



Developing The Ruins of The Past: Cultural Heritage Preservation and Urban Regeneration of a Historical Site in the United Kingdom (UK).

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Abstract: The overarching aim of this study is to investigate urban regeneration methods to revive historical ruins in the United Kingdom through a case study approach, preserving cultural heritage whilst balancing economic and social development. Winchester was chosen as the case study location due to its historical and cultural significance. The research approach involved theoretical and empirical methods, considering, social, economic, historical, cultural, and environmental aspects in addition to the built environment. Site visits, observational studies and a local stakeholder listening exercise were all conducted as part of the research design process. The study identified areas for potential regeneration within the case study, emphasising the need to improve the connection between Winchester High Street and Cathedral. The proposed interventions aimed to positively impact the area through creating more dynamic social spaces, enhancing visitor movement and duration of stay while preserving cultural heritage.

Keywords: urban regeneration, cultural heritage, observational studies, high street, built environment

1. Introduction

According to Amado and Rodrigues (2019), urban regeneration is the process of revitalising a region through various activities, such as strengthening infrastructure, public services, boosting economic growth, and improving public space. Heritage preservation is also reported as being essential to urban regeneration because it involves maintaining and conserving historical and cultural assets. Regeneration of urban areas can however be viewed as a threat to historical assets, with Amado and Rodrigues positing that in some cases historic preservation can be one of the main reasons why urban regeneration strategies are underdeveloped. However, if both aspects are thoroughly examined, they can complement each other, thus creating a balance. Ertan and Eğercioğlu (2016), endorsed that historic city centers provide a sense of identity, remembrance, and belonging. They produce an urban character that may be used in a variety of situations by embodying the city's identity because of the legacy they contain as new projects emerge around them. Furthermore, Appendino (2017) reveals that cultural heritage is an important non-renewable asset in the built environment, acting as a catalyst for social cohesion, establishing an identity and creative factor, acting as an economic growth attractor. Lastly, Della Spina (2019), and Ertan and Eğercioğlu (2016), both argued that the participation of cultural institutions, businesses, residents, and local government entities within the design process play a significant role in achieving a balance between growth, regeneration, and historical preservation, endorsing the need for 'community-led' solutions.

The United Kingdom (UK) has several initiatives to promote urban redevelopment and historic preservation. These initiatives aim to (a) preserve the UK's cultural heritage and historic built environment and (b) meet economic development requirements. The report by the Ministry of Housing, Communities & Local Government (2021) outlined measures to protect and improve the historical built environment, such as ensuring that local governments consider the value of historical assets when making design development decisions and

identifying conservation areas. Developing urban intervention proposals is vital as it provides a targeted approach to addressing urban challenges, per Amado and Rodrigues (2019). Furthermore, Bonadei et al (2017), discussed that selecting a case study and implementing solutions is critical because it shows how urban interventions can address specific challenges and achieve specific aims in a real-world context. Case studies and implemented solutions can also provide valuable knowledge and lessons learned for other cities facing similar challenges.

Therefore, the aim of this study is to develop sustainable, locally relevant solutions by applying and assessing urban regeneration methods obtained through literature analysis to a chosen historical site. To accomplish this aim, the following objectives were established to guide the process.

1. Define urban regeneration in the context of urban planning and establish a relationship between sustainable urban growth and the revitalization of historical places.
2. Establish the case study framework and location to explore how urban regeneration measures may be implemented while conserving local identity and investigate interventions that develop heritage assets and their associated advantages.
3. Investigate a case study of urban redevelopment that combines the preservation of the built environment with developing a sense of community and belonging among residents to examine how urban development and historic preservation can be integrated.
4. Evaluate a case study of urban regeneration against BREEAM Communities and review methods.

