

# **“Community Participatory for Sustaining Heritage Environments: Case Study Mansoura City”**

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## **Abstract:**

Mansoura City is the capital of Dakahlia Governorate in Egypt with more than 900,000 residents. As Mansoura city is expanding, many of the rural areas around the city have been urbanized in the last ten years or so. This differentiation of mix-mode or urban-rural flavor gave the city a wide range of community experiences. Up till the sixties, a number of foreigners (mainly Greeks, Italians, and Lebanese, among other nationalities) lived in the city and worked in many professions mostly connected with trade. Therefore Mansoura is a city of contrasts but famous for its architectural style ranged from traditional areas and buildings on one hand and new part that was planned in the late 19<sup>th</sup> century which is characterized by western buildings and luxurious villas with every modern convenience on the other hand.

The dilemma is how to balance between daily life needs and sustaining heritage. One example is Shinnawi Palace built by an Italian architect in 1928 and considered the most magnificent of its style outside of Italy. The building needs to be preserved and the owners called authorities to convert it into a museum. The question is; do the owners of the palace really need the governmental involvement for its future.

No doubt that heritage in Mansoura required different types of documentation: origins historical development, social, economical and political development and architecture surveys. More than 200 important buildings are recognized as 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries architecture style reflect the existence of foreigner communities and the economical activities which affected the urban and architecture designs of Mansoura city.

This paper will highlight the important role of community participatory for the conservation and development of these unique buildings, in order to achieve options of adaptive reuse and sustainable heritage for this generation and futuristic generations.

## **Key words:**

Community, Participatory, Sustaining, Heritage Environments, Mansoura City

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## **1. Introduction:**

Cities with significant heritage environments (unique architecture buildings and historic urban areas) have undoubtedly become one of the most intriguing tasks for professionals and academics alike. Some believe that they must inevitably die and be replaced by something new and more appropriate to our vision of modern life. Others believe that they can and should be revitalized. But how? Should it be a revolutionary transformation to a future city or by maintaining the existing for nostalgic reasons while seeking new use?

It is no longer enough to restore a structure because it is there – first you must justify the time, trouble and expense involved by providing a viable long-term future for the building and its site. Thus, two main issues do always rise in this context. First, the current socioeconomic pattern for the people lived in those buildings. Second, the enormous financing needed for restoration and conservation which is defeated by other personal and administrative priorities.

This paper is broadly concerned with the participatory approach for sustaining those historical environments with reference to Mansoura city. These issues will be explored through a case study, *Al-Seka Algadida* as it represents a significant part of the centre of Mansoura; it has great economic potential and unique architecture buildings with reference to 19<sup>th</sup> and the early 20<sup>th</sup> century. The main issue is how to sustain the importance of this heritage environment and balance between future needs and conservation issues, or we can address the issue as how to balance between daily life needs and sustaining heritage. Consequently, conservation has to utilize the 'present' past in order to develop a desired future in other words it is not only the past we've chosen to preserve but more vital what that has done to our present and will do to our future.

## **2. Objective and hypothesis**

The aim of this paper is not to propose ready made solutions but rather to identify a set of 'practical' and 'effective' principles for sustaining heritage environments through the participatory of different parties of the community. Therefore, the hub of this paper is based on field investigations and literature studies and, is presented to support the following hypothesis: **Sustaining heritage environments should be an integral part of the City future development strategy, and within that conservation policies should foster the incremental learning process by the affected local communities.**

## **3. Methodology:**

The research contains two main parts as follows:

### **I. the Theoretical Part:**

- a. Discussing the issue of environmental impact assessment (EIA) of heritage environments and then define the concept of heritage impact assessment (HIA), as an instrument for sustaining heritage environments.
- b. Studying the limits and boundaries of documentation to identify the heritage environments and its unique buildings.
- c. Defining community participatory approaches and the dialogue for the future utilizing and adaptive reuse of heritage environments with reference to Mansoura city.

