

## **The role of protection and development in enhancing tourism of the Kuti neighborhood of Bushehr**

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### **Abstract**

The unique architecture and urbanity in the historic texture of Bushehr has potential to attract tourists from Iran and the rest of the world. The Kuti neighborhood as the largest neighborhood of the historic fabric texture of Bushehr, has various capabilities in attracting many tourists and it has been successful in this case. In recent years, a lot of measures have been done in the field of protection of monuments and texture development in this area. Some of these measures have been done with protection-oriented view and others with development-oriented view. These two approaches have proceeded against each other and together in some period. This paper emphasizes on the synchronization of the role of protection and development in enhancing tourism of Kuti neighborhood.

### **Keywords**

Protection, development, tourism, the Kuti neighborhood, Bushehr

### **Introduction**

The protection means protection and preservation of the work in its original and natural shape, so that the work can respond to the today needs or continue to survive in its natural form with a few changes. Usually, the protection is implemented to prevent natural or man-made erosion. Erosion could lead to collapse the work. This definition makes the protection closer to the permanent renewal.

## Theory

Philosophy and the way of implementation of urban protection and architectural protection are informed by a growing number of national and international conventions and declarations that date back to the nineteenth century. It is understood that these documents in principle make the field of a wise practice. Of course, these documents mainly reflect a European idea of philosophy and protection methodology. The common topic in these charters is its application which seeks the protection manner together with ethics, identifiable methodology and adapts it to other interests over time.

The International Tourism Charter expresses the interaction between heritage and tourism, and also is known alter ego with native build Charter. The necessity of identification, registration, protection, conservation and presentation of heritage and cultural diversity of different locations in heritage tourism is characterized as indigenous heritage.

The necessity for mutual understanding among visitors (tourists) and the host (local residents), teaching cultural heritage in both groups and strengthen local groups and organizations interested in strategies to account for local conditions and requirements in the field of design and management of preservation of works are original solutions of this charter. The Charter has been paying particular attention to human presence and acknowledges the fact that this heritage is severely damaged by the elimination of people. Actually it knows the indigenous people's participation guarantee depends on the presence of non-native. This approach results to merge the authorized organizations and in other word, accept this kind of cultural heritage is the engine of tourism. [1]

## Protection role in development

Development-oriented and protection-oriented approaches are works together and against each other in some period. One of the differences between these two approaches was making alley in the historical texture. Over time, other

approaches in this regard were made that used local potentials for the benefit of the development. Such approach leads to align the goals of development and conservation approaches that can be studied in the context of the restoration and regeneration measures.

Table 1: alignment the goals of development and protective approaches -Source: authors

the goals of development and protective approaches	
restoration measures	One of the most basic activities in country is preservation the valuable and heritage single buildings in urban areas. In this period just conservation was considered. Over time, restoration of texture in historic districts, stay along with protection. During this period, protective measures were defined within the cultural confine, and finally regenerating the historic districts of cities in the evolution of conservation and restoration was proposed [2].
regeneration measures	It means the revitalization and includes various measures and complementary means that this is done for regenerating (Habibi, 1988). Regeneration influence is also relatively wide field and can occur in the physical, economic, social and cultural case eventually. Regenerating in the old body can inspire different, residential, administrative, cultural, tourism areas and so on. [2]

In the period, the importance and necessity to develop the city which considers the improvement of quality and culture, set development against protection. This development that imply our experience from the beginning of new urban ,in other words ,the renovations of Reza Shah and making streets, states that the renovations caused renovation of the cities and made relative advantages for urban areas (except for the historical context) . In contrast to this approach, endogenous development and feeding the improvement for progressing in the city was another approach which taught about development, a development that could lead to growth from inside or outside. Supply growth from inside necessities attention to the development of the local economy and its increased benefits, as well as the development of local and regional economic base that the protection of valuable buildings considers as one way to achieve it. Supply growth from outside was possible with attracting the investment and create new demand for new space or use of refurbished space. At second glance, it cannot see the challenge of revitalizing historic urban areas and endogenous development and both can also improve along together. By taking a second look, conflict between development and protection is replaced by peaceful coexistence. [2]

Table2: The approaches expressed in the manner of intervention in the valuable historical textures -Source: authors

The approaches expressed in the manner of intervention in the valuable historical textures	
Protection-oriented approach	In this approach, any kind of intervention except protection is prohibited and other actions are known as destruction of historical textures and cultural values. It implies Even with functional restoration of historic buildings despite the emphasis on socially beneficial use of valuable works

