

Romeo Carabelli

THE R + 0! APPROACH: BETWEEN THEORY AND PRACTICE

From 2009 to 2012, we got the chance to deal with R+0!¹, a project on the analysis and management of urban transformation funded by the *Provence, Alpes, Côte d'Azur* Region (PACA), the *Plan, Urbanisme, Construction, Architecture* (PUCA), an agency of the French Ministry of Ecology, Sustainable Development and Energy and the Caisse de Dépôts et Consignations². The aim of the project was to increase understanding of the effective interactions existing in urban planning in which sustainable development and the enhancement of heritage preservation are central themes. The name - R+0 - comes from the French acronym used to indicate the height of buildings, calculated in the number of overlapping horizontal levels. 'R' is for *Rez du chaussée* (= Ground floor) and it's followed by the number of storeys. So a two storey building is an 'R+2' while a four storey one is an 'R+4'. We decided to address our attention to the ground floor, which explains the name "R+0".

Our work addresses the two issues of heritage and sustainability in combination, even if each of them is used to underline its own values more than the other. Heritage themes refer heavily to cultural identity and history, with some minor attention to the adaptive transformation needed. The development of sites offering a sustainable living environment aims usually at the formation of new neighbourhoods and buildings, looking to a correct balance for a future living environment. However, even if they are frequently acting as totally independent issues in daily practice, old neighbourhoods, including heritage settlements and cultural landscapes, need a sustainable future; so the two notions have to be applied in the same areas, both for physical objects and populations.

Cross evaluations in both these policy fields have to be introduced, so we started this project

and we targeted existing projects. Our effective area of application were public spaces at the ground level: pavements, road level surrounded by several buildings, in acronym language, the 'R+0 area' surrounded by several 'R+n' buildings. Although the architectural and technical processes are really interesting and crucial for towns and their people, within the context of this project, they will only be taken on board as external entities, indexed at their R+0 level for relevant variables.

This project aims to contribute to the enhancement of knowledge on the transformation processes of our settlements, in order to encompass both sustainable development and heritage preservation. The production of a simple working tool was decided as a way to catalyse and synthesize the results of our activities. This simple tool should be able to help professionals in analysing projects and situations, with both sustainability and heritage preservation objectives in mind.

1 AN ORDINARY QUESTION, TWO ORDINARY QUESTIONS

The topic of this project comes from a kind of "silly" statement and is about urban public space. Starting point is the growing evidence that nowadays cultural heritage is getting more attention in urban transformation than previously, with several new laws and recommendations on safeguarding old or otherwise valuable buildings and landscapes having been passed. This tendency manifests itself in the fact that a large part of the urban area is now subject to heritage regulations. At the same time, sustainability issues are becoming increasingly important, being also of fundamental importance in new transformation projects and frequently imposed by laws and guidelines.

Contemporary urban renovation projects have therefore to consider both concepts.

However, one of the important differences between both concepts is that one is looking towards the future while the other is proposing a stronger approach to the past. Yet both overlap in operative actions and projects in practice, so they have to look for a common understanding of values and not try and dominate the other in a clash of priorities.

The approach to cultural heritage protection has tended recently to lead to the delay of urban renovation projects that are seen as a threat to physical legacies. In previous decades, such projects were harmful to heritage legacies because of the crucial difference in the scale of project implementation. The building industry has always been considerably more powerful than the heritage protection movement and there was a generally insufficient level of consideration for holistic urban quality. So there was a lack of public attention for the built heritage and better quality public spaces, whilst sustainability, including cultural sustainability which is strongly linked to the heritage issue, was not even on the agenda.

These circumstances have motivated urban planning stakeholders – technicians, members of public bodies, local politicians – to fundamentally question urban development practices. The result was greatly improved attention for the sustainability of public spaces as an important element in urban liveability. However, this trend is limited to the wealthier urbanised countries; elsewhere cities are growing fast without much attention being paid to heritage and sustainability. Therefore, there is still much work to be done in promoting an effective cross integration between heritage and sustainability in the future development of contemporary towns and cities.

An important approach to integrate architectural and urban heritage preservation into a society attentive to sustainability issues would

be to carefully consider and identify the common or comparable points of both policy fields, such as their explicit interest in non-tangible values and their attention for cultural issues. In addition, both heritage and sustainability are long-term concepts surpassing more than one generation and even longer than the average man's life. They are both dependent on a chain of policy actions and measures, the impact of which gradually accumulates through time.

However, the contribution of 'sustainable heritage' to the long-term objectives of sustainability as a global concern is relatively small. Firstly, the largest number of sustainability projects focuses on new buildings and neighbourhoods; only a quite small minority concern historic places and areas inherited from the past with clear cultural and identity values. Secondly, people can behave in a more sustainable responsible way by, for example moving to a more sustainable home, but their former non-sustainable building will remain as such, not contributing to the general improvement of sustainability.

2 THE GROUND FLOOR: A SIGNIFICANT LAYER

A state of the art in these two topics shows that heritage issues are regulated by laws and regulations that are also shaping the training of specialists. In fact, new professional heritage professions and certified disciplines are emerging, like antiquity architects and restorers, to be found both as independent practitioners and civil servants.

However, there are relatively few regulations on sustainable development that are active and obligatory, and they are quite recent. A national standard for sustainability does not yet exist and is characterised by several analytical processes and differing, multi-level expertise.

So we decided on a particular sustainability approach process to analyse heritage areas. It is usually in historical areas that national laws and

rules on heritage are obligatory, and the sustainability approach appears complementary to heritage conservation. If there is an eventual conflict, then the projects were analysed from both perspectives. However, this approach has several limitations. The choice of the spatial dimension as the starting point is a crucial one; symbolic values are really difficult to analyse in a simple spatial analysis as social issues are people and people do not stay in one place!

The choice of the ground level as the main spatial reference is linked to multiple ethical and cultural values related to providing both a quality environment for future generations (sustainability) and to cultural memory (heritage). The ground level therefore takes an important role both in technical and cultural respects; it is the level where technical networks and infrastructures are mainly based but it is also the level where human life manifests itself the most, where people become part of social structures and where strategic choices of development find their tangible form.

3 THE ANALYSIS OF PROJECTS.

The theory behind a course of action determines its effective and tangible limits. In defining it we use an ambiguous vocabulary, which needs to be explained. Our analysis is composed of "*present projects*" acting in an "*urban situation*" and within this urban situation, we are looking for "*persistent urban sites*" and "*stabilised transformations*".

