

Islamic Republic of Iran
Iranian Cultural Heritage, Tourism and Handicrafts Ministry
ICHTHM

“The Persian Caravanserai”

Report for The World Heritage Committee, Decision: 45 COM 8B.11



UNESCO
World Heritage Convention
2024

REPORT PRESENTED TO THE WORLD HERITAGE COMMITTEE FOR THE RECOMMENDATIONS ON
DECISION: 45 COM 8B.11 FOR

The Persian Caravanserai

State Party: Iran (Islamic Republic of)

Identification number: 1668

This report is prepared according to letter Ref: CLT/WHC/NOM/23/123, Culture Sector World Heritage Centre dated 25 October 2023, concerns the recommendations on decision, 45 COM 8B.11 regarding **state of conservation** of 'The Persian Caravanserai'.

Hereby, the Iranian Cultural Heritage, Tourism and Handicrafts Ministry expresses its deep gratitude for the World Heritage Committee and ICOMOS cooperation and is grateful to them for devotion to conservation and preservation of historic monuments and sites especially for their attention to the Persian Caravanserai. The objective of this detailed report is to clarify the issues raised by the World Heritage Committee as recommendations in the aforementioned report.

Issues raised by the world heritage committee on:

4. Recommends that the State Party give urgent consideration to the following:

- a) Revise the boundaries of the component parts to include the immediate surroundings of the caravanserais and important ancillary buildings related to each and submit a minor boundary modification request,
- b) Strengthen the management plan for the property as a whole to include clear management objectives, detail the governance arrangements and how the different actors coordinate their actions, define decision-making processes, and include disaster risk-preparedness, comprehensive interpretation, and tourism strategies for all component parts, especially for the caravanserais: Khoy, Titi, Sāeen and Chameshk,
- c) Strengthen the monitoring programme for the property as a whole to include a clear, simple to measure and cost-effective set of indicators in terms of data collection, analysis and interpretation, and which allow the easy aggregation of data and transmission across different administrative levels;

5. Also recommends that the State Party give consideration to the following:




- a) Issuing general guidelines for the adaptation of the caravanserais with regards to modern commercial and hospitality functions,
- b) Ensuring that laws and regulations that apply to the buffer zones are strictly enforced,
- c) Undertaking maintenance work on a regular basis so that necessary interventions are kept to a minimum and respecting international conservation principles and good conservation practice;



1. Response to the Decision of the World Heritage Committee:

4. Recommends that the State Party give urgent consideration to the following:

a) Revise the boundaries of the component parts to include the immediate surroundings of the caravanserais and important ancillary buildings related to each and submit a minor boundary modification request,

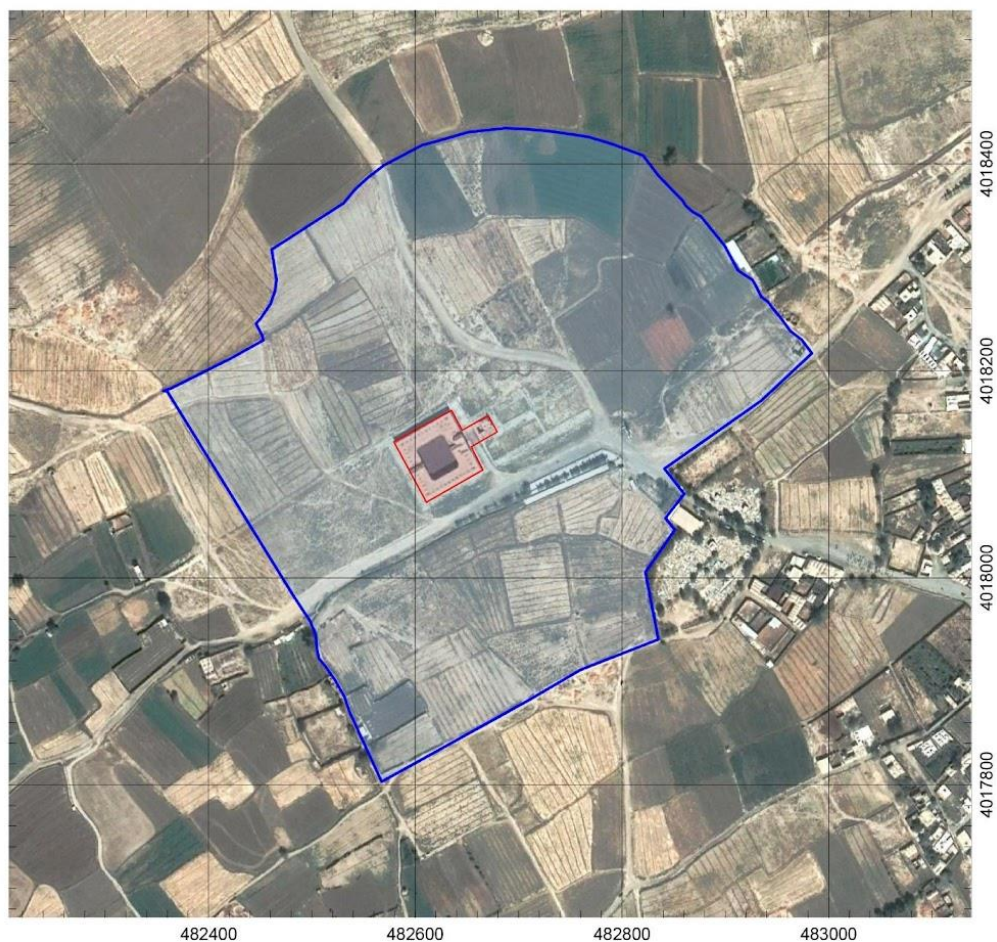
Revising the Boundaries of the Component Parts of Caravanserais

Status of elements connected to caravanserais in terms of their boundaries		
An example of such a caravanserai	Classification	
 <p>Boundaries of Mazinan Caravanserai (containing the water storage)</p>	<p>All the elements surrounding the caravanserai are located within the boundaries as it is the case in Mazinan, Koohpayeh, and Fakhr Davood caravanserais (water storage is included), Sarayan caravanserai (water storage and bath are included), Meybod caravanserai (water storage and Chapar Khaneh are included)</p>	<p>a. Elements have been included in the existing boundaries</p>
 <p>Boundaries of Chehel Payeh Caravanserai</p>	<p>Some elements surrounding the caravanserai are located within the boundaries and some are not, as it is the case in Anjireh Ajori Caravanserai where the water storage, kiln and tower have been included in the boundary but the qanat has not been included. Similarly, in Chehel Payeh Caravanserai, the kiln has been included but the tower has not (due to its distance from the main property)</p>	
 <p>Boundaries of Farasfaj Caravanserai</p>	<p>1. No dependent element exists near the caravanserai as it is the case in Farasfaj, Mehr and Farabad Caravanserais</p>	<p>b. Elements have <u>not</u> been included in the existing boundaries</p>

 <p>Boundaries of Gooyjeh Bel Caravanserai</p>	<p>2. Dependent elements have not been included within the boundaries as they have not been synchronous with the main building or they are far from them, etc.</p> <p>For instance, in Gooyjeh Bel Caravanserai the bridge has not been included. In Bahram Castle, the stone canal and the neighboring structures have not been included in the boundaries.</p>	
 <p>Boundaries of Amin Abad Caravanserai</p>	<p>3. Due to the inappropriate conservation status, the element has not been included within the boundaries.</p> <p>For instance, in Miandasht and Amin Abad Caravanserais, the water storage is not in good conservation status and it is not possible to organize it until the assessor shows up for the assessment.</p>	

Mazinān Caravanserai

Boundaries of the nominated property and buffer zone



Nominated Property 
Buffer Zone 

UTM, Zone 40 North, Meter ; Central Meridian 57d E



Map 1. Boundaries of Mazinan Caravanserai and its buffer zone (including the water storage)

Sarāyān Caravanserai

Boundaries of the nominated property and buffer zone



Nominated Property —
Buffer Zone —

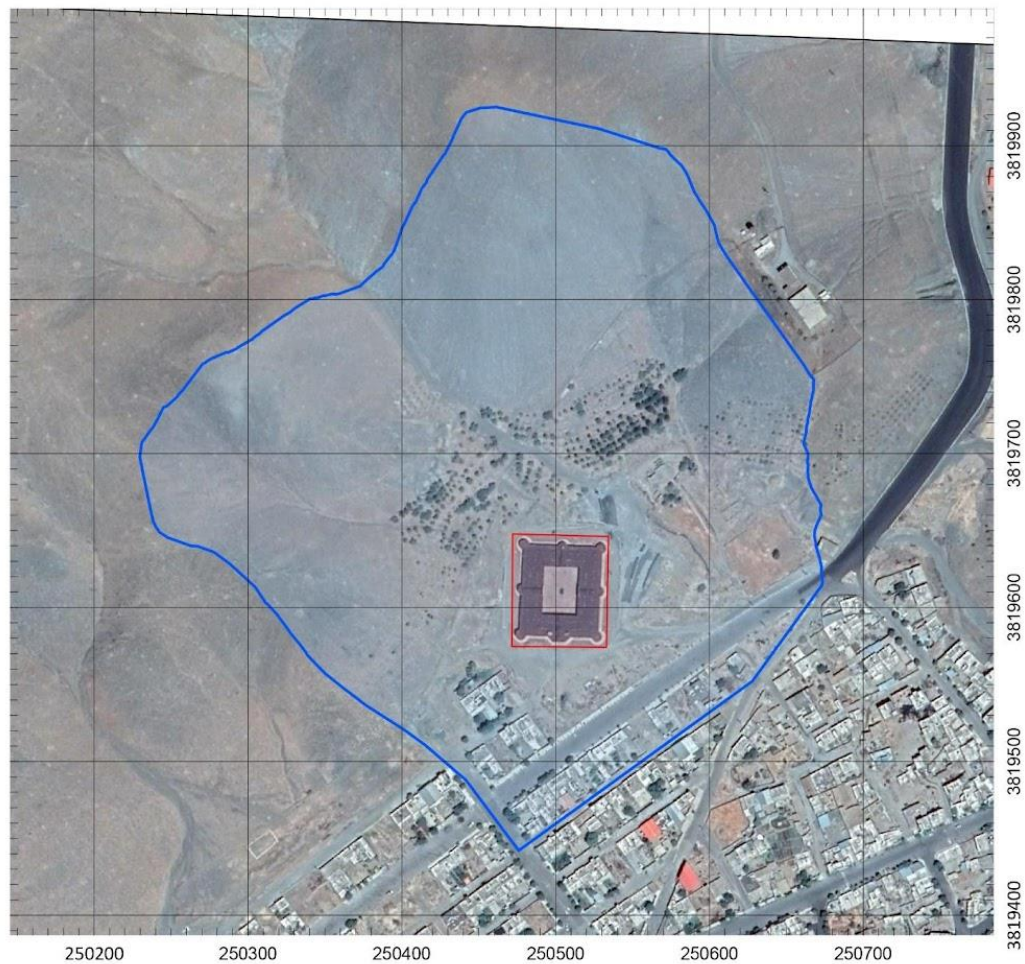
UTM, Zone 40 North, Meter ; Central Meridian 57d E



