

Original Research Article

A Sustainable Framework for Intervention and Heritage-Led Regeneration: A Systematic Review*

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Abstract

Problem statement: The ineffectiveness of conventional approaches to intervention in heritage areas has made urban development experts search for more sustainable methods of intervention. Considering these areas as a valueless entity has led to the implementation of policies derived from neoliberal approaches, which ultimately cause widespread destruction of human heritage, the commodification of urban public spaces, and the neglect of public interests in favor of profit and capitalists. Based on this, the main question is dedicated to the issue of what intervention model can be used to fulfill the interests of the stockholders in the heritage areas, improve the economic, physical, environmental, and social conditions, and protect the heritage in a coordinated and harmonious action.

Research objective: To face this problem, researchers from a theoretical point of view and within the framework of systematic review methodology and qualitative research are trying to provide a sustainable and integrated model for heritage-led regeneration.

Research method: Based on the main objective of the research and aligned with the framework of the systematic review methodology, first a targeted search in valid foreign and domestic scientific databases using relevant keywords was put on the agenda. Based on this, 693 articles and books were selected; After the initial refinement, identification, and verification of the topic, this amount was reduced to 256 sources and finally 68 related sources. To find the relationship between the used texts, the VOSviewer software was used, and finally, using the thematic analysis method, with the help of MAXQDA software, a conceptual model of intervention regeneration in heritage areas was proposed.

Conclusion: as a result of the research, a sustainable and integrated model containing the principles and criteria of sustainable heritage-led regeneration (including six main dimensions: the intervention tool process; the limits of the intervention; the effective forces; the method of providing financial resources; stakeholders and intentions) It was presented to intervene in heritage areas. Based on this, heritage-led sustainability is an approach that includes a more comprehensive form of strategy and action with more emphasis on integration, balance and balance between different dimensions, and physical transformation through drivers that improve the economic, social, physical, and environmental conditions. Multi-sector participation underscores the role of local communities and emphasizes a chain of heritage-based cultural activities.

Keywords: *Heritage areas, Heritage-led urban sustainable regeneration, Intervention, Systematic review, Qualitative analysis.*

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Introduction, Necessity and Background Research

The city brings effort and movement (Tallon, 2010); It is a dynamic system that grows and evolves throughout history, and its body changes under the influence of various issues (Ebrahimi Minaq et al., 2016). This effort and movement willingly or unwillingly is sometimes a path growing and sometimes declining. The processes of urban stagnation, decline, and decay that lead to the creation of inefficient and dilapidated spaces in cities are some of the most challenging agendas of urban development today (Moldoveanu & Loan Franc, 2014, 42).

The result of urban decline is the formation of areas that lack the minimum quality and standard needed for life; These areas have either lost their residential desirability over time and are caught in the cycle of urban decline and decay, or they are formed in an undesirable way from the very beginning (Gottdiener & Budd, 2005). In the meantime, many areas that are referred to as worn out and ineffective areas have cultural and historical heritage value. The heritage areas of the cities are valuable due to their age and the benefit of historically valuable elements, their location in a suitable arterial and communication position, and the important role they play economically in the city (Miles & Paddison, 2007). On the other hand, the government and society believe that these areas in the city should be preserved as the center of urban life. In recent years, the use of heritage as one of the pillars of sustainable urban development has received much attention. In the meantime, one of the common ways in the last two decades to deal with the problem of the decline of urban areas is a regeneration approach, thus urban regeneration is needed to keep up with the continuous consequences of urban changes (Tallon, 2010).

A new approach called urban regeneration should be used as a way of finding a solution to the current instability of urban development in Iran and as a transformative measure of the common pattern of

socio-economic and environmental development of the city, and not just limited measures in a physical area (Sarraf, 2017). The successful experiences of heritage-led regeneration focus on the balance between the dimensions related to productivity, profit, and economic achievements on the one hand and heritage protection on the other hand, which makes the city unique. The main issue in this is the implementation of a successful strategy that, in the first stages, considers urban heritage assets as the basic capital and thus supports the unique identity of the city. The most important outcome expected from regeneration is the development and application of sustainable solutions to solve urban problems (Haji Ali Akbari & Sarraf, 2017). Much research has been done in the field of sustainable urban regeneration, although it has been less discussed in Iran. including the discussion of the dynamics of urban heritage in the heritage-led re-creation, conducted by Fouseki and Nicolau in 2018. This research aims to introduce a new approach to sustainable heritage led by urban regeneration using the method of systemic and dynamic analysis to discover the important factors that determine the sustainable development of a heritage city. In this research, a new method based on the synergy between tradition and cultural diversity has been introduced for economic, social, and environmental sustainability (Fouseki & Nicolau, 2018). Pendlebury & Porfyriou in research entitled “Heritage, urban regeneration and place-making” consider the instrumental use of heritage in regeneration as a global phenomenon, which is often linked to both the development strategy of cultural industries and the process of place-making (Pendlebury & Porfyriou, 2017). Some researchers, however, have attempted to provide a framework for planning the reconstruction of heritage-led; Among others, Dogruyol, Aziz, and Arayici have studied this issue in North Cyprus by presenting a framework called “Eye of sustainable planning”. They found that sustainable urban regeneration planning acts