### **II. the Practical Part: this includes Al-Sekka Al-Gedida Street as a case study at Mansoura City**

- d. In this part the issues raised in the theoretical part will be examined through the dialogue (questionnaire and interview) with residents, owners and users (mainly visitors), with the documentations of distinguished buildings with photos, sketches and maps.

#### **4. EIA studies and the heritage impact assessment (HIA)**

'**Prevention is better than cure**'; A basic rule that applies to any developmental action and especially sensitive projects such as the development of historical environments, therefore the concept of EIA (environmental impact assessment) is the practical study which should be understood when we developing and conserving our heritage environments and could be summaries as<sup>1</sup>:

- "Environmental impact assessment" means a national procedure for evaluating the likely impact of a proposed activity on the environment;
- "Impact" means any effect caused by a proposed activity on the environment including human health and safety, flora, fauna, soil, air, water, climate, landscape and historical monuments or other physical structures or the interaction among these factors; it also includes effects on cultural heritage or socio-economic conditions resulting from alterations to those factors;
- Possible alternatives to the proposed activity, including the no-action alternative and possible measures to mitigate significant adverse trans-boundary impact and to monitor the effects of such measures at the expense of the Party of origin.

In view of that the phenomenon of Heritage Impact Assessment (HIA) started to emerge. A heritage impact assessment is **information** or **a study** which describes the impact that a proposed development may have on a protected property<sup>2</sup>. It is more relative to heritage developmental projects rather than the general Environmental Impact Assessment with same principle which is the examination of the likely effects of a development on the heritage environment. The original thought behind EIA was to curb polluting effects and HIA tended to be associated with sensitive sites. Increasingly however environmental statements are being required for developments in urban areas where the likely effects on cultural heritage environments such as archaeological remains and other human artefacts is a consideration. Heritage environments used to contain existed components such as ancient buildings, urban sites, living people and so on. So any action will range from pure conservation to complete development where levels of (preservation, restoration, reconstruction, rehabilitation, adaptive reuse). One of the most important issues in EIA and HIA the role of community. What used to be that during and after developmental any actions (or project whatever the results achieved), citizens, local and central governments as well as international and non governmental organization (NGO's) (if they played a role) will embark on the difficult task of the action and the return to normal life. There appears to be little or no systematic understanding of this task and its requirements. So the question how it could be sustained and no draw back to a worse situation?

#### **5. Documentation of Mansoura heritage**

In order to identify Mansoura's heritage environments with its significant architecture buildings, streets and areas, the necessity for these elements documentation should be the first step. Therefore one of the main activities undertaken now in Mansoura City is the documentation of its unique architecture heritage buildings and environments. This is done through CULTNAT and a team of expertise<sup>4</sup>. The results will show the "**Physical Reality**" of Mansoura heritage environments. Main issues to be covered:

- The historical background (Mansoura origins, historical development and etc).

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<sup>4</sup> - Dr. Dalila ElKerdany was responsible of physical reality studies as the team leader and the assistance of Arch. Mohamed Shawki Abu Lila and others.

- Mansoura city importance, within Dakahlia Governorate and Egypt. This includes; social, economic, political and the role of non-governmental organization in it.
- The documentation project for Mansoura heritage within the 19th and 20th century which includes: The urban development of Mansoura City from its origins till now, and the criteria of documentation project, how and why those heritage buildings in particular have been selected?
- A systematic survey for all historic buildings, gather all possible information on each building, description and identification of the property, photograph and architectural drawings, factors affecting the site, people (owner, living, renting and users).



### **Different buildings represents of Mansoura architectural heritage**

The main questions for the documentation processes were:

- How to utilize the documentation of Mansoura heritage in future developmental projects to benefit the community and protect the heritage from demolishing?
- The community role and community participatory for sustaining architecture heritage and the conservation process?

Historically, Mansoura was the place where the crusaders were defeated and for this reason, its first name “The Rose Island” was converted to its recent name Mansoura “The Victorious”. The City witnessed historical, political and economical development which affected the social life and communities in Mansoura.



