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## Original Research Article

# Comparing Urban Conservation and Urban Regeneration in the Field of Change Process (from the Perspective of Contemporary Scholars)\*

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## Abstract

**Problem statement:** Urban regeneration and urban conservation originate from the concept of change in two contexts: conservation and development. For decades, attempts have been made to converge these two approaches by continuously changing and adopting new definitions, to a point where some scholars now consider them as a single integrated approach. Conversely, some studies find them contradictory due to pursuing different directions. However, previous research studies have not explored these approaches together, and their relationship or distinctions in the change process are not yet determined.

**Research objective:** The present study aims to identify, compare, and contrast these two approaches. Hence, understanding their purposes, components, and definitions (i.e., urban regeneration and urban conservation), as well as their similarities and differences in the change process, is the main topic in question. Accordingly, this study aims at achieving a more constructive dialogue between these approaches in the cities.

**Research method:** Apart from applying a qualitative comparative analysis for this study, the codes regarding urban regeneration, conservation, and change processes were extracted by selective coding. For this purpose, using a comparative variable-oriented method, the similarities and differences between urban regeneration and urban conservation were compared and analyzed in terms of certain aspects and details in the change process.

**Conclusion:** According to current results, urban regeneration and urban conservation were not a single integrated approach, as they had different purposes, definitions, and components. Also, they were not necessarily contradictory and could be complementary and congruent times. Furthermore, they were simultaneously associated with components of both conservation and development, albeit with a different priority order.

**Keywords:** *Urban problems, Development, Management of change, Values, Change.*

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## Introduction

Urban regeneration originates from the phases of wide reconstruction, revitalization, renovation, and redevelopment activities that developed in Europe after World War II. This movement has rapidly spread during the last two decades in England, Europe, and other parts of the world, leading to considerable changes in different cities globally. However, urban conservation is a process that has resulted from the changes, evolution of conservation philosophies, and modern conservation movements in England and Europe. The meaning of this notion has, nevertheless, expanded from individual buildings to complexes, urban fabric, cities, and historic urban landscapes (Esfanjary, 2021). Presently, urban conservation is a widespread global movement that, with the support of international institutions such as UNESCO (Shehata, 2021), provides management guidelines for different cities and, in particular, for cities with historical background and significance. Since 2011, these two approaches have received great attention in Iran, especially in planning, urban management, and conservation. In the meantime, urban regeneration has officially been legislated in Iran (See: MRUD & ICHHTO, 2015; MRUD, 2015; The Council of Ministers of Iran, 2018) and became the prominent urban approach in this country (Mirzakhani, Turró & Jalilisadrabad, 2021). Following the global trend, urban conservation has now become a well-established movement in Iran for individual buildings, complexes, urban fabrics, cities, and historic urban landscapes (Eshrati & Fadaei Nezhad, 2018). That is why we could trace the influence of this evolution on the recently approved legislation concerning urban conservation in Iran (See: The Council of the Iranian Parliament, 2019). Today, due to their concurrent evolutionary changes, our understanding of urban regeneration has become so close to the meaning of urban conservation that some scholars consider them a single and integrated approach. On the other hand, some groups not only do not consider these two as integrated, but also introduce them as opposing approaches that have goals and directions that are contrary to each other. This controversy and divergence of ideas regarding these approaches have led

to chaos and confusion in practice. Hence, questioning each approach's contemporary definitions and current purposes could determine if urban regeneration and urban conservation pursue the same objective. Ideas and theories about these approaches are very scattered and no research has provided a clear comparison between them; therefore, the present study attempts to theoretically compare these notions for the first time by considering various aspects of change in the cities. Moreover, this study explores the comparisons between definitions, purposes, and components of urban regeneration and urban conservation. As such, the main question in this study refers to identifying the purposes, components, and definitions of each of these approaches, and their similarities and differences.

Through a clear comparison between these factors, a more constructive dialogue between these approaches in the cities and, in particular, in historic cities would become feasible. Additionally, the blind spots and puzzling dimensions of both conservation and development movements would be identified; leading to the preservation of values and management of changes, as well as resolving the urban problem and their necessary socio-economic consequences.

Selecting a field or underlying context for the change process concerning urban regeneration and urban conservation provides a basis for a theoretical and analytical comparison between these two approaches. In other words, this context is an underlying basis whose various aspects and details could facilitate this comparison. As such, change is an inevitable urban process that transforms different aspects of cities. After these changes, different approaches, policies, and practical measures would be used. This study only theoretically (non-empirical) compares two approaches (among many) that were established this way; yet, it does not address the parallel policies and practical measures.

## Research Background

Currently, there is limited literature that has addressed the topics of urban conservation and urban regeneration together. In a study, Pendlebury (2002) compared urban regeneration with urban conservation to

examine whether these two are complementary or contradictory approaches and discussed the ongoing tension that has led to building inefficient spaces and producing inauthentic designs (Pendlebury, 2002). Also, Gunay (2010) has indicated the convergence of conservation and regeneration in a research study on the city of Istanbul, as they are essentially complementary, depending on the interpretation of their relevant processes, and a true definition of conservation serves the purposes of regeneration as well (Gunay, 2010).