3.1 Present projects in an urban situation

Our focus is on transformations in public spaces induced by present projects in an urban situation. An urban situation is a way to indicate both a material status of urban life, with buildings, infrastructures, public spaces and a quite dense living area. Mono-functional zones as industrial settlements or sea ports are

not part of our topology. We are dealing with sustainability and heritage, tangible inheritance in a complex social and economic system able to support a sustainable development. The term “*urban situation*” is to underline the distinction from what is frequently called “*urban project*”, a term which is used more to describe larger-scale projects modifying a significant part of the urban situation.

We use “*present project*” to indicate the those being dealt with in our present analysis. The central targets are on-going projects. We consider as indispensable the analysis of at least two situations in the same project area and in different times in order to deal with real transformations. Of course, one of the situations can be simulated because it “exists” in a different time. Analysing the project forecast results, we can compare reality before the project to the intended reality after it is finished, or to the project results, if the project has already been implemented. The word “*present*” refers to an on-going project, covering one in a design phase as long as it will be implemented, to one which has already ended but its results are not yet stabilized.

3.2 “Persistent urban sites” and “stabilised transformations”

The seemingly oxymoronic terms “*persistent urban sites*” and “*stabilised transformations*” need to be explained a little.

Transformations stabilise themselves when they have reached a level of integration in their environment that brings them into ‘normality’; the transformation is done and the area assumes a new general balance, different from the former one. This concept assumes that transformations are permanent in urban situations. They are composed of two sorts: normal living linear transformations, produced by implementing human interactions inside spaces and project generated transformations intended to

be ended, in order to join the “general dynamic status” of the area. A transformation has stabilised when the rate of change it creates is no different to general development transformations around it.

In the same vein, we consider a part of a town, a site, as “*persistent*” when it reaches a configuration similar to the one conceived in the project plan. Because, in reality, all urban sites are constantly changing (at differing rates), we assume that “normal transformation” (as opposed to induced transformations) is constant and therefore persistent.

4 A COMPREHENSIVE TOOL AND ITS LOGICAL FRAMEWORK

In order to evaluate the transformations induced, imposed or foreseen by a project in an urban situation, we propose a friendly logical tool able to deal with inherited cultural properties and sustainability.

The tool is composed of a number of fields, starting with a general description of the project (motivation, special features etc.) followed by a more structured, regulated grid-like part, so that the analyser can collect information on a certain number of compulsory items.

These two sections are mutually complementary and allow a comparison between analysis and assessment. The latter consists of four levels: Dimensions, Families, Specific objectives, Descriptors. The informative feedback is facilitated by a “traffic light” system for a fast analysis of assessments, the coloured structure helping multiple comparisons.

The analysis of the actions and systems of action is divided into five interdependent areas that we call dimensions:

- Political, institutional and economic dimension;
- ‘Insertion of the project in its surrounding territory’ dimension;

- Environmental dimension;
- Societal dimension
- Heritage dimension.

In these five dimensions, the links to the three pillars of sustainability (economic, environmental, social) are clear. However, because the tool also collects administrative and institutional information we have introduced two specific and essential dimensions in addition to the three pillars of sustainable development.

The first one is the “Insertion of the project into its surrounding territory”, to cover those aspects of the analysis which are not specifically orientated to the project’s area of application. All projects need to be placed into a wider spatial context, as tangible and intangible relationships with the immediate surroundings are fundamental to the correct insertion of project results into their material and immaterial environment.

The second added dimension is “heritage”, taking up the fifth and last place in the tool’s configuration. The presence of a single field aimed directly at heritage - while several fields are apparently “devoted” to sustainable development - should not be interpreted as an affirmation of “inferiority” of the heritage values compared to sustainability ones. The tool is designed to analyse projects in the urban situation and, because of the territorial role of heritage, a lot of points focusing on heritage and its cultural dimension are included in other fields, in agreement with our systemic vision of the heritage concept.

The dimensions do not follow a rigid order but they do start with the 100% compulsory issues, i.e. required regulations, economics and political dimensions. These are unavoidable fields, without which no project would exist. Consequently this frequently appears as the first references in urban planning.

Immediately after these obligatory issues, we deal with the analysis of how the projects’ spaces

implement their relationship with the direct environment and the surrounding territory.

Once the case study is positioned in its institutional, economic and territorial framework with the two first dimensions, we analyse its tangible components, namely the criteria prevailing in the material configuration of the project.

The societal context is positioned immediately after its material context, thereby placing the anthropogenic variables in their material environment. At the same time, we place the two more “cultural” orientated dimensions near to each other as societal issues border on the heritage dimension.

So the proposed order of the fields is not hierarchical. In fact each field is equally essential to compose a balanced analysis and evaluation. If one of these fields were missing, the ‘R + 0’ approach would be invalid.

To summarise, the ‘R + 0’ analysis tool consists of five areas, or dimensions of questioning which are able to describe the complexity of the real world without an excessive loss of knowledge, information and sensibility. We now look at the five dimensions a little more closely.

4.1 The political, institutional and economic dimensions

Here we can find the analysis of the normative and institutional framework. All involved actors must be taken into account, including those institutional and economic actors who play an essential role in local development. Special attention is paid to real estate as it is frequently a key issue in development and redevelopment projects. Here is the dimension.

4.2 The ‘insertion of the project in its surrounding territory’ dimension

This dimension defines the way used by designers and managers to insert the project into the surrounding urban area. A project is always

directed towards a specific area, but that, in turn, is part of an integral territorial continuum and the project needs to be . correctly integration into the wider territory.

Heritage is often in a central part of town and its links with the rest of the urban structure is really important. Heritage areas are not simply “internal urban peculiarities” but are fully committed components of towns. They used to be the most active part of the town and they still have a central position in the urban contemporary development. This dimension refers clearly to the value and the concept of inclusion and inclusivity.

4.3 The environmental dimension

Human settlements have known two general periods of development: a first long one when they were manifestations of a limited disposal of resources and a second short recent one when western cities (and later global ones) have been fed by a large amount of materials and energy that are used without caution and without an efficient and rational management. This second period is leading to a new situation of shortage of resources and energy demanding a new intensity of management.

The management of energy and materials – including water, sanitation, human and goods transportation - links this dimension to the previous one, as flows in and out of the project area includes environmental issues.

Special attention is paid to the choice and use of local materials and adapted techniques in order to analyse the adaptability of the historical districts to the needs of sustainable development and, conversely, to take into account the cultural and identity factors. Similarly, the R+0 approach gives much attention to greenery and vegetation; their nature, quantity and quality, but also their (pro)active use to adapt and modify the urban framework.