### **Wood and architecture ornaments of Mansoura heritage**

Now, the City is considered the third capital of Egyptian cities regarding its importance, population, economical activities, and political power. Therefore, the selection of Mansoura city to document its unique architecture heritage is essential for understanding Egyptian history. More than 200 important buildings are recognized as 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries architecture style reflect the existence of foreigner communities and the economical

activities which affected the urban and architecture designs of Mansoura city. The work included a detailed documentation of selected number of buildings with references to their background, date of construction, ownerships, and architectural designers. In addition to a study of architecture plans, elevations, and different levels of details were documented.

The documentation action highlighted the important role of community, institutions and personal participation for the conservation, development and adaptive reuses of these unique buildings, in order to achieve options of adaptive reuse and sustainable heritage for this generation and futuristic generations.

## **6. Mansoura Community and participatory options:**

As we went through the physical reality of Mansoura heritage sites another important study was done in parallel with the same importance which is the “**Social Reality**”<sup>5</sup>. The general view about Mansoura residents we found that different groups with relationships could be identified; a stable relationship of **cooperation** in which values are shared, can break down into **anomy** if any of the accepted rules of the relationship are not observed. One of the parties will feel marginalized and until the rules are re-established will remain on the edge of the relationship. **Conflict**, on the other hand, presents a situation where values are not shared and can stultify any action and bring about disagreements amongst the interested parties. This situation can only be resolved by one or the other sets of values being accepted or rejected and in this case "owner" of the rejected values will feel **alienated**. The total cooperation and total conflict act against creative thought or action and those positive results can be obtained from the tensions created by anomy and alienation. Although this theory is about personal relationships, it is legitimate to translate it into social action. In the example of Mansoura city we have seen a number of players or groups more or less, and mostly less, relating to each other. It is worth considering what kind of relationship that is, it will allow for progress and if not how the relationship might be altered.

In Mansoura we have three groups, the Residents, the Administrators and the Professional experts. What kind of relationship are they in? And is the reason that so little has been achieved through the physical planning an indication of total conflict or total cooperation? It certainly isn't the latter and even more certainly is the former. How can conflict be changed into alienation, anomy or even cooperation? And what are the HIA (Heritage Impact Assessment) scenarios according to the community different stages of conflict, alienation, anomy and cooperation.

The major problem in Mansoura City and its unique architectural heritage is that the developmental processes are in action situations. No cooperation between the different interests on the city. The solution is to transfer these conflicting actions into a process. Within the perspective of the discussed issues, and an understanding of the concept of the participatory approach and the urgent need of development for Mansoura city, it will be a fallacy to think that it is easy to find an appropriate solution for City. The nature of Mansoura and its special problems need an internal mechanism balancing between all the imported thoughts, the identity of the public, and the local circumstances.

Therefore within the participatory approach<sup>3</sup>, there is much more than the purely technical matters concern the architect. There are social and cultural questions of great complexity and delicacy, there is the economic question, and there is the question of project's relations with the government. Any man's mind is so complex that his decisions are always unique. His reaction to the things around him is his alone. If in your dealings with men you consider them as a mass and abstract and exploit the features they have in common, then you

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<sup>5</sup> - The questionnaire in Alsikka Algadida section showed a kind of social reality done by authors.

destroy the unique features of each.

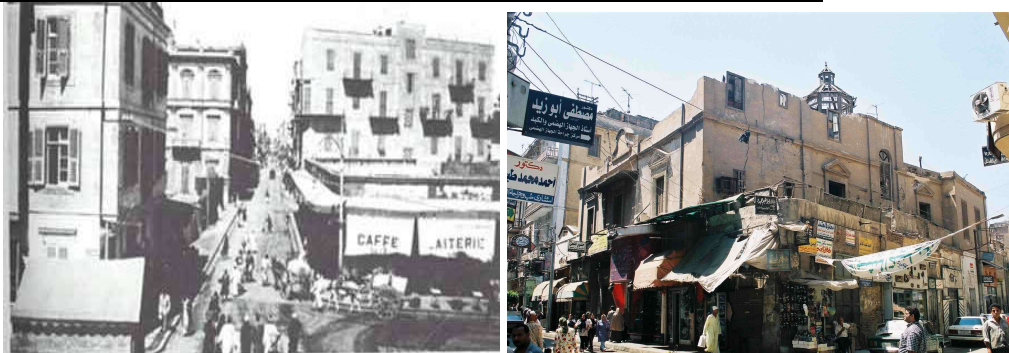
To some degree the individual must be sacrificed to the mass; otherwise there can be no society, and man dies of isolation. But people should ask themselves how, in human personality, the common and the individual factors should be balanced. Inexorably and largely unchallenged, the promoters of sameness have prevailed and have eliminated from modern life the tradition of individuality.