Other studies have mostly explained the relationships between “conservation and development,” “regeneration and heritage,” “urban management and conservation,” and other subjects, including the “historic urban landscape, cultural and creative industries, culture-led or conservation-led urban regeneration” (Sehizade & Izadi, 2004; Battaglia & Tremblay, 2011; Cizler, 2012; Francesconi, 2015; Esfanjary, 2018; Andaroodi & Taqipour Anari, 2018; Hashemi, shieh & Zabihi, 2019; Izadi, Nasekhian & Mohammadi, 2019; Jafarpour Nasser, Esfanjary kenari & Tabibian, 2020; Orbaşli, 2020; Ebrahimi Ghorbani, Ranjbar & Andalib, 2021). According to Porfyriou & Sepe (2016), abusing heritage as a handy instrument for regeneration is a global phenomenon. This issue is often associated with two strategic terms in urban planning: the so-called “cultural industries” and the “place-making process,” which is coined to refer to attractive leisurely locations as successful social spaces (Porfyriou & Sepe, 2016). Also, Ashworth and Tunbridge (2017) have discussed the regeneration of the Valletta historic gate in Malta, a World Heritage Site severely damaged during World War II and has only recently been redeveloped. A complex regeneration process, including preservation, reconstruction, removal, and recreation has been explained in that study. In a different study on place management, Ashworth (1997) described that the evolution of old functions usually began by initiating a preservation model concerning the sustainability of historic buildings and later led to a heritage model with further changes (from the purpose to process, output, and tools). This process was facilitated through the conservation or management of urban changes.

However, Pendlebury and Porfyriou (2017) believed that approaching heritage as tools for economic development and wealth creation, especially in mainland China, has often been associated with tourism as part of a broader cultural strategy that attempts to consider culture as a basic economic commodity. In this case, the local state would have a considerable impact on the nature of project implementation as a key factor in the development processes. Additionally, the acquired outcome would vary tremendously from a sensitive conservation practice to even drastic removal or reconstruction (Pendlebury & Porfyriou, 2017). Likewise, the connection between heritage structures and their reuse for activities related to the creative industries is discussed in a different study by Kapp (2017). This study addressed two issues related to the United States: the role of government in creating favorable conditions for creative activities and the reuse of old industrial buildings (as a problem or conflict between the conservation and redevelopment by new creative companies) (Kapp, 2017). As Fontanari (2016) suggested, classifying urban heritage and regeneration has always been a focal point in urbanism discourses in Europe. Therefore, the concept of historic urban landscape could be introduced to revise how we approach subjects like urban conservation, development, redevelopment, and recreation (Fontanari, 2016). Similarly, an underlying tension between old and new, as well as continuity and change, is stated in a dissertation by Izadi (2008) that sought a deeper understanding of regeneration approaches for the revitalization of city centers. The results obtained are summarized as 1) achieving greater balance between the central and local states; 2) developing innovative local partnerships and participatory regeneration activities; 3) empowering local authorities or a local state-led regeneration approach; 4) adopting and developing an integrated approach or a conservation-led regeneration approach; 5) making local people involved or a community-led regeneration approach. Fadaei Nezhad (2012) has reformulated the theoretical framework of “integrated conservation and development” to introduce its principles and criteria for providing strategies, policies, programs, and practical measures for a comprehensive

and integrated regeneration in the historical fabrics. Focusing on the case study of the historical district of Bushehr, Khatamifar (2019) explained the consequences of interventions in the historical fabric, which are labeled as conservation and development policies. Additionally, based on grounded theory, a model with three dimensions (conditions, interaction, and outcome) is presented. In a different investigation, Khan Mohammadi (2015) sought to define the cultural landscape in the historical urban fabrics to partake in creative industries (a case study of Lālehzār as a cinematic cultural district). This study concluded that defining cultural quarters in the historic districts is based on prioritization or giving priority order (ibid., 2015). What distinguishes the present study from the ones that consider urban regeneration and urban conservation as an integrated approach resulting from the meeting and connection between conservation and development is that despite acknowledging the ongoing attempts made to converge and integrate these approaches, this study does not presume their integration; thus, it will further investigate it. As mentioned above, other studies have proposed these approaches as contradictory and oppositional; again, this is not confirmed by the initial findings and it is further investigated in the following sections.

### Theoretical Foundations

Various reliable sources were thoroughly investigated to establish a conceptual framework based on reliable resources. Among numerous studies and resources reviewed, fifty different resources were selected in the initial step. Finally, based on the number of citations in reputable scientific databases, twelve frequently cited references, half of which on urban regeneration and the rest on urban conservation, were put into focus (Tables 1&2). Subsequently, the codes regarding urban regeneration and urban conservation were extracted by selective coding. Therefore, the principal purposes and components of both approaches were obtained. Based on this analysis, their operational definitions were also provided. The key codes for each approach, including the aims and key codes of urban regeneration and urban

conservation, are described in the following sections, and their operational definition is offered.

#### • Urban regeneration

##### - Resolving Urban Problems

Urban regeneration could be understood as a “response” to “urban problems”. To be clear, “urban problems” are considered one of the most significant regeneration key codes (Fig. 1). A “problem” could refer to any type of configuration for the phenomena related to the deterioration of an area, including physical degradation and deterioration, inadequate service, and the presence of social tensions (Roberts, Sykes & Granger, 2017). “Problems” such as large-scale abandonment, building deterioration of the building, environmental pollution, and unemployment demand to be resolved by “urban regeneration” as a public response to them (Couch, Fraser, Percy, 2003). Leary & McCarthy (2013) believed that the history of regeneration is the history of unexpected “urban problems” that attract the political attention after emerging; one major paradox, however, is that while these “problems” are long-term and hard to resolve, the responses are usually short-term, unstable and unsustainable (Roberts et al., 2017). Cowan (2005) argued that urban regeneration was Michael Heseltine’s flagship since 198 against “urban problems”, particularly in Liverpool (Cowan, 2005). Roberts et al. (2017, 18) defined urban regeneration as:

“Comprehensive and integrated vision and action which seeks to resolve urban problems and bring about lasting improvements in the economic, physical, social, and environmental conditions of an area that has been subject to change or offers opportunities for improvement.”