	<p>totally, special characteristics of this approach can be counted as follow: conditions and cultural values in the shaping the space are considered to be the dominant factor. Culture prevails on all areas and economic category is not on a great place. Finally, giving too validate to the past results in museum attitude to space.</p>
<p>Development-oriented approach</p>	<p>In this approach, whole historical texture is known merely worn out and worthless and looks at it narrowing from economical point of view, so that it does every action in order to earn more profit on its investment regardless of the value of cultural, social and historical in its structure, and it allows the involvement in texture in order to obtain more profit. It considers the transformation of space just from economic structures. [4]</p>
<p>Protection-oriented protection approach</p>	<p>In this approach, the view to texture is considered. The designer believes that the historical texture is a protection task and considers development to preservation of texture, and knows it takes precedence over conservation. [5]</p>
<p>Development-oriented protection approach</p>	<p>In this approach, the designer of all related values which is related to texture is considered and limits intervention in texture. [6] In other words, designer here believes that the protection, which is done, will never be stable if the development is not done.</p>

In general, it introduces the underlying development-oriented conservation approach to achieve the main objective which is summarized as follows:

State the development strategies with comprehensive attention to the values of the historical texture and its constituent elements and incorporate them into the form of a joint statement and adhere to the policies listed in the planning and implementation by the relevant organizations and responsible institutions. [7]

Development must be dynamic. It should include regenerative discussions, out of inertia, resuscitative and stationary. Look to the future without ignoring the past and relies on it.

Assess the impact of any development on valuable historical texture. So that the historical texture does not implied as a subsystem and secede from changes in the whole system of city, but must find a decisive effect on the process of sustainable urban development. [8]

Attention to the modeling and creating centers to identify the culture and principles in the texture according to the coordination of relevant institutions. [9]

Increasing the interaction between protection and development in collaboration with relevant organizations and institutions and prioritizing the tourism industry. [10]

#### Influence of protection and development on tourism

The presence of more tourists in the cities is one of the factors that influence "urban restoration and protection". In the last two decades, "urban tourism" is a type of tourism that has his place among a variety of industry open. [11] One of the main examples of cultural and economic activities in the cities is urban tourism, and in the current situation, it is a business type. [12] In other word, the major part which is called "cultural tourism" is included by the "urban tourism". [13] Thus, the city is transformed into a place where a mixture of culture and economy will arise and expand. [14] Along with this change, and based on

“culture consumer “in the city, environment urban again will gain value and historic protection will be meaningful. [15]

Cultural tourists away from futile and passive entertainment and aimless wandering of mass tourism, with more knowledge and more serious look for their missing. 16]

In development and reconstruction of historic neighborhoods, it necessary that historic heritage and sense of place aggregate with contemporary economic, political and social situation. Tourism development through the design with development and protection approach in the historic texture and use of culture as a means to revitalize the city's historic neighborhoods by creating new economic activities, in order to replace and complement the natural uses in the urban environment, has been investigated in this study [17].

The concept of tourism as a suitable activity for areas with historical value is a new approach, which creates various kinds of new economic activity and jobs. ( Tizdel, 2009 ). Cultural tourism, regardless of geographical and cultural constraints is a representative of modern and contemporary man and observes the human life belonging to past times, i.e. tradition taking, by taking advantage of the new era of maximum amenities [18].

#### The role of tourism in historical texture

Making the temporary uses in historical texture results that the tourists experience old life in the region, however brief, and understand the sense of place. On the other hand, with creating the job as well as commercial spaces along with cultural spaces, exhibition and tourism can also hope to regional economic sustainable development. With job creation it is obvious that residents and locals interest to live in historical texture, and so, protect their life environment, spontaneously [19].

But in general, it should be noted that prior to any construction and design in a texture with significant historical and antiquity value was looking for a strategy to interfere with the economic, social, cultural and physical goals.