## **7. Dialogue and Critical Reflection**

A key methodological feature that distinguishes participatory research from other social research is dialogue. Through dialogue, people come together and participate in all crucial aspects of investigation, educational and collective action. It is through talking to one another and doing things together that people get connected, and this connectedness leads to shared meaning. The dialogic approach differs from conventional "interviewing" in several respects. Interviewing presupposes the primacy of the researcher's frame of reference. It offers a one-way flow of information that leaves the researched in the same position after having shared knowledge, ignoring the self-reflective process that the imparting of information involves. The dialogic approach and self reflection require the inevitable engagement of the researcher in the critical process, in the discussion of meanings and perspectives.

Dialog helps people to look at the "whys" of their lives, inviting them to critically examine the sources and implications of their own knowledge. The role of the researcher in this process is not only to learn from the participants, but also to facilitate learning. Education here is to be understood not in the sense of the didactic transmission of knowledge, characteristic of much of expert teaching, but rather in the sense of learning by posing questions and stimulating a normative dialogue: What are the conditions of participants' lives? What are the determining features of the social structure that contribute to creating those life patterns? What choices do the members of the group make, and why do they believe those are good things to do? What are the possibilities for their experience and action? The researcher's sharing of his or her perceptions, questions in response to the dialogue, and different theories and data invite the participants to critically reflect upon their own experiences and personal theories from a broader context. Learning involves examining the self from a new, critical standpoint. Finally, **dialogue** acts as a means for fostering critical consciousness about **social reality**, an understanding based on knowledge of how people and issues are historically and politically situated<sup>4</sup>.

## **8. The Case Study Al-Seka Al-Gadida Street (The Physical Reality)**



**Old and new photos for Al-Seka Al-Gadida Steet**

Mansoura as many other cities of Egypt had been modernized in the 18<sup>th</sup> century and its development has been evolving through a series of political designs. The case study area named revolution street (*Al-Seka Algadid Street*) which was named Ismail Street is the first

street to be constructed within Mansoura old quarter and that was during Khedive Ismail (1863-1879) period according to in Mansoura old maps. Ismail's vision of modernisation was to turn Egypt into a European country and Egyptian cities like Cairo, Alexandria and Mansoura into European cities. He turned his back to the traditional quarter and started to build new districts and suburbs in European styles. Only ambitious people were able to move into the modern quarters, as well as privileged foreigners, forming a native upper class of bourgeoisie and landlords<sup>5</sup>.

Al-Seka Al-Gadida Street was 11 meters connected the Railway station with the Municipality building. The European influences appeared in its architecture style and building types. This area is near by the Hussaniya area (southern Al-Seka Al-Gadida) the first planned area with urban fabric in Modern Mansoura and at the north located “Met-Hader” area which is the main commercial market with about 35% of (residential/commercial) activities (vegetables and fish market)<sup>6</sup>.

The study area is considered to present about 50 % of the Mansoura city commercial activities. It is the oldest commercial area known in Dakahlia, which is divided into two parts as: the first part; from Port-Said street where the Gold and Jewelry shops (*AlSagha*) (about 25%), then the second part with cloth shops in the middle (around 55%), and the shoe shops in the final part (20%). in addition to mix of uses of commercial activities with people and salesmen.



