

Evaluation of Local Residents and Specialized Experts of Heritage Environment in Jordan

*Jamal Ahmad Alnsour**

ABSTRACT

In Jordan, the evaluation of heritage sites is often implemented by foreign and local experts without taking into account the opinions of local residents. Residents' assessment of heritage sites can contribute to supporting the decision making process and enhancing planning practices. To assess heritage sites from two perspectives (i.e. people and experts) six variables were taken into account including external form, function, knowledge, age, maintenance and emotional cohesion with the venue. A qualitative approach utilizing in-depth-interviews was employed as the method of data collection to achieve the paper's stated objectives. These in-depth interviews were conducted with three groups; comprising residents who live in the city of Old Salt and local and foreign experts, based in Jordan. Findings reveal that there are differences between local residents' view and experts' opinions in the six variables that were utilized to assess the heritage environment. Several recommendations to improve heritage planning practices are suggested in this paper. These include the participation of people in the decision making process in relation to the heritage environment, reassessment of the current methods of heritage planning, maintenance of the original function of the heritage building, making the heritage environment in one style, and establishment of database of the heritage sites.

Keywords: Heritage Environment, Urban Planning, Residents' Evaluation, The City of Old Salt, Jordan.

INTRODUCTION

The concept of historic heritage refers to perceptions held generally by a collective group which represents their sense of identity, since the distinctive character of urban and rural areas relies largely on this heritage (Molina, 2007; Gunn and Var, 2002). Cullingworth and Nadin (1994, p.154) consider 'heritage' as a fashionable word that expresses the national history of buildings and towns. From this domain, research on heritage buildings does not fall into one discipline alone. Planners (e.g. Coeterier, 2002; Cullingworth and Nadin, 1994),

architects (e.g. Al-Zoabi, 2004), geographers (Molina, 2007) and researchers in management (e.g. Poria et al., 2006) have all addressed the issue of heritage buildings. This research deals with heritage buildings from an urban planning perspective, since the role of urban planning in the redevelopment of heritage environments has become a major topic of study in many countries (Gunn and Var, 2002; Cullingworth and Nadin, 1994).

Jordan has a remarkable wealth of historic buildings and cities such as, the ancient Nabatean Petra city which has recently become one of the new Seven Wonders of the world. Over the last few decades, Jordan tended to enhance its heritage environment in order to support the national income, in particular under the pressure of lack of natural and economic resources (Alnsour, 2006). Therefore, Jordan polarized the foreign experts in order to produce heritage planning strategies in cooperation with local experts (Greater Amman Municipality, 2008). According to Jordanian planning regulations, the urban

* Head of Regional Planning Department, Faculty of Planning and Management, Al-Balqa Applied University, Al-Salt, Jordan.

Jamal_eagle@yahoo.com

Received on 18/2/2010 and Accepted for Publication on 26/10/2010.

planning system should rely upon the principles of public participation (Alnsour and Meaton, 2009). In this respect, the concentration falls only on the experts' views without taking into account residents' opinions which may lead to unsound decisions in relation to the value of the heritage environment. Coeterier (2002) argues that all stakeholders' opinions should be taken into consideration when formulating plans for historic sites. The works of Tweed and Sutherland (2007); Dupagne et al. (2004); Hassler et al. (2002); Appleyard (1979) have underscored the significance and value of peoples' views when evaluating heritage sites.

Evaluation Mechanism of Heritage Sites

According to the literature, heritage environments can be assessed by several criteria including external form, function, knowledge, maintenance, age and emotional coherence. These areas are examined by several authors, such as Tweed and Sutherland (2007) who assessed heritage environments in different cities including Belfast, Liege and Copenhagen. Coeterier (2002) evaluates residents' opinions towards historic sites in The Netherlands by applying most of the aforementioned areas. The following sub-sections discuss these areas in detail.