Historical monuments as a factor of national identity and local in the other word, expresses the history and the way of ancient life and help us to understand the techniques of the past. Then with missing them, past events and connection with other surrounding elements will be destroyed. Then, the restoration and protection of historical monuments for better expression and lifestyle events of the past is better. First, resistant buildings to stay stable in the same way and form as their past and secondly, preserve their connection with other elements of the collection through restoration and repair and regeneration of texture preserving and any other activity that takes place in the texture should be done with respect to historical events. [20]

### The Kuti neighborhood

The Kuti is one of the four districts of old neighborhood of Bushehr (chahar mahal). In recent years, a pavement axis has been considered in the center of this neighborhood. This pathway begins from North headland of the texture and ends in the Kuti square and provides the possibility of passing cars. Also in the Kuti square, a special part is devoted to parking cars. There is the possibility of exit from this way. It facilities the traffic into the texture and give security to it. (it is necessary to say that, some monuments and noble pathway were destroyed to construct this pathway but, subdivisions reach some ways that have architected values). Mirza Hassan Hosseini Fsayy in 1900 in "naseri's Farsnamh" mentions the Kuti neighborhood as "Kazerouni's neighborhood ". [21] Abraham Kazerouni visited Bushehr at the time of Mohammed Shah, described the site of the English building monument in the southwestern Bushehr in front of the sea. Apparently, it was known as "the British Kuti" [22]. It is still known as Kuti among some old



people of Bushehr. Its existence in Kazerouni's neighborhood results to call this neighborhood as the Kuti neighborhood [23].



Figure 1- The zones of old neighborhood of Bushehr

- Source: [24]

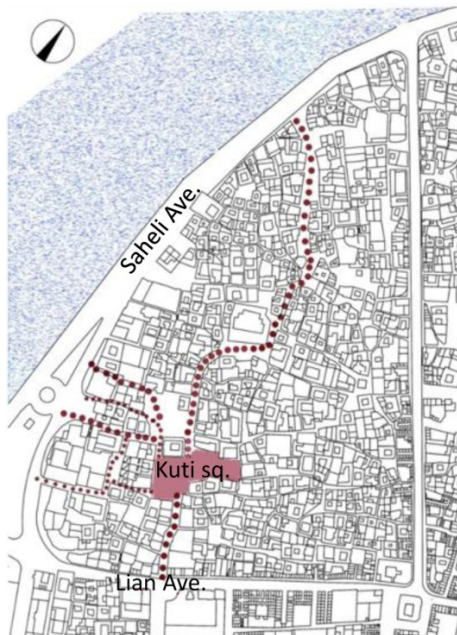


Figure2. Access path to the Kuti neighborhood

- Source: authors

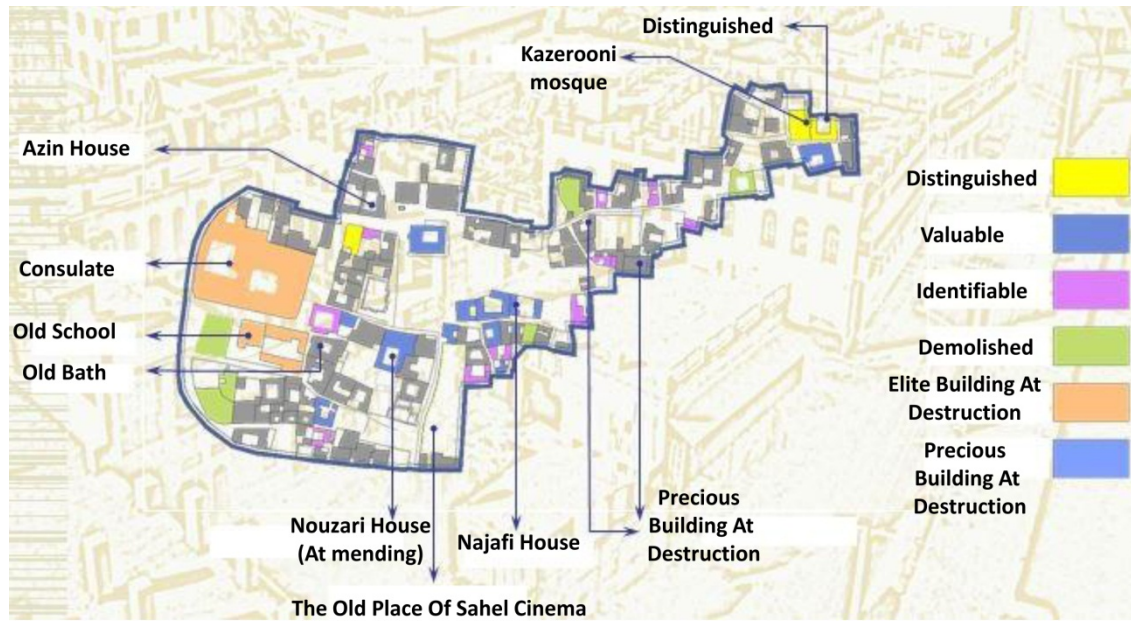


Figure3. The center of the kuti neighborhood and historical monuments

-Source: [24]



Figure4. Old image before the implementation of the reorganization plan of Kuti

- Source: [24]



Figure5. British Consulate building in the Kuti neighborhood

- Photo source: author

Major part of the current character of the Kuti square is derived from educational usage which is resulted from dedicate the Nozari mansion and surrounding moorland to the School of Architecture. Major routes lead to kuti square. Pedestrian Street of Lian which is an important market connects to this square from south. From north the pathway provides cars the traffic possibilities, from West from coastal path and former British Consulate, which recently has been strengthening reaches the square. Along with this pathway, there are some valuable mansions such as the "Azin mansion".

