

**AL-GAMMALIAH
DEVELOPMENT
POLICY
& PLANNING
CONCEPTS**

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& Planning CONCEPTS**

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PREFACE

The following report is prepared within the context of the job description stated in the development-project plan. It is mainly concerned with the general policies for the up-grading and development of Al-Gammaliah.

The report consists of -

1. Introduction.
2. Existing conditions of the action area.
3. Planning concept of Al-Gammaliah.
4. Al-Gammaliah development policy
5. 5- Preliminary concept for the urban planning of the action area.

Appendix one includes the following maps: -

- Site land use 1/1000
- Borders of samples 1/1000
- Building use 1st Floor 1/1000
- Building use 2nd Floor 1/1000
- Building use 3rd Floor 1/1000
- Building use 4th Floor 1/1000
- Building use 5th Floor 1/1000
- Building conditions 1/1000
- Building heights 1/1000
- Building material 1/1000
- Infrastructure 1/1000
- Socio-economic studies 1/500

1-INTRODUCTION TO AL-GAMMALIAR

1-INTRODUCTION TO AL-GAMMALIAR

1-1 After four centuries from its establishment in 969, Medieval Cairo became the center for commerce, culture and civilization during the fourteenth century. Its population amounted to half a million, equal four times that of London and five times that of Paris in the same period.(Fig.1-1)(Fig.1-2)

1-2 The area of medieval Cairo is defined by Badr El-Jaman walls including Al-Nasr and Al-Futuh Gates to the North, the Citadel to the South, Al-Darrasah hills to the East and Port Said and Mohammed Ali streets to the West. The area covers 847 acres. Al-Azhar Street divides the area from east to west. The area is surrounded by old cemeteries in the North, East and South. Port Said Street to the West separates the area from the Central area of Cairo city. (Fig. 1-3)

1-3 the urban pattern of the area is built along the spine of El Muez Ledin Allah Street. This social and economic pattern of life extends along the same spine. The land use pattern which was built along the spine did not change in kind as much as in condition. The spine attracts the commercial activities of the area supplemented by light industries and hand craft industries at the back on both sides of the spine. In the meantime, most of the historical buildings groups are clustered along the same spine. (Fig. 1-4)

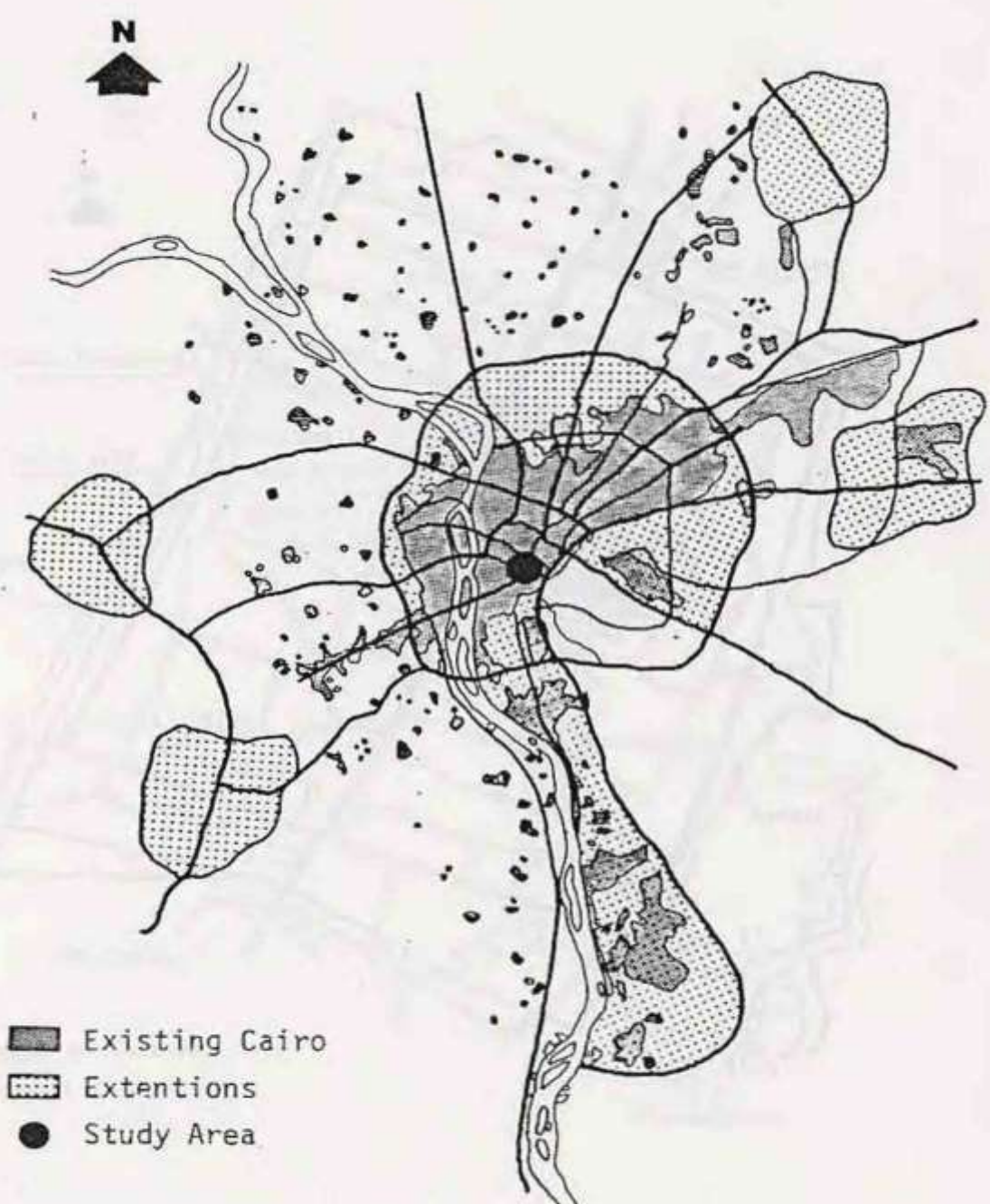
1-4 The historical buildings in the area cover about 44 acres equal to 7% of the built-up area which is about 614 acres. It is rather difficult after that to determine the coverage of housing or commercial uses as they are usually mixed together with handcraft industries. There has been no control on the land use pattern in the area. (Fig. 1-5)(Fig. 1-6) (Fig. 1-7)

1-5 The physical survey of the area shows that 85% of it is considered slum areas 10 % of low medium condition most of it built along Al-Azhar street and 5% of medium condition built for low income groups by local authorities. This shows that most of the area is under developed. The services and utilities are deteriorating affecting drastically the condition. Of historical buildings. About 83% of the buildings in the area of less than four stories in height.