External form refers to the external image of heritage buildings. Researchers (e.g. Tweed and Sutherland, 2007; Al-Zoabi 2004; Dupagne et al., 2002; Hassler et al., 2002; Coeterier, 2002) have defined the term image in different uses. These uses reflect two major ways for dealing with the image: physical image and mental image (Al-Zoabi 2004). Physical image can be determined by architectural style and aesthetics elements which show uniqueness and attractiveness of the heritage environment. Mental image is concerned with combining feelings and attitudes towards the environment (Burgess, 1978). This paper will focus on the mental image in order to understand peoples' feelings and attitudes towards the physical image. Bourassa (1991) argues that the physical image plays an important role in creating a mental image for residents. Al-Zoabi (2004) points out that the mental image of a heritage environment functions to support the sense of place. Low and Ryan

(1985) address the relationship between inhabitants and heritage environments in Oley, Pennsylvania in the United States. They found that individuals' images of an urban area are closely related to its physical characteristics. However, the evaluation of physical image requires the known criteria of all people, and this information may not be readily available.

The functional role of a heritage building can be divided into original use and non-original use (Coeterier, 2002). The former refers to the basic purpose upon which the building was erected. Heritage buildings were built for different uses, such as residential, commercial, industrial, administrative and religious uses. The latter is related to change in the original function of a building, such as the transformation from residential use into administrative use. In this domain, the function has an important role in assessing the heritage sites in order to recognize the extent to which heritage buildings have maintained their original function.

Knowledge is a set of experiences generated by people living in the community (Knox and McCarthy, 2005). It includes the broader cultural traditions and, therefore, is not easily modifiable. The views of people and experts towards heritage environments may relate to information. This relationship can be seen through the vital role of information in planning and presenting heritage sites. Based on information, planners conduct their proposals when the rehabilitation of heritage sites is needed. Discovering new information about heritage sites (e.g. historic or religious story) may lead to a differentiation in people's perception towards these heritage buildings. According to Coeterier (2002), providing information may impact on the attractiveness of the heritage environment. Recognition of the heritage value of a building cannot be achieved without knowledge.

Maintenance of heritage buildings refers to periodic conservation of heritage sites by both local inhabitants and local planning authorities (Cullingworth and Nadin (1994). Bagaen (2006) argues that any description of the buildings, whether or not they are heritage buildings, needs to include maintenance. Researchers (e.g. Bagaen, 2006; Andersen, 1998; Cullingworth and

Nadin, 1994) discuss that the maintenance of heritage sites is concerned with addressing the type of ownership and financial resources to meet maintenance works.

Age reflects the historic period during which heritage buildings were built (Al-Zoabi, 2004). In Jordan, some historic sites were erected prior to the Islamic era such as, the ancient Nabatean city of Petra. Other heritage sites were established during the Islamic era such as, Qasr Amra (i.e. Amra Castle which was built early in the 8th century by the Umayyad caliph). However, some heritage buildings were built during the Ottoman rule such as, Al-Sarraya building at the city of Al-Salt (i.e. a building includes administrative and governmental works), the Latin Convent and the Roman Catholic Church at the city of Al-Salt.

Ascertaining people's perception requires investigating the age of the heritage environment (i.e. is the older building the best?). Coeterier (2002) argues that, sometimes, residents' preference of heritage sites is influenced by their age.

According to Oxford Reference Dictionary, the term emotion expresses feeling whether it is positive or negative. Despite the disagreement about the definition of emotional cohesion with place, it is important to have such a dimension in this study. This is because the emotional cohesion with the site represents, for human-beings, their history, their identity, their loyalty, their traditions, their habits and the symbolic meaning of their existence. Researchers such as, Poria et al. (2006); Coeterier (2002); Feather (1995), point out the importance of investigating the emotional value when evaluating heritage sites.

Background to the Study Area

The city of Salt is located to the North-East of Amman, capital of Jordan, with a population of around 120,000 inhabitants (Jordan, Department of Statistics, 2007) and comprises 80 square kilometers.

The city of Old Salt is one of the most historic towns in Jordan, and it is the main repository of Jordan's urban heritage from the closing decades of the 19th century (Al-Zoabi, 2004). For long periods Salt was the most

important settlement between the Jordan River and the desert to the east. Its golden age was at the end of 19th and the beginning of the 20th century, it is the legacy of this period that makes Salt unique in Jordan and beyond. In the 6th century AD Herocles described it in his book Synecdemus as 'Saltus Herotichos' (sacred Salt), a town in Byzantine Palestine (Al-Zoabi, 2004). Thus, the word Salt stemmed from Latin word "Saltus", which means "... dense forests or the cut mountain of steep slopes. It is a fact that the district all around Salt, which is a hilly area, was originally covered by oak forests of large dimensions. The city was also called 'Jadora', since it was a holy city where the prophet 'Jador' resided"(Al-Zoabi, 2004, p: 550).