The kuti neighborhood is divided into two parts, Kuti square and Kuti pathway. Cultural- tourist residential characters are suggested characters that considered in detailed for Kuti pathway. On the basis of these characters, the strategies which have been considered to be design in this area, including the definition and

entrance design to the texture, reorganize the pedestrian and roadway, inject activities and usage along the way, creating a cultural tourist uses in valuable sets, design and build a car park, avoiding the car came through, enhance visual corridors to the sea, making urban signs and designing open urban space to expand space.

According to these characters, strategies for designing in this area has been considered, including the development of key areas of higher education with an emphasis on complex historical identity, ritual body repair with an emphasis on the historical identity of the area, improve the urban environment based on climate, urban mark design for the entrance area to the beach, design of main arteries of roads connecting the center of the neighborhood. Tourist resort and tourist attracting by functional qualities and experimental aesthetic qualities are new strategy that note advantages, disadvantages, threats and opportunities.

Table 3: performance qualities and experimental-aesthetic qualities

- Source: author

<p>Ethnic-religious activities in community centers and religious site, especially in mourning days. The presence of people and activities in the area of texture that is intended for roadway access. Engaging residents, especially aged people in public spaces</p>	<p>performance qualities</p>	<p>advantages</p>
<p>Existing of valuable</p>	<p>experimental-aesthetic</p>	

<p>buildings with public use as mental index          Good desired and variety views in pathways and ways of inside texture          There are various desirable chamber skyline and tracks          Existing of the sea is the most important element of urban signs (ecological)          Continuity on the roads and tracks          Existing of Architecture valuable species          Adaptation of the old species with the issues of climatic comfort</p>	<p>qualities</p>	
<p>Not designed of attractive and fit of group activities within the texture.          There is not any commercial space In connection with the lack to meet the daily needs.</p>	<p>performance qualities</p>	<p>disadvantages</p>
<p>Destruction of buildings by replacement them with new construction regardless of the architecture texture          Reduced utility in consecutive views due to the gradual destruction of old buildings</p>	<p>experimental-aesthetic qualities</p>	
<p>Organizing behavioral bases with respect to</p>	<p>performance qualities</p>	<p>opportunities</p>



<p>existing potentials in the Kuti square Restoration of residential buildings in accordance with demands for qualifying the activities related to tourism</p>		
<p>Opportunity to revitalize and increase the readability of the signs Opportunity to define the different areas input opportunity to revitalize for renew collective memory The opportunity to communicate and visual and physical discipline among worth elements Opportunity to organize nodes opportunity to Copy from any valuable spices to observe climate issues</p>	<p>experimental-aesthetic qualities</p>	
<p>Jeopardize the security of the pathway within the texture because of the existing of useless and dilapidated buildings not acceptance of new applications because of the lack of environment for attracting people</p>	<p>performance qualities</p>	<p>threats</p>
<p>Loss the consecutive and favorable skyline with the demolition and</p>	<p>experimental-aesthetic qualities</p>	

<p>construction of new ones</p> <p>Creating turbulence in the mix of diverse views surrounding different and heterogeneous materials</p>		
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### Conclusion and discussion

Measures which have taken to protect buildings in the kuti neighborhood, especially on the outskirts of the seaside street led to a boom in these sectors. Among these protective measures can note the reconstruction of Hafte mansion, Amiriyeh mansion, Mehraban mansion, Golshan Mansion Mansion and Irani Mansion. These buildings use has been changed and most are administrative functions. After work hours and in the final hours of day, service activities are carried out in the vicinity of some of the buildings that contribute to the vitality of the beach at night.

Protection and development measures in the Kuti neighborhood, such as the development of educational uses in the college of architecture and civil engineering including restoration of the Nozari mansion, as well as the organization of kuti leads to give security to boost tourism in this part neighborhood of the which help to this area.

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