

# Recovery of urban wastelands as a demarcation lever: Case of Martyrs neighbourhood (Constantine, Algeria)

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## Abstract

*Constantine, emblematic capital of the Algerian East, has been designated Mediterranean interior metropolis. Nevertheless, it contains numerous unused and/or under-used “urban pieces” reflecting a repulsive and degraded image. These urban wastelands, correspond to real crucibles which will be interesting for reinvestigation to upgrade the city, redeploy its attractiveness, and improve its image.*

*The present work has the objective of interrogating this complex situation and measuring the issue of urban renewal through the study of a specific case: Martyrs neighbourhood (Ameziane) at the level of the urban sector Boudraa Salah. We will intend through this work to proceed at an identification “attempt” of potential territories to be renewed and of different urban wastelands via a reading of the city of Constantine. Then, our approach will focus on the elaboration of a strategic diagnosis of our study area to identify the incumbent main issue, the main objectives to be attained, and finally to implement the susceptible actions to upgrade a declined territory.*

*The recovery of this urban wasteland in Constantine corresponded to the beginning of a strategic reconquest necessitating specific procedures, the integration in a global vision, and the emergence of new political, economic, and social practices at the same time.*

**Keywords:** *Urban renewal, urban image, attractiveness, Martyrs neighbourhood (Ameziane), Constantine.*

## 1. Introduction

Since the ancient ages, the cities are in continuous mutation under the impact of two distinct movements which have manufactured them almost simultaneously: the growth and extension from one part and the reconstruction, the densification, and the reutilisation from the other. The latter are made in spontaneous manners. Nevertheless, numerous transformations have seen the light, and actions have been integrated in the planning and urbanism steps. The interventions on the city consisted during long periods in an important production of buildings and infrastructures in non-built areas and intended for individuals with relatively homogenous aspirations [1]. However, in the contemporary era, the development of cities is made in an already largely constructed framework and found intended for individuals with very diverse aspirations. The urban intervention is now registered in a “re-urbanisation” context marked with a territorial and socio-economic complexity as well as by the uncertainty. The major issue of our era will be to find initiatives to stimulate a development of declined, under-used, unused, and central spaces which are no longer renewed in a spontaneous manner as this was previously made. The main objective of the reconstruction approach of the city on itself is

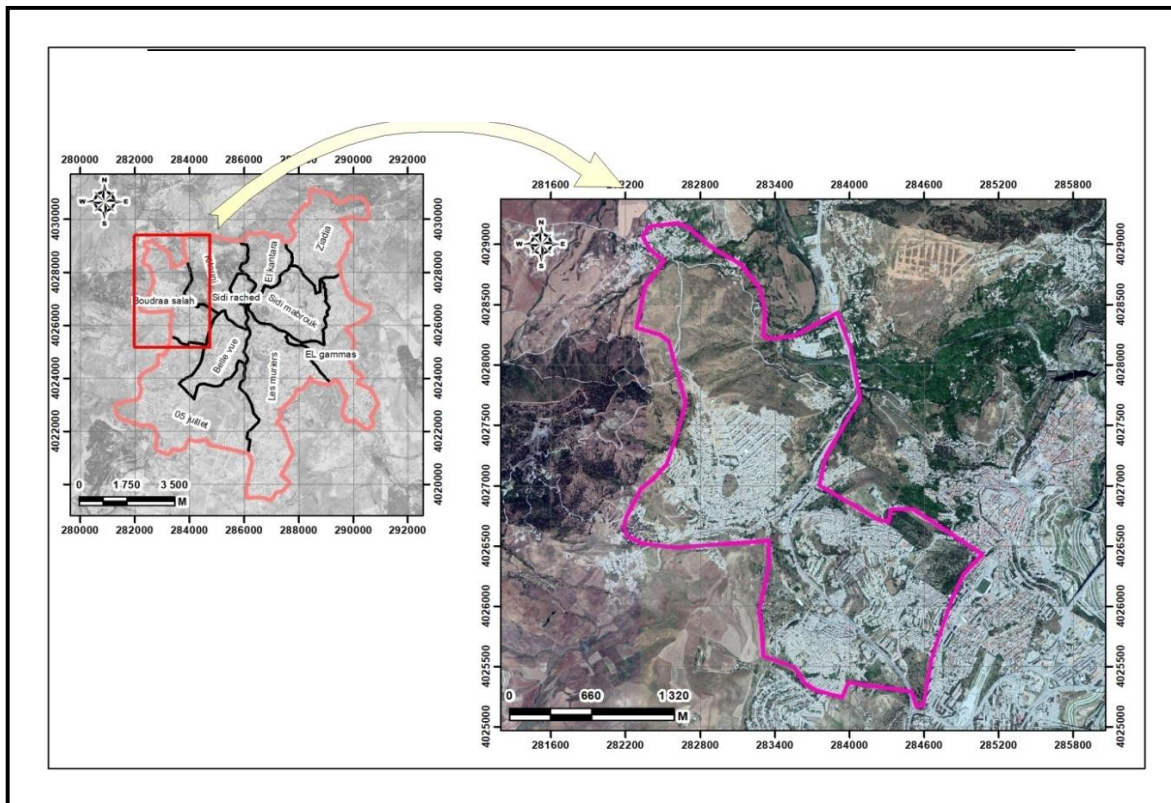
registered in the framework of a sustainable development concerned with slowing down the spread of the urban task, monetise the real-estate, and promote a best life quality for the future generations. From another part, in view of the globalisation dictates and the competitiveness issue between the cities, the urban renewal action is defined as a strategy with the aim of counteracting the resulted dysfunction and overcoming the urban crisis [2]. In fact, it is about rethinking the city through an improvement of its image and a redeployment of its strengths.