as a model in the life cycle and helps sustainable planning and decision-making processes of managers. The proposed research model to empower the knowledge of the local community to strengthen sustainable planning includes five main sections (diagnosis, planning, organization, implementation, and evaluation), each of which has sub-sections (Dogruyol et al., 2018). The conflict between the stakeholders of urban regeneration is one of the basic issues in the field of regeneration of heritage areas. Therefore, in research such as “Analysis of intervention methods of institutions responsible for urban regeneration” conducted by Amanian Bidakhti and Hataminejad in 2019, By using the qualitative research approach and the basic theory research strategy, while considering the procedural dimension of urban regeneration, the process of urban regeneration as a new paradigm of planning and management has been investigated (Amanian Bidakhti & Hataminejad, 2019). “A Model for Stakeholders Conflict Management in Urban Regeneration Based On Collaborative Governance” is the title of a research conducted by Ariana, Mohammadi, and Kazemian in 2018. The main problem of this research is to identify and investigate the conflicts of urban regeneration planning stakeholders (renovation, improvement, worn texture) and to provide a model of conflict management that is appropriate for it (Ariana et al., 2019).

Ince this field of research is relatively new and so far a complete synthesis of existing articles and sources and an analysis of the sustainable approach of heritage-led regeneration has not been done and previous research has only mentioned one or two of the principles of this type of regeneration, In this research, following the main question of the research to find an intervention model that can fulfill the interests of the actors in the heritage areas, improve the economic, physical, environmental and social conditions and protect the heritage as well. The complete achievement of the principles and criteria involved in the regeneration

Heritage-led has been considered. Therefore, to achieve a comprehensive and complete framework of regeneration in heritage areas, it seems necessary to review and use the results of previous research to guide future research and practices in the form of research methods in research or reviews.

In recent years, due to the importance of the highest levels of evidence in decision-making and policy-making, systematic review has opened its place among research methodologies (CRD, 2011). Concerning the topic of the upcoming research, no integrated and systematic research has been done so far. In the absence of a specific framework for sustainable confrontation (in terms of intervention type, intervention time, intervention tools, etc.) with the challenges that occur in the heritage area of cities. The current research tries to take into account the conflict of interests between different actors, including (1) capital, (2) residents, (3) heritage, and (4) power, And also the disharmony and imbalance between different dimensions of physical, social, economic and environmental development to achieve a valid and specific conceptual structure and model for the realization of sustainable regeneration in heritage areas; To be able to define, within the framework of this model, criteria for measuring and evaluating the success and failure of the interventions in achieving the sustainable and balancing goals of regeneration.

Theoretical Foundations Research

• Urban regeneration

There are many definitions of urban regeneration in planning texts. One of the basic definitions that define the essential characteristics of urban regeneration is provided by Litchfield: “Recreation is a comprehensive and integrated vision and action that seeks to solve urban problems and create sustainable improvement in the economic, physical, social and environmental conditions of a region that has undergone change or offers opportunities for improvement” (Litchfield, 1992). Roberts (Roberts, 2000) defines urban regeneration

as an integrated and comprehensive action aimed at finding long-term solutions to physical, social, economic, and environmental problems with the participation and cooperation of emerging stakeholders. Urban regeneration is the process of urban intervention, which includes the regeneration of old areas and intervention measures in buildings and urban spatial infrastructures near them (Natividade-Jesus et al., 2019).

As different interventions lead to numerous social, economic, and environmental problems, it is also accepted that the sustainable regeneration of urban abandoned and distressed areas is very difficult and requires the development of evaluation methods that are specifically related to aspects of urban regeneration (Kazmierczak et al, 2009). Urban regeneration can lead to rehabilitation of existing structures, redevelopment of buildings and sites, or simply reusing urban land (European Commission DGXI, 1996). However, achieving successful sustainable regeneration is complex (Hemphill et al., 2002).

Different definitions of urban regeneration over time are summarized in Fig. 1.

• Heritage-led urban regeneration

Undoubtedly, the protection of the cultural heritage of countries is of vital importance; Because it creates identity, a sense of belonging, and improves the reputation and competitiveness of the place, and is considered the main component of the quality of life. In developing countries, many cities enjoy significant cultural heritage in their built environment, especially in urban heritage centers. Nevertheless, such cities face the risk of losing their identity while trying to overcome various factors in the process of modernity, especially globalization on the one hand and urbanization on the other (Elseragy et al., 2018). The successful experiences of Heritage-led regeneration show the relationship between economic success and the preservation of the heritage that makes the city unique. The main issue in this is the implementation of a successful strategy that, in the first steps, considers urban heritage assets as the basic capital, and in this way, it supports the city's identity. At the same time, the framework of heritage economy requires a comprehensive