1-6 The population of the area is in the vicinity of 300000 inhabitants in 1982. The average density is about 300 persons per acre. The population may be doubled during religious festivals and the holy month of Ramadan. A large percentage of the daytime population live outside the area and work in business commerce and hand craft industries. The heavy movement to and from the area is reflected in the traffic connection and the lack of parking spaces in the Area. Therefore, it is rather difficult to measure the average density of the population as well as their income brackets or standard of living. This planning standard could not be easily determined or applied to the dynamic community living in the area. The classification of labor force in the area is essential for its economic development within its function as part of the central and cultural heart of Cairo. The change in economic base will be reflected on the replacement of labor force in the area and eventually on the community structure, which will then be reflected on the urban pattern of the area. This is a long-term procedure which needs proper managerial and administrative power. (Fig.1-8)

1 -7 The main urban changes which occurred during the last hundred years could be observed in the diminishing of green patches which used to surround large houses. They were replaced by poor residential buildings to accommodate new low-income immigrants to the area to

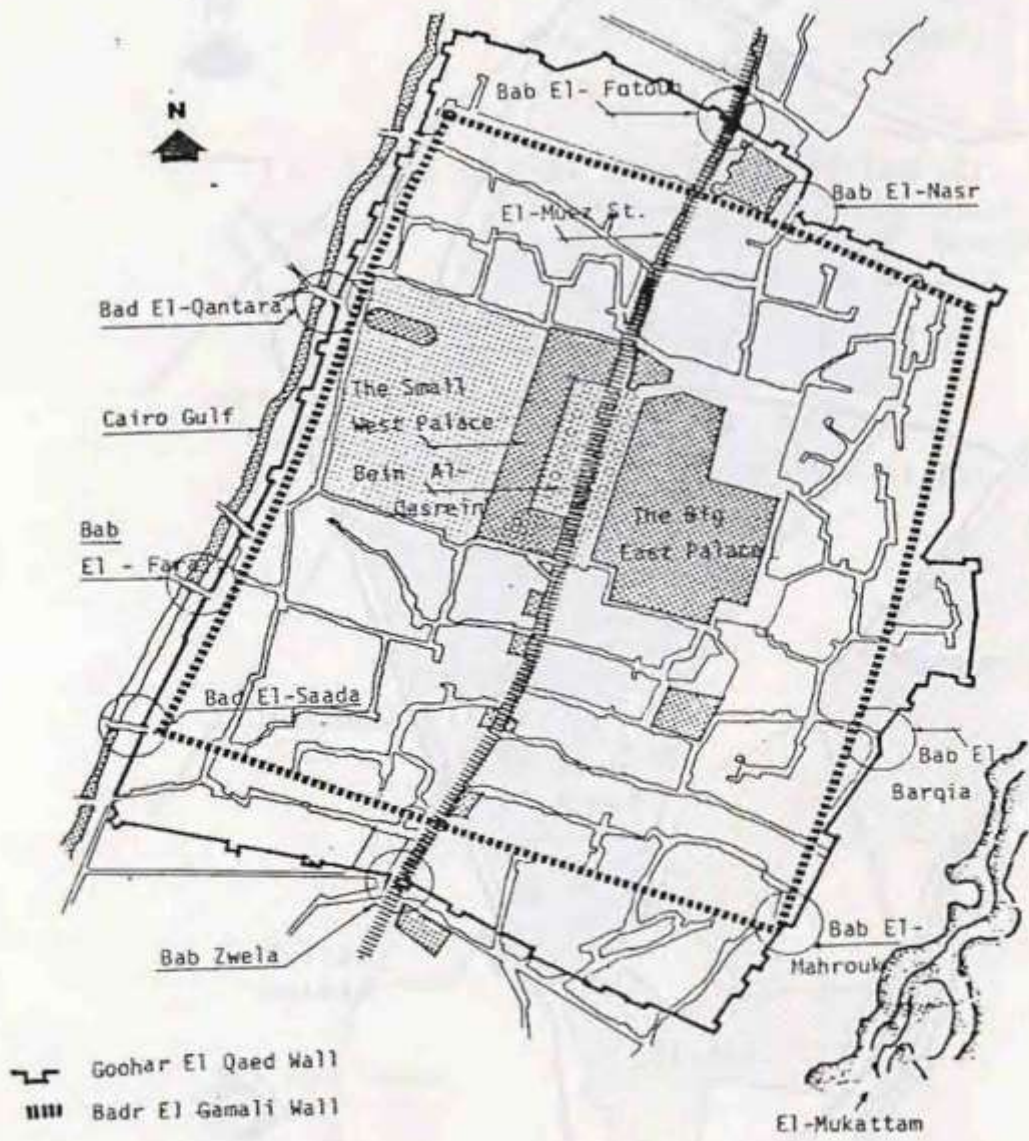
Replace the high-income settlers who left to live in the outskirts. The change in the social pattern was accompanied by a change in the land use pattern. The deterioration in the social structure and the increase in the density of population was eventually reflected on the deteriorating physical environment in the city. Add to this the neglect of the governmental departments who were in charge of the upkeep and the restoration of the five hundred historical buildings in the area. The situation was then affected by the heavy traffic which penetrates it especially along Al-Azhar street, adding to this the increase in water level which affected the foundation of most historical buildings. The present population lost all cultural and human contacts with their historical values. The environmental situation now is very alarming and although the area is considered one of the world historical heritage but the long neglect to it will lessen any hope for its restoration. The call for the world conscious should be accompanied by a call for immediate action for restoring its historical buildings and up-grading its urban environment(Fig.1-9)