Algeria is not outdone regarding this problematic. The Algerian cities gather all of these future issues, but they are distinguished by specificities relative to a local context. In effect, the established research agree that the Algerian cities unfortunately result the absence of a coherent and cohesive development policy. In effect, during the post-independence years, the demographic growth and the rural exodus have pushed the authorities to adopt mass housing production policies to attempt to control its crisis and curb the slumisation phenomenon. According to this view, the extensions of the Algerian outskirts are made by rupture with the ancient nuclei, and the incoherence has been accentuated by the propagation of redundant and monotonous urban and architectural forms as well as by the proliferation of illicit quarters. As for the different urbanism instrument, they were not interested but at the programming and the quantification of needs and of their spatial localisation in addition to their phase-shifting with the fast evolution of the urbanisation. The Algerian cities have therefore known the extent of their territories and the degradation of their framework and life quality: presence of wastelands and urban pockets, devaluation of central quarters especially, bad insertion of equipment, economic decline, homelessness and slumisation of the urban milieux at the level of its outskirts. All of these urban spaces correspond to eventual territories to be renewed. What future for the urban regeneration actions at the level of the Algerian city, and what alternatives in view of this complex situation?

## **2. Methodology of the Approach**

The Algerian city thus live a crisis specific to its context and its urbanisation course. It should be renewed more than ever. Its upgrade is eminent. It should also accommodate itself with an accordance to the international economy to redeploy its strengths and its attractiveness following a sustainable development logic that is concerned with the environmental preoccupations and of the life quality. In front of these major issues, the country has adopted a specific strategy as well as numerous actions and projects bearing transformation and improvement. Nevertheless, it is important to interrogate about the efficiency and relevance of the executed procedures.

To better understand this reality and identify the problematic of this research, our choice is held on the neighbourhood of Martyrs (more known under the name of Ameziane neighbourhood) at the level of the urban sector Boudraa Salah in Constantine. This choice originates from a direct observation and from an onsite observation. The study area is an old resettlement neighbourhood (it dates back to the colonial period) endowed with an important situation within Constantine; near the city centre on the national road NR 27. It is composed of a collective dwelling and has sheltered during many years numerous families in poor living conditions. Nowadays, it is an urban wasteland, an “almost” vacant property, abandoned, and pending for a renewal.



**Figure 1. The Situation of the Sector Boudraa Salah in Constantine**

Our approach will focus on the elaboration of a strategic and participative diagnosis of our study area in order to bring out its different strengths and its weaknesses. The objective is to identify the relevance of an urban renewal action and to redeploy this urban wasteland. In short, it is to interrogate a specific situation in order to measure the importance of the renewal issue in the metropolisation project of the capital of the Algerian East. In this sense, the confrontation of the discourse to the reality as well as the responsiveness of inhabitants and users represent the fundamental support of our research.

### **3. Recovery of Urban Wastelands and the Urban Renewal**

Parallel to the urbanisation development along the communication way, reconstructions have forged the image of the city by asserting either the power of an officer, an army, or constructing following a natural disaster, a confinement on a defensive site, ... etc. The cities were renewed spontaneously because ‘... redeveloping the city on the city is an evidence till now the cities never wait us for evaluate’ [3]. However, this logic has been at time impeded, or even frustrated, and certain urban territories were no longer able to be renewed “on their own”, especially in front of the urban spread phenomenon which is conveyed toward disproportionate dimensions. The latter is especially perceived in relation to the disagreeable consequences and to the dysfunction that they produce, namely: scattering of the built framework, multiplication of motorised movements, increase of the waste volume, flows, frantic use of energies, and appearance of declined territories. These territories are no longer adapted to the functionality of the city. Degraded and vacant, they are found in the margin of the urban reality.

In order to reverse these tendencies, the notion of compact city has been erected into a genuine doctrine. Therefore, the officers of big cities across the world, British, Dutch, Swedish,... have developed, with the support of their governments, renewal and urban regeneration policies [4].