##### - Change

According to Cowan (2005), although the term “urban regeneration” was first largely used by the private sector, later, it referred to all kinds of favorable “urban changes” (Cowan, 2005). Nevertheless, urban regeneration is necessary to keep up with the ongoing consequences of “urban changes” (Tallon, 2010). It is reflected in both large-scale “changes” and the broader political context in which these changes occurred (Jones & Evans, 2008). Therefore, “change” could be considered a contributory factor to “urban problems”. Consequently,

“Response to these urban problems” is the determining factor in requiring urban regeneration. Based on a study by Turok (1992), one of the features of urban regeneration in the contemporary times is its attempt to “change” the nature of a place (Tallon, 2010), indicating that urban regeneration is not only originated from the changes but also could lead to changes.

#### - Development

Another key code in urban regeneration is the term development. According to Tallon (2010), regeneration at the most general level occurs together with any type of development in small and large cities (Tallon, 2010). Urban White Paper (in 2000) demonstrated that regeneration had been used as “economic development” (Cowan, 2005). Regeneration is a political strategy that employs a set of planning regulations and management policies for “developers” to invest in degraded or abandoned urban areas, intending to direct “development” and investment towards the areas that need it the most (Jones & Evans, 2008). Therefore, development could be considered the purpose and final product of urban regeneration.

In general, we could present a procedural scenario in the city that begins with “change” (e.g., social, economic, political, physical, environmental, climatic, or perceptual changes) and causes “urban problems” (for example, unemployment, physical degradation, urban poverty, poor environmental quality, housing and health problems, over-urbanization or urban contraction). These urban problems make the city involved so that eventually, other “changes” emerge too. Then, urban regeneration, which ultimately intends to develop urban areas, would try to solve these problems by introducing some changes. However, as the

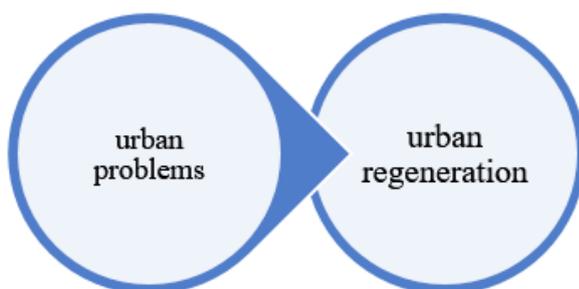


Fig. 1. The response to urban problems, the factor of the need for urban regeneration. Source: Authors.

ultimate purpose of this entire process, the development will again lead to other urban changes (Fig. 2).

#### - Dimensions of Urban Regeneration

As noted in Table 1, urban regeneration has economic, socio-cultural, physical-environmental, and governmental aspects (Tallon, 2010). This perspective corresponds that urban regeneration covers social, economic, and environmental dimensions (Jones & Evans, 2008). The vital elements in understanding the policies and processes of urban regeneration include its economic and financial motives, physical and environmental aspects, social and community-related issues, occupation, education, and housing (Roberts et al., 2017).

#### - The local extent of urban regeneration

Many previous studies have inferred that urban regeneration is specific only to one city area. According to Cowan (2005), English Partnerships (in 2003) defines urban regeneration as a process of reversing a physical, economic, and social decline in areas where the market forces will not do this without intervention. While Connected City considers it as a venue to spend a huge amount of money in a short time for an area that is very humiliating and dysfunctional. In other studies, it is nevertheless seen as resolving urban problems in areas that have changed (Roberts & Sykes 2008; Roberts et al., 2017). Regeneration is a political strategy that employs a set of planning regulations and management policies for “developers” to invest in degraded or abandoned urban areas, aiming to direct “development” and investment towards the areas that most need it (Jones & Evans, 2008). In defining urban regeneration, urban areas are often brownfield areas, neighborhoods, waterfronts, lands and real estate, historical areas, historic city centers, and suburbs.

According to the Table 2, the operational definition of urban regeneration is:

A process that seeks to resolve urban problems and attain development in socio-cultural, economic, physical-environmental, and governance dimensions in areas that are subject to change.

#### Urban Conservation

##### - Values

Values are among the critical keywords in the urban

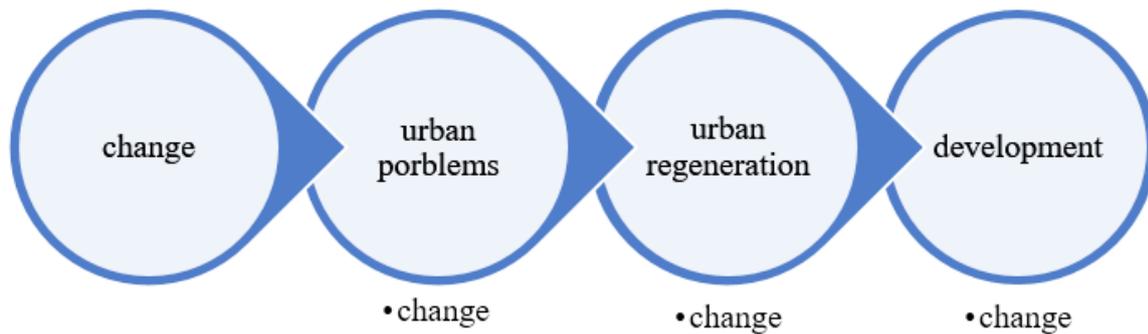


Fig. 2. The process of change in cities from urban problems to urban regeneration and development. Source: Authors.

Table 1. Approaches to urban regeneration. Source: Tallon, 2010.