- Existing Cairo
- ▨ Extensions
- Study Area

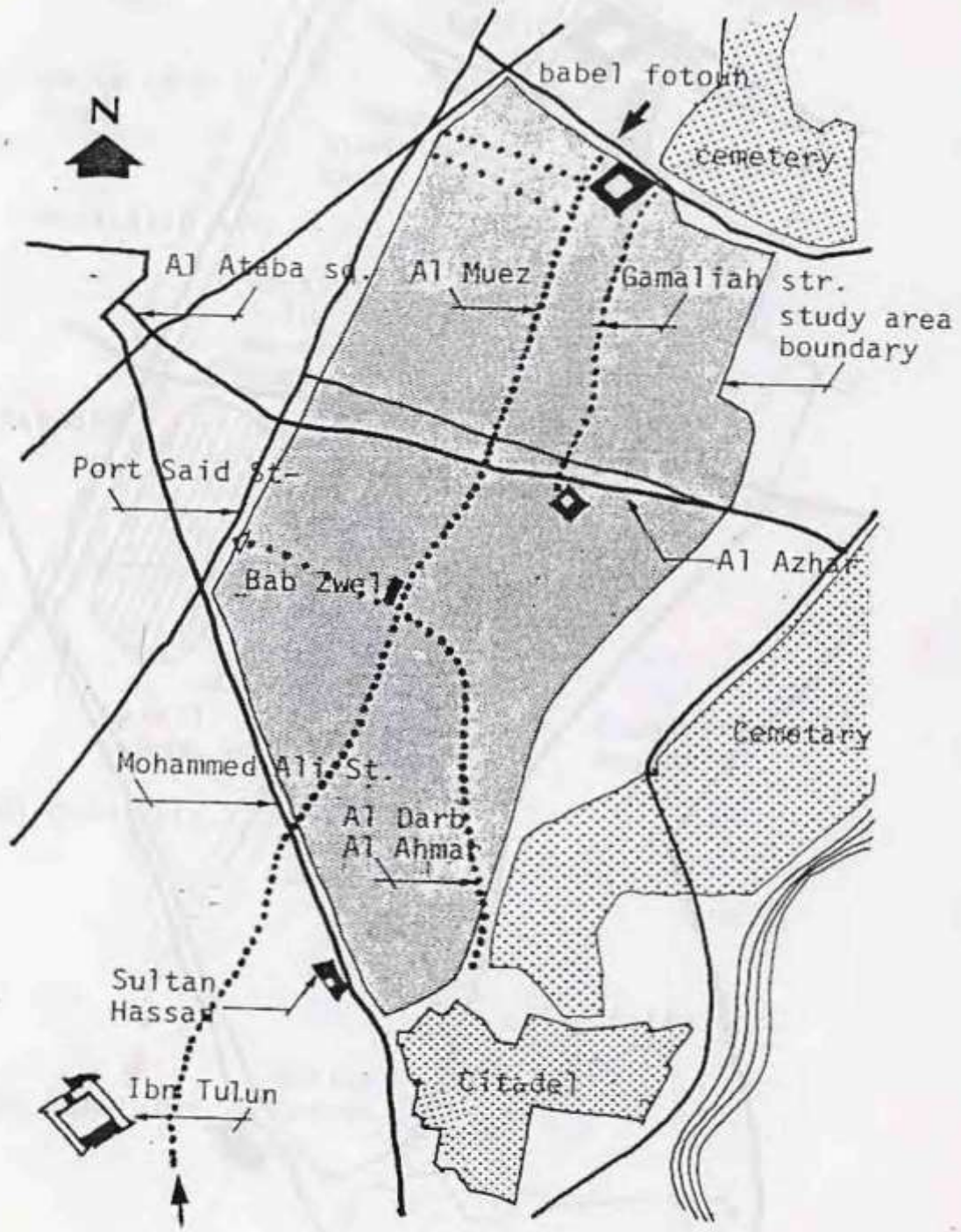
Study Area in Relation to Greater Cairo

(Fig. 1-1)



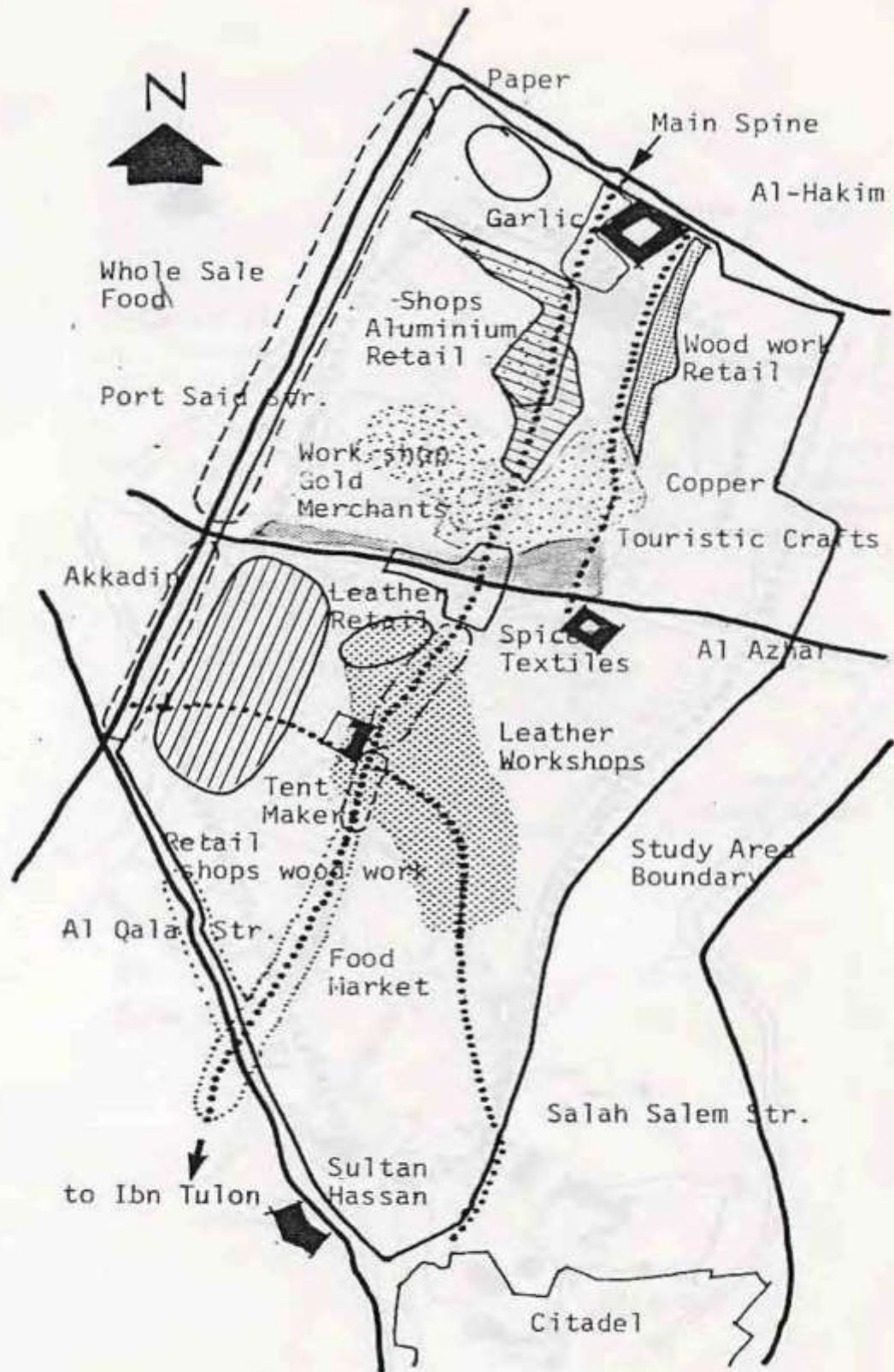
Medieval Cairo

(Fig. 1-2)