According to Salt Development Corporation (SDC) (1990), Salt played an important role in business development during the Islamic era due to its geographic location. Between the 19th and 20th centuries, Salt was considered as a basic centre for exchanging goods (small trade in terms of agricultural market) and administrative activities (SDC, 1990). Apparently, Salt was not only a commercial center but also a political and religious center, especially, after establishing Al-Sarraya building in 1869, the Latin Convent in 1870, the Roman Catholic Church (Latin) in 1874, and the Municipality of Salt in 1887 (SDC, 1990). Therefore, the city of Salt attracted a number of families from surrounding countries such as, Turkey, Syria and Palestine to live there permanently between 1850 and 1915 (Al-Zoabi, 2004). This actually gave the city a political and economic importance. Hence, a number of services were established including a sewerage system, schools, health services, worship centers and administrative organizations (Al-Zoabi, 2004).

As a result, the aforementioned historic evolutions combined to make the city of Old Salt, which is characterized by its unique architectural character, where it has more than 780 heritage buildings (Al-Zoabi, 2004) and these buildings were built of yellow stone.

Research Methodology

Research methodology refers to the procedural

framework within which research is conducted (Creswell, 2003). Clifford and Valentine (2004) agree with Gaber (1993) consider research to be divided into two distinct paradigms: extensive (quantitative) and intensive (qualitative). The former involves the use of mathematical modelling and statistical techniques to understand the phenomenon, i.e. the quantitative

approach grows out of a strong academic tradition that places considerable trust in numbers which represent opinions or concepts. The latter concentrates on words and observations to express reality and attempts to describe people in natural settings. Gaber (1993) distinguishes between quantitative and qualitative paradigms as illustrated in table (1).

Table 1: Differences between two main paradigms. Source: Gaber, 1993

Quantitative Paradigm	Qualitative Paradigm
Positivistic in orientation and seeking objective facts about the causes of social phenomenon.	Phenomenological in orientation and seeking to understand human behavior from the social own frame of reference.
A sample is large.	A sample is small.
Verification oriented, inferential, conformity and hypothesis testing.	Discovery-oriented, exploratory, and inductive.
Data is highly specific and precise.	Data is rich, deep, and subjective.
The location is artificial.	The location is natural.
Reliability is high.	Reliability is low.
Validity is low.	Validity is high.
Generalizable and multiple case studies.	Ungeneralizable and single case studies .

The major difference between the quantitative and the qualitative paradigms of scientific inquiry can be illustrated through the overall approach followed by each of these paradigms, with regard to the generation of knowledge: deductive theory testing and inductive theory building (Creswell, 2003).

A qualitative approach was adopted to meet the research objectives due to the following reasons.

i. The nature of research objectives. Choosing the best design or best method is a matter of appropriateness (Punch, 2005).

ii. The research topic. Tweed and Sutherland (2007, p.4) wrote "There are few if any published studies on how to assess citizens' perceptions of and attitudes to built heritage in towns and cities." However, little research has been conducted in this area in Jordan (Al-Zoabi, 2004).

iii. Researchers who conducted their studies in this field have used qualitative research philosophy (e.g. Coeterier, 2002).

Based on the aforementioned criteria, face to face in-depth interviews were used to satisfy the research objectives. However, the researcher presented some photos and information about heritage building to interviewees during the interviews. The interviews actually seek to cover the following components:

The first part: The first section of the interview seeks to establish how local residents, local and foreign experts consider heritage buildings. Questions in this part have been designed with the aim of seeking to explore and identify the practical understanding and perception of heritage buildings.

The second part: This part is concerned with

exploring the factors which give a historic value of heritage buildings from two perspectives; residents and experts. Literature discussing the concept of historic value has linked the need for changing planning practices with the planning authorities (Cullingworth and Nadin, 1994). In this way, the more unclear the planning practices, the more the need for change.

The third part: Literature reveals that the importance of external form, function, knowledge, age, maintenance and emotional coherence with venue when studying heritage buildings. Therefore, it is important to have a clear understanding of these variables in order to contribute to the knowledge and practical implications.

Local residents who live in the city of Old Salt and both local and foreign experts who are concerned with planning policies of heritage buildings are targeted in this paper. Table 1 provides more details about these interviewees.