4.4 The social dimension

The societal dimension is the core of this point as we are dealing with the way society adapts to the territorial transformation, so more linked to the structure of society than social activities. The quality of the R + 0 space is evaluated through the filter of improved liveability for temporary and long term inhabitants. Liveability criteria may be: heating, noise, general lighting, air and water quality, etc. Variables as social and territorial cohesion or inhabitants’ participation in the mechanisms of neighbourhood transformation are also taken into account in the analysis. We try to integrate into the urban analysis the knowledge of inhabitants’ practices in order to enhance awareness of the adaptation processes and the (in)adequacy of the societal structure to the urban frameworks.

4.5 The heritage dimension

Much existing urban heritage underlines the cultural requirement of identity and belonging via awareness of the past. The built heritage should be taken into consideration for its cultural value but also for past experiences to face shortages of resources and energy. The process of adaptation was important and the lessons of past technical and social solutions in adapting buildings to local climate and social environments are essential to know. An example is the management of the microclimate and its links with the structure of public squares, passages, width of roads, patios etc.

5 THE CONSTRUCTION OF THE TOOL FOR UNDERSTANDING

Finally, we merged needs and theoretical foundations to design an operational tool to help understand the situation, including our wish to design a bridge between the ‘political’ intentions and ‘technical’ possibilities of implementation. The tool is designed as an active

interface between decision-making bodies and territories, with their specific character, inertia, strengths and weaknesses.

With its capacity to diagnose actions, it is also designed to help professionals to analyse and monitor projects. It can probably also be used as a communication / awareness tool too, as it will link the many involved actors and stakeholders with the inhabitants and other public representatives. This tool is, finally, an interface between the 'political', the 'technical' and the population.

Target areas for projects are usually public spaces intended for collective or common use. The term "public space" has multiple connotations, but we consider them here as areas where different persons can meet and take position about their social life with other unknown persons.

To respect these functions, we developed this operational tool that places contemporary standards for action and application in the professional world.. Users, both technicians and politicians, should find it a really friendly interface to be filled in without stress or training needs.

Once again, the tool is structured as follows:

- 4 levels of action, from the more theoretical to the most operational
- 5 dimensions of questioning, including
- 16 "families" (clusters of interests), including
- 38 specific objectives
- > 100 descriptors.

The five *dimensions of questioning* have been described above, but it should be emphasised that they are both strategic and political and need to be contextualised and translated into a functionally active system.

"Families" are an intermediate level for inquiring about a category of actions, designed to synthesize the complex elements of urban

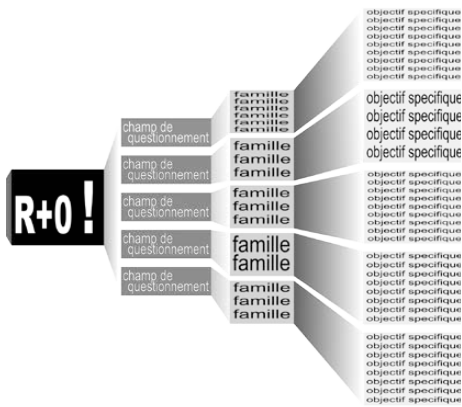
spaces. They are orientated towards being as operational as possible, but at the same time they are far from the local effective and operative follow ups.

The *specific objectives* or clusters of interest form the articulated level for practical issues, allowing a more in-depth analysis of a complex variable without dealing with the large narrations that remain at the family and dimensions level.

The practical issue, a situation, is described by the lowest level of the tool: the descriptor. The *descriptor* level is linked to a 'simple' topic and it can give a direct formulation, as a description but also as a result of a technical or a statistical survey. We use a descriptor to characterize the information. It is something really near to the traditional indicator, but we decided to change the name for the simple reason that it could sometimes be useful integrate a description instead of a simple indication.

At this level we have the largest number of items, some of them are recurrent and they are already integrated in the grid. However, specificities of the situation, the context or the kind of project, should induce to adequate the number and the kind of descriptor in order to be appropriate to the specific project's needs. The tool's level situated nearest to the operational area should shape the tool in order to fit it to the real field. General issues do not change but each project has its specificity and the tool has to manage this kind of diversity.

So, to summarize by going back up the levels, descriptors are the direct link with tangible reality and they describe the specific objectives the project has to deal with. The specific objectives are grouped into combined and complex issues that we call families. Family because they are independent but they are strictly linked to the other combined issues. Similar families integrate their dimensions, their intangible



1. The global structure of the R+0! grid to approach project analysis. Five dimensions (champs de questionnement) support the R+0 while they are composed of families (familles) and specific objectives (objectifs spécifiques). The information is from unrepresented descriptors.

source: © Romeo Carabelli 2011

2. The structure of the tool with the synoptic "traffic light" view.

source: © Romeo Carabelli 2011

3. The light version scheme, with the synoptic "traffic light" view.

source: © Romeo Carabelli 2011

territory being able to manage the relationship with the general issues and wishes. Finally, the structure based on the description of tangible reality try to grow up in order to deal with the intangible part of the planning action, the part that's directly connected to the global issues of sustainability and heritage.

5.1 The two versions of the tool

The structure of the analytical tool allows a detailed assessment, but it requires a lot of data and quite a lot of time to fill in.

So, as well as the full version, we developed a light version that tries to respect the general approach but requires less time and energy. Because our approach is a systematic one, it was thought better to synthesize the whole rather than cutting out certain sections.

In the light version, the logical structure remains but the questioning is located at the family or cluster level instead of at the specific objective one. The difference is that the number of answers to a question is reduced to less than 50% (16 clusters instead of 38 specific objectives and those latter should deal with the high number