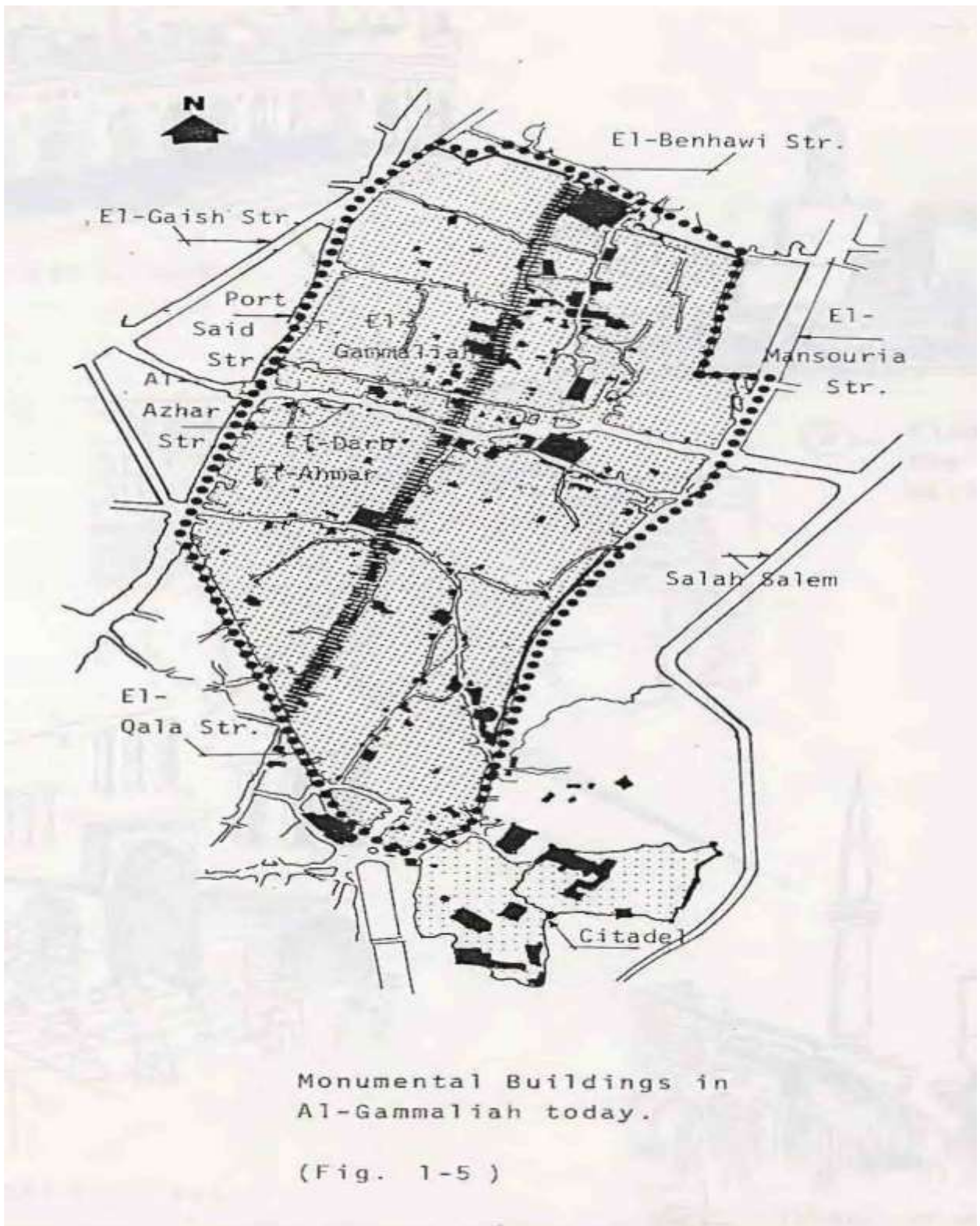


Environmental Setting

(Fig. 1-3)



Local Activities
(Fig. 1-4)



Monumental Buildings in Al-Gammaliah today.

(Fig. 1-5)

MONUMENTS
(Fig. 1-6)



① — Al-Hakem Mosque



② — El-Hakem & the Northern Wall

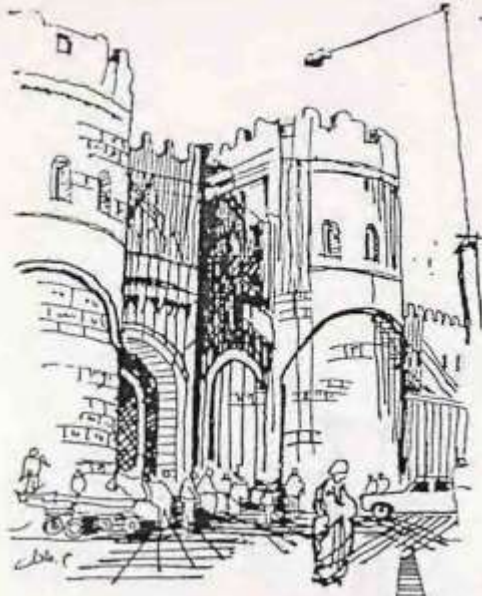


③ — Wakalat Qait Bey

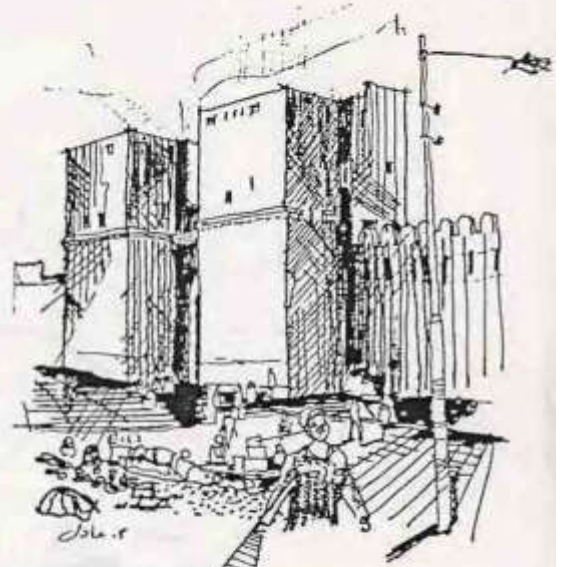


④ — Mosque of Al-Selehdar

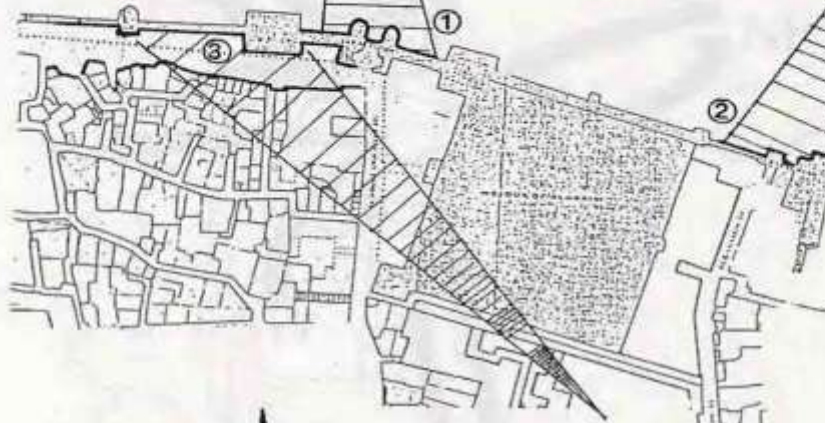
MONUMENTS
(Fig.1-7)



① — Bab-El-Fottouh



② — Bad El-Nasr



③ — Northern Wall of Cairo

MONUMENT MISUSE

(Fig. 1-9)



Vehicles in Wakalat
Gamal El-Din Al-
Dhahabi.



Unauthorized inhabitants
in Wakalat Gamal El-Din
Al-Dhahabi

The monumental buildings are
misused . Unauthorized inhabi-
tants, animals and vehicles
help in their demolition.
Potable water sanitary sewage,
and vibration are of the worst
effect on monuments.