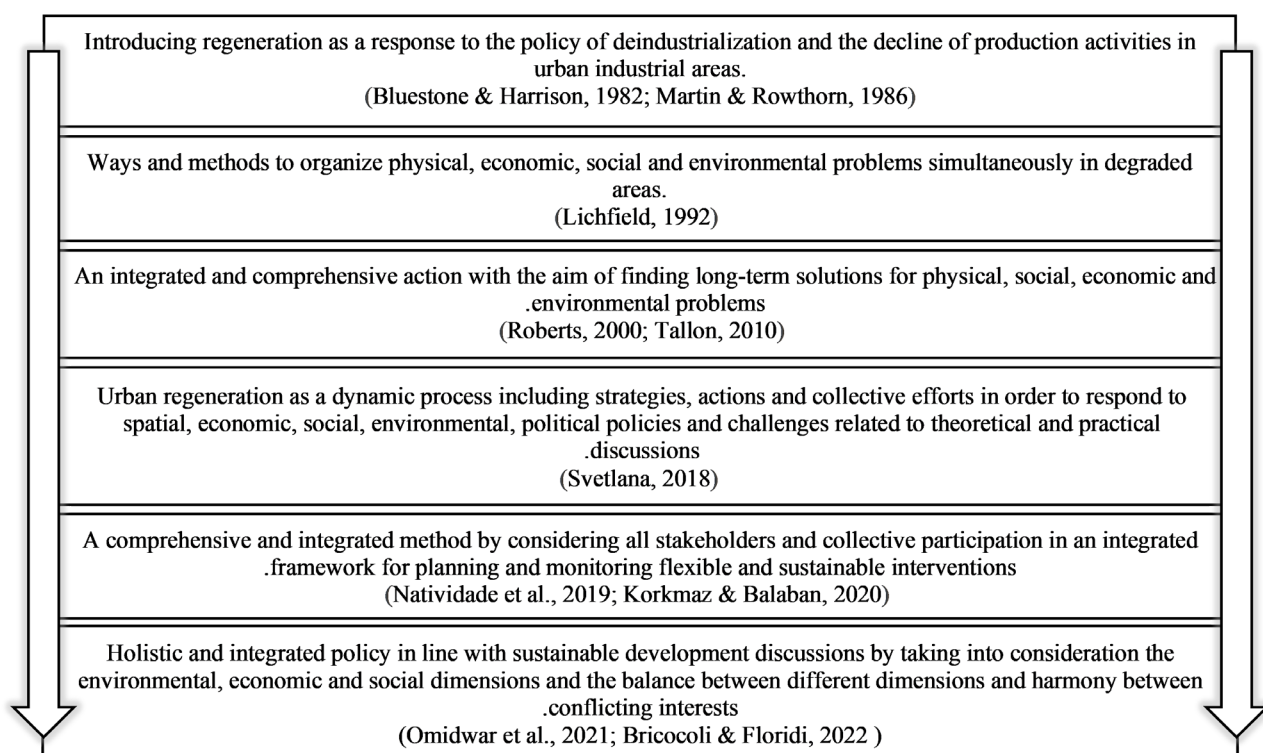


Fig. 1. Definitions of urban regeneration over time. Source: Authors.

approach that considers heritage as an asset of the city and its focus is to identify valuable and unique heritages of the city (ibid.). It is now clear that heritage conservation plays an important role in achieving economic, cultural, and social benefits (Bullen et al., 2011). Differences in understanding between the society and the economy and experts on one hand and the lack of knowledge in the aspect of heritage on the other hand have caused urban regeneration to receive less attention among the society. As a result, a knowledge management system is needed to strengthen the knowledge of society and capital, reduce differences, and promote sustainable planning (Dogruyol et al., 2018). Here, according to the definitions of urban regeneration, a more comprehensive definition of heritage-led regeneration can be provided (Fig. 2); “Comprehensive and integrated action in the historical area of a city, both in buildings and in its spaces, in pursuit of sustainable improvement and improvement of economic, physical, social and environmental conditions and as a result solving its problems, so that the benefit of all Shareholders and people who they live, work and visit there, it should be provided and the economic achievements, competitiveness of environmental sustainability and local communities should be among its consequences.

• **The role of heritage in urban regeneration**

It has been discussed for years that historical heritage, in addition to its social and environmental importance, is potentially a very strong driver and driver for economic growth. Also, the evidence shows that in recent years,

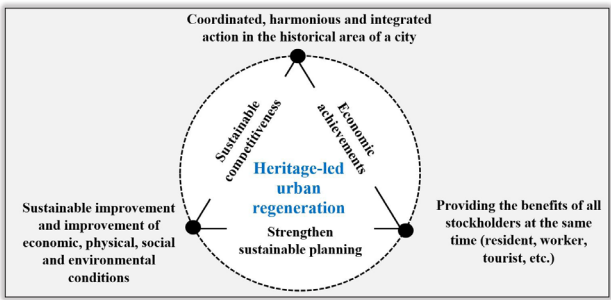


Fig. 2. Definition of heritage-led regeneration. Source: Authors.

heritage assets have been used as the central focus of asset-based regeneration strategies and as a method to attract tourists. Heritage is an effective driver of change and benefit for local economies and communities, and plays a very important role in productivity. Successful regeneration means a kind of change that brings social, economic, and environmental life back to the heart of the place (Tweed & Sutherland, 2007). In the texts of regeneration, two concepts of heritage regeneration and heritage-led regeneration are used, which have different intervention methods and follow them with different definitions, which are mentioned in Table 1.

Research Methodology

The facing pyramid (Fig. 3) visually depicts the power of various research designs. Studies with the highest internal validity, characterized by a high degree of quantitative analysis, review, analysis, and rigorous scientific method, are at the top of the pyramid (CRD, 2011). The systematic review method, as one of the types of research design, is a type of literature review that focuses on a single question and tries to identify, evaluate, select, and combine all the evidence of

Table 1. models of using heritage in urban regeneration. Source: Authors adapted from Omidwar et al, 2021.