Dimension	Concern
Economic	Job creation, income, employment, skills, employability, development
Social/cultural	Quality of life, health, education, crime, housing, quality of public services
Physical/environmental	Infrastructure, built and natural environment, transport, and communications
Governance	Nature of local decision-making, engagement of the local community, involvement of other groups, style of leadership

conservation field. Conservation is a process that could exist only if the society attributes “values” to the urban structure. Therefore, learning the process that drives the formation of values in the urban environment is necessary for understanding urban conservation (Zancheti & Jokilehto, 1997). Layers and interconnectivity between different values, such as natural and cultural, tangible and intangible, and international and local, should be recognized in each city (Bandarin & Van Oers, 2015). Accordingly, certain strategies are required to integrate urban heritage values with urban development (ibid.). Heritage could signify different values, including social, political, historical, aesthetic, scientific, antiquity, and ecological ones. However, it is necessary to realize what is considered valuable and determine which values are to be protected, and, in particular, discover the characteristics that contain these values (Rodgers & Bandarin, 2019).

**- Change**

“Change” is a key code in urban conservation whose concept was accidentally introduced into the topic of conservation by Alois Riegl; despite the unpredictability and troubles of the “change,” it has become evident that if we would like to take the conservation of historic cities to the next level, this variable should be introduced to the equation (Bandarin & Van Oers, 2012). When reflecting

on urban conservation in the city, the conflict between continuity and change is observed. Continuity might be considered as the use of existing urban structures and elements, incorporating minor alterations for their adaptation to the new urban activities and lifestyles. In contrast, change can be interpreted as a process of fundamental reformation of urban constructions, their major transformation, or even the replacement of urban elements to reach the same social requirements (Zancheti & Jokilehto, 1997).

**- Management of change**

“Management of change,” another key code in urban conservation, is defined by Teutonico & Matero (2003) as a market-driven conservation approach in the historic cities and their vicinities to predict and adapt to urban development processes, but not their management. In modern times, management of change is accepted as a thorough process of analyzing to control and reduce the unfavorable effects of change, rather than surrendering to it (Bandarin & Van Oers, 2015).

**- Development pressures/Uncontrolled Development/ Development Management/ Development Control**

Conservation policy and “development control” could and should operate effectively to facilitate healthy development by creating an interactive context (Larkham, 1996). In UNESCO’s recommendation on the

Table 2. Codes of urban regeneration in reliable resources from contemporary scholars. Source: Authors.

No.	Code	Theorists						Sum
		Roberts, Sykes & Granger (2017)	Jones & Evan (2008)	Tallon (2010)	Couch, Fraser & Percy(2003)	Roberts & Sykes (2008)	Cowan (2005)	
1	Urban problems	*	*	*	*	*	*	6
2	Development	*	*	*	*	*	*	6
3	Change	*	*	*	*	*	*	6
4	Socio-cultural dimension	*	*	*	*	*	*	6
5	Economic dimension	*	*	*	*	*	*	6
6	Physical-environmental dimension	*	*	*	*	*	*	6
7	Governance dimension	*	*	*	-	*	-	4
8	Comprehensive/holistic	*	*	-	-	*	*	4
9	An area in the city	-	*	*	*	*	*	5
10	Sustainable development	*	*	*	*	*	-	5
11	Housing	*	*	*	*	*	-	5
12	Health	*	*	*	*	*	-	5
13	Quality of life	*	*	*	*	*	-	5
14	Economic or financial issues	*	*	*	*	*	*	6
15	Employment	*	*	*	*	*	-	5
16	Education	*	*	*	*	*	-	5
17	Social welfare	*	*	*	-	*	-	4
18	Partnership	*	*	*	*	*	-	5

historic urban landscape, it is stated that conditions have changed due to the processes related to the demographic change, liberal global trading, and decentralization, mass tourism, economic-led use of heritage, as well as climate change. Therefore, the cities are encountered “development pressures and challenges.” Also, the “rapid and often uncontrolled development” evolves urban areas and their settings. This may lead to urban heritage degradation and even destruction with a profound global impact on societal values (UNESCO, 2011). However, in other studies, urban conservation focuses on managing the processes of both urban development and regeneration (Bandarin & Van Oers, 2012).

#### - Authenticity and integrity

Accurately defining “authenticity and integrity” could be

impossible; However, since cultural diversity and a set of local values have a significant impact on conservation policies and practices, it is important to define them concerning the specific definition of urban heritage values (*ibid.*). Unmanaged changes in urban density and growth could compromise the urban fabric’s integrity and community’s identity; thus, scientific management tools should help protect the integrity and originality of urban heritage (UNESCO, 2011). Based on the sustainability approach, the city is recognized as a unique whole whose historical integrity should be preserved (Zancheti & Jokilehto, 1997). Therefore, developing a conservation approach that could include social life facilitates the association of conservation with preserving the historical integrity of cultures in a specific urban setting

(*ibid.*). Authenticity is a term that represents the extent to which something is original and authentic. Apart from the physical structures and their relationships, the Washington Charter (1987) attributed authenticity to the setting and surrounding environment, as well as the city functions over time (Bandarin & Van Oers, 2012). The main purpose of preserving urban structures, either the architecture or urban planning, landscape, urban culture, and people's lifestyle, is to preserve the historic integrity or authenticity of conceptual or material production in urban structures (Zancheti & Jokilehto, 1997).