Trucks unloading in front of
the Cairo Wall.

2-EXISTING CONDITIONS OF THE ACTION AREA

2-EXISTING CONDITIONS OF THE ACTION AREA:-

2-1 Introduction

2-2 General Land use

2-3 Building uses

2-4 Building Conditions

2-5 Building Heights

2-6 Buildings supplied with public service

2-7 Building Materials and Modes of Construction

2-8 Use Analysis of the different floors

2-9 Population

2-10 Activities.

2-EXISTING CONDITIONS OF THE ACTION AREA:-

2-1 Introduction

In July 83 a sample field survey for the demonstration area was conducted to cover a total area of 26 feddans. The physical survey consisted of the following aspects:

- land use
- Building uses, heights, conditions, material and modes of construction
- Detailed use of the different floors.
- Building classification according to the availability of services and utility.

A complementary survey followed in August 83 to cover 7 feddans more. It consisted of the following aspects: -

- Land use.
- Building uses, heights, conditions, material and modes of construction.

2-2 General Land use

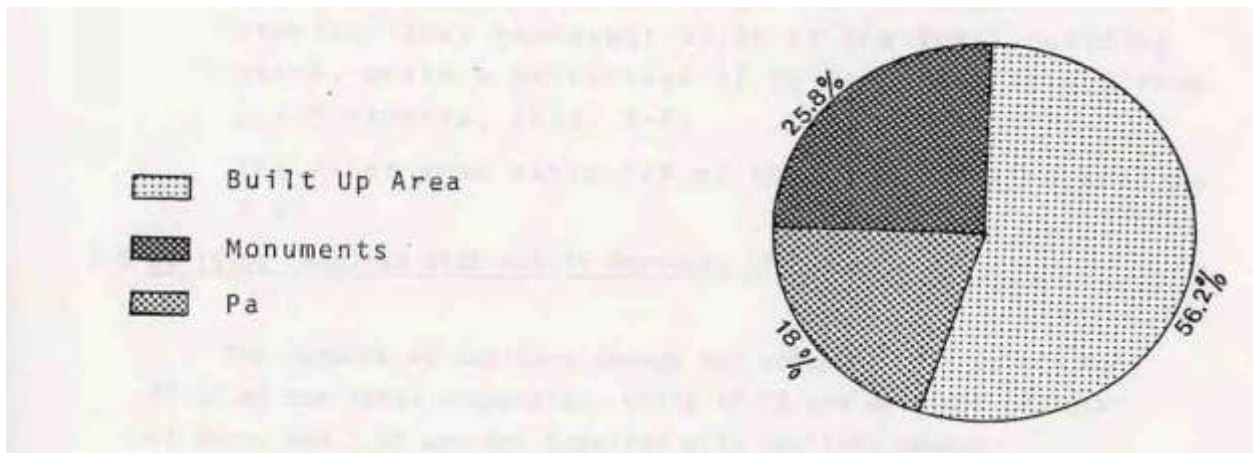
The demonstration area covers 33 feddans. It is characterized by a high concentration of monuments consisting 25.8% (8.5 fed.) of the total area. The body of the area is divided to the roads and pedestrian paths network of 18% (6 Fed.) of the total area, and the urban bulk of 86.2% (18.5fed.). (Fig.2-1)

Main streets and harahs in the spine of the demonstration area are the pole of attraction for commercial activities, industries and hand crafts. While the residential use is highly concentrated in the eastern and western borders of the area.

ELEMENTS	AREA IN FED.	%
Area of the Urban bulk	18.5	56,2%
Area of the monuments	8.5	25,8%
Area of streets	6	18 %
Total Area of the study area	33	100 %

General land use of the study area (Table 1)

Source= Survey of the demonstration area July/August 1983.



2-3 Building uses (Table 2)

Pure residential use represents 43.2% of the urban bulk. The commercial, industrial and mixed uses follow this majority they are of 40.6%. Both education, and vacant lands and ruins are each of 8.1% of the urban bulk. (Fig. 2-2)

2-4 Building Conditions (Table 3)

Building conditions in the demonstration area vary between "bad" and "good". Vacant land and ruins are of 8.1% of the total built up area. They could be used for future improvement in the demonstration area. Buildings of bad conditions constitutes 44.3% of the total urban bulk. Thus impelling a major repair, demolition and replacement process, in the meantime major reparation for the medium condition buildings will take place. They are of 25.4% of the total area. Good conditions buildings are of 22.5% of the total built up area and will require an adequate degree of maintenance. (Fig. 2-3)

2-5 Building Heights (Table 4)

The majority of the buildings are not higher than 2 stories, they represent 50.8% of the total building stock, while a percentage of 9% is for buildings from 5-8 stories. (Fig. 2-4)

The floor area ratio FAR of the demonstration area is 2.31.

2-6 Buildings supplied with public service (Table 5)

The network of sanitary sewage and potable water covers only 77.3% of the total properties, while 12.2% are divided of both of them, and 2.6% are not supplied with sanitary sewage.

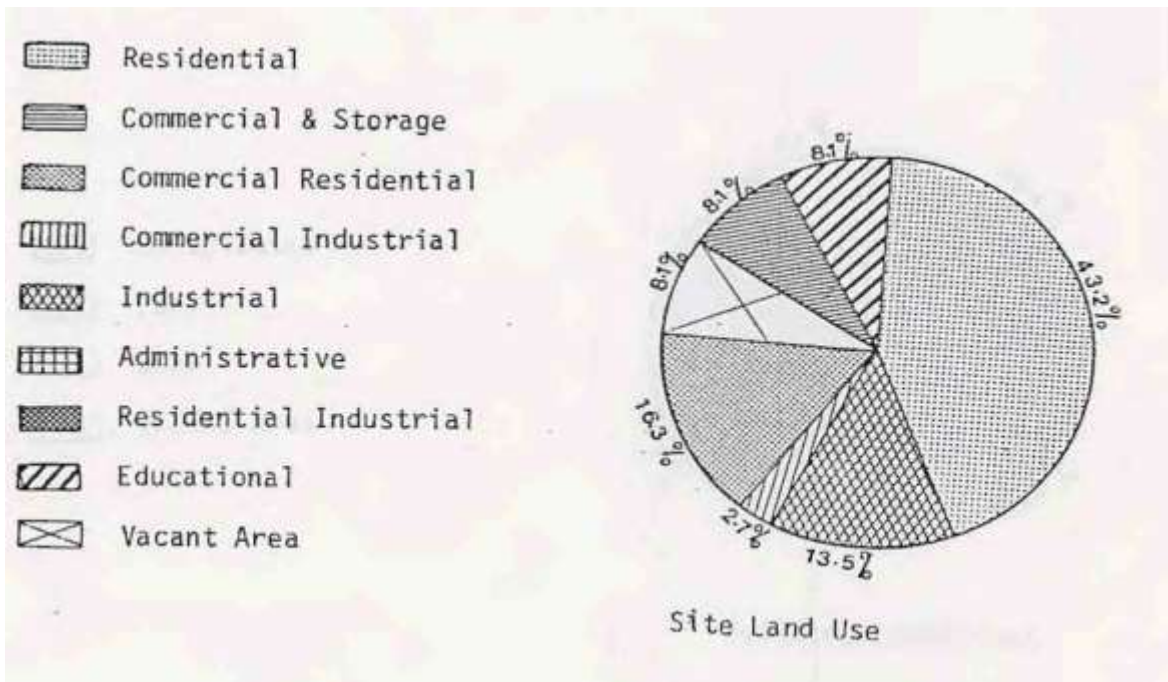
The whole area is covered by the electricity network

