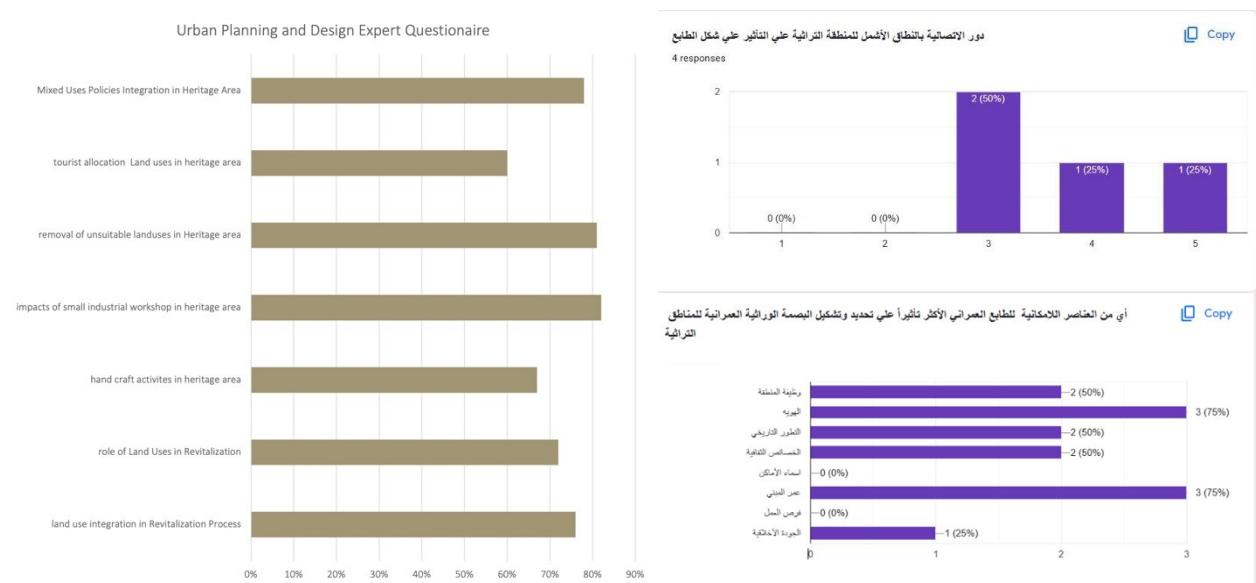


Figure 5: Expert-Based Questionnaire land uses integration in heritage areas results (Researcher, 2023)

5. Discussion

The heritage areas are characterized by the existence of a distinctive and original urban structure due to the special nature of those areas, which appear in the form of the installation of land uses and the distinctive activities of those areas from other urban areas such as artistic, heritage and commercial activities related to the type of historical buildings in the area, where the social and economic characteristics of the population vary.

land uses by nature is characterized by spatial and A-spatial dimensions, its importance in the revitalization process is essential, regarding the complexity of heritage urban areas context, it is equally important as historical building in heritage site because of the short- and long-term impact in the revitalization process. the distinct physical land uses and activities characteristics of historical buildings can sometimes, harmonized by new and modern activities in terms of type and style, by proposing the placement of modern buildings with height and contemporary architectural style beyond the wider area, such as the case of Liverpool, UK. Combining the heritage urban context with the new building model using architectural vocabulary reproduced from the general character of the heritage area creates a continuity of the visual image. land uses always should be integrated with existing land uses and circulation movement, by Activating and redesigning vehicle and pedestrian axes on the heritage action area to connect tourism to the heritage area and increase the efficiency of utilizing the economic and heritage value of the heritage center.

Linking the old center area (heritage) with the rest of the city, especially the river facade in terms of ease of movement and types of activities to emphasize the role of the heritage center in raising the efficiency of the

economic base. Work to change activities that are inappropriate for the use and functioning of the central heritage area and work to improve the urban surroundings of archaeological buildings.

6. Conclusions

The research revealed the importance of land uses integration in heritage areas revitalization by analyzing several UNESCO international best practice sites in Iran and United Kingdom to structure the Expert-Based Questionnaire to understand the value of land use integration among urban planning and design practitioners and academics. The research results indicated several important added values to the field of urban land uses integration.

1. land uses and activities are important ingredient in revitalization process to achieve the social, environment and economic goals of the urban areas
2. despite the different approaches of revitalization process in Iran (Restoration) and UK (regeneration) case studies, land uses in both areas played an important role in the overall physical and visual image of the two projects
3. to achieve revitalization in Foah City, several land uses issues need to be addressed, activities such as handcrafts, tourist land uses should be integrated in the revitalization process, the visual image will be enhanced by giving attention to the waterfront activities, introducing new land uses that are integrated with the historical public realm and sites
4. international case studies revealed that coordination between authorities, Central Urban Planning, Antiques and historical sites, and urban Harmony is essential for the land use integration process

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Conflict of Interests

The authors declare no conflict of interest.

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