**A map with different selected value buildings**

From the property archives of the study area most of the original owners were foreigners and now owned by Egyptians with mixed uses of commercial, residential and business activities (medical, offices and so on).

The area is faced by a set of influence factors; community priorities and needs (housing, infrastructure, and transport), the physical constraints (vacancies, potential and obsolescence), regulatory constraints (authorities and legislations involved) and environmental constraints (air pollution and underground water). The ignorance of the existence of these constraints would discredit the practicality of any developmental actions and the sustainability of the heritage environment.



**Photos of the street with distinguished architecture buildings**

By the end of year 2003 there was a project (mainly governmental with the sharing of shop owners) for enhancing the street quality of the commercial route. The main results of the project is adding a kind of street furniture and paving walking areas (2 meters for both sides) with other services (such as light – garbage boxes – and other facilities). The participation of shop owners was mainly financially (each shop paid around 1000 LE) without any other means of participation (no decision making, constructing, designing and so on). All others activities were done by the local government (top-down).



**Photos of the commercial activities in the street**

## **9. The field survey (dialogue versus questionnaire) (the Social Reality)**

The aim of the field survey is to understand the area study (Al-Seka Al-Gadida Street) from views of its people's (residents, workers, users and visitors) values, behavior and attitudes. There is a need to describe this heritage environment based on the activities of the people to place them back as the centre of any development or action. Therefore, this part will end with another definition of the area which is the **"Social Reality"**.

Data collection is usually considered the most difficult part of any research. The aim as we stated in this paper is to create a dialogue between different parties to understand how utilizing accept the participatory approach for sustaining this heritage environment and its significant architectural buildings. Therefore, in addition to using all the scientific approaches of questionnaires and interviews to collect data from people, the research had to elicit *actual* needs by adopting methods of *dialogue* which may not be scientific but which are more appropriate to the reality of these people. The way of collecting this data is described as "story gathering"<sup>7</sup>. People are treated as *informants* and not "subjects" or "respondents", and are encouraged to "tell about what has happened or is happening to them as a way of

explaining how things work". Then through "cut and paste" from their stories, finding themes and priorities<sup>8</sup> we can think for future options of the street development as whole and for the option of each single building (conservation, restoration, adaptive reuse and so on).

About 20 samples of shopkeepers and households were questioned and analyzed. The survey consisted of a questionnaire and interviews (*Dialogue*) supplemented by visual presentations and pictures. The questionnaire allowed for the respondent to give opinions, suggestions and concerns about the area, its heritage, conservation, upgrading and related work. In practice this survey and questionnaire became the basis for an interview (dialogue). These interviews made the process livelier but took a great deal of time and effort. The survey is important, as it revealed how far can people support or otherwise any intervention. The survey and questionnaire has also demonstrated the importance of personal contact with respondents to get higher returns in a relatively short period of time.

### **The Questionnaire**

The questionnaire (Annex1) included a comprehensive set of suitably-formed questions enabling the shop/house-keepers to express their opinions about major points related to the built environment and the area as a whole. It was made up in four sections:

1. Identification of personal data.
2. Identification of housing/shop conditions as well as the surrounding environment of Mansoura.
3. The inhabitants' perception of the area.
4. Identification of possible participation by the inhabitants.

The questionnaire - 4 pages long - had 30 main questions, some of which had a number of secondary questions. The questions were formulated after many visits to the site and meetings with key personnel, ordinary citizens and officials of the area.