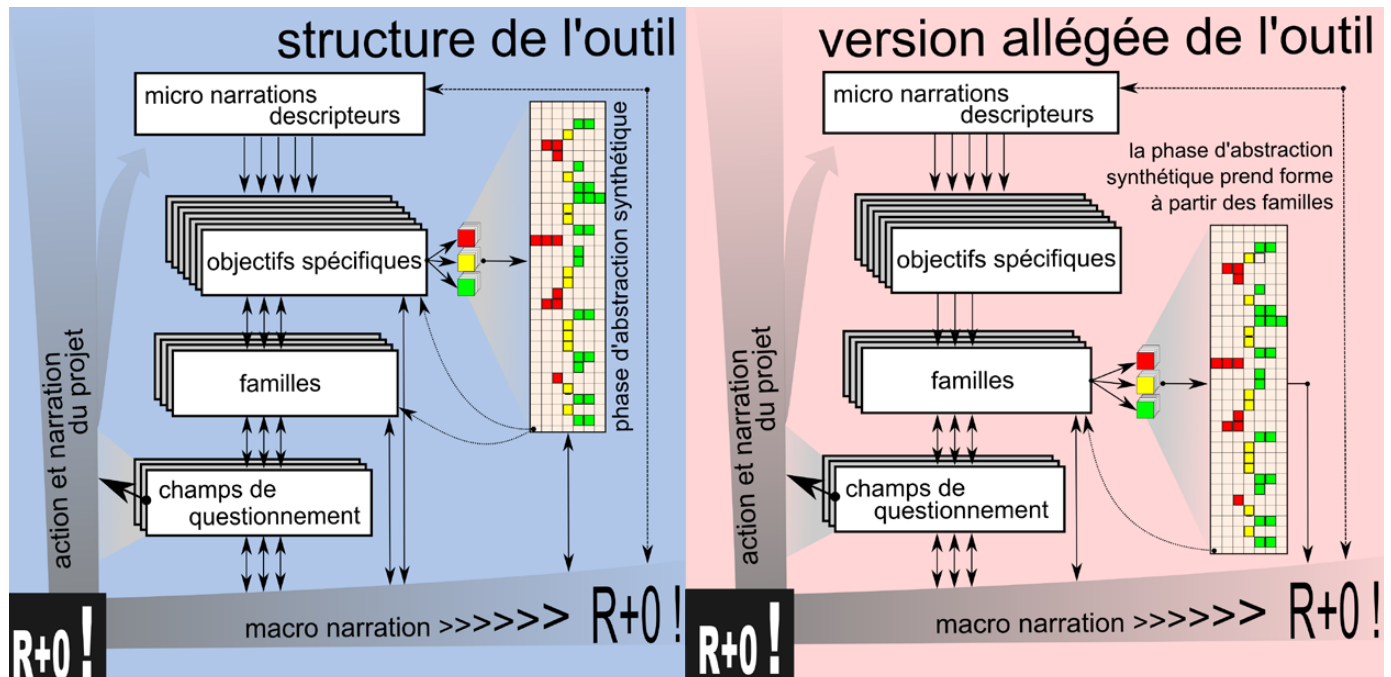
of descriptors; therefore the answers are longer).

This iteration structure that is questioning projects at several levels allows a representation of the real – the tangible territory – that's certainly partial but it is certainly significant too. The reduction of the complexity of real looks like affordable and rich enough to give an appropriate representation.

Both versions, the complete and the light ones, target a general description of the project transformation supported by the micro-information of the descriptors including an intermediate description at the specific objectives or family level for the light version.

This (double) return on assessment is a point of strength of the tool which enhances its reliability. The structure of questions supports the evaluator in his work, pointing to the unavoidable topics, those that he should not forget or evade.

Of course this evaluation exercise does run the risk of subordination of the evaluators to the wishes of decision-makers or politicians. The relationship between consultants and the contractor remains sensitive and delicate.



6 FOUR TEST CASES

We tested the analytical tool on several projects from six different countries. This iterative approach allowed us to improve the tool and to test it in many different conditions.

4. map including the location of analysed projects.

source: © Romeo Carabelli 2011



Here, we present four of the different cases. They were selected because they had characteristics closely related with the R+0! analysis procedure and so were representative of the kind of projects which could be analysed with this tool.

Two projects are French from two municipalities of the Provence-Alpes-Côte d'Azur Region (PACA) region. They are at an advanced stage of design and are characterised by the participation of a large number of institutional actors. We decided to analyse them with the two versions of the tool; Veynes with the full one and Coudoux with the light one. In these

two cases, the analysis addresses only the wills displayed in a posture of ex-ante evaluation.

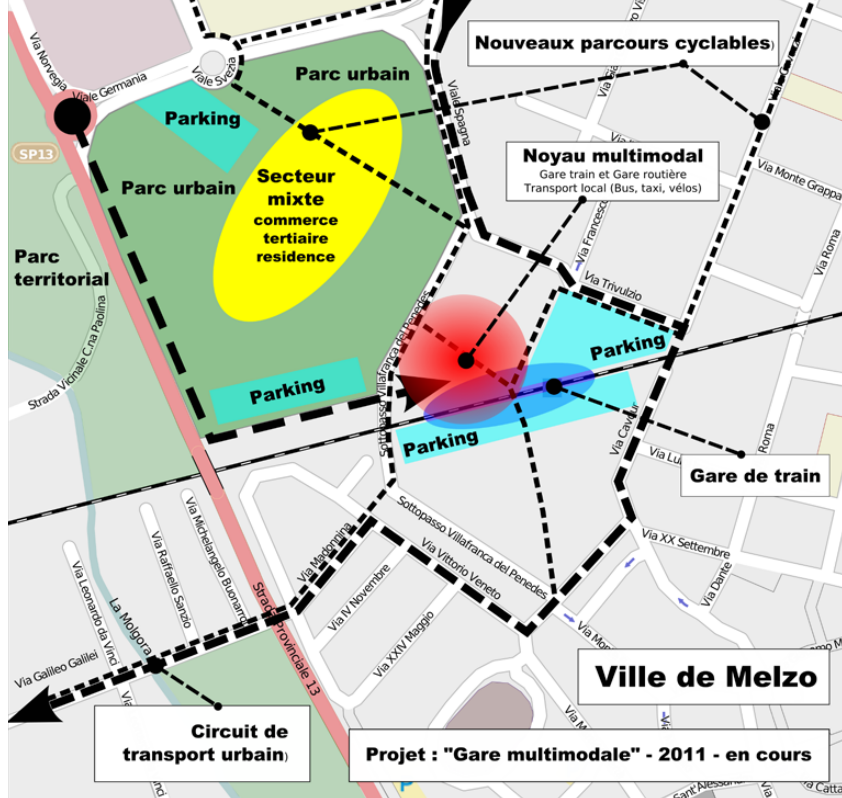
A third case study is Italian (Melzo). It offers an analysis of a project in the implementation phase which aims at the realization of an exchange platform of transport which will have consequences on a large territorial scale. Therefore, the relationship between the contiguous areas and the less immediate neighbouring areas demands particular attention.

Finally, a Tunisian case (Tunis) concerns the analysis of an already finished project. The diversity of these cases allows to highlight the adaptability of the process of analysis to different stages of a project in different urban contexts. We point out some characteristics deserving a cross-reflection. First of all, the banal acknowledgment of the high importance of the nation state configuration and/or national legislation.