Table 2: Profile of interviewees

Interviewees	Target No.	Actual No.
Local residents	30	19
Local experts	12	10
Foreign experts	06	06
Total	48	35

As mentioned earlier, the number of heritage buildings is approximately 780, and the sample size of this paper is 48 interviews representing 0.5% of the whole research population. Based on the master plan of Al-Salt City which is issued by Greater Al-Salt Municipality (2009), the researcher has selected the most important 30 heritage buildings according to their image, design, age, function, knowledge, and information. Accordingly, the researcher has selected thirty households who own these heritage buildings and who have enough knowledge and educational levels in issues of heritage, culture, religion, history, geography, and socio-economic dimensions.

The intention was to interview thirty households, yet eleven families refused to take part in the study due to

their personal conditions. However, ten local experts out of twelve agreed to take part in this study and two of them declined because they were too busy, or because they do not like to respond to an interview. However, all foreign experts agreed to take part in this study.

Qualitative Data Analysis

There is no standardized approach to analyze qualitative data since the nature of qualitative data implies that it cannot be collected in a standardized way (Punch, 2005). Therefore, there are many qualitative research traditions and approaches with the result and there are also different strategies to deal with the data collected (Punch, 2005).

The analysis process of the research qualitative data started when the researcher was collecting his data. The approach adopted involves disaggregating the mass of qualitative data into meaningful parts or categories. This allows rearranging and analyzing these data systematically and rigorously. Adopting this approach means transforming the nature of the data in order to understand and manage them, uniting or merging related data drawn from different transcripts and notes, identifying key themes or patterns from them for further exploration, developing propositions based on these apparent patterns or relationships, and drawing and validating conclusions. So, it started by categorizing the data into meaningful categories, unitizing the data which is about attaching units of data to the appropriate category or categories that were already devised. These steps are followed by recognizing relationships and developing categories by designing or reorganizing the data in a suitable matrix and placing the data gathered within its cells. The researcher has used many analytical methods in addition to recording his interviews which help in analyzing the qualitative data, such as summaries, self-memos and the researcher’s diary.

Analysis and Discussion

As discussed earlier, face-to-face, in-depth interviews were conducted to meet the paper’s objectives. The primary purpose of these interviews is to

gain a better understanding and in-depth information of both residents' view and experts' perception towards heritage environment. Seeing all sides of the heritage buildings picture through residents and experts has enhanced and enriched this paper. A content analysis using sub-divisions of main themes is applied to present the findings from these interviews.

External Form

Many residents considered the character of heritage buildings positively. Their perception is dependent on design, beauty, uniqueness and building materials. To residents, design reflects the history of any civilization on land. A heritage building is a building that still has its original historic identity. In Old Salt, heritage buildings were built according to different designs ranging from an Islamic architectural style to a Western architectural style. Consequently, these heritage buildings reflect the history of both Muslims and Christians. Clearly, each design expresses worthwhile ideas, beauty and its own uniqueness. The design also presents the artistic quality and the grandeur of design. However, the beauty of these designs is also related to building materials and color. Stone was viewed as a natural material which was highly appreciated by residents. The stones, with their warm yellow color, were described as comfortable and attractive; while modern materials such as steel and concrete were referred to as uncomfortable. Finally, the size of the building is also an important criterion for residents. A bigger size is viewed more favourably.

To experts, the design of the building is a direct outcome of socio-economic status. Aesthetics and ornaments are important, since they give a good impression of socio-economic status. Lack of details and ornaments are associated with poverty. A favourable design is one that expresses human needs in a dynamic equilibrium as well. People do like change, stability, diversity, order and complexity. This emphasizes past and present together. A heritage environment is part of the entire area that surrounds it. As a result, the heritage sites that surrounded the built environments should be considered in order to understand the integral model in

the local context. However, uniqueness, as a direct outcome of a good design, can be shown by integrating different designs in one model. This suggests that heritage planning strategies should rely on a comprehensive frame.

To experts, a heritage building does not need to be in a specific design in order to be valued positively. For them, change is subjected to comply with local culture. For instance, additions and extensions to original buildings are made by successive owners over time. The continuous modification of the original design is important, but this may result in new designs being combined with the original design.