2. Methodology

The methodology is centered on an integrated approach that incorporates both theoretical and empirical approaches while considering historical, cultural, social, economic, and environmental aspects as well as the physical built environment around it. Moreover, to inform the design and implementation of the study, a comprehensive systematic literature review on the relationship between urban regeneration and the preservation of historical assets was conducted. This process identified key themes and ideas concerning the relationship between historical principles and the built environment which were fed into the design process. Moreover, several potential case study regions were identified based on their historical importance and history of shaping the built environment. These potential locations were selected based on criteria such as the diversity of historical assets, significant cultural landmarks, and the availability of key stakeholders. Furthermore, the potential areas were categorised into multiple types of intervention categories. The number of potential areas was then reduced per the study's objective to aid in integrating the study area with the existing historical asset. Five major interventions were then developed to address the aim of this study, as well as two minor interventions to improve visitor experience.

Stakeholder engagement has been addressed in this study to consider the perceptions of the community, which is vital to urban regeneration and historic preservation. This was accomplished through a listening exercise with Winchester locals (n =25) organised by the University of Southampton in Winchester, which addressed the future growth of several areas in Winchester. This study was then shared with community members, to identify local needs and ideas which were identified and incorporated into the design solutions. Lastly, BREEAM Communities was then addressed to provide a framework for evaluating and enhancing the viability of a planned development project, ensuring that it (a) serves the requirements of the local community, (b) has a low environmental effect, and (c) improves the quality of life.

3. Results & Discussion – Case Study Design Development Analysis

3.1. Case Study Design Process

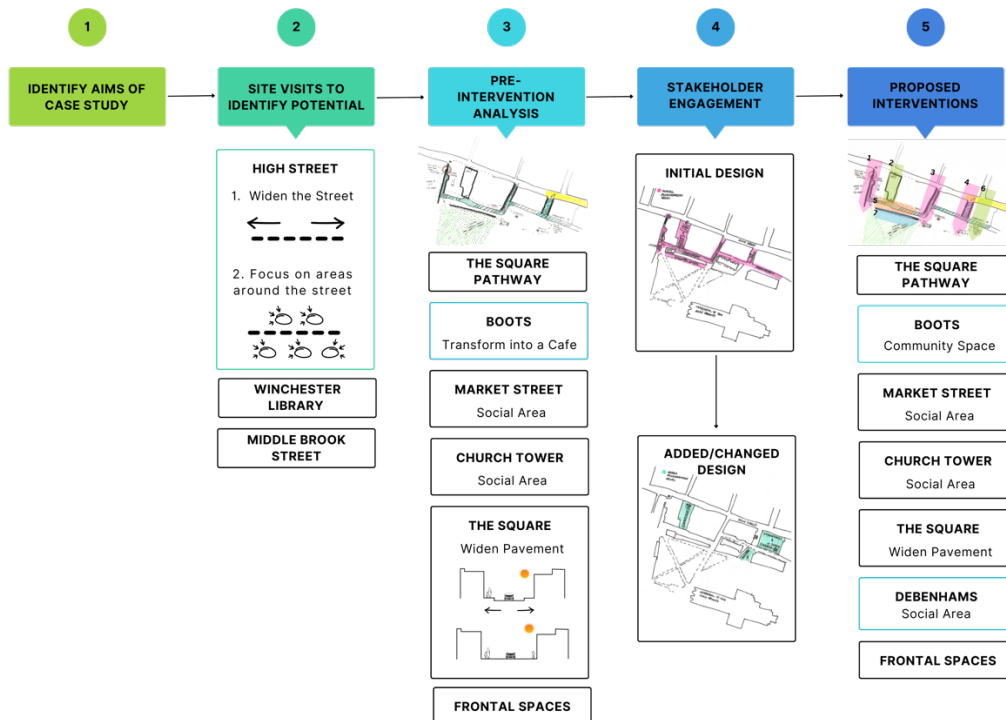


Figure 1. Illustrates the Case Study Iterative Design Process.

3.2. Proposed Urban Interventions

The initial investigation into the High Street and Winchester Cathedral area found significant movement across the High Street. However, there were only a few integration spots connecting the High Streets and Cathedral, highlighting the importance of creating accessible pathways and integration spots to promote connectivity between different areas in a city. Enhancing connectivity encourages people to explore and engage with their surroundings, creating a vibrant urban environment. In conclusion, the site analysis identified six intervention areas, with an additional intervention site later identified through stakeholder engagement, bringing the total number of intervention locations to seven.