We note that the “ratings” are overall very positive and projects have a majority of “green lights” to continue. The most negative assessment is Tunis, the only ‘ex-post’ analysis. Indeed, the inner city of Tunis has a remarkably high level of heritage and the project is a valuable one, receiving the prestigious Aga Khan Award for Islamic Architecture. The three other are in preliminary phases; therefore we should relativize a little the present enthusiasm.

6.1 Melzo, Lombardie, Italie

Melzo is a small town of 18,000 inhabitants, located in the far eastern suburbs of Milan, about 20 kilometres from the capital of Lombardy. This municipality is part of the Milan Metropolitan system and it is exposed to the dynamics of its development. The study case is a plan for participatory urban redevelopment of the area immediately north of the railway station that is becoming an intermodal transport exchange point involving trains, public buses, private cars and bicycles. (See *table nr 13 at the end of the article*).

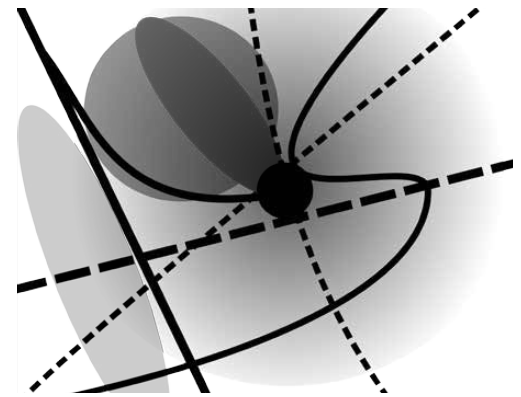


5. Project area in Melzo (I).
source: © Romeo Carabelli 2011

A visual summary of the evaluation enables us to quickly return to the main direction of the project. The focal point of this project is the local political will to transform the urban situation, focusing on infrastructure that can change the territorial structure of the municipality.

The references to societal and heritage issues are weak in the project conception. Even if the documents fully integrate a strong link between the traditional territorial structure and the cultural landscape, there is nonetheless a total absence of these issues in the intended action and interventions.

While texts speak widely about the insertion of the project into the general environment and tool grid itself indicates the presence of heritage, there is no reference to territorial and landscape heritage as such. The multidisciplinary approach of this project tends to miss any valuation of the place's unique specificity.



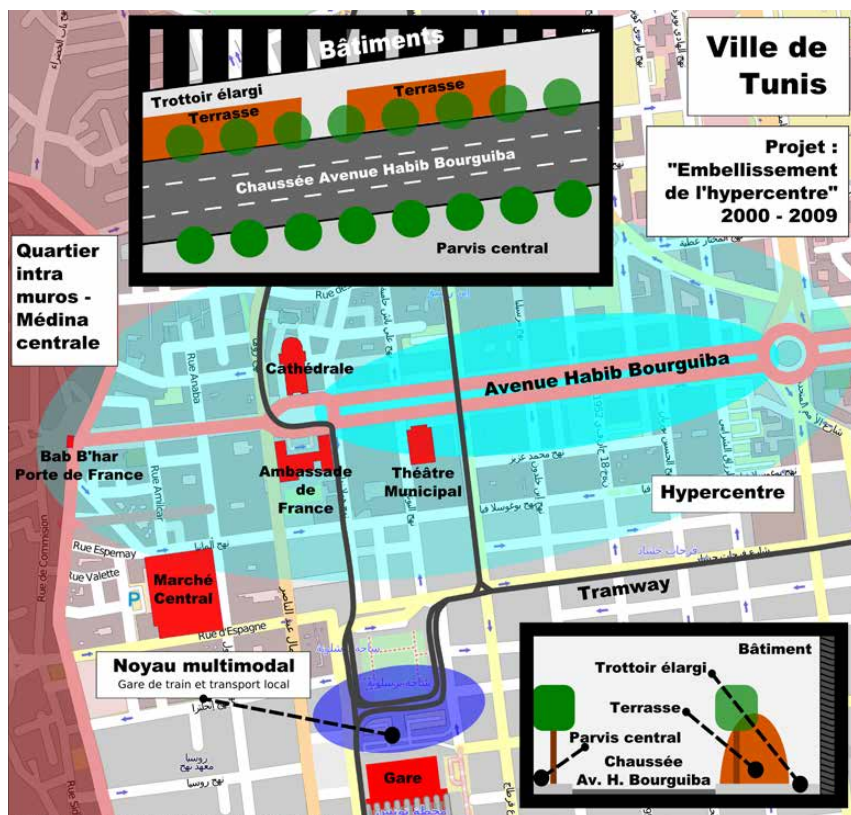
6. Project's interpretation map. Melzo (I). It appears the centrality of the multi-level transport hub, including a local centrality and the network that's finding here a new node.
source: © Romeo Carabelli 2011

6.2 Tunis, Tunisie

The North African case is the project of transformation of the Avenue Habib Bourguiba in downtown Tunis. This area was built during the last two centuries and it is at the heart of the wide urban area. It is a modern neighbourhood that has a complex and not stabilized status. It mixes rich and poor, with both areas of high real estate value and abandoned areas.

In the two decades that followed independence of 1956, this avenue underwent a process of increasing poverty, linked to a powerful crisis of urban centrality. Towards the end of the 1990s, the area was quite unhealthy and dangerous. In this situation an urban project began in 1999 aiming to restore the high quality of the central avenue and its surrounding zone. Planners and authorities wanted to (re) characterize the modern city centre by boosting the heritage dimension, bringing it outside the walled city, the 'Medina'. Several years after the project started, the importance of heritage became increasingly evident.

This case offers an ex-post analysis which enabled a clear assessment of its good and bad qualities. Moreover, between the field work,



7. Project area in Tunis (T).

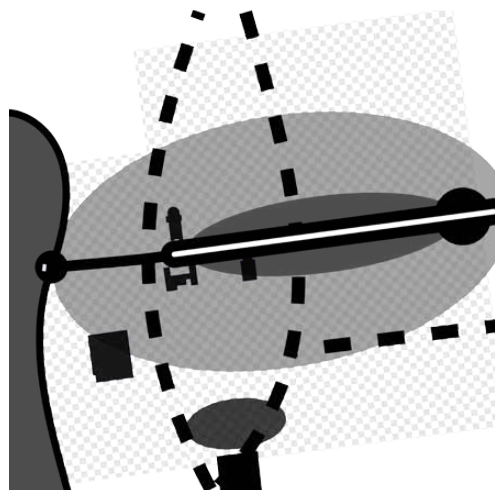
source: © Romeo Carabelli 2011

the setting out of the analytical tool and the final writing of the text, the Tunisian regime fell, allowing a more objective observation and clarifying the official wishes that were the basis of the transformation process.

