RehabiMed Method for rehabilitation of traditional Mediterranean architecture

An approach to the integrated renovation of traditional sites
I. Rehabilitation as a process

The rehabilitation of traditional architecture has to be set in the framework of a process of revitalization and regeneration of the territory of which it forms part, whether an urban or a rural environment. It has to be understood as an intervention on both the physical environment and on the population it hosts, and the series of cultural, social and economic activities that define the ‘social environment’, with the main objective of improving the living conditions of this population as well as the quality of the area and the ‘built’ environment, maintaining and promoting its cultural and heritage values, and at the same time guaranteeing its coherent adaptation to the needs of contemporary life. Rehabilitation has to be a slow, programmed process of transformation with mid- and long-term objectives and no fast or sudden interventions. It has to begin with a firm political decision that leads not to the carrying out of specific projects but calls instead for action and ongoing evaluation in accordance with the evolution of the area and its inhabitants.

II. Objectives of the method

The objectives of the method are to order and systematize the stages of the rehabilitation process (from political will to carrying out and evaluation of the action), identify the tools and instruments to be used (technical, administrative and legal) for optimum management and development, and define the criteria that will allow reflection on the problems and the strategies to be established in order to guarantee the success of the process. The method, aimed at all the agents involved in the rehabilitation process but particularly at the public authorities—who must set themselves up as promoters of the process—and the experts commissioned with coordinating and managing its application, aims to contribute to the construction of an optimum framework for the rehabilitation of the traditional enclave, and the definition of overall guidelines for action that are coherent with the specificities of each place, going beyond the usual isolated interventions.

RehabiMed presents an ambitious method of intervention, with the intention of sensitizing the public authorities and experts to the complexity of this type of process, which is usually approached too schematically (an overly general analysis and unilateral reflection producing, in the short term, isolated, partial actions without subsequent evaluation), often seeking merely immediate results, with unforeseeable consequences, compromised social issues or irrecoverable losses of heritage.

The RehabiMed method aims to help to improve the process, creating an ideal framework of reference that also accepts that its application will depend on the reality of each country, subject to very different legal, socio-cultural, political and technical conditioning factors. The method can be developed partially or with differing intensities in each of its stages, but the starting point is always the need for an overall understanding of the process and the acceptance of its principles: exhaustive knowledge of the sphere of action, broad-based social consensus in drawing up the strategy, consideration of long-term objectives, etc.
III. Principles of the method

The method adopts five basic principles in order to guarantee the success of the rehabilitation/revitalization process.

- **Integration**, understanding the traditional space, the historic city and the rural territory to be part of a larger-scale territory in which they have to be set and organized in accordance with their historic singularity, and not regarded as isolated enclaves.

- **Globalism**, considering a multisectorial approach to the process in economic, social and environmental terms, not from an exclusively technical or urbanistic viewpoint, defining an integrated strategy that strikes a balance between enhancing collective heritage and improving the population’s quality of life.

- **Coordination**, aspiring, by calling for a definite context of public action, to a new framework of governability in which the agents involved in rehabilitation (politicians, experts, social agents, etc., as well as citizens) become involved in the process and seek consensus as a basis for action as the true guarantee of sustainability.

- **Flexibility**, accepting that the long duration of rehabilitation processes requires ongoing evaluation of action and the possibility of redirecting the rehabilitation strategy, adapting it to the frequently unforeseeable social and economic changes that condition the evolution of the territory.

- **Adaptability**, defining merely a framework-guide that facilitates the management of rehabilitation and does not claim to find solutions that can be generalized to the problems of traditional habitat all over the Mediterranean basin, accepting rather that the definition of strategies and proposals of action will be conditioned by the specificities of each local context.

IV. Phases of the method

The method is divided into five phases of action, according to which we can identify eight key stages or moments in the process.

- **Political backing**. The process begins with the political will to act (stage 1), which includes the making of the preliminary decisions (stage 2) required to appropriately organize and manage the rehabilitation process: delimitation of the area of intervention, decisions as to the nature of the actions to be carried out and the definition of the framework of governability—that is, the organization of the intervention of the various agents involved in rehabilitation, and the participation of inhabitants.

- **Diagnosis**. Before deciding on a strategy of intervention, it is necessary to recognise the prevailing legal conditions and establish the area of action in the form of an analysis of the territory (stage 3), with a programme of multisectorial studies that is keeping in with the place and the political orientation adopted, and with recognition of the inhabitants’ needs and expectations. During the analysis phase it is possible to identify problems that were not noticed in the political orientation phase, leading to the need to reconsider orientation (phase 1). The analysis is used as the basis for the integrated diagnosis (stage 4), a report on the current state of the area, agreed by social consensus and with the corresponding political backing, with a detailed breakdown of its potentials and dysfunctions.

- **Strategy**. On the basis of the critical points of the field of action identified in the integrated diagnosis, and by means of strategic reflection (stage 5) that takes into consideration a series of strategic and sustainability-related premises, a series of hypotheses of action will be defined to evaluate its viability. The reflection process may reveal that the phase of analysis was insufficient, necessitating a return to phase 2 in order to complete diagnosis of the area. Once the feasible target scenario has been decided on, an action plan (stage 6) will list all the actions to be carried out in order to achieve it. The plan...
will be agreed by social consensus and approved by the politicians; it will then, together with the proposed projects and policies, implement the appropriate legal and working instruments to undertake them.

- **Action.** This phase includes carrying out all the actions (stage 7) foreseen in the action plan (both urban planning actions and specific projects for buildings, open space, etc.), and complementary measures of a social, economic or environmental nature. In the case of building rehabilitation projects, the RehabiMed Guide for the rehabilitation of traditional buildings will be applied.

- **Monitoring.** The phase of continual evaluation (stage 8) of the actions will begin alongside the actions that are carried out. Evaluation, which will take place while actions are under way but also continue once they are completed, has to monitor the degree of compliance with the objectives established in the reflection phase. In the event of evidence that the actions do not produce the desired results or that the conditions of evolution are not as originally expected, it will be necessary to return to the strategic reflection phase or even, if the conditions of the territory are seen to have evolved, to the diagnosis phase.
I. Political Backing

1. Political will

The rehabilitation process begins with the political decision to take action. This decision must be taken by the administration on the basis of the perception of problems affecting a given area, but it may also come in response to the pressures of civil society or at the initiative of the private sector.

Identification of problems

The speed of economic and socio-cultural changes in Mediterranean societies over the last century has led to the rapid obsolescence of traditional habitats which are unable to adapt to such sudden changes in such a short space of time and are affected by a whole range of economic, social, urbanistic and environmental problems.

The extreme diversity of the origins and historical evolution of the different typologies of Mediterranean habitat, the heterogeneity of its geographical and social conditioning factors, its different...
artistic and construction cultures, and different present-day economic and social contexts produce a correspondingly diverse range of problems. It is on the basis of a perception of the overall problems and negative tendencies that affect a given area that the political need to solve them should be identified. Different problems call for different responses.

Deciding on the need to act

Public initiative has to head an intervention that will adapt the structure and use of traditional habitat to the needs of a contemporary territory— that is, that will promote its redefinition as an environment that facilitates rather than hinders present-day life. This is a difficult challenge for an architecture that is often marked by characteristics that make this kind of adaptability very complicated. The success of the rehabilitation process will certainly depend on the decided involvement of the public administration, as both the initiators and backers of the entire process, in which the area’s body of social agents must also be involved.