### **Reflections on the field work**

The survey has provided a relatively clear insight to the community and its conflicting relations and complexities. Hence, it is possible to summarize the experience gained from of this survey as following:

1. People are first to be approached as they are the prime source of knowledge about their world other than any outsider or expert.
2. Necessary contacts should be established that would facilitate an extended stay.
3. Entry into Al-Seka Al-Gadida area was not as difficult as we anticipated. People were very hospitable and peaceful. They are used to visitors. Although they are suspicious by nature, they are quite open to the dialouge.
5. In order to conduct this survey, official approvals from the various authorities involved had to be obtained before the survey/project is actually conducted. This involved complicated stages of bureaucracy and paper work.
6. Because of the diverse nature of the sources of the data: (dialogues, questionnaires, observations, experiences, photographs, and drawings), the study is bound to cover more than one issue and more than one interest.
7. There is a possibility to organize the community in an official manner. The possibility of an NGO to be established was explored. An initial meeting has been attended by about thirty of both residents and shop-keepers. The meeting raised many issues about the benefits and obstacles of such organization.
8. Many of the shopkeepers and home owners expressed their willingness to finance the reconstruction and maintenance of his shop but they have their fears of official bureaucracy. They would rather do it without any government interference.
9. Issues of the relationships between rented people versus owners of properties need more studies to have a futuristic mechanism for sustaining this heritage environment.

### **Al-Seka Al-Gadida people recommendations:**

During the survey the people at Al-Seka Al-Gadida made some valuable ideas which gave a clear understanding to the level of awareness they have. Some of their recommendations were:

1. Make the development of *Al-Seka Al-Gadida* a subject of an architectural competition.
2. Develop the commercial potential of the area
3. Upgrade the site without depopulating them.
4. Restrain traffic in the area.
5. Improve the environmental conditions of the area.
6. Install guiding signs written in Arabic and English.
7. Continuous visits by authorities are important to secure official support and the continuity of developmental projects.
8. Have regular meetings between the residents and officials to discuss issues and problems.
9. Encourage of restaurants catering for the visitors as well as the public.
10. Build public toilets at the site.

From the above summary it appears that the respondents have a lot to say which could be used in developing the area. There should be channels for them to express their views and ways of translating these into action.

### **10. Community participatory at Al-Seka AlGadida Street**

For community participatory in *Al-Seka AlGadida Street* and its heritage environments a set of principles should be takes for consideration. The principles define what constitutes quality community planning.

1. The community participatory decision-making process should, first and foremost, be concerned with the long-term sustainability of communities, environment and economy.
2. The community participatory process should involve a broad-based citizenry, including public and private sector leaders, community interest groups and multi-disciplinary professionals. A positive relationship between development and the making of community should be established through a citizen-based participatory planning and design process.
3. Heritage impact assessment for heritage sites at Mansoura city such as (*Al-Seka AlGadida*) Street development practices should cover the following:
  - diverse in land use, population and character;
  - designed for pedestrians and non-motorized transit as well as for motorized transit;
  - shaped and defined all heritage and other natural resource areas;
  - Based on local history, climate, ecology, and building practices.
  - Physical solutions by themselves will not solve all problems. A coherent and supportive physical framework should be established to provide economic vitality, community stability, and environmental health.
4. Common challenges that should be addressed by community participatory in Mansoura heritage environments are:
  - Increasing opportunities for reinvestment in the architecture heritage buildings and urban areas.
  - Encouraging appropriate, infrastructure, facilities and services for heritage environments and architecture buildings.

- choosing the suitable adaptive reuse for the unique architecture buildings and those which could keep their original functions
- encouraging the preservation and/or restoration of Mansoura natural and built heritage environments;
- encouraging development in accordance with the adopted community master plan; and
- Recognizing that land use decisions may have impacts beyond community boundaries.

## **11. Conclusions and Recommendations:**

**a. Conclusions:** This paper highlighted certain issues such as heritage impact assessment, architecture documentation, the physical reality, the social reality, community dialogue and participatory approaches. These issues played individually and collectively essential roles for sustaining of Mansoura heritage environments. The field survey and the dialogue with people showed the available options for participatory approach in sustaining **AL-Seka AlGadida** area with its architecture heritage. A new concept could be formulated from participatory approach to tackle environmental impact assessment which is known now as participatory impact assessment<sup>9</sup>. To summarize the conclusion of this paper:

- The majority of residents in Mansoura care less about preserving their heritage than about the immediate problems of their survival. However, urban conservation, development and heritage sustainability should be on the main actions of Mansoura's future agenda. This conflict will be resolved by dialogues and a better understanding of the need of participatory approach to encourage more participation of residents, businessmen and authorities. This could be achieved only through long term physical and social planning which aims to cure illiteracy, increase awareness, provide adequate shelter, education and health facilities.
- The major problem facing Mansoura heritage, is that all the projects related to conservation, development and adaptive-reuse are seen individually. There is no cooperation between these different interests in the city. The projects are action-oriented, rather than being thought of as a process. Urban planning is that process.
- Heritage Impact Assessment requires predictions. All predictions have an element of uncertainty. There are three broad classes of uncertainty: uncertainties about future physical, social and economic environments, uncertainties about guiding values and the uncertainty about decision-making. All three uncertainties may affect the accuracy of predictions<sup>10</sup>. The most difficult part to predict could be the sociological conditions, as underlying societal values may change quite dramatically over the life of any project.
- New development or redevelopment in existing heritage environments should respect local historical patterns, precedents and boundaries. Viability in established or developing downtowns and community centers is strengthened by street-level retail, on-street parking, downtown residential, the maintenance of an appropriate street pattern, street-level activity, and the retention of historically significant buildings.
- There are four states of social/personal relationships and these may be seen as: **Collaboration**, in which the parties have common values and agreed priorities. **Anomy**, in which previously agreed rules have been broken by one of the parties to the detriment of the other and tensions between the two exist. **Alienation**, in which one of the parties

feels marginalized by the action of the other. And **Conflict**, in which values, rules and priorities are not shared and action cannot be agreed.

#### **b. Recommendations:**

1. How to employ the inherited resources to our contemporary needs? There is no single formula that can be universally applied, rather it is the utilization of locally available resources to meet local needs, aspects that vary from one community to another.
2. What is the practical scale for intervention? The study argues that small and well defined projects stand better chances than large scale projects. It then addressed the issue of Heritage Impact Assessment as a tool for evaluation: how to decide among alternatives? How are social aspects of equity involved?
3. There is a pressing need to address the issue of **ownership and responsibility**. The existing pattern of *Al-Seka AlGadida Street* has to be resolved in order to ensure: that there is a well defined owner to the property, either an individual or a cooperative, who would be responsible for, and benefit from the property, and as for.
4. **Large problems need large solutions** that are not always possible; small and defined problems are therefore more likely to be solved. Any approach to the current situation should avoid master plans and 'comprehensive' solutions, rather, a micro scale of intervention should be considered: individual sites and buildings that can be practically approached as well as offering a 'living' example for similar cases.
5. The **participatory approach** of the Community has to be promoted, encouraged and directed by means of **dialogue, education and media**, which are powerful tools that need to be exploited in order to increase public and official cultural awareness, i.e. to demonstrate the cultural, social as well as economic potential that exists in the neglected and misused building stock. Means to be used should not be confined to formal educational programs; more effective is *setting the example*.
6. In *Al-Seka AlGadida Street* there is a need to approach local merchants, building owners (landlords), and even renters illustrate the possible options for exploiting their assets and attempt to motivate them to take an initiative.
7. Projects for sustaining heritage environments should consider the implementation stage; they need to address the questions: who is going to implement these projects, how and why? There is a need, therefore, for more emphasis on the socio-economic aspects, land and property ownership patterns and financial aspects

#### **12. Annex1: The Questionnaire**<sup>11</sup>

#### **13. References**

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## **12. Annex1: The Questionnaire:**

### **I – living in Al-Seka Al-Gadida.**

1- Al-Seka Al-Gadida: place for living / working / both? Both

2- How long have you been there? 15-60 years

3- Type of the shop? Activity? Commercial & Clinic bureau & Administrative & Housing.

4- What type of tenure do you have? Rent, owner

### **II- Existing conditions**

5- Shop/housing condition from your opinion? Probably sufficient and compatible.