#### - Overall urban setting/ entire city/ whole the city

In recent definitions, urban conservation does not include only an area in the city but encompasses the whole setting, consisting of its landscape, culture, and all tangible and intangible layers. Based on UNESCO's recommendation on the historic urban landscape, urban conservation is not limited to care for individual buildings. Architecture is merely an element in the entire urban setting in a city that turns the city into a complex and multidimensional shape; therefore, urban conservation is at the core of urban management (UNESCO, 2011). Despite the traditional views in conservation, which were based on identifying the invaluable elements like monumental buildings, sites, or historic city centers, the sustainability policies consider conservation a process that includes the entire city as a unique whole whose historical integrity should be preserved. So this process needs to be understood as a dynamic structure and continuously changing mechanism (Zancheti & Jokilehto, 1997). In other words, defining a city as heritage, should not be only limited to creating a specific area in which particular regulations are applied. In contrast, it should be considered as a policy declaration that determines the long-term dynamism of a city by establishing strategies and tools (Bandarin & Van Oers, 2012).

According to the Table 3, the operational definition of urban conservation is: A process involving the management of change in a historic city to preserve and maintain the continuity of values, authenticity, and integrity in the overall urban setting.

#### - Process of change

Currently, the process of urban changes has

unprecedentedly paced up. These changes have affected the cities economically, socially, physically, environmentally, conceptually, and perceptually. According to Zancheti & Jokilehto (1997), preserving a city should not seek to cease the change process or prohibit the "new" from entering the urban life; this signifies understanding the city as a dynamic process and a continuously changing structure. According to Larkham (1996), these changes could happen in various social, economic, and physical aspects (*ibid.*), notions of building and landscape styles (*ibid.*), or even legislation due to some changes in society or the overall perspective (*ibid.*). Urban changes have four main urban categories: 1) economic transition and employment changes; 2) societal and community-related problems; 3) physical degradation and new needs for the land and real estate; 4) bioenvironmental quality and sustainable development (Roberts et al., 2017). The changes concerning the historic cities consist of two main categories of external and internal changes: The external forces of the change are: 1) a significant increase in urbanization and urban settlement on a global scale; 2) increasing bioenvironmental concerns for the sustainability of urban development; 3) urban vulnerability in terms of climate change influences; 4) change of city's role due to the ongoing global trade liberalization, decentralization, and privatization as new driving factors for development; 5) tourism as one of the largest global industries. Moreover, the internal force of change is the broader understanding of cultural heritage, including the nature of the urban states regarding those urban heritage values that should be preserved (Bandarin & Van Oers, 2012).

According to the Table 4, the operational definition of the process of change is:

The process of socio-economic, physical-environmental, and conceptual-perceptual changes in a city originated from external and internal forces.

### Research Methodology

There are three main research approaches, namely: Qualitative, quantitative, and empirical research (Aksamija, 2021). The current research is a comparative study with a qualitative approach. The applied

Table 3. Codes of urban conservation in reliable resources from contemporary scholars. Source: Authors.

No.	Code	Theorists/ resources					UNESCO (2011)_	Sum
		Larkham (1996)	Zancheti & Jokilehto (1997)	Roders & Bandarin (2019)	Bandarin & Van Oers (2015)	Bandarin & Van Oers (2012)		
1	Values	*	*	*	*	*	*	6
2	Development control	*	*	*	*	*	*	6
3	Change	*	*	*	*	*	*	6
4	Management of change	*	*	*	*	*	*	6
5	Authenticity and integrity	*	*	*	*	*	*	6
6	Continuity	*	*	*	*	*	-	5
7	Heritage/ cultural heritage/ urban heritage/ tangible and intangible heritage	*	*	*	*	*	*	6
8	Significance	*	-	*	*	*	*	5
9	Overall urban setting/ entire city	-	*	*	*	*	*	5
10	Sustainable development	-	*	*	*	*	*	5
11	Management	*	*	*	*	*	*	6
12	Cultural diversity	-	*	*	*	*	*	5
13	Urban landscape	*	*	*	*	*	-	5
14	Historic urban landscape	*	-	*	*	*	*	5
15	Spirit of place	*	-	-	*	*	-	3
16	Layering	-	-	*	*	*	*	4
17	Civilization (rapid and uncontrolled)	-	-	*	*	*	*	4
18	Emergence of tourism	*	-	*	*	*	*	5
19	Partnership	*	-	*	*	*	*	5

methodology is qualitative, and a comparative analysis method was employed to analyze our data. Comparative studies are generally either case- or variable-oriented (Ghaffari, 2009). In a case-oriented comparative study, some cases might be compared; thus, the variables might be developed during the research process (Esmaceldokht, Mansouri & Sheibani, 2021). However, in the present research, a variable-oriented comparative study, the operational definitions of research concepts were initially provided upon which two variables (urban regeneration and urban conservation) were compared in a field or context (the change process). For this purpose, based on a model of comparative studies, the comparisons are illustrated in a diagram (Fig. 3).

A brief description of this diagram and the steps taken are as follows:

In the first step, both variables, “urban regeneration” and “urban conservation,” were identified and investigated. Their respective codes were extracted and operational definitions were provided.

In the second step, the context or field of the “change process” was analyzed and its aspects and details (subsidiary aspects) were derived and operationally defined. As seen in Tables 2–4, the selective coding method was used to extract the codes concerning urban regeneration, urban conservation, and the change process (Danaiefard & Emami, 2008; Strauss & Corbin, 1998).

In the third step, the similarities and differences

Table 4. Codes of the process of change in reliable resources from contemporary scholars. Source: Authors.