Political approach and justification of intervention

The need for rehabilitation is not justified by the desire to preserve and value traditional architecture alone; its principal objective has to be to improve the living conditions of the population it houses, as well as improving the quality of the physical territory in which it is set. It is in this respect that the political powers have to accept that the necessary improvement of the population’s living conditions precludes excessively conservationist strategies and inflexible historical ties.

With this objective as a point of departure, the rehabilitation process may be politically approached and justified as a way of solving a broad range of problems that are almost always complementary:

- a social approach, with a view to combating poverty, encouraging social cohesion and avoiding social exclusion, curbing processes of demographic regression and meeting the social and cultural needs of residents and users;
- an urban planning viewpoint, with a view to upgrading a run-down or declining environment, revitalizing the residential fabric and improving its conditions of habitability, enhancing open space and renewing and improving existing infrastructures;
- an economic viewpoint, with a view to vitalizing and diversifying economic activities or improving the attractiveness and integration of the area into its city or region;
- an environmental viewpoint, with a view to improving environmental quality (pollution, thermal and lighting comfort levels, etc.) or optimizing the management of energy and physical flows (waste management, water cycle, etc.);
- and a heritage viewpoint, with a view to conserving and valuing built heritage, preserving and valuing the cultural and natural landscape, or rehabilitating and coherently integrating heritage into the requirements of present-day life.

It is necessary to adapt historic urban fabrics to the challenges of the contemporary city and to valorize the role of rural architecture in an increasingly urbanized territory.
I. Political Backing

2 Preliminary decisions

Delimitation of the physical area of intervention

It is important to exactly define what the specific geographical scope of the intervention is to be, since the smooth development of the process depends on it, from the drawing up of an exhaustive analysis of the area to the coherent definition of the borders of the planning area or the geographical scope of financial aid.

The delimitation of the physical area of intervention, though sometimes a complicated issue due to the continuity of fabrics within a city or territory, may respond to several criteria; these are not always administrative or geographical, and centre on unity, be it morphological, typological or landscape-related, economic, social or even in terms of the feeling of belonging of its inhabitants.

We basically consider three typologies of area:

- the urban nucleus, be it a ‘historic centre’ around which a town has grown up or any other old area that has been absorbed by an urban system
- the rural nucleus, a village whose economic activity is mainly based on agricultural and stock-keeping systems and which retains its historic characteristics unaltered or only slightly modified, even if it contains low-profile new buildings, constructions and elements, or one-off transformation operations have taken place
- the scale of rural territory, by which we understand an area of traditional characteristics in which scattered buildings are situated along with other types of auxiliary constructions forming a unity of landscape.

We should point out that although we focus our action on a specific geographical area, it is important not to forget the adjoining territories, both in the analysis and in the strategic decision-making phase, since action on a given territory will have repercussions on adjacent territories. It is also indispensable to consider the relation and the insertion of our area of action within larger territories (town, agglomeration, region), reconciling local and global interests.

For the application of the rehabilitation programme to be effective, it is advisable to accord the area a specific legal form in order to facilitate decision-making, the efficient management of the process and the implementation of actions. Legal regulation of the rehabilitation area is non-existent in most Mediterranean countries, and in some of them this legal concept is limited exclusively to ‘areas of protection or conservation’. Likewise, the legal concept of ‘rehabilitation area’ is limited almost exclusively to urban areas and historic centres, and is practically non-existent in rural territories.
Definition of the framework of governance and participation

Governance is the framework of formal and informal rules (regulations, procedures, customs, etc.) that lay down the guidelines of interaction between the actors involved in a process of public decision-making. This is also, then, the case of a rehabilitation process such as we envisage. Governance is also the body of mechanisms by means of which citizens and social groups organize their interests, exercise their rights and obligations, and act as mediators in disagreements.

As explained above, the role of the public authorities is vital as agents to promote and back the rehabilitation process. However, if it is to be successful, the process has to be managed by trained experts with the involvement of the other actors present in the territory, both inhabitants and other social groups involved (private companies, shopkeepers’ associations, civil societies, etc.), since they all have to be identified and feel that they are participants in a collective project.

The aim of these rules of play, which in our case must also extend to the phases of analysis and action, is to guarantee the efficient interchange of information and initiatives between the territory’s various actors. At local level, the disparity of perceptions is frequent. Governance that encourages the sharing of perceptions among all local actors will therefore be crucial in advancing towards sustainability.

The different groups of actors involved in the process are the public authorities, the teams of experts, the body of social agents and the residents and users.

- The public authorities, as explained above, will promote and guarantee the entire rehabilitation process. Their role is vital and has to involve the sensitization and involvement of the different sectors of society. As representatives of the citizens as a whole, they will be responsible for backing the different phases of the process and recognising their viability, particularly the joint diagnosis and the action plan, as the result of technical work and popular expression. They will establish the most regular dialogue with the technical team, which will inform them of the evolution and results of the process’s various phases. In the first phase of the process, they will decide the orientation and nature of the actions to be carried out in accordance with the political approach and justification. This initial decision, agreed by consensus with the technical teams, may be modified after the completion of the analysis phase. The authorities play a vital role in undertaking the projects and policies laid out in the action plan and the evaluation phase.

- The technical team (or teams, depending on the phase of the process), made up of the administration’s or external technical professionals, will be commissioned with the management and coordination of the process. The technical team is also vital in the follow-up and coordination phases.

- The social agents (private companies, societies and civil associations, NGOs, public and private education and cultural institutions, etc.) will participate in both the diagnosis phase and in strategic definition, presenting their expectations and needs, expressing their interests and agreeing on them by consensus with the other agents. Their participation is also important in the action phase (private initiative, universities, etc.) in producing and carrying out projects and actions, coordinating their own with public interests.

- The inhabitants and residents have an important role to play in the entire process. As explained above, a rehabilitation process involves a great deal of technical knowledge and management, but it also has to be constructed with the participation of the territory’s inhabitants, who ought to be the first concerned. The exchange of information and initiatives has to take place between civil society and technical professionals, taking the form of debates, surveys, meetings, etc., in the different phases of the process (diagnosis, strategy and action). Forms of participation may vary according to the context and the social, technical and legislative conditioning factors of each.
country. The most difficult challenge is how to ensure that this potential becomes efficient participation that represents the body of inhabitants and social groups in the territory, a very vital aspect to guaranteeing real success and sustainability. The participatory approach requires ongoing effort and political will on the part of the administration in the task of defining the procedures and methods that will guarantee its effectiveness—that is, making it truly representative of society as a whole, defining the level, the moment and the content of participation.

**Nature and scope of the intervention**

The process requires initial political and technical reflection as to the nature of the actions to be carried out. This initial, intuitive reflection prior to the analysis of the territory and the collection of objective data will be conditioned by the type of problems detected and the political approach expressed in the orientation phase. This reflection will to some extent condition the programme of multisectorial studies to be carried out, though these studies may identify aspects that lead to modification of initial intuitive reflection.
Analysis of the territory

Prior to decision-making, it is vital to command a thorough knowledge of the area in which intervention is to take place, detecting its strong points and deficiencies as a basis for subsequent discussion and the determination of priorities and objectives. This knowledge of the area will be gained by drawing up a series of multisectorial studies and exploring the needs and expectations of residents and users, and knowledge of the prevailing legal framework concerning rehabilitation.