Approach	Attributes
Heritage Regeneration	<ul style="list-style-type: none">- Interventions are usually small-scale.- Heritage does not integrate seamlessly into planning stages or urban development policies.- Based on the conservation and restoration of single buildings
Heritage-led Regeneration	<ul style="list-style-type: none">- It is the core and driving engine of the regeneration of the heritage area- There is an integrated flow of regeneration planning based on heritage.- Attention is paid to social, cultural, economic, and environmental dimensions of simultaneous and harmonious regeneration.- There is an emphasis on a chain of activities and cultural events around heritage

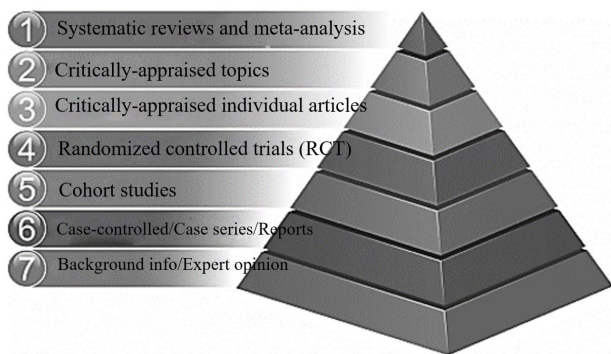


Fig. 3. research design pyramid. Source: CRD, 2011.

important research related to it. This systematic review aims to assess the new literature on heritage-led sustainable regeneration by identifying and synthesizing new studies available in this particular field. The systematic evaluation method follows the literature evaluation approach of Wolfswinkel et al. (2013). From his point of view, the recurring stages of systematic evaluation are definition, search, choice, analysis, and synthesis; Each of them will be examined below.

• Definition

The first step of the assessment is to determine the scope of the assessment, which is done before the actual search; This stage has been adjusted and regularized based on repeated discussions among the authors at the same time as searching for studies. Definition includes identifying relevant databases, determining appropriate outlines, deciding on specific search terms, and reviewing any relevant databases. Based on initial exploratory searches, theses, articles, and Latin books were selected as specific search items.

• Search

In the process of searching through the Latin databases Web of Science, Scopus, ProQuest, and Google Scholar and internal databases such as Irandoc, SID, and Magiran, theses, books, and articles related to “sustainable urban regeneration” and “heritage-led sustainable urban regeneration” published from 1995 to 2023 was selected. The list of authoritative sources was monitored as part of a detailed search for additional texts based on snowball searches and hand searches. All sources

and information about titles, authors, outlines, abstracts, and keywords were transferred to Endnote software version X7.4, and duplicate results were removed.

• Choice

To agree and consensus, each of the titles, abstracts, and keywords of all the downloaded items were monitored twice. Eligible studies were applied to sustainable heritage-led urban regeneration and its principles. The full text of the downloaded items that were found to be eligible for further and more detailed review, were carefully studied again. Due to the abundance of sources and references searched in this field, the selection was made based on the keywords considered in the title, the number of references, and the relationship of the authors’ work field with the field and subject of the desired sources in the valid database (Fig. 4).

• Analysis

The full text of identified sources was analyzed independently; This was done as follows: the process of open coding, views or concepts that were assumed to be related to the evaluation area and research objectives.

• Synthesis

To combine and integrate the results, the qualitative integration method has been used. For this purpose, the thematic analysis method has been used. This technique is a method for qualitative data analysis. Boyatzis (1998) considers thematic analysis as a method to recognize, analyze, and report patterns in qualitative data. This method is a process for analyzing textual data and turns scattered and diverse data into rich and detailed data (Derakhshesh et al., 2014, 52). Theme analysis is not only a special qualitative method; Rather, it is a

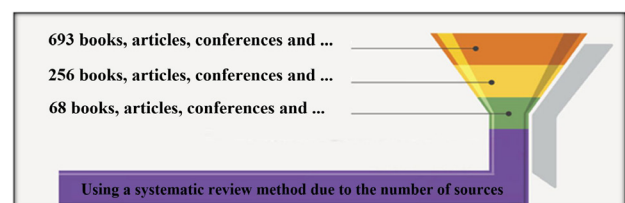


Fig. 4. The method of selecting sources. Source: Authors.

process that can be used in most qualitative methods. In general, thematic analysis is a method to see the text, take and understand the apparently unrelated information, analyze qualitative information, systematically observe a person, interaction, group, situation, organization, or culture, and convert qualitative data into quantitative data (*ibid.*, 53).

• Findings

The initial search based on titles and abstracts resulted in 693 sources; After the initial refinement, these sources were reduced to 256 sources and finally to 68 related sources for final analysis. All the cases were examined and finally the objectives, actors, consequences, tools and policies of intervention, method of providing financial resources, effective forces, and limits of intervention were extracted.

• Time analysis

The first researches were conducted in the field of sustainable urban regeneration in 1995 and the case of heritage-led urban regeneration in 1999. The first documented research recorded in the database is related to David Gordon in Boston, United States. Fig. 5 shows the time analysis of the sources reviewed in the field of heritage-led urban regeneration.

• Spatial analysis

most of the research in this field has been done in England, Italy, China, and Turkey. Fig. 6 shows the studies done in different countries separately.