Map 2. Boundaries of Sarayan Caravanserai and its buffer zone (including the water storage and bath)

Farasfaj Caravanserai

Boundaries of the nominated property and buffer zone



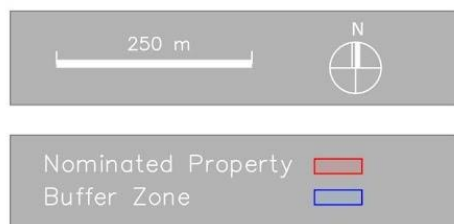
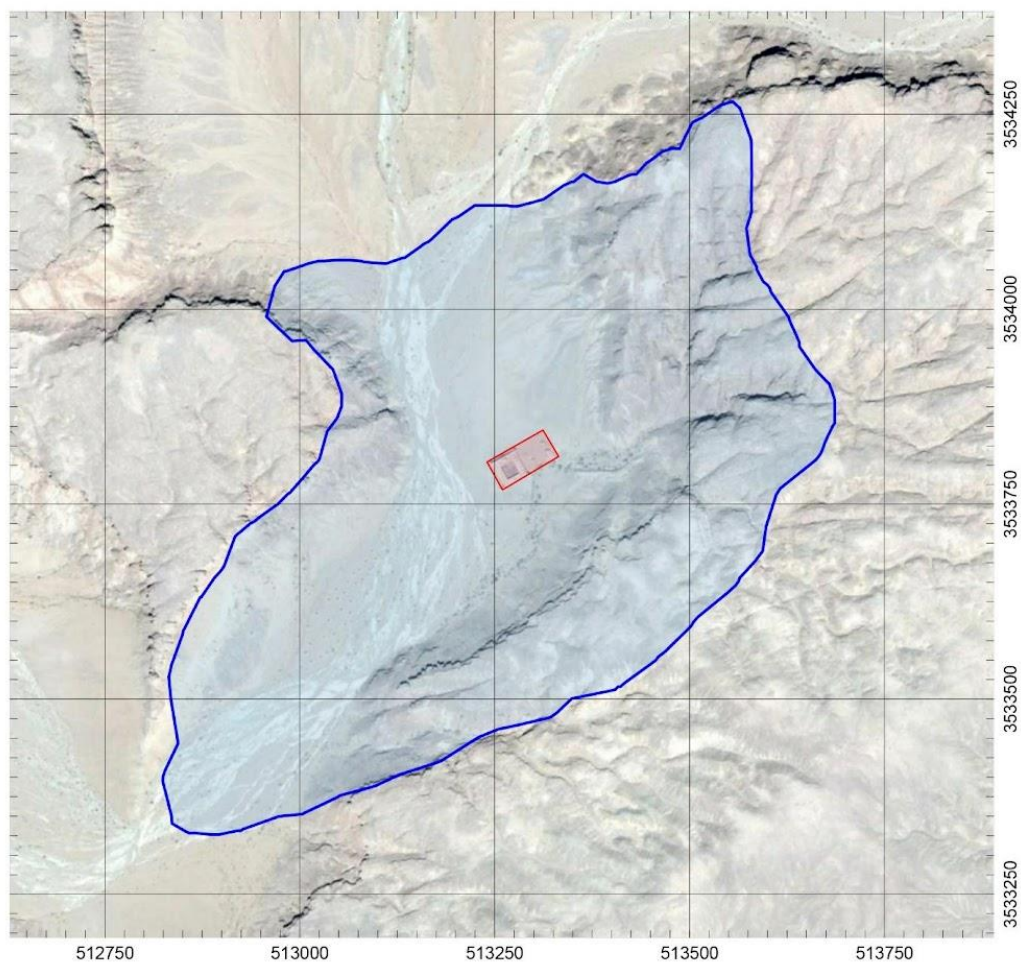
UTM, Zone 39 North, Meter ; Central Meridian 51d E



Map 3. Boundaries of Farasfaj Caravanserai and its buffer zone (without dependent elements)

Chehel Pāyeh Caravanserai

Boundaries of the nominated property and buffer zone



UTM, Zone 40 North, Meter ; Central Meridian 57d E

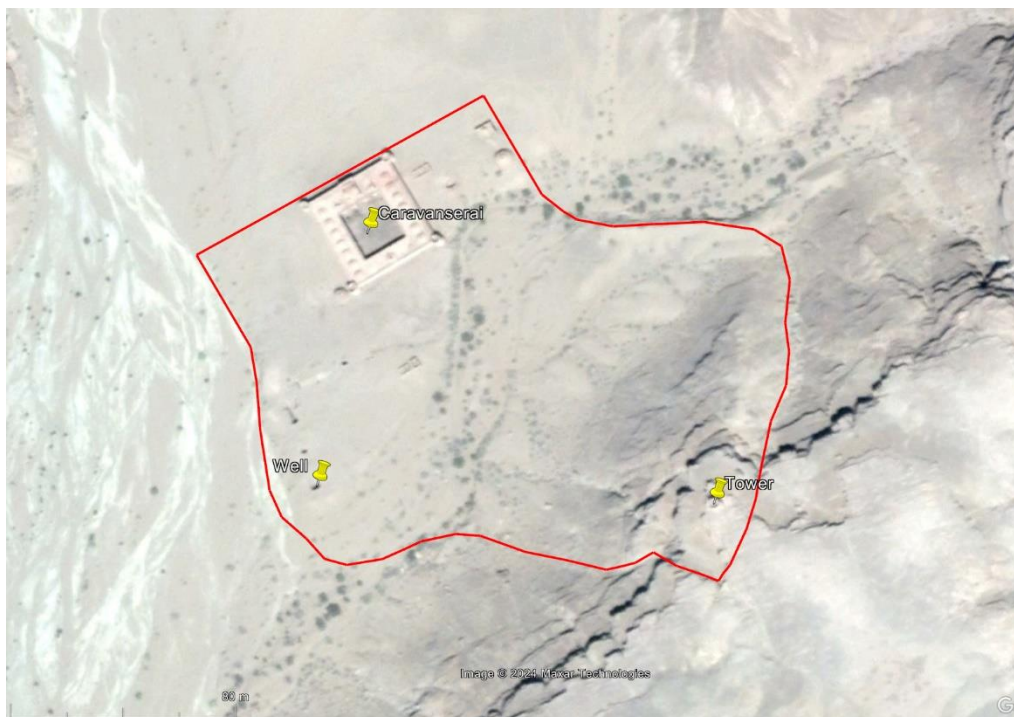


Map 4. Boundaries of Chehel Payeh Caravanserai and its buffer zone

In Chehel Payeh Caravanserai, the main structure of the caravanserai, the kiln and water storage have been included in the boundaries but the tower has not been included as it is located far away from the main structure. The new boundaries have been proposed, taking into account the tower and wells used for collecting water.



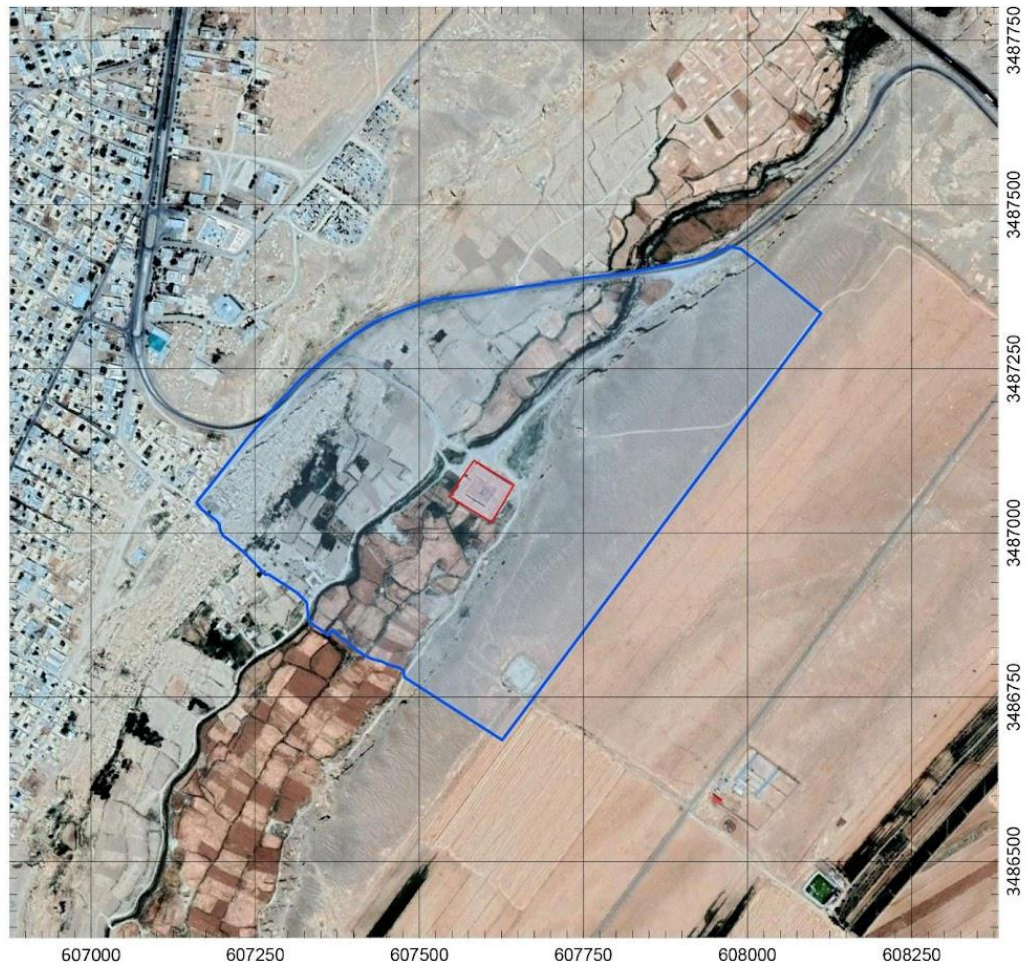
Map 5. Boundaries of Chehel Payeh Caravanserai



Map 6. New boundaries proposed for Chehel Payeh Caravanserai

Īzadhāst Caravanserai

Boundaries of the nominated property and buffer zone



UTM, Zone 39 North, Meter ; Central Meridian 51d E



Map 7. Boundaries of Izadkhast Caravanserai and its buffer zone



Map 8. New boundaries proposed for Izadkhast Caravanserai including the historical bridge adjacent to the caravanserai

According to the defined boundaries, some caravanserais that do not have dependent elements in their vicinity or that include existing elements in their boundaries do not need to be changed; however, caravanserais that the surrounding elements have not been included in the boundaries area can be reviewed, depending on environmental and geographical conditions. Two cases of such caravanserais have been presented in this report.