It was by the end of the 1960's and the beginning of the 1970's that there has been a significant appearance of wastelands in the urban milieu following the spread, the different decentralisations, or as an impact of the economic crisis. Entire urban swathes were no longer able to adapt to new functional and/or technical requirements. Wastelands are multiplied: industrial wastelands, military, administrative, or hygiene wastelands, harbour, airport, ... etc. It was about, as a first step, bringing back the middle and upper classes to their territories and the tertiary activities by building new quarters in sites considered as inconstructible until now (abandoned docks in London, Liverpool, Amsterdam, Rotterdam, ... etc), industrial wastelands, (in Manchester, Glasgow, ... etc), market gardening areas protected until now (in Amsterdam), or even infilling on lakes or the sea( in Amsterdam, under development in Hayes) as well as the revitalisation of the old centres [5]. Therefore, numerous projects have seen light to monetise the real-estate, but in the beginning, it was in the form of one-off actions, the thing that provoked an urban disorder, numerous inequalities, and spatial and environmental imbalances. The need to register this type of action within the framework of global and coherent strategies is progressively imposed to give birth to a new strategical, reflexive, open, and flexible urbanism.

The notion of urban renewal largely surpasses the questions of morphology without necessarily denying them. It goes in the sense of implementing genuine strategies and procedures that focus on the motives of users by being attentive to their expectations. It is in fact a reasoning in terms of population [6]. In effect, renewing a city is changing it in depth and conveying many principals. This amounts to conducting a genuine company: new policies, enhancing economic aspects, recovering links and social cohesion, revaluating cultural aspects and local specificities, and improving the urban image.

#### **4. The Urban Regeneration in Algeria: The finding**

The appearance of urban renewal in Algeria is recent. At the dawn of this 21<sup>st</sup> century, a national strategy of territorial planning and development has seen the light. The SNAT 2030 (national scheme of territory planning) has outlined for the first time the contours of the promotion of a sustainable Algerian city. Along these lines, the fourth guideline of SNAT stipulates that it becomes necessary to ensure the catching-up of territories with handicaps and to anticipate the upgrading of areas that may fall behind the competitiveness game' (MATE 2010) [7]. In effect, the urban renewal appeared as the one of the three actions defined by the territorial action programme PAT18 in order to recover the city in its functional and symbolic dimensions. The PAT18 is available in 03 main actions, namely: the urban regeneration, the integration of urban areas with handicap, and the reform of the urban management [8]. The first expected actions thus target the requalification of outskirt quarters, the substandard dwelling, the recovery of urban wastelands as well as the valuation of the historical and cultural patrimony, the urban landscape, and the public space. This being said, the undertaken concrete actions of urban wastelands recovery until now remain limited and are considered few. They have been mainly undertaken at the level of Algiers and big cities. Nevertheless, one of the most important ones which we can make reference to is without a doubt the urban renewal of Bardo neighbourhood in Constantine. In spite of the existence of a growing interest about the recovery of urban wastelands and the notion of urban renewal, it is clear that there are always no clearly defined and explicit judicial measures which permitted the effective achievement of this type of actions in the Algerian urban planning process.