It should be mentioned that this research, has been tried to select prominent people based on the number of referrals and the most visited sources in the field of urban regeneration and heritage-led urban regeneration. To draw the scientific network between the sources used in the research, VOSviewer software was used and the connection between texts and data was used to create and illustrate simultaneity networks. Fig.7 shows this network.

• Extracting sub-themes, main themes, and organizing themes

After collecting information in the content analysis section and refining the findings through MaxQDA software in three stages of coding, it was found that

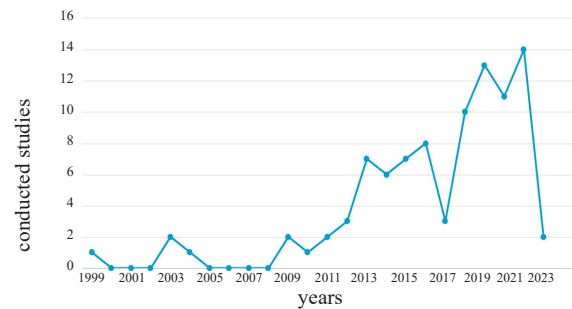


Fig. 5. Distribution of the frequency of studies conducted based on time analysis of research data. Source: Authors.

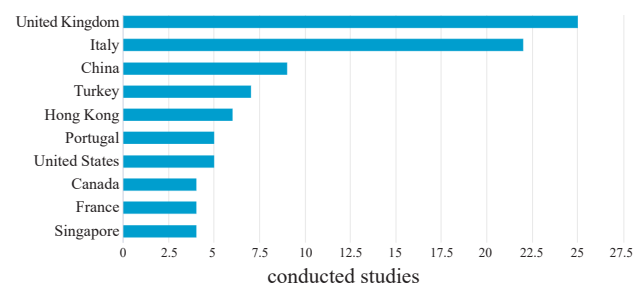


Fig. 6. Distribution of the frequency of studies based on spatial analysis of research data. Source: Authors.

the theme of the design from the 6 organizing themes, includes: “goals, stockholders, tools, and policies of intervention, financial resources provision, effective forces and limits of intervention”.The analysis of sustainable heritage regeneration themes includes 107 sub-themes, 26 main themes, and 6 organizing themes.

There are 4 main themes in the objectives of the regeneration of the heritage areas of the cities, including: “livability, heritage conservation, economic value addition, regenerative/restorative urbanism” Table 2 shows how to convert the main and sub-basic themes into the goals organizing themes, along with their frequency.

In the section on stockholders (people involved) in the regeneration of urban heritage areas (Table 3), there are 5 main topics, including the government sector, the public sector, the private sector, the government sector, and residents, which are named as stockholders (beneficiaries).

In the part of intervention tools and policies in the regeneration of heritage areas, there are 5 main themes “political-management, cultural-heritage, economic, knowledge, legal and planning” which are stated in Table 4 along with their frequency.