- b) Strengthen the management plan for the property as a whole to include clear management objectives, detail the governance arrangements and how the different actors coordinate their actions, define decision-making processes, and include disaster risk-preparedness, comprehensive interpretation, and tourism strategies for all component parts, especially for the caravanserais: Khoy, Titi, Sāeen and Chameshk,*
- c) Strengthen the monitoring programme for the property as a whole to include a clear, simple to measure and cost-effective set of indicators in terms of data collection, analysis and interpretation, and which allow the easy aggregation of data and transmission across different administrative levels;*

The Persian Caravanserai Management Plan (2025-2030)

Report 1- 10 December 2024



Strengthening the Management Plan

To strengthen and establish a comprehensive management plan for the 54 properties inscribed on the World Heritage List (WHL), we have engaged in multiple meetings and site visits with experts from the IMCHTH and professors from various universities, with one of the prestigious universities in Iran serving as a consultant. Through this collaboration, we are developing a comprehensive management plan for the Persian Caravanserai as a whole.

Given the complexity of the management system—required to be broad enough to cover all the WHL properties spread across Iran's diverse geographical regions, yet specific enough for each individual site—it is critical to develop robust methodologies. These methodologies must address key issues, set clear management objectives, define governance structures, and establish effective decision-making processes. Once the overarching management plan is finalized, a tailored conservation management plan will be developed for each individual caravanserai listed on the WHL, recognizing the unique significance of each property.

Brief description of the Persian Caravanserai

Caravanserais were roadside inns, providing shelter, food, and water for caravans, pilgrims, and other travelers. The routes and the locations of the caravanserais were determined by the presence of water, geographical conditions, and security concerns. The fifty-four caravanserais of the property are only a small percentage of the numerous caravanserais built along the ancient roads of Iran. They are considered to be the most influential and valuable examples of the caravanserais of Iran, revealing a wide range of architectural styles, adaptation to climatic conditions, and construction materials, spread across thousands of kilometers and built over many centuries. Together, they showcase the evolution and network of caravanserais in Iran, in different historical stages.

The Persian Caravanserai Management Plan

The primary purpose of the management plan is to guide all interested parties on the care and management of the WHS to sustain its Outstanding Universal Value, by ensuring the effective protection, conservation and presentation of the site and its transmission to future generations. To sustain the OUV of the site, it is important to have a systematic plan and have proactive approach in protecting and managing all the attributes of the site. Therefore, the MP identifies the source of problems, key issues, and develop strategies and program of action to tackle such problems. Categorization of key issues, level of risks, and prioritization of strategies, actions, and human and financial resources is one of the outcomes of the management plan.

Methodology and Processes

The methodology for developing and strengthening the Management Plan is tripartite, consisting of the following components:

1. **Review and Analysis of Documentary Evidence:** This involves examining existing conservation reports, research, maps, photographs, papers, books, travelogues, and student dissertations to understand prior efforts and conservation activities.
2. **Condition Survey and Monitoring:** This step focuses on assessing the current state of the site, identifying potential risks and challenges.
3. **Interviews and Consultation:** Engaging with experienced experts in the field, as well as owners, artists, craftsmen, community members, and relevant authorities to gather insights and perspectives.

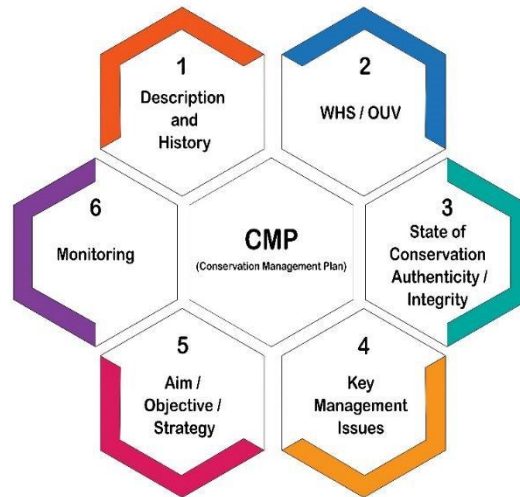
This tripartite approach will be applied to each individual caravanserai. Ongoing interactive communication among members from various disciplines will form the foundation for developing the Management Plan.

Structure of the Management Plan

The structure of the Plan comprises the following components:

1. **Description of the Site:** An overview of the site's history and chronology.
2. **World Heritage Site Criteria:** An outline of the criteria for inscription and its Outstanding Universal Value (OUV).
3. **Conservation Status:** An assessment of authenticity and integrity.
4. **Key Management Issues:** Identification of principal management challenges and issues.
5. **Management objectives and Strategies:** setting clear management objectives and strategies, defining governance arrangements, and establishing effective decision-making processes.

6. **Monitoring:** strengthen the monitoring programme for the property as a whole to include a clear, simple to measure and cost-effective set of indicators in terms of data collection, analysis, and interpretation.



The structure of the management plan

Timetable

The work packages and timetable for developing this management plan have been agreed upon. The plan is expected to be completed within a 21-month timeframe. We will provide updates on the progress of the plan every six months, leading up to the final report's ratification.

Phase	Timetable to strengthen the Management Plan (month)																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1.Identification of the context; documentary research, field survey, interview, and documentation	✓	✓	✓	✓	✓	✓														
2.Assessment ; and analysis of the key management issues, challenges, and risks					✓	✓	✓	✓	✓	✓	✓	✓								

3. Management; proposing aims, strategies, and actions											✓	✓	✓	✓	✓	✓	✓	✓	✓			
4. Monitoring; developing checklists, forms, and instructions																	✓	✓	✓	✓	✓	✓

Disaster Risk Management Plan (DRMP) for The Persian Caravanserai



Phase 1: Pre-Disaster Phase–Risk Assessment at Macro-Scale and at Micro-Scale

The aim of this report is to respond to Recommendation 4.b: Disaster Risk-Preparedness of the Draft Decision: 45 COM 8B.11, 16 September 2023. The Recommendation 4.b states that:

*“Strengthen the management plan for the property as a whole to include clear management objectives, detail the governance arrangements and how the different actors coordinate their actions, define decision-making processes, and **include disaster risk-preparedness**, comprehensive interpretation, and tourism strategies for all component parts, especially for the caravanserais: Khoy, Titi, Sāeen and Chameshk.”*

The first stage in preparing a Disaster Risk Management Plan (DRMP) is conducting a risk assessment, which constitutes the initial part of the pre-disaster phase. The risk assessment involves four steps: 1) identifying the risks that threaten the caravanserais, 2) analysing these identified risks, 3) evaluating the risks, and 4) prioritising them to determine the necessary actions to protect the Persian caravanserais effectively.

Given that the 54 registered caravanserais are scattered over an area of approximately 1.5 million km², completing a full risk assessment in a single phase is not feasible. Each caravanserai possesses unique characteristics—including architectural design, construction materials, geographic conditions, and specific hazard situations. Additionally, the large distances between them increase the required time and effort.

Thus, the risk assessment for the Persian caravanserais will be conducted in two distinct and consecutive phases, each at a different scale:

1. Macro-scale: the first stage.

2. Micro-scale: the second stage.

The macro-scale risk assessment is estimated to require 30 months, followed by the micro-scale risk assessment, also estimated at 30 months—a total of 60 months.

The 'risk prevention and mitigation' phase will commence following the completion of the 'risk assessment' phase and the prioritization of identified risks.

1. Introduction to the Persian Caravanserai

The Persian caravanserai is a collection of 54 caravansaries selected among numerous historical caravanserais based on typology, climate zones the ancient network of roads, which is an outstanding evidence of the tradition of travel in the historical and cultural periods before the industrial age and the development of modern roads, railways and air corridors. The caravanserai was supposed to facilitate comfort for travellers and pilgrims on long and or difficult road to pass in different geographical conditions, especially desert areas (Figure 1).

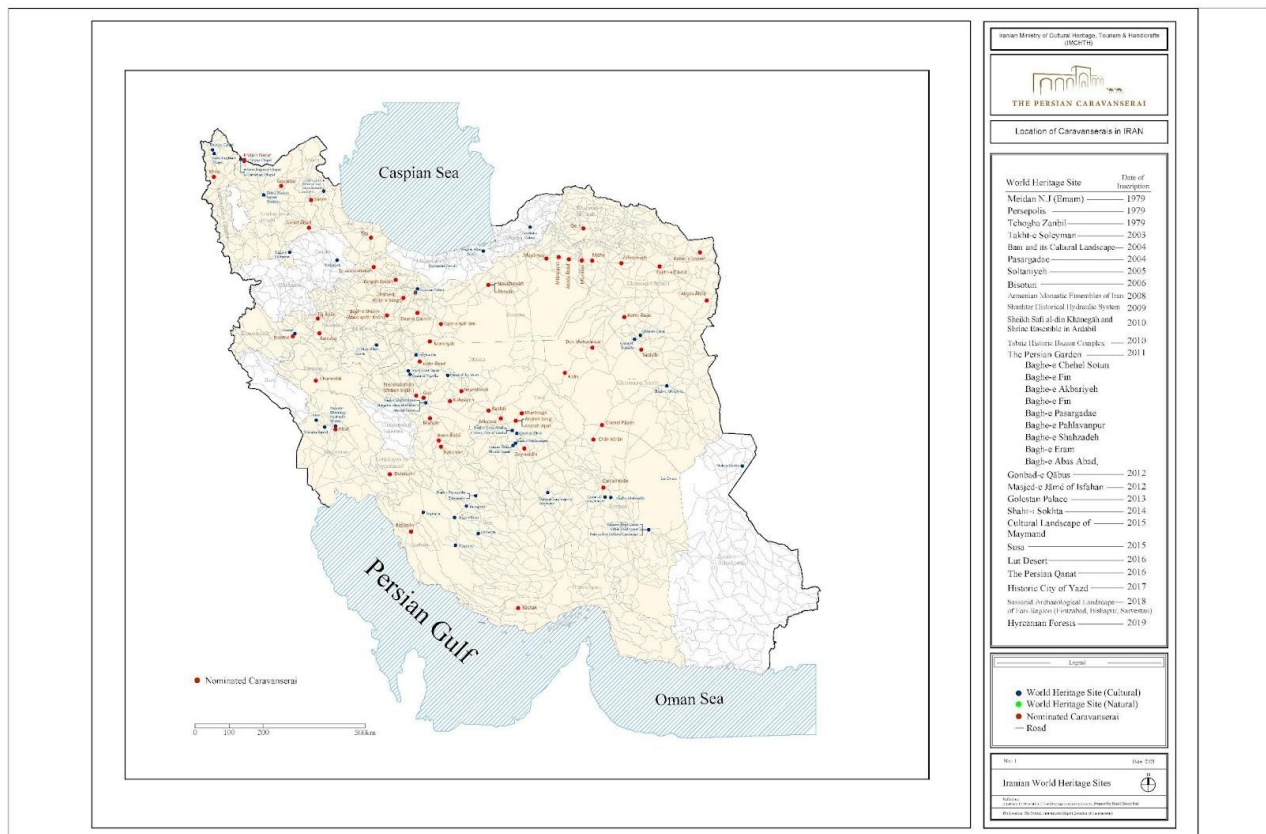


Figure 1. Fifty-four caravanserais scattered all around Iran.