Beyond the eminently urbanistic approach on which rehabilitation operations are usually based, the aim is to achieve a holistic overview of the territory in which a sectorial interpretation on the part of each discipline produces an integrated overview of the situations and problems involved.

The diagnosis phase is particularly important, since the suitability and coherence of future proposals for action will depend on it and its optimum coordination and approach. Insufficient knowledge of the area may lead to erroneous conclusions, conceptual ambiguities and contradictory results.
II. Diagnosis

Planning the diagnosis process

A technical team will be responsible for coordinating the diagnosis. Its first task will be to draw up a programme of sectorial studies, specifying the type of studies to be carried out and how they should be coordinated in order to optimize resources and ensure the coherence of the whole. The technical team’s objective is to guarantee a plural, overall interpretation of the territory, over and above the partial views of each study.

The type of studies will be conditioned by the typology of the area of action and by the nature of the actions defined. The studies will be commissioned to technical professionals specializing in the various subjects; it is important for the technical professionals to be sensitized to and trained in heritage issues to be able to detect heritage values in the built environment (architectural, social, etc.) and direct discussion towards the possibilities of preservation and rehabilitation.

Another function of the technical team is management of the contributions of civil society in the area (artisans, small industry, tertiary sector, residents and users, etc.) with a view to constructing a diagnosis in accordance with overall interests. The diagnosis development programme will specify the time, level and form of the participation of civil society, which also has to take place in the course of the different sectorial studies, as applicable (sociological, mobility, psychological studies, etc.).

Finally, the technical team will be responsible for drafting the document summarising the diagnosis, which identifies the critical points (strong points and dysfunctions) of the intervention area. This document must be agreed on by the consensus of all agents and backed by the political powers.

Identification of the prevailing legal framework

During the stage of analysis it is important to identify the existing legal instruments as a point of departure for their redefinition or adaptation to the needs of the strategy and rehabilitation work. It is necessary to identify the legal framework of action and urban planning management, both the general principles (competences and possibilities of public action, owners’ rights and obligations, etc.) and the possibilities of listing and regulation of the site, the distribution of competences between administrations (local, regional, etc.), the existing types of instruments and concepts (plans and regulations), management instruments (expropriation, cession, cooperation, etc.), and the mechanisms of discipline and regulation of urbanistic and building action (permits, infringements, etc.).

It is important to analyse the possibilities and limits of public action that are envisaged by urban planning legislation, since the possibility of carrying out urban planning action that places the general above the individual interests is vital to success. We also have to bear in mind that the analysis cannot be limited solely to our specific area of intervention; it must cover a much broader context, since general or urban development plans on the scale of the city or strategic territorial plans, for example, may condition the development of specific plans for our area of action.

The analysis of the legal framework must not be limited solely to urban planning legislation, however. It must also consider regulations regarding heritage on a local and general scale (listing, protection, possibilities of transformation and use, etc.) and all sectorial regulations which clearly affect rehabilitation policies and therefore condition their development, from the environmental (waste, energy, natural spaces, etc.) to social (housing, health, education, etc.) and economic (commercial, production activities, etc.), and the different forms of grants and the possibility of applying for them.

Programme of multisectorial studies

Below, we describe the sectorial studies that may be carried out to produce a full understanding of the territory.

The development of work will be divided into a first phase of data collection (field work, consultation of official statistics and/or existing indicators, reference to existing works and documentary sources, consultation of agents in the territory), a second phase of data analysis and a third and no less important phase of expression and visualization of the results of the studies, preferably using suitable graphic methods and maps.

The urban planning and architectural approach

Territorial context, integration and continuity of fabric

The analysis of the relation and articulation of the target territory with its larger-scale bordering territories (district within a city, village within a region, etc.) is the starting point for a good urban planning approach, analysing the continuity of fabrics, systems, open space and infrastructures, and assessing its degree of articulation and integration into larger-scale territories.

Structure of the territory

Analysis of the area of intervention on the basis of its physical configuration, including both the morphological characteristics of the settlements and buildings, and of open space and infrastructures, as a basis for establishing coherent rules of intervention and transformation. The study has to identify the superposition of structures from different periods, different interventions and processes of transformation that have taken place (in coordination with historical and geographical studies), and current rates of growth and transformation.

In an urban context it is necessary to analyse the structural data of the urban fabric in terms of an analysis of both the space occupied by buildings (building typologies and densities, grouping, heights, depths, etc.) and ‘empty space’ (private open space, public space comprising streets and squares, inner patios, gardens, etc.), its forms (squares, intersections, passages, porches, new streets, etc.) and the relation and articulation of the two. This analysis of the
territory must include a study of existing infrastructures and services (drainage, water supply, electrical installations, mobility and transport infrastructures, etc.).

In the context of the rural territory, the analysis of the territory’s structure will centre on the typology and forms of settlements (grouped nucleuses, scattered building, auxiliary constructions, etc.), the forms and systems of open space (landscape typologies, diversity of farming models, forestry systems, hydrological system, etc.), the relation between the two, and existing infrastructures and their insertion into the territory, establishing a hierarchy of the different levels and uses of local paths and the different systems of water control (irrigation and drainage network, etc.).

The results of the studies will be expressed graphically in the forms of maps drawn to show the different variables studied.

Uses of the area / territory
Description of the uses present in the territory as a basis for discussion about suitability and sufficiency.

The analysis of the presence and intensity of uses will differentiate natural uses (forestry, hydraulic systems, etc.) previously identified in the analysis of the territory’s structure, human activities, which we classify under productive uses (trade, crafts, farming, etc.), facilities (schools, civil and religious institutions, markets, etc.) and residence. It will study the insertion and relation of the different uses within the different typologies and the spatial relation between all of them. It is important to identify spaces, buildings and/or dwellings that are unoccupied or unused.

In relation to the use of space, it is also important to study the types of ownership of the different typologies (in the rural territory, the division of farmland) and its spatial distribution as a basis for considering viable mechanisms for the management of the rehabilitation operation.

Studies of uses will be completed graphically by detailed maps of their implantation and density in the territory.

Building and residential typologies
Comprehensive study of the different typologies (building and residential) present in the area of action as a basis for precisely addressing their adaptability to new requirements of functionality and habitability, and drawing up norms for conservation and modification. Without specific knowledge of the values of the many typological outlines present in the area of action, proposals for transformation will merely be general hypotheses that may lead to the definition of erroneous or partial solutions.

The study must graphically identify and reproduce the structural and formal characteristics of all the typologies and typological variations present in the area of intervention, on the scale of the building and the residential unit.

An analysis of the rural territory has to take into account the four fundamental elements that have colonized the territory: the division of cropland, systems of water control, the construction of communicating tracks, and the implantation of dwellings. Plan for the Llobregat Delta, UPC, Sabaté
Urban planning tensions and states of conservation
Description of the age and state of conservation of the buildings in the area of intervention, and of any critical points of an urban planning nature.
In both urban and rural contexts, we consider urbanistic critical points to be areas with a large number of dwellings with inadequate conditions of habitability, areas with excessive building or population levels, areas with a high presence of buildings in a poor state of repair, areas with a high level of vacancy or abandonment, etc. These conditions appear simultaneously (vacancy and degradation, inhabitability and degradation, etc.) and it is important to relate them to other urbanistic or socioeconomic variables (population income, diversity of functions, accessibility, etc.). The study must graphically identify and reproduce the areas of degradation and urbanistic tension, in the form of maps drawn to show different combinations of aspects.