Function

Function can be divided into original and non-original. To residents, the original function of a building is better and more important. Residents believe that any transformation in the function of a building should be suitable for the heritage nature of the neighborhood. Some heritage buildings had changed their original functions and, thus, they became inappropriate for local environment. However, people dislike watching new uses such as, housing and commercial services that erected in and around the historic buildings. However, new uses were built without appropriate criteria in keeping with heritage buildings. For example, the secondary school which was built 90 years ago in the city, as the first school in Jordan, is surrounded by a cemetery now. This suggests that local government interventions influenced people's assessment of heritage environments in a negative way.

The main difference between experts and local residents is that function is greatly related to the character of a building from experts' perspective, rather than linking function to the original use of a building as local residents believe. The view of experts towards heritage buildings is more complicated than that of locals, since their view is closely related to the shape of the landscape of the built environment. They consider heritage buildings as only part of the landscape. According to experts, the heritage sites have a timeless

quality as if they had existed forever. The function basically determines the shape of landscape, yet a landscape is changed spatially over time. Therefore, the function should adapt to the requirements of the time.

Knowledge

Knowledge refers to information that enables people to recognize both the identity and the history of heritage sites. The first kind of information is concerned with providing information about the architectural character of a building. The second kind of information presents the history related to establishing these buildings.

In evaluating heritage sites, the residents' view differs from experts' opinion. To residents, information is not important, since people are influenced directly by the image of a building *per se*. Despite this, information gives buildings great meaning and helps in promoting them, information does not transform people's feelings into images. Therefore, people are interested in observing a building rather than obtaining information about it. However, if sufficient information about heritage sites is unavailable, many people may not go to the trouble of attempting to obtain it. This suggests that the impact of information on residents' assessment is limited. A very limited number of respondents confirmed the significance of information relying upon their personal interests and educational level.

To experts, information has an important role in determining the aesthetics and architectural style. Information and heritage knowledge are often scarce. However, the rehabilitation and restoration of heritage buildings depend on information existence. Managing and planning heritage sites also require information. Furthermore, information can be considered as a base for formulating the communal value, since it situates the heritage environments in their historical context. For example, if people know that Al-Sarraya building was built by Ottomans to manage the governmental works related to tax and security, it may add a new vision to their knowledge thereby enhancing their appreciation of the building.

Maintenance

Maintenance plays an important role in enhancing the heritage environments. The norms of good maintenance may vary from residents to experts. The main difference between them is that people believe that good maintenance can be carried out by owners of heritage buildings, while experts see that good maintenance needs for the local government. To residents, the preservation of a building is closely connected with the type of ownership and the cost of maintenance. While experts consider that planning strategies, renewal processes and monitoring are important criteria to preserve buildings.

Residents reveal that there is a strong relationship between the ownership and the maintenance of buildings. Many heritage buildings are rented by their owners who left their buildings and lived elsewhere, in particular Amman and, thus, the conditions of these buildings are less than ideal. Tenants do not maintain a building because they do not own it. Probably tenants do not have enough money to adequately maintain such buildings, since most of them are from exported labor force. To residents, maintenance that was carried out by locals themselves is better than maintenance that was implemented by the local government. Affluent people, sometimes, provide financial support to the local government in order to maintain heritage buildings.

Restoration is one of the most important norms for preserving the heritage sites. In restoration, balance between the original nature and renewals should be continually strived for. However, the local government implements the preservation in a selective manner and does not include all heritage buildings. For example, the Abo-Jaber building was selected by the local government to feature an important heritage mark, without taking into account other heritage buildings. Probably, a lack of governmental financial resources plays an important role in maintaining the heritage buildings.

It seems to be that experts' view towards maintenance completely differs from that of local residents. Experts discuss that maintenance could vary from one building to another depending on information availability. To achieve

good maintenance, planning strategies should support the level of public awareness of heritage environments. Continuous neglect of heritage buildings may change their character and erode their value. Experts believe that the limitations of old designs should be avoided to be more appropriate for the current local environment. However, renewal processes, which are associated with periodic monitoring by the local government, can function to enhance heritage environments.

Age

Age refers to many things: the time during which heritage buildings were established and who built them. To local inhabitants, age has no great importance and older is not necessarily better. Many local residents consider old buildings as those that were erected during their grandparents' lifetime. People are not interested in the age of heritage buildings, since they have limited knowledge regarding the time value of heritage buildings.

In light of this, it seems that age is more important to experts than residents. This is because the regeneration of heritage environments requires more readily available information about the related age and history of heritage buildings. More information is also required to create new designs and to renovate original designs so that they comply with the original designs.