The development and evolution of this property from the Achaemenid period (530 BC) to the late 19th century, the Qajar period, shows the stability and importance of this architectural structure in the lives of the people of Iran and West Asia. This nomination includes 54 caravanserais located in a network of ancient, historical and pilgrimage routes, which resemble as a chain, not only from the point of view of tangible heritage, but also enjoys a remarkable and integral intangible heritage. This human phenomenon has been the place of exchange of ideas, knowledge, trade and the meeting place of different cultures,

ethnicities and religions throughout time. These are the irreplaceable features that connect this number of caravanserais to each other and furnishes them with the outstanding universal value.

2. Disaster Risk Management Plan

2.1. Introduction

The Disaster Risk Management Plan (DRMP) for the Persian caravanserais forms a critical component of the 'overall Management Plan' for these heritage sites. It is designed to be developed within a reasonable timeframe.

The three phases of a DRMP are:

1. Pre-disaster phase,
2. During-disaster phase, and
3. Post-disaster phase.

The pre-disaster phase is further divided into:

1. Risk assessment, and
2. Risk prevention and mitigation.

This report focuses specifically on the 'risk assessment' component of the pre-disaster phase for the Persian caravanserais. This component comprises four key parts:

1. Establishing the context,
2. Identifying risks,
3. Analyzing risks, and
4. Evaluating risks.

Due to the distribution of the 54 registered caravanserais over an area of 1.5 million km², implementing the DRMP in a single phase is impractical. Each caravanserai's unique attributes—including architecture, materials, geographic location, and hazard exposure—complicate efforts.

Consequently, the risk assessment will be executed in two distinct phases and at two scales:

1. A macro-scale assessment during the first stage, and
2. A micro-scale assessment during the second stage.

After completing the 'risk assessment' phase, the 'risk prevention and mitigation' phase will begin, guided by the prioritization of risks identified in the risk assessment phase.

2.2. 'Macro-Scale' Risk Assessment

At the 'macro-scale' level, only the 'overall' structural condition of each caravanserai is evaluated against potential risks. The assessment excludes internal components such as rooms, spaces, and individual structural elements (hereafter referred to as 'items'). In other words, this phase focuses solely on the building's overall structure, without considering detailed architectural or structural elements.

The 'macro-scale' risk assessment for 54 caravanserais is estimated to require 30 months. The most time-intensive step is 'establishing the context', which involves creating detailed architectural and structural maps and documenting existing damages.

Given the diversity in architectural and structural forms of the caravanserais and their extensive geographic distribution, the development of a 'tailored methodology' for risk assessment is essential.

Upon completing the 'macro-scale' risk assessment, the necessary information will be available to initiate the 'micro-scale' risk assessment phase.

2.3. 'Micro-Scale' Risk Assessment

At the micro-scale level, both the 'items' within each building (e.g., rooms, spaces, and individual structural elements) and the building as a whole are evaluated for risks.

This second stage, like the macro-scale phase, is estimated to require 30 months. Similar to the previous phase, the ‘establishing context’ step—including creating detailed maps for all architectural spaces and structural elements and documenting damages—will be the most time-consuming.

3. Scope of Work and Timetable

The scope of work and timetable for the ‘risk assessment’ of the 54 Persian caravanserais at both ‘macro-scale’ and ‘micro-scale’ levels are outlined in Table 1. The time required for the macro-scale risk assessment is estimated to be 30 months, followed by an additional 30 months for the micro-scale risk assessment, resulting in a total duration of 60 months.

The 'risk prevention and mitigation' phase will commence following the completion of the risk assessment, once the prioritization of risks has been established.

Table 1. Scope of work and timetable for the 'risk assessment'.

Phase	Time (month)																				
	3	6	9	12	15	18	21	24	27	30	33	36	39	42	45	48	51	54	57	60	>60
Risk Assessment at 'Macro-Scale'																					
1. Establish the context	✓	✓	✓	✓	✓	✓															
2. Identify risks			✓	✓	✓	✓															
3. Analyse risks				✓	✓	✓	✓	✓	✓												
4. Evaluate Risks							✓	✓	✓	✓											
Risk Assessment at 'Micro-Scale'																					
1. Establish the context									✓	✓	✓	✓	✓	✓	✓	✓					
2. Identify risks														✓	✓	✓					
3. Analyse risks														✓	✓	✓	✓	✓	✓		
4. Evaluate Risks																	✓	✓	✓	✓	
Risk Prevention and Mitigation*																					
																					✓
*The 'risk prevention and mitigation' phase, including the preparation of risk prevention and mitigation plans, will commence after the completion of the 'risk assessment' phase and the prioritisation of risks.																					

All component parts have been inscribed on the National Cultural Heritage List. Therefore, they are protected by different legislative instruments. Buffer zones are subject to regulations that prohibit any damaging or disturbing activity such as polluting industrial activities or garbage accumulation. By law, the Iranian Ministry of Cultural Heritage, Tourism and Handicrafts (IMCHTH) is the responsible authority for the conservation of all artistic, historical and cultural monuments and sites within the country. For the purpose of managing the nominated property, the IMCHTH has established the Persian Caravanserai Cultural Heritage Base, under the Deputy of Cultural Heritage. The work of the Persian Caravanserai Base is supported by two Committees – the Technical Committee and the Steering Committee – and by locals. The Technical Committee is a consultant committee which provides advice about any technical details such as interventions or use of materials. Therefore, it consists of experienced specialists from various fields including restoration and conservation, tourism, handicrafts, anthropology, archaeology, road engineering, and architecture. The Steering Committee is composed of representatives of different institutions related to the management of the nominated property.

All caravanserais included in the nominated property have individual restoration plans. In addition, urban areas are taken into consideration in urban and rural master plans. The provisions included in those plans in relation to the caravanserais and their buffer zones should be approved by the IMCHTH. The national plan for expanding tourism nationwide, titled “Document 15-Years Development of the Tourism Industry in the I.R Iran”, is considered as the upstream document for the tourism extension plans of all provinces. Local communities are involved in the management of the component parts that are located in cities or within the vicinity of villages. In such cases, some members of the local communities are employed in different positions. In addition, some adaptive reuse projects aim to serve the community in a direct manner by allocating spaces within the component parts for local NGOs or for locally needed functions, such as a library, child care centre or a training centre.

Tourism Plan for the Persian Caravanserai World Heritage

(Phase 1)

Introduction:

Currently, tourism is regarded as one of the most dynamic and important industries in many countries as it has managed to play a very important role in economic prosperity, export income, foreign exchange and job creation. If a proper plan is developed for this industry, it can function as one of the most important factors contributing to the development of local communities close to the valuable heritage sites while protecting cultural and historical resources. Accordingly, as one of the countries with a great potential in attracting tourists, Iran needs to set the necessary ground for the utilization of the tourism capacity in order to protect tangible and intangible heritage resources while observing protection requirements.

One of the most important features of the tourism industry is development and sustainability. As the advanced world of the future is taking steps towards development in a sustainable manner, protecting the heritage of every country as a sustainable function plays a fundamental role in its future.

Past experiences have proved that wherever tourism develops haphazardly, lacks a specific plan and strategy, the local community is not engaged and there is no coherent plan for its development, numerous problems such as the destruction of heritage, environmental, social and economic resources emerge, and in the long run, the benefits are dwarfed by its related problems.

Historical caravanserais are one of the original identity elements of Iran which are linked to the domains of the travel and trade. Investigating these caravanserais and their functions and characteristics can lead to gain more understanding and knowledge about Iranian culture. By changing their functions as touristic destinations in the modern world, caravanserais can be promoted while presenting the local culture, preserving the sustainability of the building, and contributing to the local economic growth and development. Such an approach would be a great step towards sustainable and responsible tourism.

Statement of the problem:

In the proposed tourism management plan for World Heritage caravansaries of Iran, the following items would be analyzed and examined:

1. Identifying caravansaries and related infrastructures and the internal and external environment:

All the infrastructures and facilities required for tourists need to be identified. These tasks include identifying the surrounding attractions, understanding the context of the project from various socio-cultural, ecological, economic and political aspects of villages and indigenous people through measures such as identifying influential groups (local reliable individuals), identifying various laws (formal and informal), identifying up-to-date social issues and orientations (informal relations of people), identifying up-to-date economic issues, identifying up-to-date political issues, identifying tourism investment opportunities in accordance with heritage protection requirements, identifying and calculating the carrying or loading capacity of tourism, introducing the caravansary, specifying the boundary of the World Heritage site, studying the climatic conditions that play an important role during the travel for tourists, examining the surrounding

attractions to design plans and routes and tourist travel packages by travel agencies, identifying basic infrastructures such as roads, water systems, and other facilities needed by tourists, and examining the cultural infrastructure, which includes the level of satisfaction and participation of the local beneficiary community.

2. Analyzing and identifying the positive and negative effects of tourism and developing appropriate activities in order to increase its positive effects and reduce its negative effects:

❖ Positive effects:

- Affecting the national and local revenues: It covers areas such as increasing economic opportunities for the community around the caravanserai, relying on goods and services provided by the locals as much as possible, creating job opportunities for people living in villages and boosting the livelihood of the community around the caravanserai
- Using tourism revenues for the conservation, restoration and administration of the monument
- Creating opportunities for cultural exchanges between culturally-aware tourists and the local community
- Improving the knowledge and raising the awareness of the local community about the protection of the caravanserai and its intangible heritage resources and sensitizing them about its protection
- Motivating the local community to live in the village and protect the caravanserai and their cultural assets
- Increasing revenues in all occupational groups related to conservation-oriented tourism
- Increasing investment while observing conservation requirements and the appropriate capacity
- Increasing the volume of local products and their benefits for the local community presented in the touristic attractions as traditional authentic arts and handicrafts or any other products

❖ Negative effects

- Creating inflation and price increases for local communities
- Transferring capital from the health and education sectors to tourism
- Increasing waste pollution, traffic, and environmental pollution
- Changing traditional art products to meet tourists' expectations and tastes and distancing from local originalities
- Increasing the workload of police as well as controlling and supervising bodies
- Changing the behavior or customs of the local community when the cultural infrastructures do not exist
- Crowding of tourists and disrupting the life of the local community (traffic, hustle and bustle)
- Declining quality of tourism services, accumulation of garbage, and increasing the crime rate and prostitution

3. Identifying stakeholders and their participation:

In the process of activities related to tourism, it is necessary to act in a way that all stakeholders consider the project as their own and actively participate in its implementation at all stages.

Identifying various types of stakeholders, both those who play prominent and influential roles and those who do not have a significant presence in the project, is important for the sustainability of the project, obtaining valuable and real information, supporting the development process, creating more opportunities for success, settling disputes and conflicts, removing obstacles, and increasing mutual understanding.

In the participatory planning of this project, all stakeholders need to participate in the decision-making process on a long-term and continuous basis.

Participatory communications with stakeholders lead to gaining their trust and understanding the existing social relations. These communications should be regularly evaluated as the cooperation moves forward, new needs should be identified and measures should be taken to meet these needs.