Heritage values
Identification of heritage values, taking into account the heritage values characteristic of traditional architecture—that is, not from an exclusively historical and artistic viewpoint, but valuing this architecture as a testimony to the history of a society, ways of life and forms of community, and in relation to the environment. The identification of these values is important, as elements on which to base a policy to reclassify the area of intervention.

The analysis will be approached from three viewpoints and their interrelation: the values of construction and residential typologies, of open space and of the traditional structure of the area, identifying the different periods.
In an urban context, heritage analysis must include the values of public space (sequence of spaces, historical layouts, singular or monumental spaces, etc.), of buildings (singular complexes, systems and typological series, monuments, etc.) and of the organization of urban space for its value and significance throughout history.
In the rural territory, the analysis has to focus on landscape values (natural environment, farming structure, etc.) and the value not just of buildings and settlements, but of all auxiliary buildings and infrastructures that humanize it, valuing their degree of ‘authenticity’, artificialization and possible reuse.

Construction and formal values
Identification of the construction systems, materials, and stylistic and composition resources of the buildings in the area of intervention (form of the roof, openings in the façades, projections, finishes, and doors and windows, etc.), as a basis for the definition of a good rehabilitation manual.
The study can be organized by typologies and elements (roofs, façades, structural elements, etc.), systematizing and ordering the different types of solutions by periods, as applicable, which will then be explained graphically in detail (maps and photographs).
Mobility and accessibility
Analysis of mobility in the area of action, due to the close relation with its morphological structure and the definition of infrastructures, both of the necessary and non-obligatory mobility of its residents, and the movements of external users. The study must detect flows of mobility with the various means of transport and relate them to conditioning factors of accessibility and integration of the area into larger-scale bordering territories.

Socio-economic approach
Integration and territorial polarity
Analysis of the relation, ‘position’ and role of the area of action from a socioeconomic viewpoint, with regard to its neighbouring territories (city, region, etc.), valuing its degree of integration, segregation or specialization.

Demography
Analysis of the population structure of the area from different viewpoints, paying particular attention to age groups and the working capacity of the population and its level of education, and the distribution by socioeconomic profiles and cultural groups. It is also important to contemplate the effects of present-day and historical migratory flows, and seasonal variations in population due to factors such as tourism.

The demographic analysis has to be carried out in relation to the territory, expressing in map form those areas with greater or lesser density, and identifying the spatial implantation of the different population groups, detecting cases of social segregation as a basis for the development of social cohesion measures and policies.

Maps are used to view the results of studies and refer them to the physical territory. Maps above show commercial intensity and density of the working population. Study for the centre of Barcelona, Catalonia, Spain. Busquets

The identification of heritage values of typological systems and public spaces allows us to discuss the mechanisms of conservation and modification. Study for the centre of Barcelona, Catalonia, Spain. Busquets
II. Diagnosis

Sociology / social values
Analysis of social habits and conduct with regard to forms of the territory and construction, the temporary or simultaneous nature of activities, the use of collective space, the existence of social conflicts and segregated groups or collectives, etc. Description of the structure of family units, the existence of neighbourhoods or districts, social and associative fabric, etc., all important aspects when drawing up a strategy for citizen participation.

Anthropology / cultural values
Study of the values of the built space (and specifically the value of public space in urban environments) from an anthropological viewpoint (spaces of social interaction, exchange, communication, transit, etc.) and its relation to the morphology of the territory, the evolution of customs, traditions and their repercussion on forms of habitat.

Psychology / life-related values
Study of the feeling of belonging and rootedness in the place, of feelings of insecurity, lack of communication, forms of social cohesion and their relation to the feeling of identity, etc.

Economic parameters
Analysis of parameters linked to economic activity, related both to the presence of production activities and structures (presence and importance by sectors, growth of economic activity, etc.) and to the classification of the population (active population, level of employment, type of employment by sectors, level of income compared to other territories, etc.).

Real-estate dynamics
Analysis of building, residential typologies, plots, etc., from the viewpoint of real-estate activity (real-estate values, market and activity, etc.), relating it to other territories, mapping the results and relating them to variables such as state of conservation and age.

Territorial and administrative organization
Description of the territorial organization of the area and the functioning of the administrative management bodies and their coordination with other entities (state, regional, etc.).

Historical and geographical approach

Historical and territorial context
Description of the historical context of the area of action and the territory in which it is set, with particular attention to the social and cultural (and artistic) processes that have determined the form of the architecture and the habitat.

Historical evolution and conditions of structural evolution
Description of the evolution of the urban form and an account of the geographical, historical, economic and social factors that have conditioned it.
On a scale of the rural territory, identification of the conditions of evolution and modification of the natural landscape at the hands of man, of the evolution of elements of colonization: modification of the relief, introduction and modification of hydraulic systems (extraction and distribution), plot divisions and fragmentation of the landscape, development of infrastructures, implantation of building, etc.

Archaeology
Investigation of the archaeological heritage, an architectural or stratigraphic testimony of the area’s history. Archaeological heritage must be listed as far as possible in order to be considered under the regulations of urban intervention, as it may be an important conditioning factor in the construction of new works or infrastructures that involve radical transformation or the demolition of old buildings, or the extraction of stratigraphic deposits from the subsoil.

Biophysical approach
The physical environment
Description of the physical aspects of the territory that have conditioned the forms of architecture and traditional habitat, including both the area’s climatic conditions and meteorological dynamics, the territory’s geological and geomorphologic characteristics (description of the soil, relief, etc.), surface and underground water.
These physical conditioning factors have to be considered when drawing up rehabilitation projects on the scale of the building and of the structure of the territory, and in order to produce the optimum insertion of new architecture.

Natural landscape
Analysis of the territory’s landscape values, identifying different units, homogeneous areas (wood, irrigation crops, types of natural spaces, etc.) and their fragmentation, existing biodiversity (communities of fauna and flora), forms of protection of natural spaces and systems of farming management (production typology, degree of intensification, etc.), forestry and hydrography.

Environmental parameters
Analysis of environmental parameters and use of the territory’s natural resources, such as the management of the water cycle (consumption, supply and quality), cycles of matter (supplies, transport, etc.), waste management (production, composition, treatment, rubble, farming, industrial, etc.) and energy flows (networks and consumptions), and analysis of comfort parameters (noise pollution, air pollution and thermal and lighting comfort).
Natural risks
Analysis of the past and present natural risks that affect the territory (geological, flooding or seismic risk, erosion, desertification or forest fires), evaluation of the impacts on the natural environment of human activity (introduction of foreign activities, implantation of industrial activities, impact of infrastructures that fragment the territory, construction activity, presence of dumps, etc.) and identification of the existence of preventive measures.