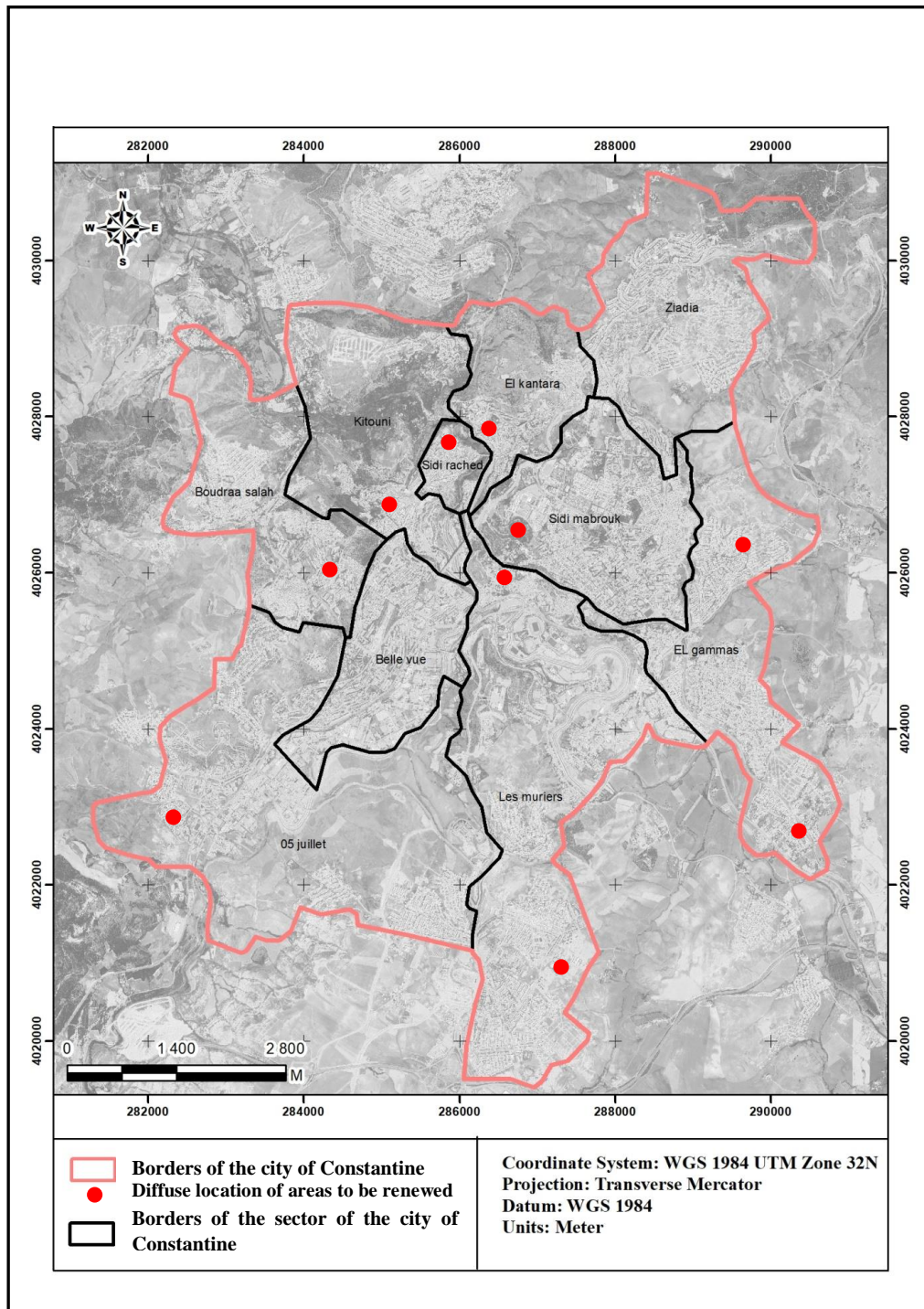
#### **5. The urban regeneration in Constantine : The Beginning of a Demarcation Lever**

Constantine, a three thousand years old city and an under-construction metropolis, possesses numerous strengths and riches that gives it a particular status. In addition, it has been endowed in the last two decades numerous wide-ranging projects in order to meet the modernity standards. This being said, the city lives a real crisis linked to different

dysfunctions: anarchic and uncontrolled peripheral fringes, a disarticulated urban system, informal practices, and equally the existence of numerous “urban pieces” and wastelands reflecting a repellent and degraded image. We have tempted in the first place to identify in a brief manner the different territories to be “potentially” renewed and the different urban wastelands via a reading of the city of Constantine: residential wastelands, neglected small industries, ... etc. This operation has turned out to be difficult in many ways. (*See Fig 2*)

In view of this situation, Constantine will have to raise numerous challenges and achieve different objectives, among others: control its urban growth by a rational reuse of wastelands, elaborate a qualitative transformation, develop quantitatively certain superior functions and high-level equipment to become an excellence pole. This “under-construction” metropolis will have especially to be registered in the framework of two axes designated within the national strategy as being major, namely: generating an economic attractiveness, promote a more appealing image for the city.