USE	AREA IN FED.	%
Residential	8	43,2%
Educational	1.5	8.1%
Commercial	1.5	8.1%
Industrial	2,5	13.5%
Commercial Industrial	0,5	2.7%
Commercial Industrial	3	16.3%
Vacant lands & ruins	1.5	8,1%
Total for the whole area	18,5	100 %

Building uses of the Study Area (Table 2)

Source = Survey of the demonstration area July/August 1983

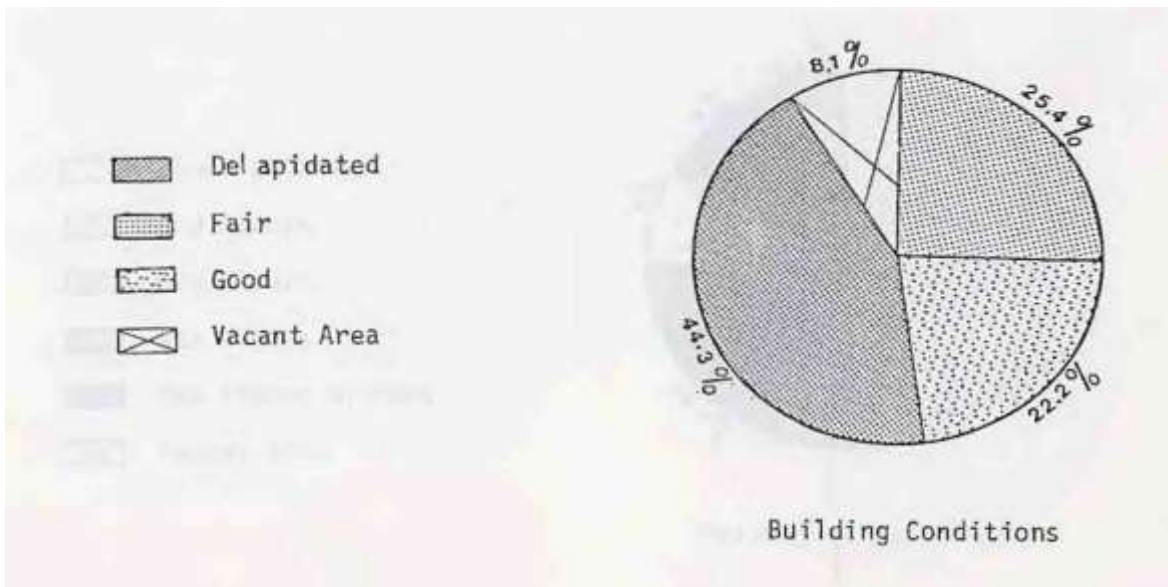
* Does not cover monumental buildings and roads.



ELEMENTS	NO	%	AREA IN FED.	%
Buildings in good condition	70	15,3%	4.1	22,2%
Buildings in fair condition	107	23,4%	4.7	25,4%
Buildings in bad condition	250	54,5%	8.2	44,3%
Vacant land and ruins	31	6,8%	1.5	8,1%
Total Area	458	100 %	18.5	100 %

Building Conditions (Table 3)

Source = Survey of the demonstration area July/August 1983.

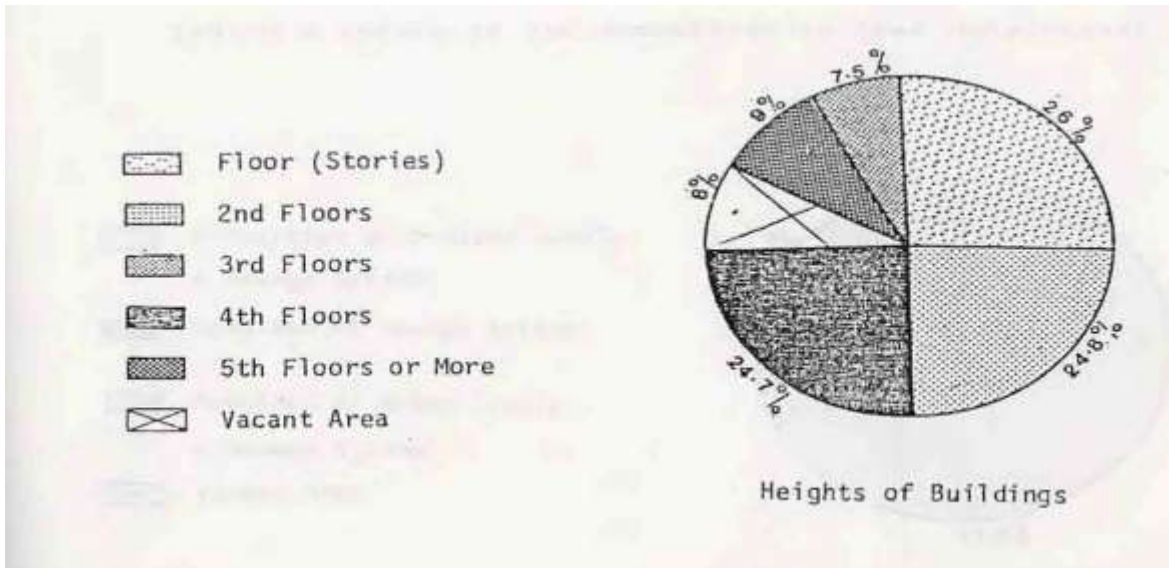


ELEMENTS	AREA HI FED.	%
1 Story Buildings	4,8	26 %
2 Stories Buildings	4,6	24.8%
3 Stories Buildings	1,4	7.5%
4 Stories Buildings	4,5	24.7%
5 or more stories buildings	1.7	9%
Vacant land and ruins	1,5	8%
Total	18,5	100 %

Building heights (Table 41

Source = Survey of the demonstration Area July/August 1983.