The project for the Habib Bourguiba Avenue has turned simple attention to heritage into operational reality, which has placed Tunis in a high ranking position among Mediterranean countries on the heritage front where this was and is not so common (see table nr 14 at the end of the article).

The analysis shows negative results for technical issues and it is also critical of the institutional dimension. This latter is an understandable result of an undemocratic regime's way of acting, while the technical shortcomings

can be interpreted as the result of a really complex project placed against the dream of a perfect solution. However, in contrast, the visual synthesis shows that the project paid a lot of attention to the societal and heritage issues.

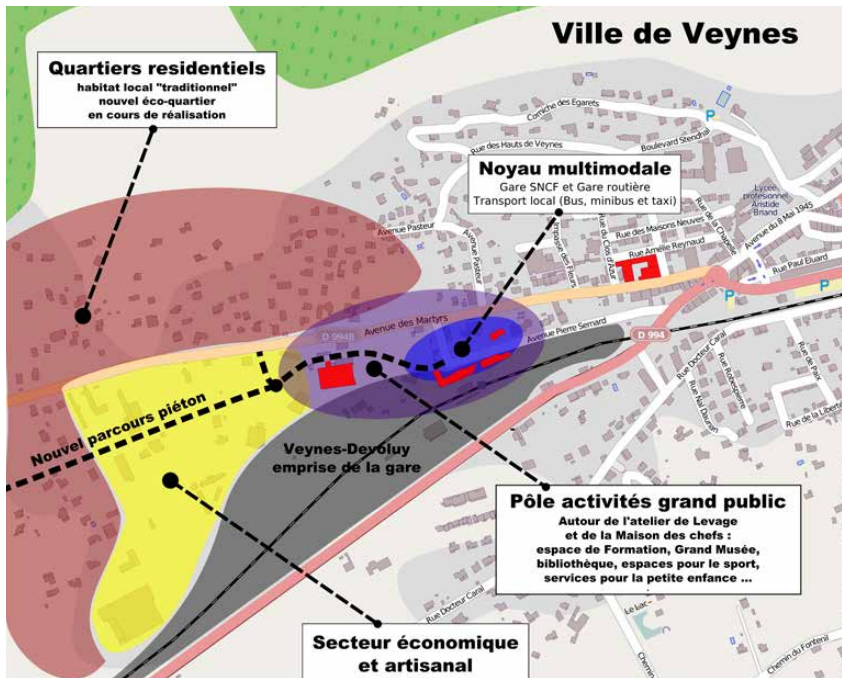


8. Project's interpretation map. Tunis (T). The scheme shows the will of centrality for this project and the really important issues of relationship among the project spaces and the surrounding neighbourhoods.

source: © Romeo Carabelli 2011

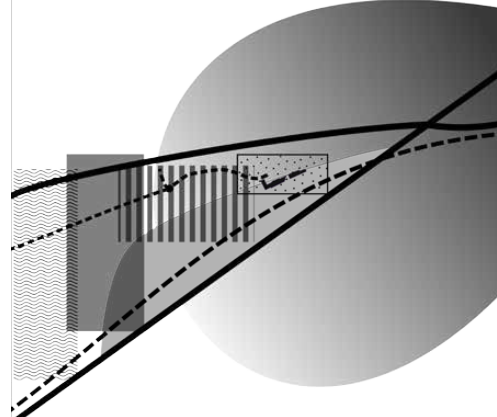
6.3 Veynes, Hautes-Alpes, France

The municipality of Veynes is in Provence-Alpes-Côte d'Azur Region and has some 3500 inhabitants. The project involves the former railway areas nearby the station. It aims to improve the level of housing in the area and it uses the former railway yards to inject new economic activities. This is an interesting project because it tries to improve the sustainable living environment and to retain the railway heritage. The railway arrived here at the end of the 19th century and it established a technical centre to repair and update wagons and carriages. It is a project that can be called 'sustainable' with a high number of positive assessments. (See table nr 15 at the end of the article).



9. Project area in Veynes (F).
source: © Romeo Carabelli 2011

When we had the opportunity to analyse the project, it was at the end of the design phase. Therefore we had only theoretical documents and an impression of the intentions and desires. Everything looked quite perfect, as it should be at this conceptual stage.



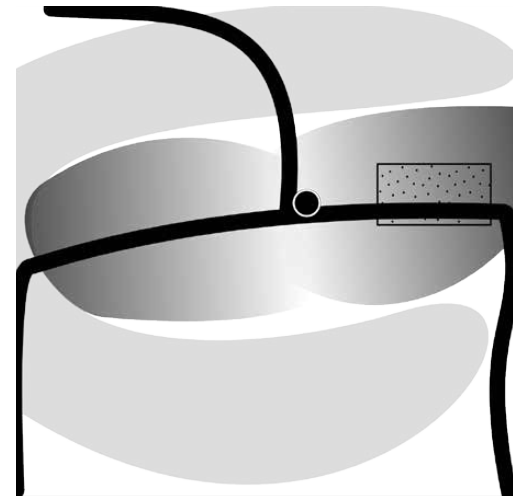
10. Project's interpretation map. Veynes (F). The map shows the new developing area; it will be a kind of satellite for historic Veynes.