Emotional Cohesion with Venue

Both residents and experts agree that emotional cohesion with the heritage environment is based on loyalty and association to the place. Loyalty is the feeling which makes the individual faithful to his/her environment. Association is the status which the individual attributes to a certain environment regardless of his/her feelings, whether positive or negative towards it. As such, it is safe to say that residents have loyalty and feel a connection to the place more than the experts since they live in the local environment.

To residents, emotional ties mean that heritage environments have a communal value. This basically makes people responsible for their heritage environment.

Therefore, residents want to take part in decisions related to their heritage environment. However, heritage buildings represent the national inheritance for people. Experts are not often from local environments. Thus, their decisions do not take into account the range of emotional cohesion with a place. For instance, changing the original function of a building could negatively influence people's emotions towards it. Heritage environment has an existential value for residents, since it gives them their history and identity. It, also, can be considered as the repertoire of reminiscences including pride and attachment.

Conclusion and Recommendations

There are differences between local residents and experts in assessing the heritage environment. This is demonstrated by the criteria which have been utilized in evaluating the heritage environment including external form, function, knowledge, maintenance, age and emotional coherence. The significance of these elements varies from residents to experts. The following standpoints explain main differences among study groups.

1. Findings reveal that external form of a building and its beauty is one of the most important variables in assessing heritage environment for local residents. External form reflects the historic identity and cultural value. To experts, external form shows socio-economic status more than historic identity and cultural value. Existing aesthetics and ornaments reflect good socio-economic conditions, while lack of these elements indicates poverty.

2. According to residents, both form and function should be suitable for historic identity, and the original function should remain. Experts consider that both form and function should be appropriate for the requirements of the modern construction. Function is one of the most important criterion for experts, since they take into account the historic dimension and the requirements of the modern architecture.

Information is not important for residents, since it does not impact their view towards the heritage environment. To experts, information is one of the most

important variables in evaluating heritage environment, since the restoration of heritage buildings depends on information existence.

3. To residents, the maintenance of a building is related to the type of ownership and the cost of preservation. According to experts, maintenance could vary from one building to another depending on information existence. Therefore, planning strategies, renewal processes and monitoring are important criteria to preserve heritage buildings.

To residents, age has no great importance and older is not necessarily better. To experts, heritage environment requires information pertaining to age and, thus, age is more important to experts than residents.

4. Loyalty and association are the basic sources of emotional cohesion with heritage environment for both local residents and experts. Because the heritage environment has a distinctive value in terms of history, religion and culture, people feel that they are responsible for their heritage environment. Residents seek to take part in the decision making process in relation to their environment.

Experts, sometimes, are not able to conduct an accurate evaluation due to the absence of emotional ties with place.

Based on the aforementioned findings, a number of recommendations for heritage planning practices are suggested as follows.

* This study seeks to identify criteria to assess the heritage environment from two perspectives, i.e. residents and experts, yet residents' view about these criteria differs clearly from the experts' view. To enrich and enhance decisions related to heritage environments, residents' opinions should be taken into consideration. Therefore, the local government should enhance the principles of public participation in decisions related to the heritage environment.

* Planning authorities should benefit from people's opinions. As illuminated in this paper, residents provided new sights into managing heritage environments. This will assist in managing and planning

of heritage buildings.

* Planning authorities should reassess current policies related to heritage planning to be more appropriate. Reassessment of such policies could contribute to better understanding. New insights identified by both experts and local residents should make these policies more appropriate for local heritage environments.

* The original function of the heritage building should be maintained, since respondents reveal that the heritage building should maintain its function. This may be achieved by creating regulations that may keep the original function of a building in the original site. Changing function and design will not reflect the historic and cultural dimensions of the site.

* Since heritage buildings are seen as part of the whole built environment, consequently, the surrounding areas of the city of Old Salt should be taken into account. This suggests that urban strategies should focus on the whole structure of the city and surrounding areas together. This can be achieved by specifying the basic uses within master plans. For example, the construction of green spaces around heritage environment is one of the best ways to link heritage environment into other residential and commercial uses.

* Planners should combine the past with the present in order to make the design of the heritage environment compatible in style. The style should reflect the local identity and the history of the city.

