

EFFICIENT DEVELOPMENT CONTROL REGULATIONS AND URBAN MORPHOLOGY ANALYSIS

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Abstract *Urban morphologists have long concentrated on town's form and its historical development as a tool to gain a better understanding of existing contexts. Redevelopment policies in many countries do not necessarily relate to morphological studies of sites' history and urban form change.*

The current paper discusses the need to include form studies in development control process to provide accurate information about incremental change and urban growth of settings and to protect character of existing urban contexts. The paper discusses localizing design policies to a specific district and relating these policies to urban form analysis, aiming to create a proactive system that guides positively incremental change.

The paper includes three parts: The first part discusses urban morphology approaches in documenting incremental change, legal frame work to development control, and efficiency of development control regulations for specific contexts. As a case study, the second part reviews an Egyptian district 'Zamalek', Cairo, Egypt, facing heavy urban growth threatening its character and architectural heritage. It reviews and documents changes that occurred to the site in order to understand whether morphological studies were taken into consideration in design control regulations or redevelopment policies in the area or not. The third part concludes with a brief frame work for the evaluation of the case study. It tends to develop an approach that helps urban form studies to be part of the development control policies and regulations and positively guide urban growth.