1. Regeneration of pathway to 'The Square': Figure 3 shows the transformation of a pathway that connects the monument at the beginning of East Street to 'The Square', leading up to the City Museum and then to the Cathedral, which is a key heritage route for locals and visitors.

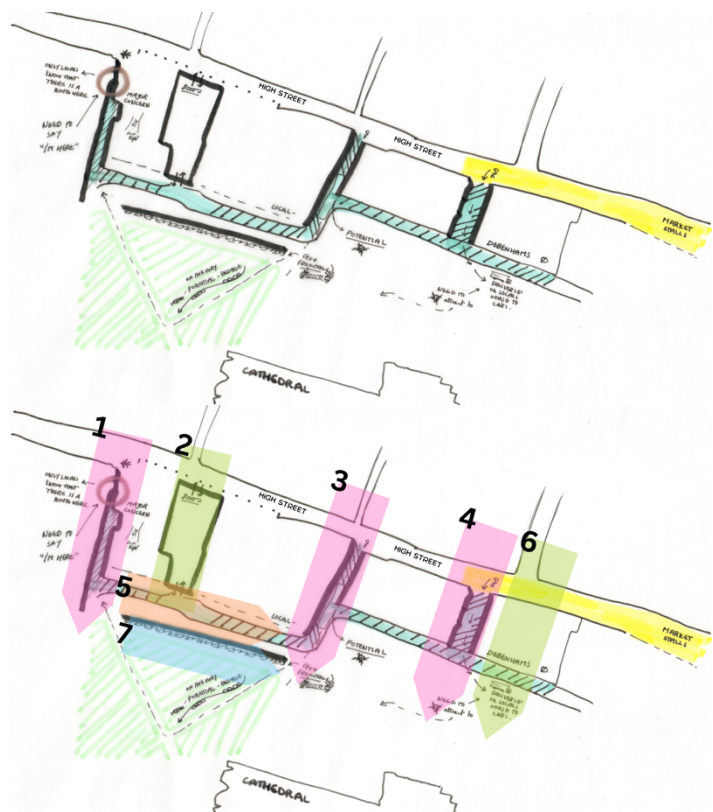


Figure 2. Illustrates the potential and chosen areas.

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Previously it was a narrow, nondescript pathway with few visual cues to draw pedestrians. The proposed addition of a colourful ceiling and lighting enhancement to create a safer pathway. Additional efforts have been made to activate the pathway by opening the stores along it and adding landscaping and pedestrian activities.

2. Regeneration of Boots: The proposal focused on drawing attention to the building's history, providing a platform for people to attend workshops and collaborate to foster innovation and creativity, therefore, enhancing skills and social ownership of the space. The new design includes an outdoor seating area, co-shared with local businesses, with local produce planted to enhance the quality of the space.

3. Regeneration of Market Street: Food trucks and stalls have been added to the case study to promote local production. Furthermore, interactive social spaces will be developed to encourage individuals to connect and communicate, resulting in a more personalised experience. In addition, an interactive stand will be set up to give information on various activities and a brief overview of the surrounding area.

4. Regeneration of 'St Maurice's Church Tower': Social interactive seating areas and greenery were added for a more lively and active space. Informative stands with information about the surrounding community and the church's history have been installed so that visitors can view the space's history timeline.

5. Regeneration of 'The Square': Previously, there was a visible hierarchy, where pedestrians were confined to narrower pavements with vehicles dominating the surface area. The proposed intervention aims to address this imbalance by widening the pavements throughout the street and adding outdoor seating and social spaces.

6. Regeneration of Debenhams: The vacant building has been transformed into a working space providing the community with flexible workplaces.

7. Redesigning Frontal Spaces: The last intervention shows a route that connects Market Street to 'The Square' and has direct views of the Cathedral. However, the space is occasionally used as a parking space. These spaces may be developed by integrating instructions and signage, social seating areas along the route, and planting and landscaping.