No.	Code	Theorists/ resources								Sum
		Tallon (2010)	Roberts et al. (2017)	Roberts & Sykes (2008)	Jones & Evan (2008)	Larkham (1996)	Zancheti & Jokilehto (1997)	Bandarin & Van Oers (2015)	Bandarin & Van Oers (2012)	
1	Process (of change)	*	*	*	-	*	*	*	*	7
2	Socio-economic (changes)	*	*	*	*	*	*	*	*	8
3	Physical-environmental (changes)	*	*	*	*	*	*	*	*	8
4	Conceptual-perceptual (changes)	-	-	-	-	*	-	*	*	3
5	Internal and external forces	-	*	*	-	-	-	*	*	4

between the variables were compared and contrasted in each aspect of the underlying context. In the last step, the results of the comparative analyses were explained.

### Urban Regeneration and Conservation: Differences and Similarities in the Field of Change Process

As explained in the previous section (see Fig. 3), three aspects were considered to compare the two major approaches in the context of the change process. These three aspects include the socio-economic, physical-environmental, and conceptual-perceptual features, and each of which contains two subsidiary aspects: Respectively, the socio-economic components and socio-economic concerns, physical-environmental components/concerns, and local extent, as well as the conceptual-perceptual goals/concerns and temporal extent. A point-by-point structure has been used to compare urban regeneration and urban conservation concerning these six subcategories; that is, the similarities and differences between urban regeneration and urban conservation have been separately analyzed for each part.

The following findings were revealed based on the comparison between these two approaches in the aforementioned aspects concerning the change process. First and foremost, attention to components, such as “sustainable development and sustainability, natural and built environment, environmental quality, participation

or involvement of local communities, social inclusion, socio-economic sustainability and legislation to control or resolve change” and concerns related to “changes due to conceptual alterations, urban management and governance alterations, climatic and territorial changes, socio-economic changes” given due to the similarities of these approaches in the urban areas over time (the spatiotemporal extent).

Conversely, these approaches were very different in other areas. For instance, for the socio-economic components, urban regeneration often focuses on the “life quality and social welfare, employment, income, jobs and recruitment, health, education, and governance” and is concerned with “economic or financial problems, crime, and public services’ quality” in the city. However, urban conservation focuses on the components of “authenticity and integrity, continuity, cultural diversity, semantic significance, the spirit of place, managing and controlling development, managing change, and layering”. Moreover, it concerns “rapid and uncontrolled urbanization, tourism, market liberalization, decentralization, and privatization.” Also, “housing, infrastructures, transportation, communications, physical degradation concerns, and new requirements of lands and real estate” are among the topics that urban regeneration is concerned with in terms of the physical-environmental aspects. In this regard, urban conservation would address “heritage and in particular, cultural heritage, urban heritage, tangible and intangible