source: © Romeo Carabelli 2011

6.4 Coudoux, Bouches du Rhône, France

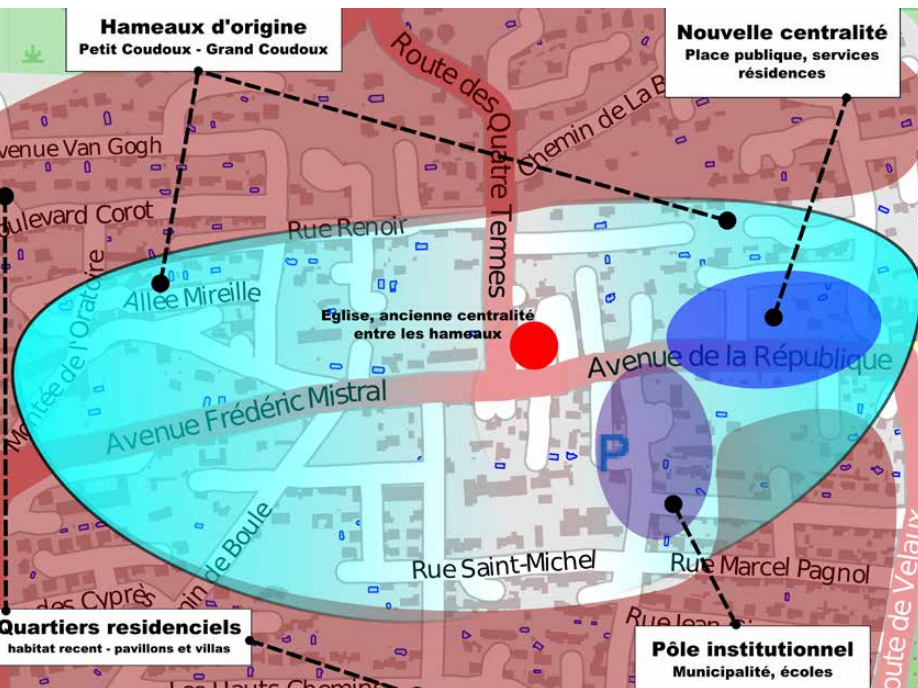
The town of Coudoux is one of the municipalities of the agglomeration community of Pays d'Aix, located in the Department of Bouches du Rhône, Region Provence - Alpes - Côte d'Azur (PACA). The coat of arms of the city clearly shows it belongs to the Mediterranean world, with a brilliant sun, the olive and the vine as symbols. Overall, the territory of the Pays d'Aix is a very dispersed suburb of the Marseille/Aix conurbation, providing an attractive environment, the opportunity to have a 'countryside life' near the town. The project tries to manage the main local problems (housing, medical care and parking) introducing new buildings organised around a new public square. (See table nr 16 at the end of the article).

The analysis of this project is positive across the board, especially regarding the integration of public spaces and energy. However, the absence of negative responses should be seen in perspective because the project is just starting and we have only the project's documents to analyse and some declarations of intent.



11. Project's interpretation map. Coudoux (F). The map shows the twofold town, produced by a fusion in the 19th century between two municipalities.

source: © Romeo Carabelli 2011



12. Project area in Coudoux (F).
source: © Romeo Carabelli 2011

The synoptic view is quite different because we used the light version; the number of showed answer is largely lower than the other cases.

The two French cases were actually proposed by the PACA Region services, exposing two important issues. The first is the interest of the region to have a better impression of a project it was financing and our analysis was directly used by this public body. The second is the interest to do this at the conceptual stage, as an analysis of the finished project could have been more critical.

7 CONCLUSION

The feedback from the cases has confirmed both the importance and the limits of our approach. Although the concepts of heritage preservation and sustainable development are in the process of general assimilation by a large number of policy actors and project stakeholders,

we can conclude that, at an operational level, we are still in a phase dominated by the “simple addition” of these concepts to the practical implementation of the project instead of truly integrating them.

The two concepts are effectively finding their place in professionals’, practitioners’ and researchers’ minds, but they have not really taken root as fully integrated, stable notions, neither in the project design phase nor in the operational phase.

Therefore, for the moment, there is no real conflict situation between the two concepts. When they are used, they respect a rigid and hierarchical position where one of them is the “priority notion” and the other one the “subordinate and tolerated notion”. Eventual conflicts are avoided by strict administrative regulations. We were thinking we would find situations where sustainable development issues would be an opportunity for a reinterpretation of territorial heritage, the chance to incorporate heritage values into a sustainable urban transformation process and mobilize them to reinforce the project. This was not the case and, at the same time, we did not find sustainability issues in heritage renovation projects. Even if general documents and political speeches talk about cooperation for better development, actions in the field do not reflect its effective implementation. We are not able to indicate what the reason is, whether it is business-as-usual inertia in working attitudes and habits, or slowness in policy development, or administrative procedures, or the hypocrisy of technicians and politicians or just the simple distance in real interests both at the theoretical and the implementation levels.

Even if there is an increase in the political will to identify with both policy objectives, the link of heritage values to the sustainability ‘cause’ does not (yet) seem successful. However, heritage/sustainability interaction is already in the pipeline; it just has to become effective.

1. The name of the project was: R+0 ! développement durable et conception des espaces publics des centres modernes des villes méditerranéennes – (R+0! Sustainable development and the design of public spaces in Mediterranean cities' modern centres). I managed this project that involved a small group of researchers, teachers and students from the University of Tours (France). Some information and images at the URL: <http://evolving-heritage.net/index.php/project/r-0>
2. Caisse de Dépôts et Consignations is a public group serving general interest and economic development; it is a long-term public investor at the service of public interest and economic development.