The stakeholders include all public institutions, organizations and the private sector. At the local level, stakeholders include the local community, especially youth and women.

4. Determining the goals of the tourism plan and introducing management policies:

The goals are divided into two categories namely general goals and visible ones. The general goals focus on the participatory protection of the local community to protect the caravanserais while promoting the tourism. The objective or visible goals includes those that are measurable and quantitatively determined in each caravanserai.

The most important policy is to increase the positive effects of tourism and mitigate its negative impacts of tourism while promoting the protection of these monuments. Concerning the tourism development plan for the caravanserais, we should bear in mind that they are located on the route of the Silk Road Tourism Development Plan. This prominent feature can lead to the prosperity of caravanserais, especially as the goal of these plans is to travel and gain cultural experience. In fact, in the Silk Road Tourism Development Plan, many tourists intend to experience passing through this route as well as visiting caravanserais and getting acquainted with the goods exchanged in the past. These goals are in line with the tourism development plan of caravanserais.

Another goal of this type of travel is branding, which not only contributes to the presentation and development of the destination, but it also plays an important role in promoting these monuments and introducing them at the global level. One specific suggestion for branding in the field of handicrafts and other local products is making efforts to present some brands such as the silk rice tea which was one of the goods exchanged on the ancient Silk Road.

Concerning four caravanserais mentioned in the draft plan, we can design several travel packages as follows:

- Local domestic tours which are exclusively developed for the local community to learn about the heritage and culture of their own region
- Provincial domestic tours which are organized for domestic tourists interested in history and culture from the same province or other provinces
- Inbound international tours that are designed and implemented for foreign tourists. These tours can be executed as a single-option package or a multi-option package. The former

focuses on visiting a single site and its surrounding attractions, whereas the latter focuses on visiting a chain of caravanserais and items related to them.

By designing joint tours among Titi, Saein, Khan Khoy and Cheshmak Caravansaries, we can connect these types of trips to the Silk Road tourism brand since they embody the Silk Road travels by passing through the Shah Abbasi Road.

Cooperating with tour operators and tour guides to implement incoming tours is another tourism management plan for caravansaries.

We can turn caravansaries into living tourism museums by organizing bazaars, exhibitions, and living museums as we design them in a way that they invoke the historical period of their past life. Additionally, we can perform activities rooted in these historical periods, such as horse tours.

Another important point related to management policies of caravansaries is conducting a financial evaluation for the estimation of costs and forecasting the profit and loss of the plan. Additionally, development of a disaster management plan is of paramount importance for advancing goals. Another important point is following the policy of facilitating the entry of foreign tourists and creating secure conditions to promote their sense of comfort and security.

5. Introducing the strategy for implementing the tourism plan:

The strategy for implementing the tourism plan should be presented by explaining the policies with the aim of increasing positive effects and mitigate negative effects which are in line with the objectives of participatory sustainable protection. The strategy covers some other elements such as introducing all public and private institutions, job descriptions and time frame required to realize the goal. It also requires monitoring the implementation and performance of the plan.

Training the local community and facilitating their engagement as well as the expert guides familiar with historical architecture and creating distinctive prominent activities based on local assets and competencies are among other related strategies.

6. Estimating and predicting financial issues:

In light of the fact that most historical monuments require restoration and reconstruction, and as they are to be used by tourists, the physical status and capacity of the building need to be reviewed. This process requires planning and coordination with relevant institutions and organizations in budgeting and investment. It also includes a detailed evaluation of each of the items proposed in the aforementioned plan with regard to the locations of the World Heritage Caravanserais.

Strengthening the Monitoring Program

As part of the agreement with one of the prestigious universities, the development of a clear and effective methodology for a monitoring system has been prioritized. This system will focus on the diverse geographical regions of Iran where the caravanserais are located. The monitoring framework will include simple, measurable, and cost-effective indicators for data collection, analysis, and interpretation, ensuring seamless data aggregation and transmission across various administrative levels.

A key component of the monitoring system is the creation of standardized tools such as manuals, checklists, monitoring forms, style guides, report formats, documentation guidelines, and archiving systems. These tools will not only facilitate the effective and consistent management of the caravanserais designated on the World Heritage List (WHL) but will also provide a model of best practices for the hundreds of other caravanserais listed in Iran's Cultural Heritage National List.

Additionally, the establishment of a centralized archive, documentation center, and data bank will play a crucial role in supporting the monitoring program.

Monitoring Program:

Given the dispersion of 54 caravanserais in 24 provinces of the country and the fact that comprehensive management also requires local management of components, The State party therefore decided for every caravanserai a council has been established through networking and utilizing the capacity of local communities, local authorities, research and educational centers, non-governmental organizations and volunteers. These local councils are closely related to the overall management of the Persian caravanserai.

Members of these councils include the deputy head of cultural heritage organization of the province, a member representing the faculty member of the local university or the research center, the head of the city's cultural heritage department, and the mayor or the person in charge of affairs of the district or the village -depending on the location of the caravanserais in the city, district, or village. These councils follow up on issues related to data collection, analysis, and interpretation, whose responsibilities are as follows:

1. Conducting maintenance, monitoring and supervising the World Heritage Caravanserais

1. **Monitoring and supervising the World Heritage Caravanserais:** Monitoring and looking after the caravanserais includes all activities and technical measures required continuously to maintain the texture, content and location of the caravanserai in standard conditions, which are undertaken continuously in order to prevent damages, foundational instabilities and destructions of the caravanserai. According to this definition, the principles governing the drafting the plans for monitoring and supervising the caravanserai as well as implementing these plans are as follows:
 1. Monitoring and supervising operations for every caravanserai as part of a set of protective operations in the management plan and major plans
 2. Identifying potential and de facto human and natural hazards and threats in and around each caravanserai
 3. Identifying and classifying the vulnerability coefficient of different parts of each caravanserai against environmental threats
 4. Designing and implementing countermeasure plans to eliminate or control threats in each caravanserai and its surroundings

5. Designing and implementing necessary measures to eliminate the vulnerability of caravanserais and repair existing damages

2. The purpose of monitoring and supervising:

1. Expanding the lifespan of the caravanserai's structural elements
2. Preserving the appearance and the integrity of a caravanserai up to date and retaining its values.
3. Promoting its sustainability in terms of environmental standards and saving costs related to the technology, transportation, waste generation and energy consumption.
4. Preserving the structure and authenticity of the caravanserai.

3. Maintenance

If the daily tasks required for the protection of the structure of caravanserais are properly planned, they will be very effective in preventing various and predictable damages during their lifespans. The “maintenance” of caravanserais can be divided into the following three categories:

1. Maintenance instructions: They deal with the operator's approach to each caravanserai in order to maintain it sustainably.
2. Inspections: They include describing the conditions of each caravanserai and reporting existing issues and problems and performing some tasks such as removing garbage from canals in the premise of the caravanserai, etc.
3. Minimal repairs: These activities include fixing visible problems and defects in caravanserais that do not require expert works. These activities are limited to replacing or fixing some elements in caravanserais such as lighting, repairing joints, and stabilizing loose stones.

Note: “Maintenance” is different from “restoration” as restoration involves conducting a pathological study of the caravanserai and restoring it to acceptable conditions within a specified time frame.

4. Defining the principles of protecting caravanserais:

1. Caravanserais belong to all times and all people.
2. Anyone can participate in conservation (through raising different levels of awareness for different groups of the audience).
3. Understanding the values of caravanserais is important.
4. Caravanserais need to be managed to maintain their credibility.
5. Documentation and learning from past decisions are very important.

2. Theoretical foundations of the conservation and maintenance of World Heritage caravanserais

1. Ethical principles of conservation:

1. The status of the caravanserais before minor interventions and the methods and materials used during the interventions should be fully documented.

2. The historical evidence (signs) of the caravanserais should not be destroyed, defaced or moved.
3. Any intervention in the caravanserais should be kept to the minimum necessary level.
4. Any intervention should be controlled to ensure that the overall aesthetic, historical and physical status of the caravanserai is not altered. The proposed intervention should enjoy the following features:
5. It should be reversible.
6. It should take into account future interventions that might be necessary.
7. It should allow the maximum number of existing materials to remain in the caravanserai.
8. It should be consistent in terms of the color, tone, texture, form, and scale. If additions are required in the caravanserai, they should be less noticeable than the original materials and at the same time they need to be recognizable. In designing the additions, the maximum contrast in terms of form and materials needs to be taken into account.
9. It should not be carried out by a restorer who lacks sufficient skills.

Table 1: Classification of measures according to timing

	Intervals	Determining restoration spots	Type of measures	process of following up and taking action within a certain timeframe		Special cases
Qualitative classification of actions according to the schedule	Daily	For instance, the corridors, room floors, the courtyard, irrigating the garden, etc.	Daily maintenance measures, such as cleaning, etc.	-----	Monitoring, supervising and maintenance	
	Weekly	electrical installations, fire extinguishing systems, and the status of anodes and struts	Monitoring	drafting reports or taking actions, if necessary	Local repairs	
	Monthly	water supply and sewage installations, engine room, and roofs	Monitoring	drafting reports or taking actions, if necessary	Local repairs and fortifications	
	Quarterly	The spots are determined according to the seasons and climate	Seasonal maintenance measures	-----	Monitoring, supervising and maintenance	
	Annually	the structure of caravanserais such as external walls, coatings, and sensitive and vulnerable parts that have been determined in advance	Monitoring	drafting reports or taking actions, if necessary	Restoration	

3. Determining the schedule and criteria for maintenance measures according to the quality of the spaces and the body of each caravanserai

This schedule is determined based on the quality and degree of importance of the space and body which is determined according to studies and identification of architectural, historical and aesthetic values of the caravanserai.

Obviously, the regulations on the type of maintenance of these spots and locations are also drafted and notified as per the characteristics of the caravanserai. For example, if the status of the roof coverings is monitored quarterly and/or annually, the roof covering of a caravanserai arch that contains muqarnas or architectural decorations underneath should be specifically monitored and actions need to be taken for their repair and maintenance.