**Figure 2. The Urban Sectors of the City of Constantine**

**Table 1. Brief localisation of territories to be renewed in the city of Constantine**

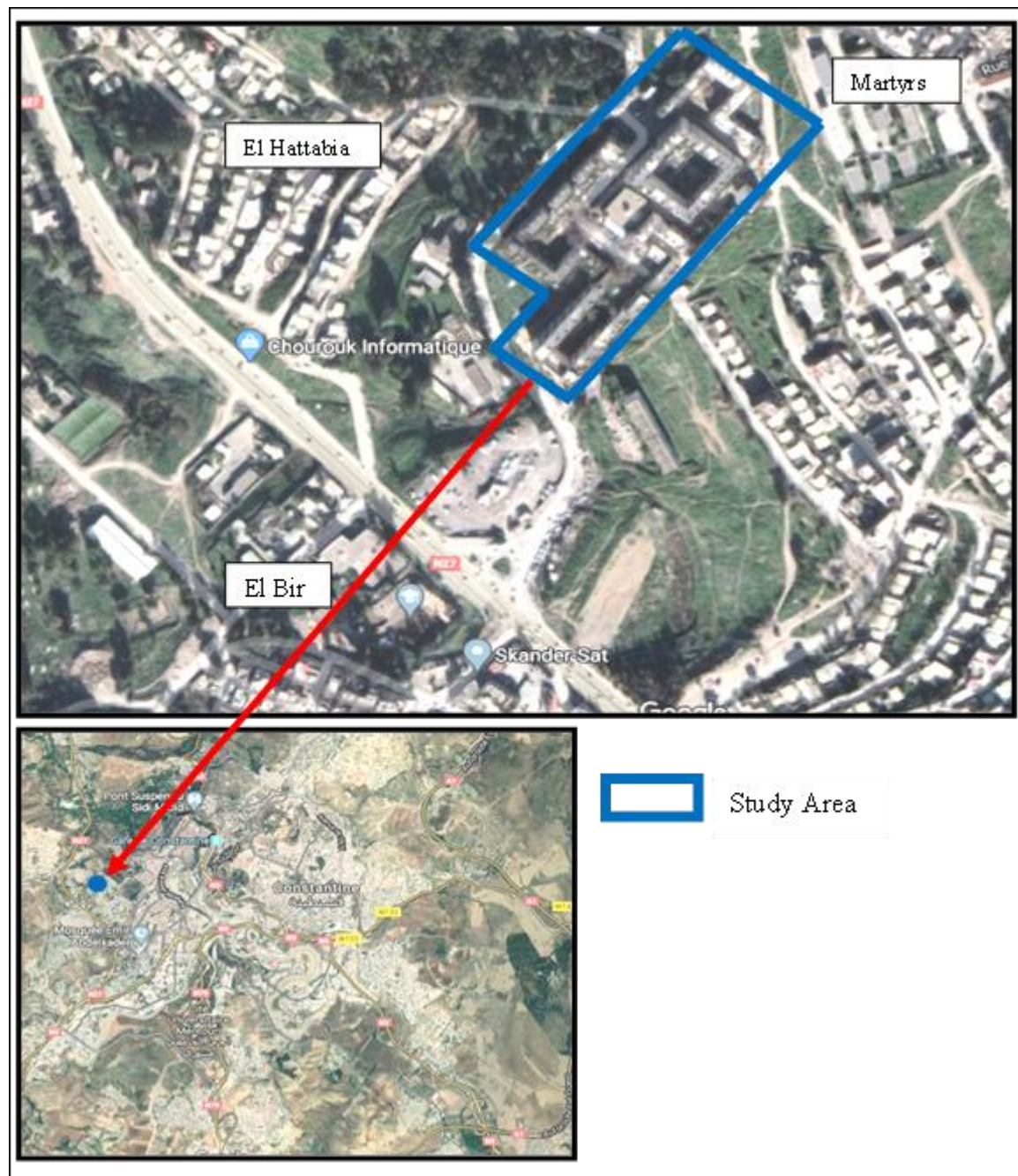
Territories to be Renewed	Concerned Sectors (See Fig No.02)	Observations
Old and central fabrics / dilapidations and degradations	Sidi Rached (old city) – Kitouni and El Kantra	The identification of the perimeters with accuracy and the surface areas of urban pieces that may correspond to an urban regeneration and is a particularly difficult task. It is important to signal that the localisation of territories is rather diffuse (through the entire city). One of the most important hindrances of this work correspond to the difficulty of identifying the real-estate property (notably for the residential wastelands and the urban pockets).
Vacant territories / technical obsolescence of buildings	El Kantra- Les Muriers – Boudraa Salah	
Informal quarters and precarious dwelling (devaluation linked to the urban milieu)	Boudraa Salah – El Gammas – 05 Juillet – Les Muriers	

Source: Authors from the conducted research in 2005 and update of 2019

Therefore, the urban wastelands correspond to real crucibles that will be interesting to reinvest to upgrade the city and improve the framework and the quality of life for the inhabitants. It will be about, thereafter, redeploing its attractiveness and improving the image of the city at the level of its vacant spaces which represent at the moment a sort of urban alienation.

## **6. Martyrs Neighbourhood (Ex Ameziane Neighbourhood) in “Boudraa Salah” Sector: A Crucible to be Promoted Beginning of a Demarcation Lever**

Martyrs neighbourhood (ex Ameziane neighbourhood) is situated in Boudraa Salah in the West of the city of Constantine.



**Figure 3. Situation of the Study Area (Martyrs Neighbourhood – Constantine –)**

It is a resettlement neighbourhood which has been constructed between 1959 and 1960 during the French colonialism in order to provide housings for the indigenous population. To this period, Constantine has known a significant rural exodus, and it was necessary to find solutions for the population which was overcrowding until now in the traditional houses of old fabrics with poor living conditions. They were therefore built low-cost neighbourhoods ensuring the minimal habitability conditions. The majority have been realised according to regular mesh. Certain ones were built in ground floor (cottages) occupying a parcel that does not generally exceed  $64 \text{ m}^2$  adjacent to each other, for example El Hattabia neighbourhood (at the level of Boudraa Salah sector) or even that of Oued El Had, Roumanie avenue, Frères Abbas neighbourhood, and Muriers neighbourhood.