REFERENCES

- Robert-Max Antoni (2007) Référentiel pour la qualité du cadre de vie, Certu, Paris.
- Ernesto Antonini, Antonella Grossi, Sandra Mattarozzi, Matteo Gualandi (2002), HQE2R – Quartiers sostenibili attraverso un recupero sostenibile dell'ambiente costruito, dans : Vittorio Fiore, Paola De Joanna, (dir. - 2002), La manutenzione urbana come strategia di sviluppo sostenibile/Urban Maintenance as Strategy for Sustainable Development. Atti del Convegno Internazionale; Liguori Editore, Napoli.
- Ernesto Antonini (2002), Sostenibilità, dans : Nicola Sinopoli, Valeria Tatano (dir. - 2002), Sulle tracce dell'innovazione, Franco Angeli, Milano.
- Ernesto Antonini (2005), Tecnologie tradizionali e sviluppo sostenibile: un'occasione per l'area del Mediterraneo; dans : Benedetta Biondi (dir - 2005), Architectural Heritage and Sustainable Development of Small and Medium Cities in South Mediterranean Regions. Results and strategies of research and cooperation, Proceedings of the First International Research Seminar of Forum UNESCO – University and Heritage, 27 et 28 mai 2004, Florence, ETS Edizioni, Pisa.
- Ademe, Certu, Rare (2005), Objectif développement durable. Comprendre et agir sur son territoire. Retours d'expériences et recommandations pour l'Agenda 21 local, Editeurs Rare.
- J. Bouinot (2002), La ville compétitive : Les clés de la nouvelle gestion urbaine, Paris, Economica.
- Aurélien Boutaud (2004), Le développement durable : penser le changement ou changer le pansement ? Bilan et analyse des outils d'évaluation des politiques publiques locales en matière de développement durable en France, École Nationale des Mines de Saint-Etienne.
- P. R. Brandsford, T. Krause, K. Ottavino (1997), Sustainable urban preservation. Developing a model program for New York, World Monument Fund Press, Washington.
- Brundtland Commission (1987), Our Common Future, Oxford University Press.
- Carabelli Romeo, Sébastien Larribe and Hélène Bailleul (2011), R+0 ! Développement durable et valorisation de l'héritage patrimonial dans la conception des espaces publics, Bologna, BUP - Bononia University Press.
- Certu (2006), Prendre en compte le développement durable dans un projet, Guide d'utilisation de la grille RST 02, Certu, Paris.
- F. Cherqui (2005), Méthodologie d'évaluation d'un projet d'aménagement durable d'un quartier – Méthode ADEQUA, Université de la Rochelle.
- Catherine Charlot-Valdieu, Philippe Outrequin (dir. 2004), Intégration du développement durable dans les projets d'aménagement et de renouvellement urbain, Actes de la conférence européenne des 2 – 4 février 2004, Édition La Calade, Valbonne Sophie Antipolis.
- Catherine Charlot-Valdieu, Philippe Outrequin (2009), L'urbanisme durable : concevoir un écoquartier, Édition du Moniteur, Paris.
- Catherine Charlot-Valdieu, Philippe Outrequin (2009), Ecoquartier : mode d'emploi, Édition Eyrolles, Paris.
- Françoise Choay (1965), Urbanisme, utopies et réalités : une anthologie, Seuil, Paris.
- Françoise Choay (1980), La Règle et le Modèle : Sur la théorie de l'architecture et de l'urbanisme, Seuil, Paris.
- Françoise Choay (1992), L'Allégorie du patrimoine, Seuil, Paris.
- Françoise Choay (2006), Pour une anthropologie de l'espace, Seuil, Paris.
- Christophe Demazière (2009), L'injonction au développement durable, quelles incidences sur la conduite du projet urbain ?, in Les vertus de l'interdisciplinarité, Les cahiers de l'IAATEUR, Université de Reims.
- Jean-Paul Ferrier, Maurice Sauzet, Augustin Berque (1999), Entre Japon et Méditerranée, Massin, Issy le Moulineaux.
- IPAD (Ingénierie de Projets en Aménagement Durable - 2008), Comment évaluer la durabilité d'un projet urbain ?, atelier-recherche sous la direction de C. Demazière, S. Thibault, J.-P. Carrière, R. Carabelli, L. Verdelli, Département Aménagement, Ecole Polytechnique de l'Université de Tours, et citées umr 6173 cnrs et Université François Rabelais, Tours.
- P. Lefèvre, (2008), Voyages dans l'Europe des villes durables, Editions PUCA, Paris.
- Jacques Lévy, Michel Lussault (2003), Dictionnaire de la géographie et de l'espace des sociétés, Belin, Paris
- Alberto Magnaghi (2003), Le projet local, Mardaga, Wavre.
- MEDD (2005), Projets territoriaux de développement durable et Agendas 21 locaux, MEDD, Paris.
- MEDD (2006), Projets territoriaux de développement durable : Orientations et pistes pour l'action, Paris.
- MEDD (2006), Un cadre de référence pour les projets territoriaux de développement durable et les Agendas 21

locaux, MEDD, Paris.

Christian Norberg-Schulz (1979), Genius Loci: Towards a Phenomenology of Architecture, Rizzoli, New York.

Thierry Paquot, Chris Younés (dir. 2010), Philosophie de l'environnement et milieux urbains, La Découverte, Paris.

E. Plottu (2007), Evaluation et développement durable : Retour d'expérience de la pratique de l'évaluation à l'ADEME [réf du 05/10/2008]. - Disponible sur Internet: <http://developpementdurable.revues.org/document3115.html>

Françoise Rouxel (2000) Développement durable (le). Approche méthodologique dans les diagnostics territoriaux, CERTU 148 pp.

Maurine Sauzet, Chris Younés, Christian Larit (2003), Habiter l'architecture : Entre transformation et création, Massin, Issy le Moulineaux.

Serres Michel (1990), Le contrat naturel, F. Bourin, Paris

J. Theys (2005), intervention lors de la journée d'étude : « Évaluer le développement durable : enjeux, méthodes, démarches d'acteurs », novembre 2005.

Thibault Serge (2004) . « La vie quotidienne des lieux habités », in Echelles de l'Habiter, rapport de recherche MSH - Plan Urbanisme Construction et Architecture, Jacques Lévy et Serge Thibault, mars 2004, p.95, 145p.

Thibault Serge, Bendjador Yasmine (2006), Durabilité, représentations et planification urbaine, Quatre ans de recherche urbaine 2001 – 2004, in ACI Ville volume 2, PUFR, 2006, p.34-39

The South Australian urban design charter (2004)

<http://dataserver.planning.sa.gov.au/publications/1040p.pdf>

Charter of Stockholm (2003)

<http://www.ceunet.org/charter.html>

New South Wales urban design charter (2000)

http://books.google.com/books/about/Urban_design_charter.html?id=ICymAAACAAJ

Charte de Leipzig sur la ville européenne durable (2007)

http://www.eu2007.de/fr/News/download_docs/Mai/0524-AN/075DokumentLeipzigCharta.pdf

Le cahier de recommandations environnementales de la ville de Paris

<http://www.paris.fr/viewmultimediacocument?multimediacocument-id=67168>

Démarche, méthode et outils de HQE2R (SUDEN)

<http://www.suden.org/fr/developpement-urbain-durable/demarches-methodes-et-outils/>

Passport Ecobâti » du Vorarlberg (2005)

http://www.mairieconseilspaysage.net/documents/Ecopasseport_Vorarlberg.pdf

Charte pour la qualité environnementale des opérations de construction et de réhabilitation CoDeBâQuE

<https://extranet-lycee.regionpaca.fr/DOCU//R/C3%A9P/C3%A9rentiels%20Lyc%C3%A9es/Charte%20Qualit%C3%A9%20Environnementale.pdf>

Guide de la Qualité Environnementale de Grenoble

http://infos.grenoble.fr/hqe/abcQE_Grenoble2010_sommaire.pdf

The European Urban Charter II (2008)

http://sustainable-cities.eu/upload/pdf_files/URBAN_CHARTER_EN.pdf

Indicateurs de développement durable pour l'évaluation des projets de renouvellement urbain, modèle INDI (2010)

http://atelierdeprojets.saone-et-loire.equipement.gouv.fr/IMG/pdf/436_SUDEN_Indicateurs_-_0271_cle2acfc3.pdf

Agenda 21 for Sustainable Construction in Developing Countries (2001)

http://www.cidb.org.za/Documents/KC/External_Publications/ext_pubs_a21_sustainable_construction.pdf

Démolir ou réhabiliter pour le développement durable des quartiers , grille d'analyse multicritères, CSTB (2000)

<http://www.box.net/shared/f8sjgcea0m>