3.1. Regulations for monitoring, supervision, and maintenance: The monitoring, supervision, and maintenance system and all activities carried out regarding World Heritage Caravanserais are divided into four categories as follows:

3.1.1. Daily monitoring and supervising the caravanserais

3.1.2. Weekly monitoring and supervising the caravanserais

3.1.3. Quarterly monitoring and supervising the caravanserais, especially at the beginning of the rainy season

3.1.4. Annual monitoring and supervising the caravanserais

3.1.5. Ad-hoc monitoring and supervising the caravanserais after sudden events such as earthquakes, rainfalls or strong regional storms

3.1.1. Daily monitoring and supervising the caravanserais:

All of the following activities should be carried out in caravanserais on the daily basis:

- Dusting rooms that have decorations, dusting other rooms (walls and ceilings), and wooden surfaces of caravanserais
- Cleaning and dusting all the windowsills and window frames in the caravansaries
- Surface sweeping of the high-traffic areas of the caravansaries using a vacuum cleaner
- Cleaning all the floors and entrances of the caravansaries

3.1.2. Weekly monitoring and supervising the caravanserais:

- Cleaning and washing the exterior of the caravansaries and preventing the accumulation of snow and garbage, and leaves of trees around the caravansaries
- Removing snows from the roof of the caravansaries after each snow (once every other day, if necessary)
- Cleaning the courtyard pond, including draining the water and washing its internal walls

3.1.3. Quarterly monitoring and supervising the caravanserais, especially at the beginning of the rainy season

- Cleaning, careful inspection and repair of the eaves and gutters of the caravansaries
- Ensuring that the eaves and gutters of the caravansaries are open during the rainy seasons
- Ensuring that fire extinguishers in caravansaries are safe, active, and charged

- Inspecting the roofs of caravansaries at the beginning of the fall to ensure their safe conditions and repeating the inspection and after the end of the winter to ensure their safety in terms of damages caused by freezing
- Inspecting openings, its terms of cracks and breakage, and repairing frames or replacing glasses of windows

3.1.4. Annual monitoring and supervising the caravanserais

- Inspecting the roof and gutters to ensure that they do not leak and they function properly at the beginning of the fall and at the beginning of the following season.

2. Miscellaneous Controls:

All of the following points should be taken into account to prevent possible damages:

1. Moving items in caravanserais with care in order to prevent exerting damages to walls, floors, and the items themselves
2. Avoiding hammering nails into the walls of caravanserais during mounting signs, decorative elements, and other items
3. Avoiding addition of any new decorative elements or signboards, except those approved in the caravanserai's restoration plan
4. Controlling the relative humidity of the interior spaces and maintain the cleanliness of these spaces in order to avoid the growth of fungi and mold in caravanserais

3. Inspection tools: In order to carry out all tasks related to cleaning spaces and perform periodic inspections in caravanserais, some instruments and devices are needed and their presence in the desired locations is essential. These tools are as follows:

1. Appropriate tools for accessing caravanserais
2. Appropriate tools for cleaning spaces in caravanserais
3. Appropriate technical tools in caravanserais
4. Appropriate tools for cleaning and repairing the eaves, gutters and other water openings in caravanserais
5. Considering temporary measures such as allocating sacks as well as wide and long plastic sheets for emergency protection of caravanserais
6. Installing a camera to record possible events and incidents in caravanserais

4. Human Resources:

Employing and recruiting the qualified, skillful and efficient people are the keys to success. For the employment and recruitment of the people to work in caravansaries, special attention should be paid to the observance of the established principles and criteria. Additionally, the staff should attend the necessary trainings as per the expertise they enjoy and the services they render. Orientation courses and in-service course on the procedures of maintaining and treating caravansaries are of great importance. Failure to pay attention to such courses result in irreparable losses.

5. Qualifications required for the periodic inspection of the maintenance system:

In light of the type of expertise available in caravansaries, related specialists need to be used for the inspection. As the restorer and the architect play a great role in the restoration of the caravanserai, they should be well-qualified for periodic inspections.

6. Rules for using spaces:

1. Instructions for using spaces to be notified to tourists and visitors:

This part of the guidelines, which is currently being drafted, would be communicated to the intended audience in accordance with the functions of caravanserais. The handbook titled the “monitoring, supervising and maintenance guidelines during the operation” would be distributed, too.

2. Legal requirements:

1. All documents and records provided to the operator under the title of maintenance plan and the system and checklists for the transformation of the caravanserais are reviewed annually by the supervisory body whose members include a representative of the Iranian World Heritage Sites as well as the Iranian Fund for the Preservation and Restoration of Historical Monuments. The modified documents are communicated to the operator of each caravanserai.
2. If the operator of the caravanserai failed to submit a timely report on periodic inspections, monitoring and maintenance and major damages -as determined by the supervisory authority- are sustained by the caravanserai, the case would be subject to the laws of the Ministry of Cultural Heritage, Tourism and Handicrafts on the protection of historical monuments, especially including World Heritage caravanserais, and it would ultimately result in the termination of the contract and the dispossession of the contracting party. The case would be dealt with by the supervisory authority.
3. The supervisory authority would be introduced to the operator of each caravanserai at the beginning of the implementation of the contract.
4. The periodic inspection report of each caravanserai would be submitted twice a year.
5. The caravanserai reports would be submitted to the supervisory authority in the form of checklists, written reports, attachments and images in a specific format in six-monthly periods.
6. Any interference, excavation, annexation and destruction of the area of the caravanserai and its superstructure under any title or reason is strictly prohibited and is subject to legal prosecution as per the approved cultural heritage laws.
7. The caravanserai is a cultural trust in the hands of the operator of each caravanserai who needs to apply utmost care in its maintenance and ensure its long-term protection.
8. The complications and damages in the caravanserai need to be immediately reported to the supervisory authority in the form of a written and illustrated report to keep it informed and necessary follow-ups are undertaken.

3. Risk cases and conditions:

In case of encountering the following cases, the operator of the caravanserai must inform the supervisory authority without any delay:

1. Observing any new cracks or changes in the dimensions or forms of the existing cracks in the ceiling, floors and walls.
2. Observing any moisture on the roof or walls of the caravanserai
3. Observing any signs of burst pipes in the caravanserai
4. Observing any abnormal increase in the humidity level inside the caravanserai.
5. Observing any sudden destruction or damage to the structure of the caravanserai.

6. Observing any moisture on the roof of the spaces, including peeling, moisture marks or warping and cracking
7. Observing any damages to the waterproofing system of the caravanserai roof
8. Observing any issues and problems related to the ventilation of the spaces in the caravanserai

Note: In order to prepare caravanserais to weather any possible dangers, sufficient amount of equipment and tools such as wooden piles, boards, mechanical jacks, scaffolding pipes, saws, and hammers should be available in the warehouse.

7. Instructions for preventing and dealing with fires:

Fire is an important destructive factor that failure in following the safety precautions against which result in a great loss of life and property. Fires are usually associated with many natural disasters and accidents. To be aware of a possible fire in caravansaries, necessary equipment such as detectors for smoke, heat or flame should be installed in the caravansary. Due attention needs to be paid to ensure that they are properly installed and they work properly.

1. Observing safety precautions before the fire
 1. Keep flammable materials away from fire-generating devices in all facilities and locations, including public passages of caravansaries.
 2. Check the fire extinguishers in the caravansary and ensure that they are working properly.
 3. Close the main gas inlet valve of the caravansary at the time of leaving it.
 4. Have a suitable fire extinguisher in place and train people on how to use it.
 5. Be aware of basic facts such as the fact that wood, insulating materials and plastic materials are flammable; metals, plaster and glass are slow to ignite; and sand, soil, stone and firebrick are non-flammable.
 6. Avoid storing flammable liquids and gases inside the caravanserai. Place these materials in special containers outside the caravanserai, if they are needed.
 7. Carefully check electrical appliances and their connections in the caravanserai to ensure that they follow the standards.
2. Safety tips when fire breaks out:
 1. Speedy action is absolutely vital to save your life and possible injuries when you encounter the fire in the caravanserai.
 2. Fire spreads very quickly. Immediately notify the fire department and emergency services and give them as much complete information about the incident as possible.
 3. Try to get people out of the caravanserai.
 4. Extinguish the fire with due care.
 5. When a fire breaks out, calm down and turn off all the building's ventilation to prevent oxygen from entering the building.
 6. If possible, remove all safe and usable materials from the caravanserai immediately.
 7. Use water to extinguish oil fires.
 8. Do not move the burning container. Smother the flame with sand, salt, a damp blanket or other coverings.
 9. As the first option, extinguishing agents other than water should be used to extinguish flames in World Heritage Caravanserais, if possible.

5. Also recommends that the State Party give consideration to the following:

- a) Issuing general guidelines for the adaptation of the caravanserais with regards to modern commercial and hospitality functions,
- b) Ensuring that laws and regulations that apply to the buffer zones are strictly enforced,
- c) Undertaking maintenance work on a regular basis so that necessary interventions are kept to a minimum and respecting international conservation principles and good conservation practice.

a) General guidelines for adapting caravanserais for new commercial and hospitality uses

Regarding the compilation of general guidelines for adapting caravanserais for new commercial and hospitality uses, we consider the following points to be taken into account:

1. Functions of World Heritage Caravanserais:

- a. Commercial functions: Markets, bazaar, and handicrafts shops
- b. Educational functions: Educational centers for learning traditional arts and handicrafts
- c. Administrative/service functions: Artistic, cultural and scientific associations
- d. Sports/entertainment functions: A center for traditional sports of Iran known as Zoorkhaneh
- e. Hospitality functions: Dining, restaurant, teahouse, coffee house, and reception halls for various gatherings and celebrations
- f. Residential functions: hotels and motels
- g. Cultural and artistic functions: Art exhibition, theater, music hall, library, cultural center, and book café
- h. Health care functions: psychological clinics
- i. Ritual functions: For religious ceremonies
- j. Scientific functions: Observatory and science and technology park
- k. Workshop functions: handicrafts workshop

Table No. 1. Information on the characteristics of the caravanserais, the applicants and the range of proposed functions:

1. Characteristics of the caravanserai:	
1. Caravanserai name:	
Location:	
2. Registration number:	
3. Protection criteria (attachment):	
4. Buffer zone and its regulations(attachment)	
5. Historical period:	
6. Restoration plan, management and operation plan:	
7. Ownership status:	
8. Area of the site and its boundaries and buffer zone (indicated separately):	
9. Infrastructure facilities including the access road, water, electricity, telephone, municipal gas network:	
10. Special values of the building: (Structure-details):	
11. Overall status of the caravanserai:	
2. Priorities for determining the functions:	

1. Proposed priorities of the applicant (private sector): 2. Proposed priorities of the supervising body (expert opinion):	
3.	Investor's particulars:
1. Natural persons:	
	Personal profile:
2. Legal persons:	
	Name of the company or institution:
4.	Overall Schedule:
1. Drafting the restoration, management and operation plans:months	
2. Implementation of restoration, management and operation plans:months	
5.	Consequences of Project Implementation:
1. Positive effects resulting from the restoration and operation of the caravanserai and its surrounding environment:	
	1. Conservation effects: 2. Cultural effects: 3. Social effects: 4. Economic effects: 5. Environmental effects:
2. Negative effects resulting from the implementation of the project:	
	1. Conservation effects: 2. Sociocultural effects: 3. Environmental effects:
3. Measures taken to reduce negative impacts:	
	- Legal measures: - Supportive measures: - Management measures: - Technical measures:
6.	Transfer method:
Participation: Delegating the operation the caravanserai: - Name: - Surname: - Title: - Date:	
7.	Attachments:
a.	Summary of the registration file
b.	Summary of the buffer zone file

Table No. 2: Evaluation criteria for the operator of World Heritage Caravanserais