**Figure 4. Photograph of Ameziane Neighbourhood During the Colonial Period**



**Figure 5. Condition of Exterior Spaces (Common Parts) of Martyrs Neighbourhood Buildings**

With regard to our study case, the neighbourhood is constituted of 15 buildings of collective dwelling. The heights of the buildings vary from GF+2 and GF+7 comprising F1 and F2 type apartments.

After the independence, the resettlement neighbourhood continued to shelter numerous families and was now the responsibility of the OPGI (public office of the property management). The advanced degradation condition that the fifteen buildings suffered from as well as the deplorable living conditions in which the inhabitants lived in has pushed the State to proceed to rehousing 700 families in 2013 toward the new town Ali Mendjeli and the satellite town El Khroub. In contrast, 28 families have remained in place refusing to respond to the rehousing programme.

### **6.1. Urban Diagnosis of the Study Case**

We have proceeded to a detailed diagnosis of the study area based on an exhaustive investigation on field and the analysis of different urban components making reference to different tools and means: direct observations, photograph taking, collection of different data on field and at the level of concerned urban services (urbanism service, OPGI, ...) as well as directive interviews undertaken with local officers. We have equally proceeded to the distribution of a questionnaire intended to the inhabitants of neighbourhoods surrounding the urban wastelands, but it has equally involved the 28 families which always lived at the level of this half vacant property.

The total number of the distributed questionnaire was 200 samples at the beginning representing 10% on the 2000 approximate households assessed (quarters surrounding the buildings in addition to families in place). At the end, we were able to treat only a hundred (for different reasons linked essentially to the impossibility of recovering a good number of questionnaires distributed at the level of the educational establishment Boudraa Salah middle school).



**Figure 6. Degradation Condition of Buildings and Habitation Cells of Martyrs neighbourhood Ex Ameziane Neighbourhood)**

We have equally proceeded to directive interviews with the representatives of the 28 families remained in place to complete the collected data and to understand in a profound manner the feeling of those families and the delicate situation experienced in the framework of these buildings. The objective is to construct a genuine shared and participative diagnosis for the proposal of relevant actions and which are really shared.

The table below represents a diagnosis synthesis elaborated according to the S.W.O.T (Strengths, Weaknesses, Opportunities, and Threats) analysis method which enabled us to identify the different positive and negative internal and external factors of the study area in a report established at a more global scale, that of the city.

**Table 2. S.W.O.T Synthesis (Martyrs Neighbourhood / Boudraa Salah Sector)**

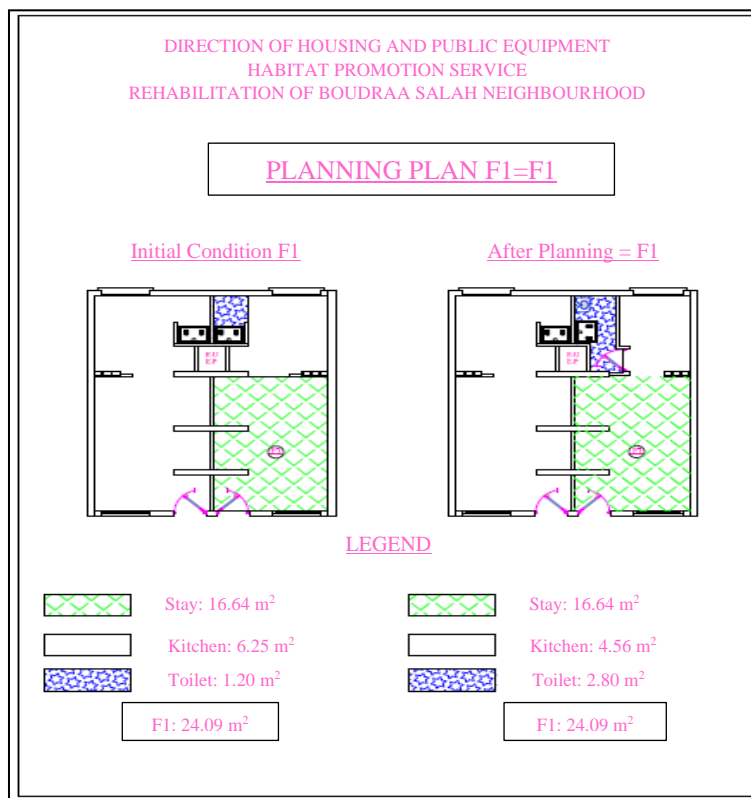
<b>Internals / Urban Territory</b>	<b>Strengths</b>	<b>Weaknesses</b>
<b>Established Syntheses</b>	<ul style="list-style-type: none"> <li>- Significant position and good accessibility leading directly to the NR 27 linking the city of Constantine to that of Jijel.</li> <li>- Close to Constantine city centre and to important equipment (for example the hospital of El Bir neighbourhood).</li> <li>- Existence of a recovery and redeployment possibility.</li> </ul>	<ul style="list-style-type: none"> <li>- A vacant, neglected property (apart from the presence of the 28 families).</li> <li>- Old age and degradation of the building.</li> <li>- Collapse of certain parts and existence of a real danger for the passers-by.</li> <li>- Unplanned and neglected exterior spaces.</li> <li>- Insecurity and feeling of exclusion and marginalisation of inhabitants.</li> <li>- Proliferation of different social ills and illicit usages.</li> </ul>
<b>Externals / Urban Territory</b>	<b>Opportunities</b>	<b>Threats</b>
<b>Established Syntheses</b>	<ul style="list-style-type: none"> <li>- The adoption of a national territorial planning and development strategy prescribing the urban renewal as action to promote.</li> <li>- Existence of a real potential of</li> </ul>	<ul style="list-style-type: none"> <li>- Prolongation of the inertia situation and diffusion of negative dynamics beyond this neighbourhood towards the rest of the urban sector and the city.</li> <li>- The installation of social ills which</li> </ul>