Identification of the needs and expectations of residents and users

Apart from the development of multisectorial studies, it is important for the technical team to include the contributions of the body of social agents and residents in the area of intervention to be able to address, with full knowledge and guarantees, reflection on the problems affecting the area (conditions of habitability, quality of life, comfort, accessibility, real-estate opportunities, need for services, heritage valorization, etc.) and complement the technical approach with the expression of its inhabitants’ experiences and expectations.

The technical team has to plan the management of the inhabitants and social agents’ contributions in the form of consultations, public debates or sectorial meetings on specific issues (public space, mobility, services, housing, etc.), in coordination, for example, with the drafting of technical studies.

The combination of the technical analysis and the viewpoints expressed by the inhabitants of the place should produce a shared interpretation of it, and make the body of agents aware of the plurality of the often unknown problems and aspects that affect their living context.
4 Integrated Diagnosis

Summary of potentials and dysfunctions of the area

The drafting of the document summarising the diagnosis, the integrated diagnosis, will fall to the technical team coordinating the diagnosis and be written on the basis of the different studies carried out and the contributions of the different actors in the territory, normally integrated into the various sectorial studies. The objective of the technical team, in view of its multidisciplinary make-up, is to guarantee a balance between the physical and socioeconomic aspects of rehabilitation, moving from multisectorial views to a single, integrated approach that aspires to a degree of globalization of the situations and the mechanisms that produce them.

On the basis of the analysis of the various sectorial studies and contributions, the technical team will draw up a summary that identifies the critical points of the area, with both its potentials (aspects that can facilitate the rehabilitation process and help to enhance heritage) and its dysfunctions (aspects that are to be improved by the rehabilitation process and that currently prevent good ‘functioning’ and a valorization of the heritage). Due to the integrated approach of the summary, we believe that it should be ordered and referred not to sectorial aspects (economic, demographical, anthropological, etc.) but to elements of the territory that we could classify as: built environment, open space, infrastructures and social environment.

The summary will be complemented by all the graphic and cartographic documentation that may serve as a basis for its comprehension and for the development of strategic reflection and proposals for action.

Social consensus and political backing

The provisional diagnosis will be presented to civil society, which will be able to contribute its own viewpoint. The technical team will incorporate any opinions that are agreed on by consensus and proceed to the final approval of the diagnosis by the public authorities.
This stage of the process should lead, with reflection on the results expressed in the integrated diagnosis (identifying the critical points of the area of intervention), to the definition of a target scenario of action that is politically, socially and economically feasible. The limits of this reflection are established by a series of criteria. The definition of scenarios will be based on consideration of the strategic premises and the primary objectives of rehabilitation, and their evaluation in terms of the requirements of viability (economic, juridical and social) in keeping with the objectives of sustainable rehabilitation.

There is no single way of advancing, much less when we start out from very different territorial contexts that are conditioned by the most diverse physical, historical and socio-cultural realities. The action plan, the strategy for action, will incorporate the target scenario and define the series of projects and legal and administrative changes to be carried out in order to achieve it in an established timeframe.
Planning the decision-making process

A technical team, which may be the same one that worked on the diagnosis phase, made up of technical professionals and experts from different disciplines, all trained in and sensitised to heritage issues, will be responsible for directing and coordinating strategic reflection.

Although decision-making has always been primarily a political and/or technical issue, today it is necessary to manage a new decision-making framework that is open to the contributions of civil society. Judicious management of this phase will guarantee that political, social and economic priorities are agreed by consensus by the majority of society.

Definition of scenarios of intervention

The first phase of reflection, based on the results expressed in the integrated diagnosis (potentials and dysfunctions of the area) will lead to the establishing of target scenarios—that is, the definition of the final desired state of the area of intervention. This reflection will be conditioned by a series of criteria, which we divide into strategic premisses and priority objectives for sustainable rehabilitation. It is obvious that this reflection on the desired scenario is also a reflection on the type of actions to be carried out in order to achieve this particular scenario and, therefore, on the future action plan, which is simply the strategic framework that summarises the intervention and groups together all the actions. Technical reflection on the definition of scenarios will centre on the search for balance, always a difficult task, in complying with the strategic premisses (long term/short term, global/local and public/private) and satisfying the priority objectives of sustainable rehabilitation (quality of life, heritage issues, social cohesion, economic vitality and environmental efficiency).

Criteria for reflection

Strategic premisses

Reconciling the long and the short term
The definition of scenarios has to take into consideration the long-term impact, without renouncing short-term actions that are often the most effective way of involving citizens. Reflection has to envisage the future impacts of the action (foreseeing reversibility, transmission of heritage value, resources running out, preservation of natural and cultural heritage, etc.).

Consideration of subsidiarity of scale
The actions to be carried out and, therefore, the target scenario, have to consider their impact on different territorial levels. This involves reflecting on the subsidiarity of decisions on more global scales and, conversely, of global actions on our area of action.

Synergy between public and private interests
The target scenario will involve the complicity of all agents: it is therefore important for its definition to combine the satisfaction of collective with private interests and, conversely, private and community concerns. One example of this is reconciling residential with tourism-related interests.

Priority objectives of sustainable rehabilitation

Improving residents’ quality of life
Rehabilitation has to stress the issue of improvement of the quality of life of the area’s residents, improving accessibility to services (health, education, etc.) and guaranteeing access to a habitable dwelling (safe, comfortable and accessible) that is adapted to the needs of all residents thanks to its typological diversity. The objective of the strategy must be to reinforce and improve public service infrastructures and define quality open space (public space) that is suitable for collective appropriation and sociability.

Valorization of cultural and natural heritage
The aim of rehabilitation must be to preserve the cultural and natural heritage of the area of intervention—that is, transmit society’s collective memory, taking into account its adaptation to new requirements and demands. The strategy has to opt for rehabilitating built space and constructions that can be adapted to new needs, readapting typologies and structures if necessary, and even according them a new and different function to the original, reconciling the heritage values to be preserved and new values of use. On the scale of the territory, this requires the definition of a model that reassesses the natural and heritage resources of each place, making it resistant to transformation processes and providing it with a structure that can accommodate new requirements.
Improving social cohesion
The main aim of rehabilitation has to be to combat poverty and social exclusion—that is, to valorize social heritage. The strategy must promote social cohesion and the idea of citizenship (promotion of diversity, civic awareness, etc.) and encourage intra- and inter-generational solidarity.

Promotion of economic vitality
Another of the objectives of rehabilitation must be to promote the vitality and economic autonomy of the area of intervention, promoting a diversity of functions and activities, not just tourist or leisure activities, investing in knowledge and innovation and combining them harmoniously with residence and traditional production systems (artisans, farmers, etc.). Rehabilitation must advocate intrinsic traditional values, mobilizing their natural and heritage potential, and guarantee the integration of the area into the larger-scale territory (encouraging attractiveness and polarity, increasing the exchange of resources and information, etc.). A well-managed tourist attraction generates investment in new activities and employment and, as a result, reinforces the identity and self-esteem of the people who live there.

Environmental efficiency
Rehabilitation cannot only consider environmental criteria in the rehabilitation of buildings; the latter bear a clear relation to the configuration and transformation of the urban form (management of flows and infrastructures, mobility, arrangement of typologies, etc.). It is important to bear in mind not just the durability of natural resources (use of materials, energy efficiency, management of the water cycle, etc.) but also the prevention of environmental dangers and the control of natural and technological risks.