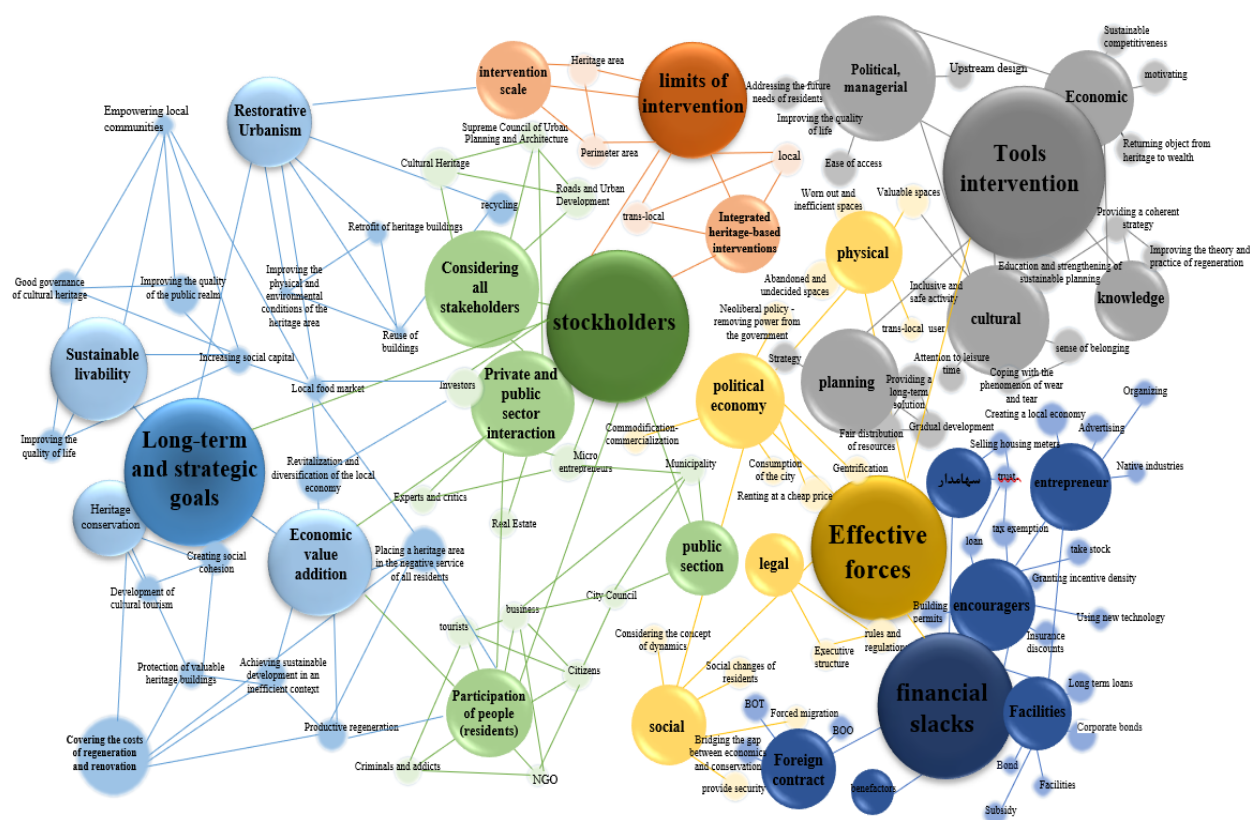


Fig. 7. Scientific network of resources used in the research of heritage-led regeneration. Source: Authors.

Table 2. Converting the main and sub-themes to organizing themes in the goals section. Source: Authors.

Sub-Themes	Frequency	Reference	Main Themes	Organizing Themes	Total Frequency
Achieving the improvement of the quality of the public realm	17				
Business Development	15	(Evans, 2012)			
Improving the quality of life	15	(Scheffler, 2008)			
Reducing urban poverty	12	(Saltman, 2014)			
Empowering local communities	10				
Promotion of identity and place of dignity	10				
Conservation of heritage values and valuable buildings	9	(Atkinson, 2002)			
Development of cultural and heritage tourism	9	(Scheffler, 2008)			
Revival of the local economy	11				
Capitalization of the heritage area	11				
City branding	10	(Consulting, 2010)			
Urban entrepreneurship	9	(Jung et al., 2015)			
Productive & green regeneration	8				
Recycling and waste collection	15				
Local food market	12				
Equipping and strengthening areas in the face of accidents	11	(Saunders, 2015)			
Empowering residents of target areas	8	(Jamshidi, 2013)			
Revival and restoration of historical buildings	7				
Improve physical condition	7				
				Goals	206

Table 3. Converting the main and sub-themes to organizing themes in the stockholder's section. Source: Authors.

Sub-Themes	Frequency	Reference	Main Themes	Organizing Themes	Total Frequency
Cultural Heritage Organization	15	(Greenwood & Newman, 2010) (Hajialiakbari & Sarrafi, 2017)	Government Sector	Stockholders	151
Road and Urban Development Organization	15				
Supreme Council of Urban Planning and Architecture	9				
Investors	14	(Kriese & Scholz, 2011) (Hajialiakbari & Sarrafi, 2017)	Private Sector		
Real estate consultants and builders	14				
Urban entrepreneurs	10				
Academic and professional experts	8				
Tourists	11	(Hajialiakbari & Sarrafi, 2017)	Residents		
Citizens	10				
Business	10				
Addicts and criminals	8				
NGO	5				
Municipality	12	(Hajialiakbari & Sarrafi, 2017)	Public Sector		
City Council	11				

Table 4. Converting the main and sub-themes to organizing themes in the intervention tools and policies section. Source: Authors.

Sub-Themes	Frequency	Reference	Main Themes	Organizing Themes	Total Frequency
Conformity and harmony; Consistent with the above plans	14	(Hoekveld, 2014)	Political-Management	Intervention Tools and Policies	256
Ease of access	13				
Increasing the space attractiveness	11				
Increasing the quality of the environment	8				
Equitable access to services	5				
Conservation of valuable heritage buildings	12	(McCarthy, 200) (Leary & McCarthy, 2013)	Cultural-Heritage		
Development of cultural and leisure activities	9				
Increased security	9				
Development of historical tourism	8				
Increased sense of belonging	7				
Entrepreneurship; investment	11	(Næss, 2001) (Cope & Latcham, 2009)	Economic		
Creating job opportunities and increasing investment	10				
Incentivize innovation	9				
Distribution of wealth	7				
Formal education and economic development strategy	12	(UN-Habitat, 2003)	Knowledge		
Understanding thinking about heritage areas	11				
learning programs	9				
Specific strategy (from bottom to top or reverse)	17	(Bradbury et al, 1980) (van den Berg, Drewett Klaassen, Rossi & Vijverberg, 1982)	Legal And Planning		
Gradual and continuous development	16				
Development of peripheral areas	14				
Definition of financial resources of projects	12				
Incentive policies	12				
Specific executive structure	11				
Predicting the participation mechanisms of the sector	9				

In the part of financial resources provision for regeneration heritage areas, there is the main theme of “incentives and motivations, Charitable donations, bank facilities, foreign contracts, micro-entrepreneurs, and shareholders”. which are mentioned in Table 5 along with their frequency.

In the part of the effective forces of the regeneration of heritage areas, there are 4 main themes “economic-political, social, physical, legal and program” which are stated in Table 6 with their frequencies.

In the part of the limits of the intervention of the regeneration of the heritage areas, there are 2 main themes “the scale of the intervention and the level of the intervention” which are stated in Table 7 with their frequency.