* Planning authorities should depend on local experiences. The importation of foreign experiences is relatively costly. Both local residents and experts have many details about heritage buildings. However, people can provide good proposals to maintain the heritage environment.

Acknowledgements

I wish to thank local and foreign experts, as well as local residents, who generously contributed their time to assist in producing this paper.

REFERENCES

- Alexander, Christopher. 1979. *The timeless way of building*. Oxford. Oxford University.
- Alnsour, Jamal and Meaton, Julia. 2009. Factors affecting compliance with residential standards in the City of Old Salt, Jordan. *Habitat International*, 33(4): 301-309.
- Alnsour, Jamal. 2006. *Planning and managing the built environment in the context of compliance with residential standards, Jordan*. Unpublished PhD Thesis. University of Huddersfield. Huddersfield: UK.
- Al-Zoabi, Ahmad. 2004. The residents' images of the past in the architecture of Salt City, Jordan. *Habitat International*, 4(28): 541-565.
- Andersen, Skifter. 1998. Motives for investments in housing rehabilitation among private landlords under rent control. *Housing Studies*, (2): 177-200.
- Appleyard, Donald. 1979. *The conservation of European cities*. MIT Press. Cambridge. UK.
- Bagaeen, Samer. 2006. Housing conditions in the old city of Jerusalem: an empirical study. *Habitat International*, 1(30): 87-106.
- Bourassa, Steven.C. 1991. *The Aesthetics of Landscape*. Belhaven Press. London.
- Burgess, Jacquelin. A. 1978. *Image and identity: A study of urban and regional perception, with particular reference to Kingston upon Hull*. University of Hull. UK.
- Nicholas, Clifford and Valentine, Gill. 2004. *Key methods in geography*. Sage. London.
- Coetierier, J.F. 2002. Lay people's evaluation of historic sites. *Landscape and Urban Planning*, 2(59): 111-123.
- Creswell, John. 2003. *Research design: Qualitative, quantitative and mixed methods approaches*. 2nd ed. Sage. London.
- Cullingworth, Barry. and Nadin, Vincent. 1994. *Town and Country Planning in Britain*. 11th ed. Routledge. London.
- Dupagne, A., et al. 2004. *Sustainable development of urban historical areas through integration within towns*. Research Report No.16. European Commission, Luxembourg.
- Feather, N.T. 1995. Values, valences and choice. *Journal of Personality Social Psycho*. (68): 1135-1151.
- Gaber, John. 1993. Reasserting the importance of qualitative methods in planning. *Landscape and Urban Planning*, 1-4 (26): 137-148.
- Greater Al-Salt Municipality. 2009. *Master Plan Report*. Al-Salt. Jordan.
- Greater Amman Municipality. 2008. *Master Plan Report*. Amman. Jordan.
- Gunn, Clare and Var, Turgut. 2002. *Tourism planning: Basics, concepts, cases*. 4th ed. Routledge. London.
- Hassler, U. et al. 2002. *Cultural heritage and sustainable development in SUIT*. SUIT Position Paper No. 3. <http://www.lema.ulg.ac.be/research/suit/reports> accessed on 25 November, 2009.
- Knox, Paul and McCarthy, Linda. 2005. *Urbanization: An introduction to urban geography*. 2nd ed. Prentice Hall. New Jersey.
- Koch, Sigmund. 1969. *Value properties: The Anatomy of Knowledge*. Routledge, London.
- Low, S.M. and Ryan, W.P. 1985. Noticing without looking: A methodology for the interaction of architectural and local perceptions in Oley, Pennsylvania. *Journal of Architectural and Planning Research*, (2): 3-22.
- Molina, Cristina. 2007. Cultural heritage, sustainable forest management and property in inland Spain. *Forest Ecology and Management*, 1-2(249): 80-90.
- Poria, Yaniv. et al. 2006. Heritage site management: Motivations and expectations. *Annals of Tourism Research*, 1(33): 162-178.
- Punch, Keith. 2005. *Introduction to social science: quantitative and qualitative approaches*. 2nded. Sage. London.
- Salt Development Corporation (SDC). 1990. *Salt: A plan for action*. Volumes: I, II, III, Salt, Jordan.
- Tweed, Christopher and Sutherland, Margaret. 2007. Built cultural heritage and sustainable urban development. *Landscape and Urban Planning*, 1(83): 62-69.

*

()

*

.210/10/26

2010/2/18