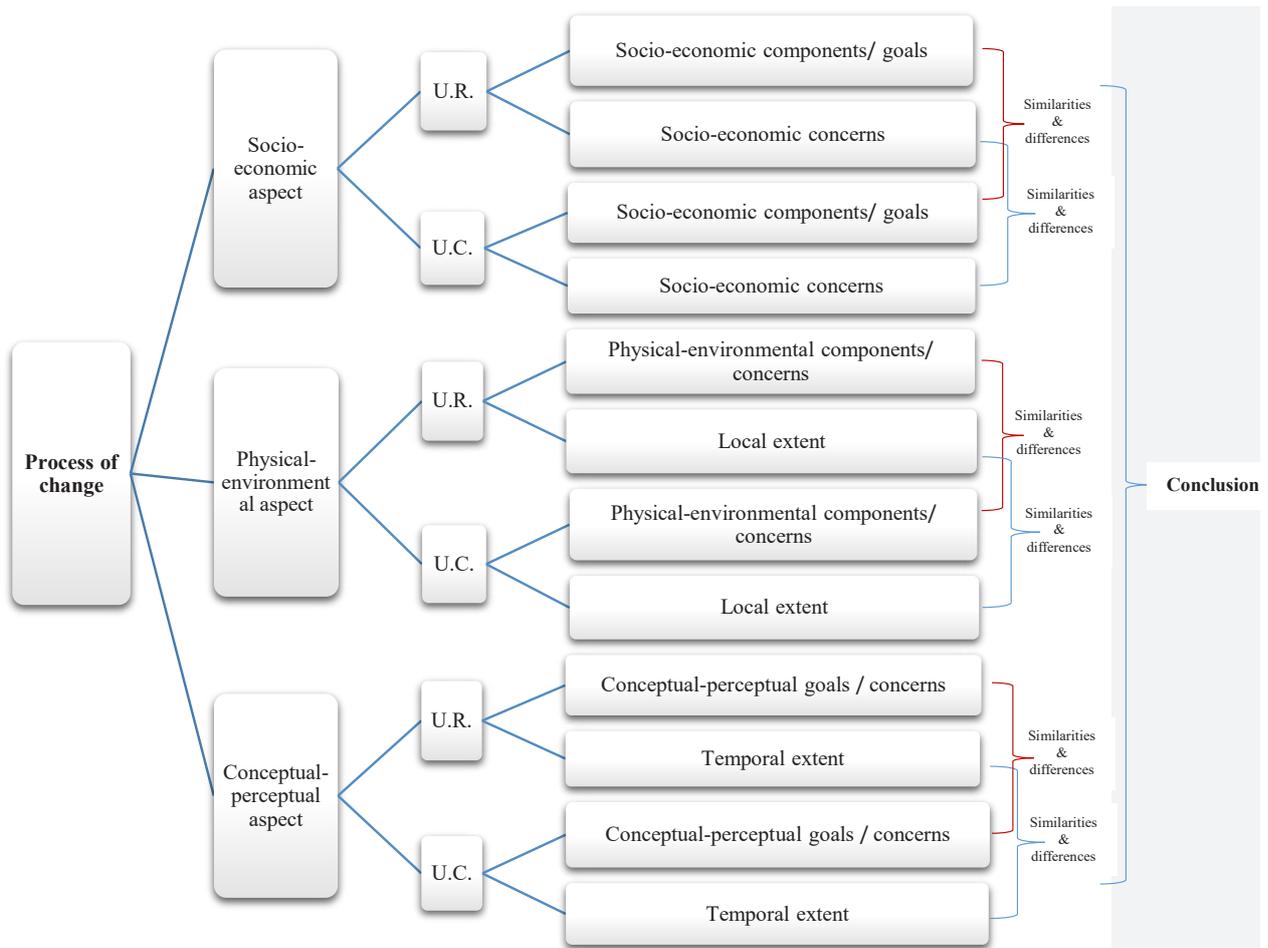


Fig. 3. Diagram of a comparative study model of urban regeneration (U.R.) and urban conservation (U.C.) based on aspects and details of the change process. Source: Authors.

heritage.” Furthermore, while urban regeneration is generally concerned with “the changes in nature and purposes of urban policies,” urban conservation is involved with concerns regarding “the changes in the understanding, cultural heritage concept, and values.” The location extent in urban regeneration commonly refers to “an area in the city,” including brownfields or abandoned industrial areas, suburbs, lands and real estate, waterfronts, neighborhoods, and historic city centers. However, in the modern sense, urban conservation covers “the entire urban setting in a historic city” with its various layers. This concept focuses on what historic urban landscape deems important. In addition, in terms of “temporal extent,” urban regeneration is rather focused on the changes before the development of a place, while urban conservation is mainly focused on changes after its development (Table 5).

As mentioned (Table 5), the temporal extent is not

similar for urban regeneration and urban conservation. In this regard, urban regeneration responds to and resolves those urban problems that have emerged from the changes in hope of attaining a developed state. After implementing urban regeneration measures to develop a place, many changes occur to various aspects of that area. For instance, social, physical, economic, and cultural changes may change the whole city and its values. This is where urban conservation comes forth as a process that aims to manage these changes and control development to retain the values. Concerning the temporal extent, urban regeneration is thus mainly focused on the changes prior to the development of a place, while urban conservation is involved with managing changes after its development (Fig. 4).

A process begins with the change and leads to urban problems. Urban regeneration is formed to resolve these problems; thus, development is the purpose and

Table 5. Similarities and differences between urban regeneration and urban conservation in the aspects and details of the change process. Source: Authors.

Aspect	Detail	Approach	Differences	Similarities
Socio-economic aspect	Socio-economic components/ goals	Urban regeneration	-Development -The quality of life/ social welfare -Job creation, employment, skills, employability/ income -Health/ education -Governance	-Partnership/ local communities' engagement/ social inclusion -Socio-economic sustainability -Legislation (a tool to control change or respond to change)
		Urban conservation	-Values -Authenticity and integrity -Continuity -Cultural diversity -Significance/spirit of place -Management of change/ development control -Layering	
	Socio-economic concerns	Urban regeneration	-Urban problems -Financial or economic issues -Crime -Quality of public services	-Concerns about socio-economic "changes" -Concerns about changes due to changes in urban management and governance
		Urban conservation	-Challenges/pressures of development -Civilization (rapid and uncontrolled) -Concerning about emergence of tourism -Concerning about with market liberalization, decentralization, and privatization as new drivers of development	
Physical-environmental aspect	Physical-environmental components/ concerns	Urban regeneration	-Housing/ infrastructures/ Transportation and communication -Concerns about physical exhaustion and new real estate requirements	-Sustainable development/ sustainability issues -Pay attention to the built environment and natural environment -Environmental quality
		Urban conservation	-Heritage/ cultural heritage/ urban heritage/ tangible and intangible heritage/ movable and immovable heritage -Concerns about the gradual erosion of physical structures that support values.	-Concerns about "changes" in the built environment -Climate change / territorial change
	Local extent	Urban regeneration	Urban area: The local extent of urban regeneration is often an area of the city (whether historic or non-historic): waterfront, neighborhoods, brownfield areas, land, and real estate, historic urban centers, suburbs	
		Urban conservation	Overall urban setting: The local extent of urban conservation includes the entire setting of a historic city (not just a historic area or a city center): the entire historic city, urban landscape, historic city layering, historic urban landscape	
Conceptual-perceptual aspect	Conceptual-perceptual goals / concerns	Urban regeneration	-Objective: Resolving urban problems: Urban regeneration seeks to resolve urban problems resulting from urban change. -Concerns: Changes in the nature and purpose of urban policy	Concerns about changes in concepts in recent decades
		Urban conservation	-Objective: conservation and continuity of values: Urban conservation seeks to preserve values through management of change. -Concerns: Changes in understanding and preserving the concept of cultural heritage and changing values.	
	Temporal extent	Urban regeneration	Urban regeneration generally notices changes in pre-development.	Reaction to urban changes over time
		Urban conservation	Urban conservation generally notices changes in post-development.	