Discussion and Conclusion

In recent years, the use of heritage as one of the pillars of urban sustainable development has received much attention. Governments around the world and related institutions have increasingly realized the importance of cultural heritage. The success of cities requires a planning system that includes the principles of sustainability using all available resources. The one-dimensional and one-sided programs, while not solving the problems, have also caused a confrontation with the urban life system of the city’s legacy and worn-out area. The lack of a specific framework to guide the intervention of power (official and unofficial) in heritage areas has caused problems

Table 5. Converting the main and sub-themes to organizing financial resources provision. Source: Authors.

Sub-Themes	Frequency	Reference	Main Themes	Organizing Themes	Total Frequency
Tax exemptions	17	(Ho, 2012) (McGreal et al, 2000)	Incentives and Incentives	Financial Resources Provision	333
Cheap construction permits and repairs	17				
take stock	15				
Granting incentive density	11				
Allocation of land around the city	9				
Providing cheap new technologies	9				
Conserving royalties for infrastructure services	8				
Provision of construction insurance	5				
Providing long-term loans	18	(Hoffman, 2007) (Soleimani, 2015)	Bank facilities		
Corporate bond	18				
Providing facilities with low-interest	17				
Subsidy provision	15				
Issuance of securities	11				
Credit institution or foreign bank	11	(Hoffman, 2007) (Yuan et al, 2010)	Foreign contracts		
Build–operate–transfer	10				
Build–Own–Operate	10				
Buy Back	9				
Creating a local economy	17	(Akampurira et al, 2008) (Adair et al, 1999)	Micro entrepreneurs		
Advertising	15				
Organizing false and unstable jobs	14				
Increasing sales units of indigenous and traditional industries	11				
Investing in the worn-texture renewal	14	(Robbins & Simonsen, 2002) (Zangiabadi et al, 2011)	Shareholders		
Attracting the trust and residents’ participation	13				
Selling housing meters	11				
Donors’ contribution	15	(Hoffman, 2007)	Charitable donations		
Cooperation and residents’ participation	13				

Table 6. Converting the main and sub-themes to organizing themes in the effective forces. Source: Authors.

Sub-Themes	Frequency	Reference	Main Themes	Organizing Themes	Total Frequency
Neoliberal policies	14	(Harvey, 2017) (Lefebvre, 1974) (Marx, 1976)	Economic-Political	Effective forces	182
Commodification of urban spaces	13				
Consumerization/commodification of urban spaces	11				
Turning the neighborhood into a rental area	10				
Gentrification of heritage areas	8				
Changes in social strata and composition of residents and businesses	14	(Swartz, 1997) (Baudrillard, 2010) (Jamshidi, 2013)	Social		
The replacement of the lower classes by the middle class (gentrification)	14				
Reduced security and safety	11				
Forcibly leaving people’s place of residence	10				
Defenseless and no spaces	16	(Smith, 2002) (Sajadzadeh & Zolfigol, 2014)	Social		
Valuable heritage spaces	14				
Dilapidated spaces	11				
Establishment of extra-neighborhood uses	8				
Specific executive structure	15	(Fiske, 1998) (Jamshidi, 2013)	Legal And Program		
Existence of rules and regulations	13				

Table 7. Converting the main and sub-themes to organizing themes within the limits of the intervention. Source: Authors.

Sub-Themes	Frequency	Reference	Main Themes	Organizing Themes	Total Frequency
Heritage areas	16	(Scheffler, 2008)	The scale of the intervention	Limits of the intervention	61
Surrounding areas	16				
Local	15	(Korkmaz, C. & Balaban, 2020)	Level of the intervention		
Trans local	14				

in these areas and the emergence of different and conflicting opinions in this regard.

In this research, based on the review of sources in the VOSviewer software extracting the relationship between texts and data and using the method of systematic review and thematic analysis, the final model was presented under the title of regeneration in the heritage areas of the city. This model has 6 main dimensions including “intervention tool-process; intervention limits; effective forces; financial resources provision; actors and goals (intentions)”. Each dimension is divided into sub-branches. The goals themselves can be examined in two branches: explicit (formal) goals and implicit (informal) goals. stockholders involved in heritage areas are divided into 5 sectors “private, public, state, governmental, and people”; intervention limits can be examined

in two parts: scale of the intervention and level of the intervention. The effective and involved forces in the regeneration of heritage areas include “economic-political, social, physical-environmental, planning” forces. which should be taken into account to establish a balance between them; There are many tools and processes for heritage-led sustainable regeneration, which can be used according to the existing conditions, possibilities, and limitations. These cases can be classified in the form of “political and managerial-supervisory; cultural and heritage; economic/financial; knowledge; legal-programmatic” tools. To provide financial resources, one can consider the methods of handing over bonds to civil partnerships; Understanding and recognizing all the dimensions raised as key criteria to develop the conceptual framework of “heritage-

led regeneration” plays a significant role in the success of intervention plans and programs in heritage areas. The conceptual model of heritage-led sustainable regeneration is depicted in Fig. 8. The value of being part of the past can only be achieved if all aspects of the face are taken into account. This issue is not unimportant, and repeating the dire consequences of one-dimensional thinking rule in the heritage areas of our modern cities has caused many problems for the people involved (in these areas). Also, by examining the proposed models in previous research about these areas, we see a variety of approaches and intervention approaches; Creating a delicate link between historical axes and elements and important current functions, in the scope of the heritage areas of the cities, will rule out accidental and unplanned intervention in the spatial and physical organization of the city. For this purpose, the model presented in a comprehensive and integrated manner pays attention to all the matters considered in the regeneration of heritage areas. The right way to intervene in heritage areas requires paying attention to both the body and spirit of these areas

and the simultaneous use of economic-physical tools to create social-cultural dynamics. In this way, the previous dynamic tissue, which has now deteriorated, can continue its life in a better way after the intervention.