Assessment criteria for qualitative, technical, and restoration evaluation (with a weighting factor of 35)				
row	Description	Maximum score	Obtained score	Remarks
1	Experience in related fields (emergency conservation, restoration and revitalization and interior architecture)	20		
1.1.	Previous experience in emergency conservation (Maximum 5 points)			
1.2.	Experience in restoration (Maximum 5 points)			
1.3.	Previous experience in revitalization (Maximum 5 points)			
1.4.	Previous experience in interior architecture (Maximum 5 points)			
2	Sufficiency and quality of key elements and human resources (competent consultant in the field of restoration and revitalization, interior architecture, master craftsmen)	50		
2.1.	Competent consultant in the field of restoration and revitalization (Maximum 15 points)			
2.2.	Competent consultant in the field of interior architecture (Maximum 5 points)			
2.3.	Competent contractor in in the field of restoration and revitalization (Maximum 15 points)			
2.4.	Master craftsmen (Maximum 15 points)			
3	Existence of relevant authorizations and certificates	15		
3.1.	Photographs, letters of approval and awards obtained from previous relevant activities (Maximum 5 points)			
3.2.	Qualification certificates (Maximum 5 Points)			
3.3.	Organization and technical and administrative systems (maximum 5 points)			
Total		100		

Table No. 3: Qualitative assessment of management and operation of World Heritage caravanserais

Table of qualitative assessment of management and operation (with a weighting factor of 25)				
Row	Description	Maximum score	Obtained score	Remarks
1	Organization and organizational structure	15		
1.1.	Having experts in the field of historical and cultural monuments (maximum 8 points)			
1.2.	Having experts in the field of conservation and restoration and/or using consultants in these fields during operation (maximum 7 points)			
2	Job and executive background	20		
2.1.	Experience in cultural affairs (maximum 5 points)			
2.2.	Enjoying the privilege of using a national or international brand (maximum 5 points)			
2.3.	Enjoying the background in operating similar domestic and foreign cases (maximum 5 points)			

2.4.	Having the privilege of exploiting similar domestic and foreign samples (maximum 5 points)			
3	Being local or having previous experience of working in the region	10		
3.1.	Having experience in operating historical and cultural buildings (Maximum 5 points)			
3.2.	Experience in operating service complexed in the region (Maximum 2 points)			
3.3.	Being originally a member of the local community (Maximum 3 points)			
4	Presentation of a preliminary management plan (a plan for equipping, launching and operating the caravanserai)	55		
4.1.	Presentation of a plan including implementation schedule, reviving the functionality of the caravanserai to the extent possible in terms of reviving culture, traditions, customs and attractions, interior decoration design while respecting the authenticity of the building, a plan to prevent destruction, and the equipment installation plan (Maximum 15 points)			
4.2.	Considering priorities for those who have more similar projects in operation (Maximum 5 points)			
4.3.	Providing services that are proportional to the historical dignity of the building (Maximum 10 points)			
4.4.	Features of the plan in terms of interior design and decoration (Maximum 5 points)			
4.5.	Innovation, creativity and new ideas (Maximum 5 points)			
4.6.	Having a specialized operation consultant and/or consulting with consultants during the operation of the caravanserai (Maximum 5 points)			
4.7.	Compliance with national standards developed in the operation plan (Maximum 10 points)			
Total		100		

2. Principles for determining the feasibility of restoring World Heritage caravansaries

2.1. In order to determine the feasibility of restoring World Heritage caravansaries, the following characteristics are required to exist there:

2.1.1. It should be possible to adapt the capacities of the caravansary to contemporary needs in the operation process while preserving its values.

2.1.2. It should be the possible to conduct the scientific restoration of the caravansary according to existing documents.

2.1.3. It should be the possible to revive the caravansary while preserving its survival and authenticity, and promoting its status.

3. Principles governing the determination of the functions and revitalization activities of World Heritage Caravanserais (rehabilitation and adaptation)

3.1. Principles governing the methods of determining the appropriate functions of World Heritage Caravanserais:

In order to determine the appropriate functions of World Heritage Caravanserais, the following conditions and characteristics need to be taken into consideration:

3.1.1. Determining a new function for the caravanserais is permitted when it is not possible to establish the original function due to social, economic, cultural and technical conditions. In this case, determining the appropriate functions is carried out with regard to the following items:

- Paying attention to the original functions of the caravanserais
- Determining the functions of the caravanserais while paying attention to the best method of their protection.

3.1.2. Taking into account the dignity and prestige of the original function of the caravanserais as determining the change in functions so that the proposed function does not ruin the spiritual values of the caravanserais and the community due to its contrast with the original one.

3.1.3. Paying attention to the artistic features of the caravanserais from the perspective of architectural qualities and decorations related to the architecture

3.1.4. Considering the structural capacity of caravanserais in terms of human traffic volume and furniture weight

3.1.5. Paying attention to the capacities of the caravanserais in terms of their structures and their resistance against natural disasters

3.1.6. Considering the natural and cultural landscapes existing in caravanserais and its relationship with its surroundings

3.1.7. Paying attention to the capacities and limitations of the caravanserais for using up-to-date facilities such as the water supply systems, cooling and heating systems, lighting, sound absorption, etc.

3.1.8. Considering safety and security tips related to the function of the caravanserais

3.1.9. Paying attention to the ratio of closed, semi-open and open spaces of the caravanserais

3.1.10. Creating the necessary conditions for utilizing the cultural, social and economic capacities of the caravanserais

3.1.11. Considering the compatibility of the new functions of the caravanserais with the social and cultural situation surrounding them.

3.1.12. Paying attention to the capacities and limitations created by the upstream documents regarding caravanserais

3.1.13. Observing the proportionality between the artistic and architectural dignity of the caravanserais with the intended design for the furniture and physical elements

3.1.14. Being responsive to the cultural, economic, and social needs of the caravanserais

3.2. Principles governing the design and implementation of the revitalization plan in World Heritage Caravanserais

3.2.1 The remaining and original elements and materials of the caravanserai should be considered in the revitalization process. This process should be based on documents and evidence and it should be performed in a way that would allow for their retrieval in the future and would not distort the appearance of the caravanserai.

3.2.2 The revitalization process should help protect and promote the historical and cultural values of the caravanserai and spread the indigenous technologies or prevent the destruction of its historical and spiritual cultural values

- 3.2.3 The revitalization process should preserve and promote the capacities of the spiritual heritage as well as religious, ethnic and aesthetic values.
- 3.2.4 The use of new materials in the revitalization process is allowed when it is made distinct from the original parts of the caravanserais.

4. Principles governing the operation of World Heritage Caravanserais:

- 4.1. General principles for the operation of World Heritage Caravanserais
 - 4.1.1. In all operation activities, the protection of the cultural-historical value, integrity, authenticity of the caravanserais' location and intangible heritage values should be given priority.
 - 4.1.2. Collective access to caravanserais as a common wealth should be encouraged.
 - 4.1.3. The operation activities of World Heritage Caravanserais should be managed in a manner that it would leave the least impact and damage on their bodies and intangible heritage.
 - 4.1.4. The operation plan for the caravanserais should be drafted based on technical, economic, social and cultural feasibility studies of the area in question.
 - 4.1.5. Before starting the operation of the caravansary, it is necessary for the operator to draft an operation plan and submit it to the joint committee of the Site and the Fund. The outlines of the operation plan include the following items:
 - Objectives (quantitative and qualitative)
 - Plan and program (budget and schedule of work implementation)
 - Management structure of the caravansary and composition of the human resources (composition, competence, responsibility, training and experience)
 - Executive system for monitoring, supervising and maintenance of the caravansary (program, human resources and required cost)
 - Method of interaction and cooperation with relevant institutions and organizations
 - Revitalization Fund
 - World Heritage Base of Persian Caravanseri
 - Ministry of Cultural Heritage, Tourism and Handicrafts
 - Local institutions (municipalities, local authorities, etc.)
 - 4.1.6. The management plan for the operation of the caravansary needs to be drafted and implemented by competent individuals based on the most up-to-date methods, legal mechanisms, management methods, and scientific techniques.
- 4.2. Specific principles governing the operation of World Heritage Caravanserais:
 - 4.2.1. Setting goals:
 - The goals set for the operation of caravanserais need to be completely transparent, measurable and achievable within a reasonable time frame.
 - The specified goals need to be categorized and updated in a specific manner.
 - The specified goals should cover all aspects of the operation activity, including physical protection, implementation methods, and human resources of the caravanserais.
 - The specified goals should be formulated within the framework of the policies and guidelines approved by the Ministry of Cultural Heritage, Tourism and Handicrafts.

These policies are communicated to the operator before the development of the management plan.

4.3. Methods and techniques used:

- Adapting methods and techniques used in the implementation of the management plan to the standards of the relevant responsible agencies.
- Adapting methods and techniques used in the implementation of the management plan to protection regulations of World Heritage caravanserai, intangible heritage and promotion of the interaction of the caravanserai with its surrounding environment

4.4. Interaction with the historical, cultural and natural landscape:

- Adapting the operation management plan to the cultural, economic, social and natural needs of the community surrounding the caravanserai
- Creating the necessary conditions for exploiting the cultural, social, economic and natural capacities of the caravanserai environment
- Using the mutually synergizing capacities of the environment and the context within which the caravanserai has been built
- Paying attention to the capacities and limitations created by upstream documents and the legal management system governing the caravanserai and its surrounding environment in terms of designing and implementing the operation management plan

4.5. Interaction with relevant institutions and organizations

- Creation of the necessary conditions for everyone to access the services provided in the caravanserai
- Cooperation with national and local institutions and organizations responsible for supervising the activities of the caravanserai
- Interaction with the stakeholder community, especially local communities in maintaining the caravanserai and making use the capacities of the participatory models of protection

4.6. Plan and budget:

- The sufficient budget for the caravanserai should be foreseen, secured and allocated, that covers personnel costs, operation management costs, personnel training costs, maintenance costs, emergency costs, repairs and equipment
- The budget should be operational and its schedule should be adjusted based on the intended operations

4.7. Human resources:

- Human resources employed for the operation of the caravanserai should have scientific, technical and social qualifications and they should be approved by the relevant supervisory body.
- Specialized and cultural trainings should be provided for the personnel during the operation period.

4.8. Monitoring, supervising and maintenance:

Monitoring and supervising include all activities and technical measures required continuously to maintain the texture, content and location of the World Heritage caravansaries in standard conditions. These activities are carried out continuously and in

various stages including pre-restoration, whilst-restoration and during operation in order to prevent damages, foundation instability and destruction of the caravansary.