	<p>an urban wasteland recovery being able to participate in the redeployment of the attractiveness of the city in the framework of its metropolisation strategy.</p>	<p>will become more and more difficult to stop with the passing time.</p>
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### 6.2. The Renovation Proposal of the OPGI

The different investigations carried out and directive interviews have permitted to identify the established proposals and programmed actions by public bodies and concerned instances to provide adequate answers to the alarming situation of the neighbourhood. After having established an exhaustive technical diagnosis, the services of the OPGI have issued a renovation proposal of the 15 buildings considered in an advanced degradation condition.

The project aims at demolishing the neighbourhood to reconstruct a collective dwelling adapted to the in-force construction standards but with low-cost materials. The families who refused to be rehoused have presented opposition appeals to the OPGI proposal which did not correspond their expectations.



**Figure 7. Model Plan of dwelling cells proposed by the OPGI services in the framework of a renovation operation provided for Martyrs neighbourhood (Ex Ameziane neighbourhood)**

Source: OPGI 2019

This affair has been taken to court. No decision has been taken for the time being in order to confirm or cancel the implementation of the renovation project. The situation persists and no action has been considered for the time being. The 28 families remain pending for an improvement of their living conditions. They have, in spite of a dilapidated living environment, a real attachment to a territory endowed with a strategic situation. Those families have

expressed their wish to stay in place and to have their conditions improved or benefit from a rehousing which really correspond to their expectations as well as in relation to the rehousing place or per the type of the granted residential unit.

## **7. Results and Discussion**

The main syntheses and cross-readings elaborated through the diagnosis and the SWOT chart have demonstrated that:

- The study area knew a real crisis addressing numerous problems: 33% of inhabitants evoked the problem of the insecurity, 34% among them denounced the illicit usages, and 29% have considered that this space held prejudice to the image of the sector and the city.

- It is a highly degraded space, an urban wasteland, and relatively consequent number families (28 families) continuing to live there despite an alarming situation. This informs about the attachment of this population to a living place endowed with a privileged position within Constantine. In effect, the neighbourhood is situated near the city centre and in proximity of numerous equipment of great importance. In addition, it positioned directly onto an important national road. Therefore, the majority of interrogated families have refused the proposed housings because they did not correspond to their expectations. The apartments of the new town and of El Khroub have been considered too small (F1 and F2) in comparison to these numerous families who expected a real improvement of their situation.

- On the total of interrogated people, 68% among them have the feeling of being marginalised. In effect, in spite of the numerous urbanistic actions and the elaborated projects at the level of the entire city, notably during the event of Constantine Capital of the Arab Culture in 2015, the sector of Boudraa Salah has enjoyed no concrete action. The inhabitants have said that they have not noticed any positive impact.

However, the studied urban space possesses the particularity of being on a section corresponding to the North-West entrance of the city (on Jijel); it requires an upgrade in order to consolidate objectives at the local level, that of the quarter and of the urban sector, to meet the expectations of inhabitants and more important expected objectives at the scale of the city, or rather Constantine, under-construction metropolis.

## **8. Scripting Actions to be Undertaken for the Future of the Neighbourhood within the Metropolis of Constantine**

The major issue that arises proprietarily at the level of our study area will be to succeed in revitalise the urban territory while reintegrating it into the rest of the city and inserting it in the framework of a global strategy of recovering urban wastelands and of redeploying the urban sectors with handicap by being part of a project of metropolisation of Constantine. Therefore, the challenges are implementing: improvement of living conditions of inhabitants (the 28 families and equally the surrounding inhabitants who suffer from problems related to vacant properties), urban and social reinsertion of the quarter into the rest of the city, inverting the process of degradation and regaining the attractiveness attempting to ensure a new role to the neighbourhood, staying in touch with the inhabitants and users and accompanying them to redefine the future of this quarter. To establish coherent proposals that can help in taking good decisions, we have correlated the different scriptings of our study area to the scriptings of the urban future of the city of Constantine established according to a thesis work (NH. Boudjabi, 2022) based on a prospective approach concerned with projecting a shared vision of Constantine of tomorrow. To achieve this, three scenarios have been constructed: [10]

- The first scenario (1) is that of the rupture with the past. It describes the metropolis of Constantine as a city enslaved by the globalisation dictates and by the technological progress.