The model proposed for intervention in the heritage areas of Iran according to the existing issues and problems shows that different stockholders involved in the heritage areas, by identifying different effective forces (social, economic, physical, political and planning), can use various tools (management- power, cultural-heritage, economic-financial, knowledge and program) to intervene in these areas by considering different goals and consequences; At the same time, they pay attention to financial issues, realizability and feasibility as well as profitability for the benefit of the involved area. Assuming appropriate approaches to the regeneration of areas with historical value, this type of regeneration can play an important role in the regeneration of wider urban areas and stimulating development. Facilitation in various dimensions of creating economic and competitive advantages based on neighborhood competitive advantages and with

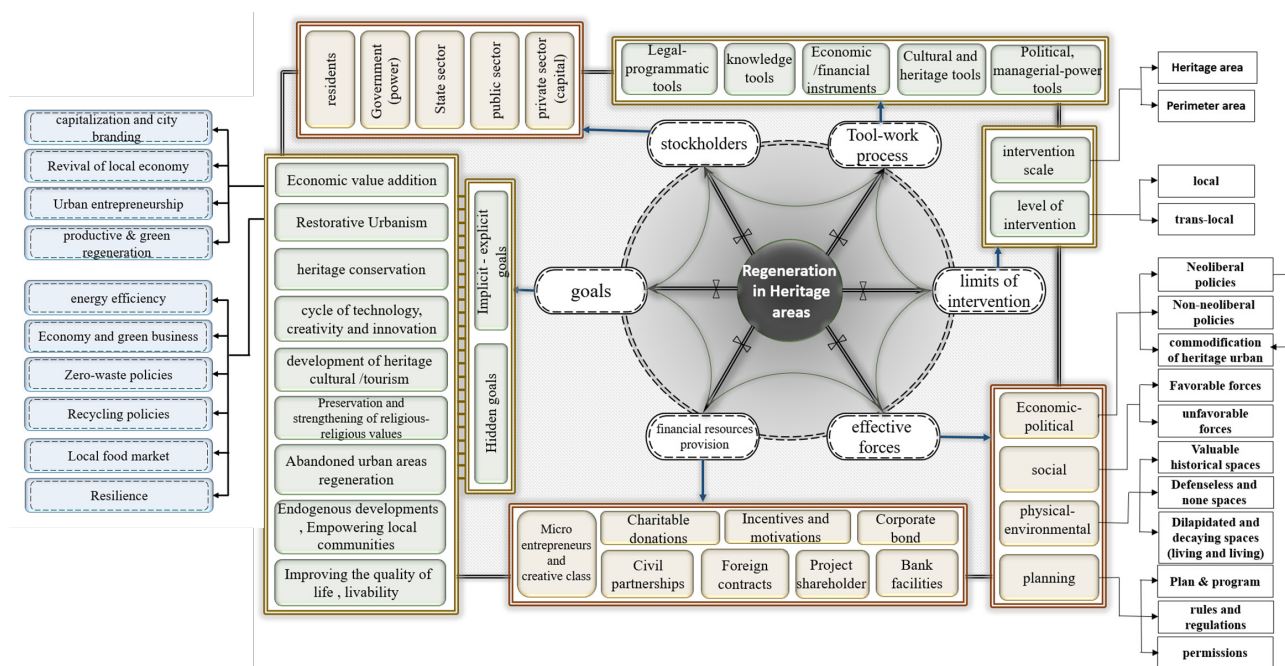


Fig. 8. A conceptual model of regeneration in the urban heritage areas (research proposal). Source: Authors.

their participation and active presence, restoration of public trust and participation, environmental sustainability, etc. are important things that should be monitored and tracked.

Based on the reviewed literature in a systematic method, heritage-led sustainability is an approach that includes the balance between different economic, social, and environmental dimensions and establishes coordination and harmony between the interests of seemingly conflicting groups. Finally, the following can be mentioned as the principles of heritage-led regeneration:

- Presenting a more comprehensive form of strategy and action in the process of heritage-led sustainable regeneration
- More emphasis on harmonizing, integrative, and physical transformation approaches along with improving the economic, social, physical, and environmental status of an area based on heritage.

- Multi-sector participation emphasizing the role of local communities

- Balance between different dimensions and harmony between the interests of seemingly conflicting groups

- Emphasizing cultural activities and approaches around heritage and strengthening the neighborhood's cultural identity

- Improving the local economy and creating jobs for residents

- Strengthening the quality of life and increasing people's understanding of the diversity and changing nature of society

It seems that following the principles adopted in the intervention in the heritage areas of the land will lead to the improvement of the situation, increasing the livability and quality of life, the attractiveness and dynamism of the place, the improvement of the image and reputation of the neighborhood and the city, and the improvement of these areas in all dimensions.

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