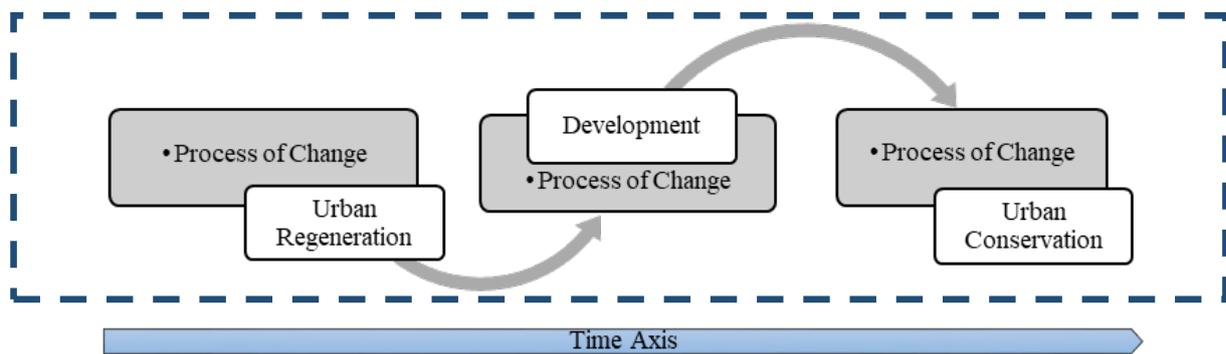


Fig. 4. Temporal extent of urban regeneration and urban conservation in the process of change before and after development. Source: Authors.

product of urban regeneration. Since all processes, from the change to development, lead to subsequent changes, urban conservation comes forth as a process of managing changes in the cities. In this process, the differences between these two approaches (urban regeneration and urban conservation) are revealed (Fig. 5).

### Conclusion

In summary, the present study attempted to explain clear definitions for two approaches of urban regeneration and urban conservation, determine their purposes, understand their components, and the last but not least, differentiate their similarities and differences from each other. In this regard, urban regeneration was operationally defined as “a process that seeks to resolve urban problems and to attain development in socio-cultural, economic, physical- environmental and governance dimensions in areas that are subject to change.” Also, the operational definition of urban conservation was provided as “a process that is involved with the management of change in a historic city to preserve and maintain the continuity of values, authenticity, and integrity in the overall urban setting.”

Therefore, based on these definitions, the main purpose of urban regeneration is “achieving development,” while the principal objective of urban conservation is “preserving and continuity of values.” Moreover, “resolving urban problems,” “change,” and “economic, socio-cultural, physical-environmental and governance aspects” are some of the most important components of urban regeneration; yet, the essential components of urban conservation are “management of change,”

“development control,” “change,” as well as “authenticity and integrity.” Additionally, according to the reviewed literature, the location extent for urban regeneration was suggested to be both historical and non-historical “areas” in the city; while it is commonly referred to as the “entire urban setting in a historic city”. The temporal extent of urban regeneration was focused on the changes before the development of a place, while it was the opposite (after the development) for urban conservation.

All differences indicated that these two approaches are not necessarily a single integrated approach. However, despite these differences, both converge in certain respects, such as “sustainable development, participation, concerns for climate change and changes of concepts and philosophies, as well as the social, economic and environmental sustainability.” Due to similar attention to such topics, despite many differences, they are not foreign and have similarities that demand adequate reflection. Therefore, they might not be considered contradictory approaches. At last, the research results will be summarized in the following statements:

Urban regeneration and urban conservation are not a single integrated approach; they are independent and differ in their purposes, definitions, and components.

Urban regeneration and urban conservation approaches are not necessarily contradictory; they could be complementary and congruent.

Neither urban conservation is a conservation approach without any relationship with development, nor is urban regeneration a mere developmental approach without relevance to conservation. Both of these approaches have links with conservation and development

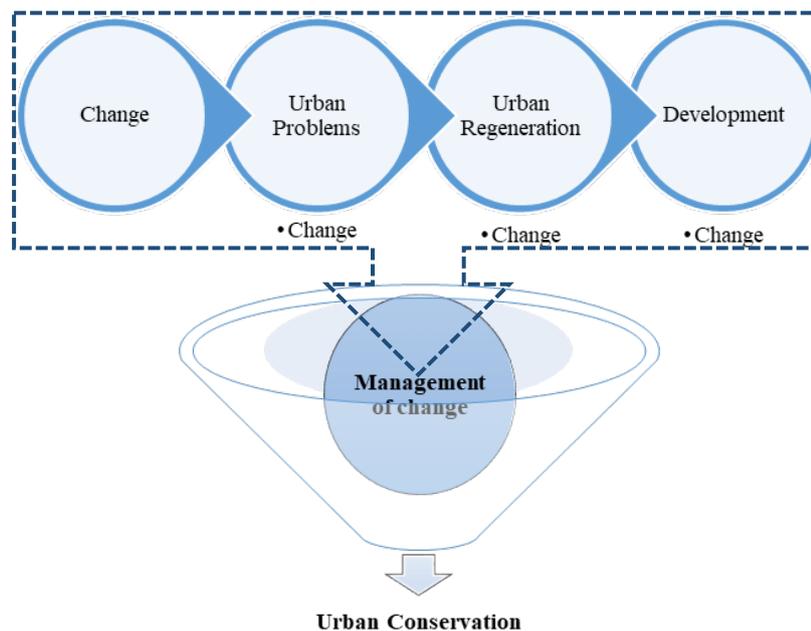


Fig. 5. The difference between urban regeneration and urban conservation in the field of change process. Source: Authors.

components; However, they differ in the priority given these components.

It is recommended that the results of the present comparative analysis between urban regeneration and urban conservation should be investigated at an executive and practical level so that these results could be made precise in relation to different case studies of historical and non-historical cities. This would empirically determine the actual approaches, real governing bodies, actions, and the obtained results in practice. Additionally, understanding the similarities and differences between these two approaches in policy-making and formulation of management instructions could guide planning managers, experts, and specialists in selecting the approach that befits the indicators, features, and necessities in a given city. This subject creates an essential context to move toward better maintenance of the values, more suitable resolutions for urban problem and integrated urban management.

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