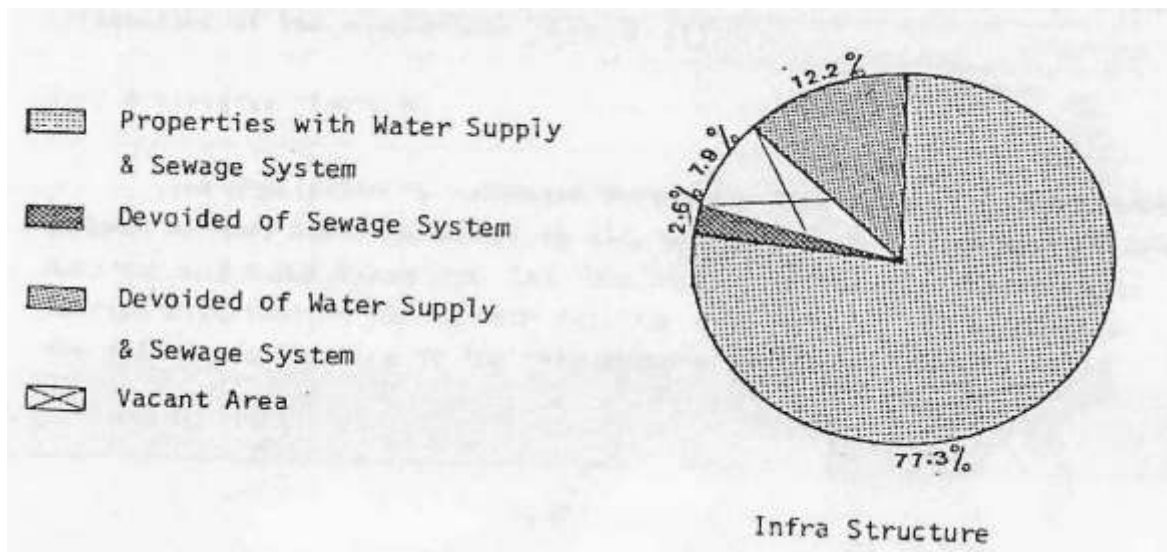
* Does not include roads and monuments.



ELEMENTS	AREA HI FED.	%
Properties supplied with both water and sewage.	0.9	7.9%
Properties divided of Sewage	8,9	77.3%
Properties divided of both water and sewage	0.3	2.6%
Vacant land and ruins	1.4	12.2%
TOTAL	11.5	100 %

Building? supplied with public services (for the samples only) (Table 5)

Source=Survey of the demonstration area July/August 1983.



2-7 Building Materials and Modes of Construction (Table 6)

Brick and wood are the predominant construction materials in the demonstration area. They are of 43% of the total Urban bulk. Mostly,

They are in poor conditions and in need of replacement. demolition, or renewal at first hand.

Skeleton type buildings represent 24 % of the total Urban bulk, while wall bearing structure are of 11 %.

2-8 Use Analysis of the different floors (Table 7)

The commercial, industrial, and other mixed activities are almost concentrated in the ground floor they represent 78.1% of the total area. In higher stories, such activities regress leaving space for residential use, for instance non-residential use in the second floor is of 39.25% and shrinks to 9% in building of 5 or more stories. The rest is pure residential use. (Fig. 2-5) (Fig.2-6) Fig. 2-7) (Fig. 2-8) (Fig. 2-9) (Fig.2-10)

2-9 Population (Table 8)

A sample field survey covered an area of 11.5 feddans. The sample population was of 2337 inhabitants. The population projection of the total demonstration area is estimated to be of 5700 inhabitants. The gross density is estimated to be 203 pers./ fed. Table (8) shows detailed intonation of the population. (Fig.2.11)

2-10 Activities (Table 9)

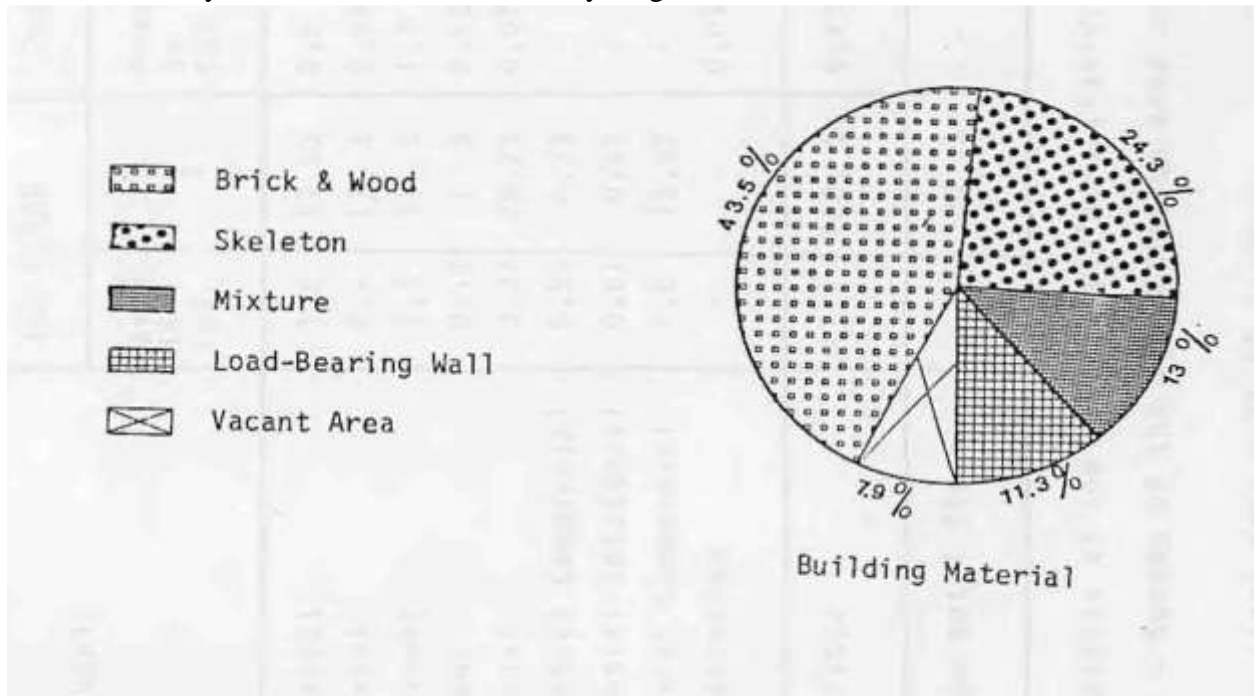
The population is increased during day time specially in the area between Al-Muez Str. and Gammaliah Str. where most of the commercial, industrial and other mixed uses lay. The outside lateral area maintains an average distribution during both day-time and nighttime. Table (9) show the detailed activities in the main paths of the area.(Fig. 2-12)

ELEMENTS	AREA HI FED.	%
Load-bearing walls	1,3	11,3%
Skeleton Type	2,8	24,3%
Brick and wall mixed	5	43,5%
Vacant lands and ruins	0,9	7,9%
TOTAL	11.5	100 %

Building materials and modes & construction

(for the samples only) Table 6

Source = Survey of the demonstration are July/August 1983.