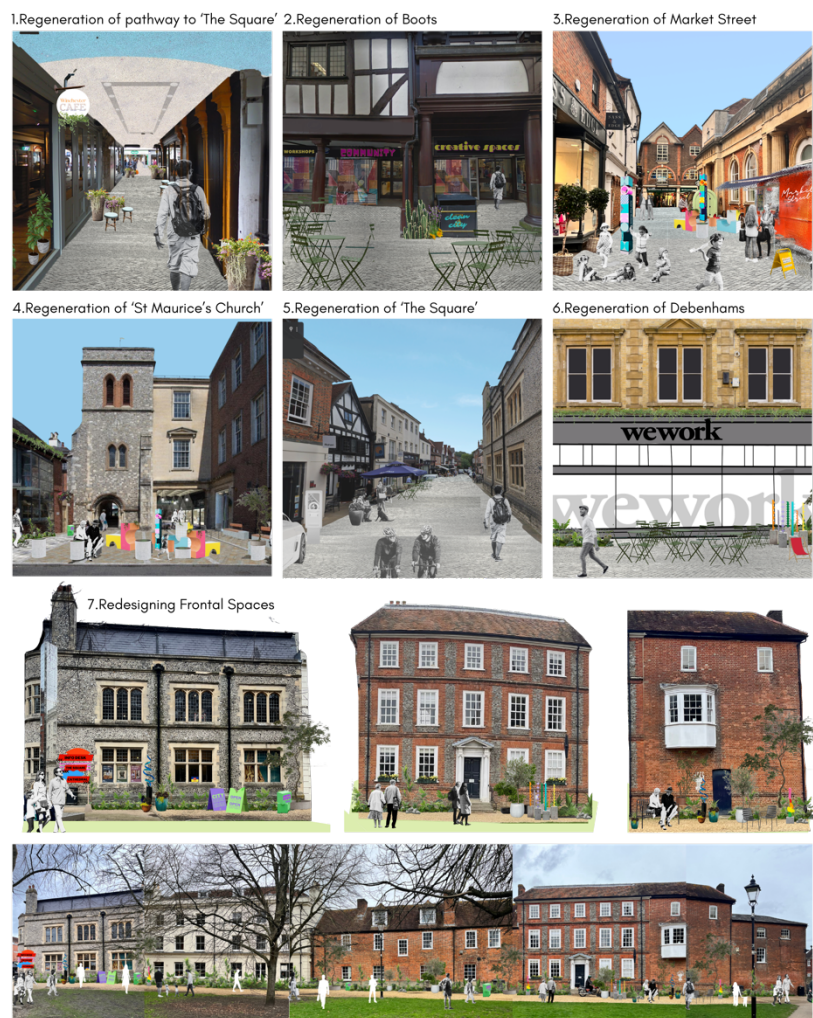


Figure 3. Illustrates the proposed interventions after applying regeneration methods.

4. Results & Discussion – BREEAM Communities Analysis of Case Study Design

4.1. Intervention Assessment and Scoring

The criteria were divided into six groups, with each addressed as illustrated in Table 1.

Table 1. Demonstrates the credit scoring for each category.