Evaluation of scenarios of action
The evaluation of scenarios is an important stage in the process, but one that is particularly difficult to manage. The scenarios defined will be evaluated in terms of both their degree of coherence and their viability.
Firstly, the evaluation of coherence will take the form of an assessment of the degree of compliance of the strategic premises and the priority objectives of sustainable rehabilitation by means of a study of the overall cost, compared and contrasted impacts and the sustainability of the scenario. It is of course practically impossible to meet all the objectives, since total compliance with some objectives means non-compliance with others. One example is the possible contradiction between the objectives of improving quality of life and heritage preservation, since urgent social demands call for short-term solutions (demolition, new construction, etc.), which may endanger the continuing survival of heritage. It is therefore a question of assessing, on the basis of reflection about compared and contrasted impacts or overall cost (social, economic and environmental costs), which scenario allows us to optimize the balance between the different requirements, accepting that it is practically impossible to satisfy all of them.
Secondly, evaluation of the viability of the scenario will consider economic and juridical viability and the possibilities of social acceptance. A better scenario, with greater coherence or likelihood of sustainability, may be discarded due to economic reasons or on the grounds of juridical unviability and be replaced by a scenario that provides partial, less coherent responses. It is, then, important to strike a balance between the different decision-making factors, choosing those scenarios that allow a greater degree of coherence and durability with the lowest financial cost and the highest level of social acceptance.

III. Strategy
One of the major challenges facing historic enclaves is how to harmoniously combine the dynamics of tourism with their residential function. Sidi Bou Said, Tunisia

Attention to the urban landscape is an important part of the heritage approach to rehabilitation. La Vila Joiosa, Spain
This phase of evaluation has to involve all agents. Although both the definition of scenarios and the final decision will depend on technical factors and therefore fall to the technical team, the scenarios may provide the basis for discussion at meetings and public presentations. These meetings may be the opportunity, for example, to assess the degree of social acceptance of the proposals, one of the requisites for the evaluation of the scenarios.

**Choosing the target scenario**

Having chosen the most suitable scenario of action for the area, taking into account criteria of coherence and viability, the next step is to define the content of the rehabilitation strategy, the action plan, which will allow us to carry through the actions. The rehabilitation strategy will be defined by two conditions of action on the area: the physical transformation projects, which define the degree of intervention on the physical territory, and complementary sectorial policies, referring to the degree of complexity of the actions or policies about the population and the social environment.

The actions and projects for the physical transformation of the territory may range from the smaller scope of environmental rehabilitation, based on actions and projects affecting the exterior image of the buildings and open space (what we might refer to, in an urban context, as urban landscape operations), to conditions of integrated rehabilitation, which develop projects that affect all aspects of the urban morphology (improvement of infrastructures, creation of new spaces, insertion of new architectures, etc.), or two intermediate conditions, typological or structural rehabilitation.

The complementary sectorial policies may range from non-existence—that is, total reliance on urban planning action (in some of the previous conditions)—to global policies that include all kinds of social, economic and environmental policies, including all the intermediate degrees between.

Traditional urban space has to be enhanced to promote sociability and encourage social/market cohesion in Barcelona, Catalonia, Spain

The orderly, integrated management of waste within the singularities of historical space is one of the key issues addressed by an environmental approach. Barcelona, Catalonia, Spain
6 Action Plan

The action plan, which draws together the strategic orientations of the intervention, is merely the organization and working coordination of all projects (actions affecting the physical territory) and sectorial policies to be carried out (social, environmental and economic actions) at the service of an objective, which is to achieve the desired scenario.

As well as defining the actions, the plan will define the framework of operations (agents in charge of implementation, models of public and private financing, etc.) and the modification or adaptation of the legal framework (urban planning instruments, specific ordinances, rehabilitation manuals, etc.) in order to implement rehabilitation work. The Urban Renovation Plan will be only one of the pieces of the Action plan, which is seen as a more ambitious, integrated strategy.
Drafting of the Rehabilitation Action Plan

The action plan will be drafted by the technical team and, though it must be validated by political decision, which has to accept and implement it, it must also be backed by maximum social consensus.

Specification and quantification of the actions to be carried out

The actions to be carried out will be divided into three main areas: actions to transform the structure of the area (urban planning itself), the specific projects for buildings and open space, and the complementary sectorial policies or measures (the body of social, economic and environmental measures required to guarantee the true sustainability of the rehabilitation intervention).

Actions to modify the structure of the territory

The plan specifies which actions to modify the structure of the territory will be carried out (freeing up of space, adjustment and updating of functions, creation of new infrastructures, improvement of accessibility, etc.). The actions must address a gradual, ongoing modification rather than fast and sudden transformation. These actions will be implemented by urban planning instruments. The plan will:

- define suitable forms of protection for the structure of the territory and its built environment;
- specify appropriate uses and activities, assessing the relations that organize architecture, open space and their possible functions. In a rural context, the uses defined will not compromise the environmental and landscape quality of the natural setting (recreation, culture, etc.);
- list the criteria of modification of the territorial structure and built space (growth, creation of new open spaces, modification of heights and building levels, depths, alignments, etc.). On the territorial scale, it will define a model that, based on the specificity of each place, makes it resistant to transformation processes and provides it with a structure that can accommodate new requirements;
- define the criteria for the transformation of the form of open spaces. In an urban context, the influence of historic layouts, interrelation between morphology and typologies, etc., and in rural territories, modification of the landscape and the territory (paths, fields, potential vegetation, etc.);
- define the criteria of development and replacement of infrastructures and services. In the rural territory, it will establish criteria for the careful superposition of new infrastructures that do not compromise the functioning of existing paths and water control systems, adapting them to the demands of competitive agriculture;
- define the criteria of relation with bordering areas and territories (accessibility, degree of continuity and suture between the historic and the bordering territory) and insertion into larger-scale territories, be it city or region.

Open space plays just an important role as building in the configuration of urban space. Plan for Toledo, Spain. Busquets

The action plan has to define a suitable mobility strategy (accessibility, car parks, hierarchy of streets, etc.) that respects the conditions of the historical environment. Plan for Toledo, Spain. Busquets
Intervention projects based on architecture and open space
The action plan will list which buildings are to be conserved and which rehabilitated/transformed or demolished. It will also indicate projects for new constructions and for the urban planning or reclassification of open space. The criteria governing these projects will be taken from the corresponding bodies of legislation: specific ordinances and rehabilitation manuals. The action plan will:

- list the criteria for rehabilitation (and transformation) of buildings, their formal configuration (residential typological configuration, typological regulation of buildings—patios, stairs, structure, etc.) and their compositional and formal components (regulations for façade composition, types of openings, projections, form of roof, use of materials and finishes, etc.), and the conditions for partial demolition and the addition of new volumes;
- define the criteria for the insertion of new architectures (to replace buildings that are in an advanced state of deterioration, functionally unsuitable, etc., or in empty spaces produced by demolition). Regulations should not be too restrictive, allowing the construction of contemporary architectures on the basis of the particularities of the traditional context;
- define the criteria of mobility and accessibility (vehicle access, pedestrian areas, etc.) in keeping with the singular configuration of the historic layout or the landscape, optimizing different flows for residents and users, and with prospects of improved environmental quality of the area;
- define the degree of intervention in the different types of open spaces. In urban contexts, according to urban hierarchy (smaller, main, singular spaces, etc.), scale and interrelation. In rural contexts, according to different units of landscape (woods, fields, etc.) and in accordance with the specificities of each place (implantation of auxiliary buildings, construction of walls, embankments, etc.);
- define the formal and compositional criteria that are to govern projects in open space.