- Monitoring and supervising are incorporated into the protection operations in the caravansary management master plan.
- Identifying various potential and de facto threats such as human and natural hazards and threats that exist in the environment and areas surrounding the caravansary.
- Identifying and classifying the vulnerability coefficient of different parts of the caravansary against environmental threats.
- Designing and implementing countermeasure plans to eliminate or control threats in the caravanserai environment
- Designing and implementing mandatory measures to eliminate vulnerabilities of the caravanserai and the removal of existing damages.
- Recording physical and technical changes to the caravanserai during the maintenance period
- Reporting the needs for restoration, revitalization, and management of the operation of the caravanserai resulting from the aforementioned changes to the relevant authorities
- Incorporating the development and implementation of guidelines, and a periodic and continuous review system into the caravanserai management and maintenance plan as well as designing and completing the required tables, checklists, and booklets.

b) The principles governing the restoration and operation of World Heritage Caravanserais are as follows:

1. Principles governing the protection of World Heritage Caravanserais

1.1. General principles for the protection of World Heritage Caravanserais

- The goal, theoretical foundations, and results of the design and implementation of the caravanserais plan should be formulated.
- All operations from the stage of preparing the caravanserais plans should be research-oriented.
- The authenticity, integrity, and cultural credibility of the caravanserais should be identified, documented, and protected.
- All measures taken regarding the caravanserais should be based on the latest scientific methods.
- Traditional technologies are part of the authenticity and integrity of the caravanserai, so their restoration and promotion should be undertaken in a way that those traditional features are preserved.
- In cases where traditional technologies, methods and materials are not suitable for protecting the credibility of a historical-cultural site, it is permitted to use the new technologies or new materials and methods approved by the supervisory body.
- The authority for approving new technologies, methods and materials is the Ministry of Cultural Heritage, Tourism and Handicrafts and this task is carried out by a joint committee comprised of the Preservation and Restoration Fund, Iranian Caravanserai World Heritage Site, the representative of the cultural deputy of the Ministry of Cultural Heritage and the representative of Cultural Heritage and Tourism Research Institute.

- All operations related to the protection of caravanserais need to be carried out based on reliable historical documents and evidence.
 - All stages and operations for the protection of caravanserais need to be documented and registered based on up-to-date rules and technologies.
 - The use of modern technologies in the protection, restoration and operation of caravanserais is recommended.
 - Interventions in the sense of reducing, increasing and modifying elements and components should be minimal and subject to the following conditions:
 - a. It should be necessary.
 - b. It should be sufficient, i.e., the maximum amount of original materials should be maintained, the opportunity to apply innovations, new knowledge and future experiences should be provided, and the intervention should be kept minimal.
 - c. It should be reversible.
 - d. It should not damage the cultural, historical and artistic values of caravanserais.
 - e. It should have a comprehensive view of the characteristics, physical capacities, cultural values, conditions and capacities of the environment surrounding the caravanserais.
 - f. It should comply with the principles and criteria of sustainable development.
- Note:* Sustainable development refers to development that, while taking advantage of existing resources and the environment, does not limit their benefits for future generations.
- g. All research, design and implementation activities related to caravanserais need to be carried out by qualified specialists and based on the approved plan.
 - h. All research and conservation plan for caravanserais need to be approved by the Joint Committee of the World Heritage Site of Caravanserais and the Fund for the Preservation and Restoration of Historical Monuments.

Pathology and conservation of caravanserais include some operations such as repair, restoration, fortification, revitalization, monitoring and supervision, relocation, documentation, exploitation, determination of functions, determination of an appropriate management system, etc. These activities are selected, planned, designed and implemented based on scientific criteria, taking into account the values of the caravanserais, potential and actual damages and threats, and the needs of the stakeholders.

2. Principles governing the activities of World Heritage Caravanserais

1. Conducting pathology and recording its results
2. Preventing the development of destructions

3. Principles governing the documentation activities of World Heritage Caravanserais

Documentation refers to a set of measures taken in the process of collecting and producing information of the caravanserais in order to undertake research, protection, restoration, introduction and exploitation. Documentation includes the following stages activities:

1. Collecting all available information and required data
2. Producing analytical information from documented data
3. Recording existing information on caravanserais
4. Collecting research data on caravanserais
5. Recording the information about the executive operations of intervention in the structure of caravanserais
6. Recording the workshops related to caravanserais

Note: The documentations/ documentaries prepared about caravanserais need to have the following characteristics:

- a. Its content needs to be transparent.
- b. The quality of the information collected should be scientifically reliable and should be collected from reliable sources.
- c. The tools and methods should be easily reproducible and have sufficient stability and durability.
- d. The procedures for compiling, organizing and presenting the documents need to be legible, and comprehensive. These procedures should have an identity card and be regulated as necessary.

4. Principles governing the fortification activities of World Heritage Caravanserais:

1. Fortification refers to a set of operations carried out to stabilize and strengthen the foundation or structural and architectural elements and components and associated decorations
2. Fortification is carried out using the original materials, methods and technologies used in the caravanserai.
3. Fortification operations should not distort the original proportions of the caravanserai.
4. Fortification operations should not compromise the authenticity of the materials, artistic credibility, general appearance and components of the caravanserai.
5. The ratio of materials used in fortification operations to the original materials of the building should be such that it does not compromise the homogeneity of the physical structure of the caravanserai.

5. Principles governing the restoration activities of World Heritage Caravanserais:

Restoration is permitted under the following conditions:

1. It should lead to the protection and revitalization of the caravanserai, promote the historical credibility of indigenous technologies and prevent the destruction of the historical and spiritual credibility of the caravanserai.
2. The original architectural school and style of the caravanserai should be taken into account in its restoration.
3. It should lead to the preservation, revitalization and elevation of the capacities of the spiritual heritage, cognitive aesthetic values, and ethnic, religious and religious affiliations of the caravanserai.
4. It should ensure the survival of all remaining elements and materials of the caravanserai during the restoration operation.
5. The remaining and original elements and materials of the caravanserais should be used in the restoration operation based on documents and evidence. The process should be carried out in a way that the possibility of re-reading the caravanserai would remain for the future and the operation should not distort the artistic appearance of the caravanserai.
6. The application of new materials should be undertaken in a way that their difference with the original parts of the caravanserai should be clear

6. Principles governing the restoration activities of World Heritage Caravanserais:

1. Materials should be placed in their precise locations in the caravanserai based on the documents
2. The application of preservative elements is permitted provided that the materials used in the caravanserai are not mistaken.

3. All additions and annexes that are not related to the original condition of the caravanserai need to be removed.
4. Determining the original condition of the caravanserai and adopting appropriate methods to restore the existing situation to its original condition are carried out based on sound and reliable theoretical and scientific foundations.

7. Principles governing the physical protection of World Heritage Caravanserais:

The physical protection refers to a set of measures and operations that are carried out to protect the body of the caravanserai and its belongings against external threats caused by human factors.

These measures include the following:

- a. Personnel measures
- b. Mechanical and installation measures
- c. Electronic measures

8. Principles governing the compilation and implementation of monitoring, supervising and maintenance plans for World Heritage Caravanserais:

Monitoring and supervising include all activities and technical measures required continuously to maintain the texture, content and location of the caravanserai in standard conditions. These activities are carried out continuously and in various stages including pre-restoration, whilst-restoration and during operation in order to prevent damages, foundation instability and destruction of the caravansary.

1. Monitoring and supervising are incorporated into the protection operations in the caravansary management master plan
2. Monitoring and supervising operations of caravanserais continue as long as they do not interfere with restoration and revitalization.
3. Identifying various potential and de facto threats such as human and natural hazards and threats that exist in the environment and areas surrounding the caravansary.
4. Identifying and classifying the vulnerability coefficient of different parts of the caravansary against environmental threats.
5. Designing and implementing countermeasure plans to eliminate or control threats in the caravanserai environment
6. Designing and implementing mandatory measures to eliminate vulnerabilities of the caravanserai and the removal of existing damages.
7. Recording of physical and technical changes to the caravanserai during the maintenance period and methods of stabilization and coping with changes
8. Reporting the needs for restoration, revitalization, and management of the operation of the caravanserai resulting from the aforementioned changes to the relevant authorities
9. Incorporating the development and implementation of guidelines, and a periodic and continuous review system into the caravanserai management and maintenance plan as well as designing and completing the required tables, checklists, and booklets.

Table No. 4: Periodic inspections of the World Heritage Caravanserais for the maintenance system

[illegible]

[illegible]

[illegible]

[illegible]

		displacement or cracks and bursting of the roof and materials used in roofs	2- Twice a year															
10.3.	Valves	Inspect the functions of the valves and the absence of leaks in the valves and related connections	twice a year															
10.4.	Walls	Inspect and report on any moisture, peeling or cracks in the walls	twice a year															
10.5.	Flooring	Inspect the floor, pointing, floor scrubbers and eaves	twice a year															
10.6.	Bathroom	General inspection	twice a year															
11	Wooden openings (doors, windows and sashes)	Inspect handles, screws, hinges, locks, body paint and resin and wax oil of wooden bodies, frames, glass and glass frames; Replace them if broken	twice a year															
12	Gutters	Regular inspection of gutters during rain and ensure they are not clogged	during rainfall															

c) Maintenance:

Regarding maintenance works, it should be noted that the measures to maintain the caravanserais are taken in a manner that are carried out in caravanserais which are operated as residential or catering facilities or both. They are supervised by a supervisory body which a committee comprised of representatives of the Iranian Fund for the Preservation and Restoration of Historical Caravanserai and the Iranian World Heritage Site. They conduct periodic visits as a joint team or separately. Reports of the local network also contribute significantly to the monitoring and management process.

Caravanserais that are not subject to cultural or economic operation fall into three types of ownership as follows:

- They are owned by natural persons which is a very rare phenomenon.
- They are owned by the Ministry of Cultural Heritage, Tourism and Handicrafts.
- They are owned by the Endowment and Charity Organization.

The costs of restoration of these three categories of caravanserais are covered based on the following regulations:

- For caravanserais that have private owners, part of the cost of restoration is borne by the owner and part of it is provided by the Ministry of Cultural Heritage, Tourism and Handicrafts.

- The cost of restoration for caravanserais that belong to the Ministry of Heritage is covered by the ministry itself on a continuous basis.
- The cost of restoration for caravanserais that belong to the Endowment and Charity Organization is covered by itself as per the laws. Article 13 of the Law on Supporting the Restoration and Revitalization of Historical and Cultural Textures, approved by the Islamic Consultative Assembly of the Islamic Republic of Iran on July 3rd 2019 stipulates that, “executive bodies and institutions are required to cover the costs related to conducting research, protection and restoration of movable and immovable monuments registered in the list of national monuments and those of historical and cultural values as well as relevant lists related to monuments in their possession or within the scope of their specialized function, from their own funds.” Accordingly, the cost of restoring caravanserais owned by the Endowment Organization falls on its own shoulders. However, some of these caravanserais are transferred to the private sector for operation by the Endowment Organization. In such cases, the costs are covered by the operator and the restoration task is carried out under the joint supervision of the Iranian World Heritage Site, the Preservation and Restoration Fund, and the cultural heritage administrations of provinces.

Contact Persons:

- Ali Darabi (Vice-Minister and Deputy of Cultural Heritage, Iranian Ministry of Cultural Heritage, Tourism & Handicrafts)
- Mostafa Pourali (Director general of Iranian World Heritage Sites)

Prepared by:

- Abdolmahdi Hemmatpour
- Hamid Binaei Faal
- Mehrdad Hejazi
- Isa Esfanjari
- Farzad Rashidi
- Shervin Goudarzi
- Atefeh Amraei