ID	Issue Name (Achieved)	Issue Name (Future)	Achieved/ Credits Available	Per credit	Category/ Overall%
Governance					
GO01	Consultation plan		1/1	2.3%	8.9/9.3
GO02	Consultation and engagement		2/2	1.7%	
GO03	Design review		2/2	1.2%	
GO04		Management of facilities	2/3	0.4%	
Social and economic wellbeing - Local economy					
SE01	Economic impact		2/2	4.4%	12.8/14.8
SE17	Training and skills		2/3	2%	
Social and economic wellbeing - Social wellbeing & Environmental conditions					
SE02	Demographic needs/priorities		1/1	2.7%	9.7/17.1
SE06	Delivery of services		2/7	0.4%	
SE07	Public realm		2/2	1.4%	
SE09	Utilities		2/3	0.3%	
SE11	Green infrastructure		2/4	0.5%	
SE14	Local vernacular		2/2	0.5%	
SE15	Inclusive design		3/3	0.6%	
SE04		Noise pollution	1/3	0.6%	3.9/10.8
SE08	Microclimate		2/3	0.6%	
SE10	Adapting to climate change		2/3	0.9%	
SE16		Light pollution	1/3	0.3%	
Resources and energy					
RE01		Energy strategy	2/11	0.4%	14.2/21.6
RE02	Existing buildings and infrastructure		2/2	1.4%	
RE03		Water strategy	1/1	2.7%	
RE04	Sustainable buildings		4/6	0.7%	
RE05		Low impact materials	4/6	0.5%	
RE07		Transport carbon	1/1	2.7%	
Land use and ecology					
LE01		Ecology strategy	1/1	3.2%	8.8/12.6
LE02	Land use		2/3	0.7%	
LE04		Enhancement of ecological value	2/3	1.1%	
LE05	Landscape		4/5	0.4%	
LE06	Rainwater harvesting		1/1	0.4%	
Transport and movement					
TM01	Transport assessment		2/2	1.6%	9.5/13.8
TM02	Safe and appealing streets		2/4	0.8%	
TM03		Cycling network	1/1	2.1%	
TM04	Access to public transport		2/4	0.5%	
TM05		Cycling facilities	1/2	0.5%	
TM06	Public transport facilities		1/2	1.1%	
Innovation			1/7	1.1%	1.1/7.7
Final Rating & Scoring			Very Good		60

BREEAM Communities is an approach for evaluating the long-term viability of large-scale development initiatives as per the BREgroup, BREEAM Communities technical manual (2012). However, when used for smaller-scale interventions, some limitations were encountered. The evaluation approach is not developed to analyse smaller-scale interventions and can pose challenges in measuring and evaluating the project's

performance. Nonetheless, the method provides a framework for measuring the project's impact, and some modifications have been made to match the project's specific needs.

The BREEAM Communities rating can have a significant influence on the interventions that have been set in place in a development project. A high rating necessitates achieving sustainability requirements in various categories, including energy, transportation, environment, and water. Planners may need to adopt a variety of interventions to increase the rating, such as installing renewable energy systems, upgrading public transportation linkages, and enriching the environment through green infrastructure.

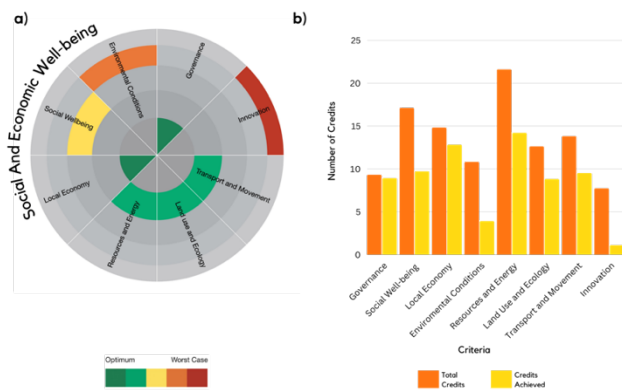


Figure 4. a) Arup's SPeAR Tool scoring achieved in each category. b) A bar chart of achieved credits/total credits.

5. Conclusions, Limitations and Suggestions for Future Works

The study entailed carrying out seven proposed interventions, in Winchester city centre, using site-specific urban regeneration methodologies. Six of the proposed interventions serve as integration points improving the connection between the High Street and Winchester Cathedral. The proposed interventions include creating a pathway, widening pavements to allow for pedestrian flow, building reuse (including the transformation of buildings into community spaces, open working spaces, and outdoor social spaces), transforming a secondary street into an active street with local activities that support local production, incorporating active frontages within buildings and redesigning frontal spaces.

The length of the research and the characteristics of the population being studied may have restricted the external validity of this project. For example, the study was conducted in an area with distinct features that may not apply to other places. Furthermore, because of the short duration of the study, it may have caught only seasonal or short-term changes that may have affected the outcomes.

Co-creation workshops have been found to assist in identifying possible challenges or limitations that were not previously explored. Therefore, a potential approach for additional research would be to organise co-creation workshops with local stakeholders to ensure that the suggested interventions correspond with ongoing local needs and demands.

6. References

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