Complementary sectorial policies
Complementary policies must be specified in order to guarantee judicious rehabilitation according to socioeconomic and environmental criteria. This involves listing the social policies to be carried out (social cohesion, combating poverty, promoting citizenship, literacy, health campaigns, etc.), economic initiatives (commercial reactivation, professional training, promotion of employment, management of tourism, etc.) and environmental proposals (waste management, water cycle management, efficient energy management, etc.). Experience has shown that interventions based solely or mainly on the rehabilitation of buildings or urban planning action without foreseeing complementary policies do not produce the expected results. Without this type of measures, stone takes priority over people.
III. Strategy

Definition of appropriate legal instruments

Urban planning instruments

Good urban planning action calls for appropriate town planning tools for the specific features of each sphere of intervention. Initially, the urban planning legislation that affects our field (national, regional, etc., depending on the administrative structure and the distribution of competences of each state) has to include a suitable planning concept to define urban planning action in a historic context such as we are dealing with. Independently of whether or not this planning concept exists (special reform plan, urban improvement plan, etc.), high-level planning concepts (territorial, municipal plans, etc.) have to recognise the particularities of the historic area and not condition the correct implementation of the area's specific rehabilitation plan, responding to the requirements tabled by the action plan.

In addition to the suitability of planning concepts, it is necessary to review the validity of urban planning management mechanisms (ownership, rights, intervention-transformation mechanisms, etc.) for our traditional context since, in some cases, this legislation is not adapted to the reality of the intervention in a historic environment, and it will be necessary to create specific mechanisms.

The town planning tools will cover all operations to be carried out for the coherent transformation of urban forms, so that this is done in a more appropriate way considering the specific nature of the area where the intervention is taking place. This method offers a template for drawing up an INTEGRATED URBAN REHABILITATION PLAN for the intervention area.

Specific ordinances

It will be necessary to draw up some specific by-laws to regulate actions on buildings in the area - renovation, construction, deconstruction, etc. - aimed above all at regulating private intervention. These by-laws must be developed in accordance with the objectives and criteria established by the urban plan, of which it will be the main document. A draft by-law is also attached as a tool.

It is a good idea to draw up specific by-laws in each context linked to the planning drawn up for the area of intervention, regulating the possibilities of modifying buildings (modification of heights, depths, façades, typologies…), the limits of the inclusion of new architecture in the historic context (stylistic conditioning factures, materials, proportion of openings…), always in accordance with the characteristics of the buildings in the area of intervention.

Rehabilitation manual

A rehabilitation manual must be drafted to bring together all the technical characteristics, systems and construction solutions used in the traditional architecture present in our area of action and

Rehabilitation manuals describe the intervention solutions for traditional construction elements. Manual of Rome, Italy

Rehabilitation has to combine the initiative of the public administration with the intervention of public and private social agents in the form of consortiums, collaboration agreements, etc. Nicosia, Cyprus
propose solutions for intervention in the different typologies, elements, etc. Just as urban planning instruments regulate the transformation of the structure of the territory and ordinances govern the form of buildings, the rehabilitation manual will summarise the criteria of intervention on the smaller scale, taking into account the heritage values of technical and construction aspects of the traditional architecture of a place.

Heritage legislation
Legislation on traditional built heritage (open space, buildings and complexes, typologies, etc.) is required, beyond that which governs the protection of monuments, cultural objects and specific building catalogues. The legislation covering urban and architectural heritage has to allow the implementation of the proposed actions—that is, it should not be so protectionist that it hinders any modification or transformation of traditional urban form and its architecture, in accordance with the needs outlined in the action plan, nor be too permissive with regard to destruction and modification of the traditional habitat. In this case, specific urban planning should address heritage regulations governing traditional forms.

Sectorial legislation
It is also necessary to review the validity of prevailing sectorial regulations affecting our area of intervention and how to modify them in order to adapt them to the action’s aims, both those conditioning actions that are more social (habitability, accessibility, housing, etc.) or economic (commerce, tourism, etc.) and environmental (waste management, use of materials, etc.). The modification of this legislative framework almost always takes place alongside complementary sectorial policies.

Defining the working framework
Financing instruments
When envisaging actions, it is important to have a clear idea of the cost and how work is to be financed. The financing of rehabilitation work, conditioned by the mechanisms of site and building ownership, may be approached in various ways, sometimes complementary and not exclusive, in a single process of intervention (co-financing, mixed economy, etc.). Indeed, it is practically impossible to approach rehabilitation work exclusively from the public sector, which has to be complemented by private initiative.

In more global urban planning, particularly in interventions on collective open space (though sometimes also acting on private land), financing is, as a rule, public. In rehabilitation and replacement strategies, although the initiative is mainly public, in some cases financing is jointly public and private, and in others mainly private with incentives and public funding (grants, tax incentives, etc.).

Management bodies, consortia and agents involved
Management bodies are essential in guaranteeing the efficient running of the rehabilitation process. They are usually public bodies though sometimes, depending on the regional context, they involve mixed public-private capital. These bodies may have a degree of independence of the administration, though still being linked to collective interests and political control. Normally they are responsible for managing the implementation of urban planning interventions, though it would be a major step to create a more complex body that manages all the actions included in the action plan, including social, economic and environmental aspects. In this way it would be possible to control the complementary nature or conflicts arising between different actions, improve follow-up and reconsider the strategy faster and more efficiently, a role now reserved solely for the administration.

The management bodies may be complemented by another type of smaller entities and offices that reinforce specific aspects, such as the offices that promote private rehabilitation (advice, projects, procedures, etc.). These entities can and must establish agreements with universities, companies, and public and private institutions in order to involve them in rehabilitation actions, exchanging knowledge, techniques, etc.

Training strategy
All rehabilitation processes have to be accompanied by a series of complementary measures to guarantee their success. By complementary measures, we refer for example to the creation of policies to train professionals from different fields who are sensitized to traditional heritage and workers who are qualified in this type of architecture (materials, construction systems, etc.).
III. Strategy

Communication, public awareness and rehabilitation promotion strategy

It is important to have a good communication strategy (to publicize objectives, the actions to be carried out, etc.) and develop a good public awareness campaign to sensitize and inform the population about the social and cultural values of this rich heritage and the need to preserve it as a common legacy. In addition to sensitizing the population to heritage issues, this campaign should also serve to promote citizen appreciation of traditional space as a specific space for life and as grounds for pride requiring everyone's involvement for maintenance, enhancement and updating. This would be the framework for campaigns to promote private rehabilitation and the promotion of specific aspects of rehabilitation that are equally important (environmental improvements to buildings, façade restoration, promotion of maintenance, etc.).

Mechanisms of participation

The plan will define how information is to be presented about the design and definition of the proposed projects (particularly public projects) and how they might include contributions made by means of consultations or other participation strategies.