- The second scenario (2) possesses a rather pessimistic character and depicts the image of a persistent crisis and more and more sustained. It stands on an evolution in continuity with failures and weaknesses that the city of Constantine suffers from.
- Finally, the third scenario (3) is that of compromise and describes the metropolis of Constantine as a strong city proud of its history and traditions. It is a city which has to open up more on its future, the changes, the innovation, and the exterior world.

**Table 3. Definition of Issues, Objectives, and Actions to be Developed: A Scripting of the Future of Martyrs Neighbourhood (Ex Ameziane Neighbourhood)**

Issues / Challenges for the Urban Territory	Scenarios (1)- Objective: Recovery of a real-estate with strategic localisation and achievement of economic added value
- Redeploying and revitalising the urban territory (Martyrs neighbourhood within its urban sector – Boudraa Salah)	<p><b>Actions (1):</b> - Rehousing inhabitants (new town and satellite towns) –demolition of 15 buildings –Recovering the real-estate relative to the precarious dwelling present at the level of Boudraa Salah sector–Planning an urban parc intended to be a lung for the sector and the entire city, it will compromise different leisure and recreational activities able to attract a flow of users important to the scale of the city and beyond (accessibility on the NR 27).</p> <p>- Developing a strategy based on the shared and sustainable management of a convivial, meeting, and relaxation space able to promote a new dynamic on an important axe of the city</p>
	<p><b>Scenarios (2) - Objective: Urban renovation / unilateral decision making impeding the eventual process of concentration – participation</b></p> <p><b>Actions (2):-</b> Demolition of 15 buildings of the neighbourhood and reconstruction of a collective dwelling using low-cost materials (for reasons of densification) in applying the proposal elaborated by the service of the OPGI – Proceeding to the rehousing of all the inhabitants (new town Ali Mendjeli and satellite towns)</p>
- Developing a global strategy of urban wastelands recovery and of redeploying the urban sectors with handicap by being inscribed in the project of Constantine metropolisation	<p><b>Scenarios (3) – Objective: Urban Renewal and Project of Urban Reinsertion</b></p> <p><b>Actions (3):-</b> Improving the urban framework and the quality of life of inhabitants of the neighbourhood and of entire neighbouring quarters – Partial demolition of buildings considered in a condition of advanced degradation and their reconstruction – Rehabilitation of buildings of average condition and their reshape – Recompositing the interior space of dwelling cells and modifying their typology – Replanning and requalification of exterior spaces –Accompanying and supporting inhabitants for a socio-economic reinsertion – Revitalisation of the sector by the injection of new functions and new social component (notably the university-hospital residents relative to the proximity of El Bir Hospital and the CHU of Constantine) – Containing the problematic of insecurity and exclusion at the level of the urban sector Boudraa Salah - Redeploying a new dynamic at the scale of the sector to improve its attractiveness.</p>



## 9. Conclusion

The urban renewal works have often been necessary in certain periods to adapt the morphology and functioning of a city after a crisis or a period of ill planned growth. Nowadays, the rationalisation of the space usage, its recovery, and its densification correspond to strategic and sustainable actions because they are generators of real-estate offer, added value economics, and a better attractiveness.

The numerous potentialities which Constantine enjoys correspond to this competitive logic, its development, and the renewed interest for its image will necessarily drain the investors and the visitors. The recovery of urban wastelands corresponded to a genuine lever of demarcation and the driving force of a redeployment strategy of this under-construction metropolises in the other Algerian cities. Nevertheless, the main obstacles to such a company are of different orders among others: absence of a clearly defined political will, defiance of the judicial and institutional framework, blockings and difficulties related to the real-estate property, difficulty related to financing regeneration actions of which the cost remain superior to the plannings in urban extension (on greenfield site) ... etc.

Our study area represents a crucible which can really promote a development and a new attractiveness for the sector of the city. Strategically located, Martyrs neighbourhood has a great deal at stake for the future. However, its advanced state of disrepair and the neglect it has suffered for several decades give it a repulsive image, which has become entrenched in collective representations.

The reuse of this space arises as an issue and an opportunity to be seized. However, this is a matter of the beginning of a procedure of strategic reconquest for the entire metropolis of Constantine through a revaluation of its declined urban territories. It is about the adoption of specific procedures, the integration in a global vision as well as the emergence of new urbanistic practices. In effect, what would be appropriate today is *to renew visions and ambitions, methods and means, practices and actions* [11].

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