6- Size of the shop/housing most of building (ground floor is a shop and the rest floor are housing or clinic bureau)

7- Who owns the property? You or others

8- What services do you have?

|                                                                     |     |    |
|---------------------------------------------------------------------|-----|----|
| Water supply - electric supply - sewage system – phone + gas supply | Yes | No |
|---------------------------------------------------------------------|-----|----|

|                                         |     |    |
|-----------------------------------------|-----|----|
| 9- What are the facilities of the area? | Yes | No |
|-----------------------------------------|-----|----|

Educational, health, religious, cultural, communication, recreational and others...

|                                                      |     |    |
|------------------------------------------------------|-----|----|
| 10- Would you like to keep shop/housing permanently? | Yes | No |
|------------------------------------------------------|-----|----|

11- If yes, what are the advantages?

- shop/housing location (near the city center...)
- Personnel friendship within the area and living in or near the site
- Proximity of the area for business reasons
- Proximity of relatives and friends
- Proximity of kind neighbors
- Reasonable rent
- Other reasons

12- If no, what are the disadvantages?

- The shop/housing is too small
- can not see the road
- Noises and disturbances (what is the source)
- The ventilation is very bad
- Bad doors (what is the source)
- Shortage of water and electricity
- Lack of sewage system and services
- Other reasons

### **III- Inhabitant perceptions of the site**

|                                                            |          |         |
|------------------------------------------------------------|----------|---------|
| 13- Do you realize that you are living in a heritage site? | Yes 70 % | No 30 % |
|------------------------------------------------------------|----------|---------|

|                                      |                 |                  |
|--------------------------------------|-----------------|------------------|
| 14- In your opinion the heritage is? | Advantage 100 % | disadvantage 0 % |
|--------------------------------------|-----------------|------------------|

|                                                          |          |         |
|----------------------------------------------------------|----------|---------|
| 15- Do you think the site is business/tourists site one? | Yes 80 % | No 20 % |
|----------------------------------------------------------|----------|---------|

|                                                                                       |             |               |
|---------------------------------------------------------------------------------------|-------------|---------------|
| 16- Are you happy to accept visitors as an essential part of the economy of the area? | Happy 100 % | Not happy 0 % |
|---------------------------------------------------------------------------------------|-------------|---------------|

17- If happy give reasons? More income, more services, more regulation, more jobs ...etc

18- If not happy give reasons? Insufficient Parking facilities, services

19- Describe the problems of the area from your point of view? Need parking, big stores, more facilities, more services, and more regulation.

20- Do you think that your neighbors would agree with the above answers?

|     |    |
|-----|----|
| Yes | No |
|-----|----|

### **IV- Participatory approach**

#### **Participation in the development and the conservation of the area**

Explanation from the researcher to the interviewee about the meaning of the conservation, upgrading and development of Al-Seka Al-Gadida.

|                                                                         |     |    |
|-------------------------------------------------------------------------|-----|----|
| 21- If you have the chance; would you like to change your shop/housing? | Yes | No |
|-------------------------------------------------------------------------|-----|----|

22- In case of yes; what are the reasons?

- 
- New job opportunity
  - Owning new shop/housing
  - Desire of change
  - Better built environment
  - Provide of facilities and services
  - Others, specify more income
- 23- In case of no; what are the reasons?
- Proximity with the place
  - Proximity with services
  - Proximity with job
  - Proximity with relatives
- 24- Is there any type of organization in the community? Specify: just the commercial chamber.
- 25- Do you believe that the needs are upgrading? Yes 90 % No 10 %
- 26- Have you any desire to share in the conservation and development process? Yes 90 % No 10 %
- 27- Would you accept conservation and development guidelines? Yes (Some condition) No
- 28- In case of upgrading the area and conserving the site within a cooperative organization or by self help; what type of skills could you provide?
- Help with finance
  - Help with implementation
  - Help by opinion
- 29- In case of finance participation? What is your source of funding?
- Own source of funding - loans -
- 30- Suggestions
- All of them (10 persons) need development of this area to be includes parking, malls, more services, more facilities, cinema, restaurants, and great heritage building which pay attention to all user and people of Mansoura.