Timeline and organization phases

The various actions (urbanistic, social, etc.) will be coordinated and organized according to a timeline. It is important to estimate the starting date and duration of each of the actions, and its coordination with the other actions planned, and to establish partial goals and objectives.

Social consensus and political approval

The action plan will be presented to civil society, who may then make its contributions. Once agreed by social consensus, the political powers will endorse its content and viability, and pass it for implementation.
IV. Action

Implementation of the Plan

This phase corresponds to the implementation of the action plan—that is, to the carrying out of the actions contained in it, subject to the definition of the working instruments required to apply the plan and its necessary adaptation to the legislative framework. The action will be developed in accordance with the programmatic guidelines (order, duration, financing, etc.) established in the action plan.

The implementation phase of the action plan is not just the carrying out of a series of projects and sectorial policies; in accordance with the stipulations of the operational framework, it also involves a series of campaigns to sensitize the public and promote rehabilitation, train technical professionals, etc.

The plan’s development has to be accompanied by a favourable climate for the promotion of private rehabilitation, culture, and the values of rehabilitation and maintenance, in which all citizens should feel involved and be motivated by the enhancement and improvement of their living environment. Investment also means an improved image of the environment, which in turn is an
incentive to the development of more investment and interventions, further reinforcing the feeling of identity and self-esteem of the population.

**Development of urban planning procedures**

This phase represents the carrying out of urban planning actions to modify the urban form and adapt it to present-day requirements. Urban planning procedures, normally effected alongside specific projects, will be public in initiative and financing. It involves actions to modify the structure of the territory and replace and modify buildings (vertical and horizontal demolition and bringing down of height, elimination of obsolete construction or superfluous volumes, freeing up of open space, ventilation of patios, etc.), actions to transform open space (creation of new streets, modification of alignments, etc.) and actions to improve infrastructures (electrical, drainage infrastructure, etc.).

**Development of specific projects**

Specific projects carried out alongside urban planning action (creation of new buildings on land freed up by the demolition of an obsolete construction, classification of new open spaces, etc.) may be public and private initiatives with the corresponding financing. When promoting the rehabilitation of private buildings, the public administration should foresee mechanisms for grants or subsidies.

**Building rehabilitation projects**

Rehabilitation projects for buildings to be conserved, whether maintaining the initial use or reusing them for other purposes, will follow the criteria established in the RehabiMed Guide for the rehabilitation of traditional buildings. The criteria defined in the guide are limited to planning guidelines and accompanying rehabilitation ordinances. Particular attention to the legal framework must be paid by rehabilitation work involving typological changes and modification of volumes (partial demolition, insertion of new volumes, etc.) and elements such as façades, roof, etc. Optimum rehabilitation also requires attention to the rehabilitation manual corresponding to the area, which will list the rehabilitation conditions of the rehabilitation area’s construction systems, and formal and stylistic elements of the typologies.

**Projects for the insertion of new buildings**

New architecture projects will mainly be carried out by private initiative, though the administration may also develop some (for example in the case of some social dwellings or new facilities). Projects for new buildings in traditional contexts have to respect the conditioning factors stipulated by the specific ordinances.
contained in planning (with regard to dimensions of openings, heights, type of roof, etc.). Within the limits established by these regulations, which should not be excessively restrictive, the projects designed must be contemporary, based on an understanding of the specificities of the place and its history and shunning approaches that involve excessive codification, absolute indifference, radical ‘imitation’ or historic distortion. Public buildings must be designed as good examples of this.

Urban planning projects and treatment of open space

Rather than basing projects for new urban spaces on criteria of ‘imitation’ of the compositional and ornamental elements of the historic city, they will be designed from a contemporary viewpoint, on the basis of a ‘historic interpretation’. The definition of open spaces in rural contexts will pay particular attention to the landscape characteristics of the place.

Development of sectorial policies

The complementary sectorial policies established in the action plan (social, economic and environmental) will be carried out.

Social policies
Social cohesion policies are normally a priority in rehabilitation interventions, since the simple transformation of the physical environment, though necessary, is not sufficient to guarantee the success of the process, as the population housed in traditional architecture tends to have greater problems of social segregation or poverty, being the sector of population that has been unable to ‘escape’ an environment that is often considered to be a symbol of poverty.

Social policies, alongside actions to enhance and physically revalorize the space, have to focus on combating social exclusion, with special attention to the social processes produced by the reclassification of urban or territorial environments, such as processes of gentrification or expulsion of the native population. These processes are often inevitable but are counterproductive to guaranteeing the necessary cohesion and local identity unless they are addressed and remedied in time.

Social policies may include policies centring on housing, training, employment, integration of excluded social groups, literacy, promotion of accessibility in buildings, etc.

Economic policies
The integrated rehabilitation of a traditional environment calls for the development of a series of economic policies that will give the area an economic vitality that allows it to play a specific role on a territorial scale. This role should make the most of the opportunities offered by its historic singularity. The economic revitalization of a traditional environment has to consider the diversification of functions and activities in order to guarantee a plural population with prospects for the future.

The economic policies may include commercial revitalization, management of tourism, etc.

Environmental policies
These days, all rehabilitation interventions should be complemented by an ambitious environmental policy that guarantees the definition of an environmentally efficient territory.
Though many environmental parameters are conditioned by the reconfiguration of the structure of the territory and building (efficient infrastructures, coherent definition of building in accordance with climatic conditioning factors, etc.) and the way in which the intervention is managed (use of materials, energy saving, waste production, elimination of toxic products, introduction of water saving mechanisms, etc.), it is necessary to implement a series of policies that enable sustainable management of the area. Environmental policies may include policies to encourage energy or water saving, urban waste management, the introduction of renewable energies, the definition of models of sustainable mobility, the promotion and use of collective transport, etc.

**Development of complementary campaigns**

As explained above, as well as the specific actions (projects and policies) described in the action plan, the development of interventions will be accompanied by a series of strategies, also outlined in the strategic action plan (operational framework), with the aim of sensitizing the population to heritage, promoting different aspects of private rehabilitation, encouraging a culture of maintenance, and involving and encouraging all social agents and residents to improve the quality of their living environment. This improvement in the living environment will have a direct effect on feelings of collective welfare, identity and identification with the place for all the actors involved in the rehabilitation process, and in terms of progress and social cohesion.
It is important to implement a mechanism for the ongoing follow-up of the operations, since, bearing in mind the length of rehabilitation processes, there may be social and economic changes, etc., that call for the redirection of the original strategy and a reconsideration of the actions initially envisaged. The follow-up and evaluation mechanisms will have a two-fold objective: to control the implementation of the plan and specific actions, evaluating the degree of satisfaction of the initial objectives, and to continually evaluate the area once the planned operations are complete, with a view to monitoring their evolution and detecting unforeseen or unexpected changes in long-term forecasts or unforeseen changes in the social or economic structures.
Creation of an observatory to evaluate the application of the plan

A technical follow-up team must be created to evaluate the plan, along with a series of mechanisms (indicators, population surveys, etc.) to control compliance with the planned objectives and partial goals.

Monitoring and continuous assessment of the process

The methodology has to envisage the possibility of making the process retroactive and even of reconsidering proposed action strategies in the event of unforeseen changes in the initially detected conditions for which the actions were defined.

The creation of a series of indicators is one possible mechanism for the evaluation of actions.