ELEMENT	1st FLOOR		2nd FLOOR		3rd FLOOR		4th FLOOR		5th FLOOR	
	Area in Fed.	%	Area in Fed.	%	Area in Fed.	%	Area in Fed.	%	Area in Fed.	%
Residential	1,6	13,9%	3,9	60,75%	2,85	66,60%	2,-	59,18%	0,85	91,42%
Industrial	2,-	17 %	0,99	15,43%	0,13	3,03%	0,08	2,36%	0,08	8,58%
Educational	1,3	11 %	1,3	20,25%	1,3	30,37%	1,3	38,46%	-	-
Religious	0,12	1 %	0,12	1,86%	-	-	-	-	-	-
Commercial	3,37	29,2%	0,02	0,31%	-	-	-	-	-	-
Residential Commercial	0,55	4,7%	-	-	-	-	-	-	-	-
Residential Industrial	0,07	0,6%	-	-	-	-	-	-	-	-
Industrial Commercial	1,8	15,6%	-	-	-	-	-	-	-	-
Administration	-	-	0,09	1,40%	-	-	-	-	-	-
Total Floor	11,5	100, %	6,42	100, %	4,28	100, %	3,38	100, %	0,94	100, %
% of the total floor	-	100 %	-	55,82%	-	37, %	-	30, %	-	8,1 %

Use analysis of the different floors (Table7)

Source = Survey of the demonstration area July/August 1983.

- Total floor area = 26,52 Feddans.
- The floor area ratio FAR = 2.31.

SAMPLE NO.	RES. UNITS	ROOMS NO.	HOUSE-HOLD	POPULATION	AVERAGE INCOME
1	-	-	-	-	-
2	4	13	4	13	70
3	45	126	66	228	91
4	114	264	121	549	145
8	46	107	48	193	156
9	28	79	30	160	130
10	19	40	20	88	77
12	25	101	29	132	185
13	4	12	6	26	75
14	26	26.	27	156	143
15	44	96	48	226	140
16	45	45	53	244	128
17	94	238	91	322	114

per family

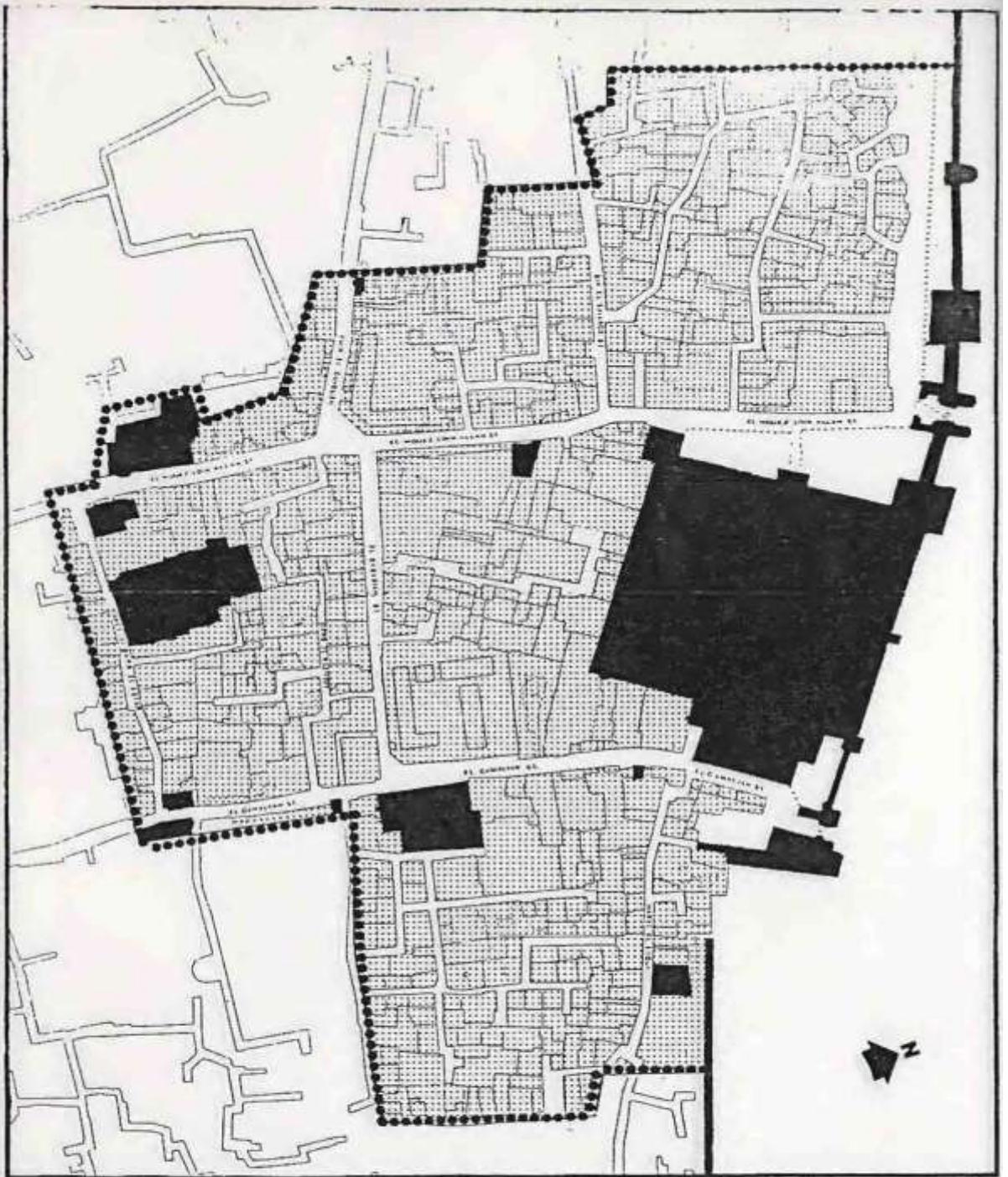
Sample Survey Aug. 1983

SOCIO-ECONOMIC COMPOSITION OF THE ACTION AREA TABLE (8)

SAMPLE NO.	LOCATION	FOOD		CRAFTS		CONSUMMATION MATERIAL		CAPITAL GOODS.		WORKSHOPS	
		No. Stores	No. Workers	No. Stores	No. Workers	No. Stores	No. Workers	No. Stores	No. Workers	No. Stores	No. Workers
1 ***	Al-Muez	10	13	3	4	2	2	3	5	4	7
4 **	Al-Muez	6	9	1	2	1	1	2	2	8	27
8 **	Al-Muez	2	2	18	28	11	14	9	14	3	8
14 **	Al-Gammaliah	1	1	-	-	-	-	-	-	-	-
15 **	Al-Gammaliah	2	2	3	5	1	4	1	1	3	8
16 **	Al-Gammaliah	12	26	4	7	1	1	-	-	9	33
10 **	Al-Oarb Al-Asfar	1	2	-	-	-	-	-	-	11	35
9 **	Al-Darb Al-Asfar	-	-	2	2	2	3	2	3	4	8
12 **	Al-Dabbabiah	3	6	10	25	3	3	-	-	7	19
17 **	Al-Gowanniah	6	14	13	24	3	3	-	-	11	41
	Total	43	75	54	97	24	31	17	25	61	191

Location of the various activities in the Demonstration Area (Table 9)

Source = Survey of the Study Area July/August 1983.



(Fig. 2-1)

GENERALIZED LAND USE

BUILT UP AREA

MONUMENTS

PATHS



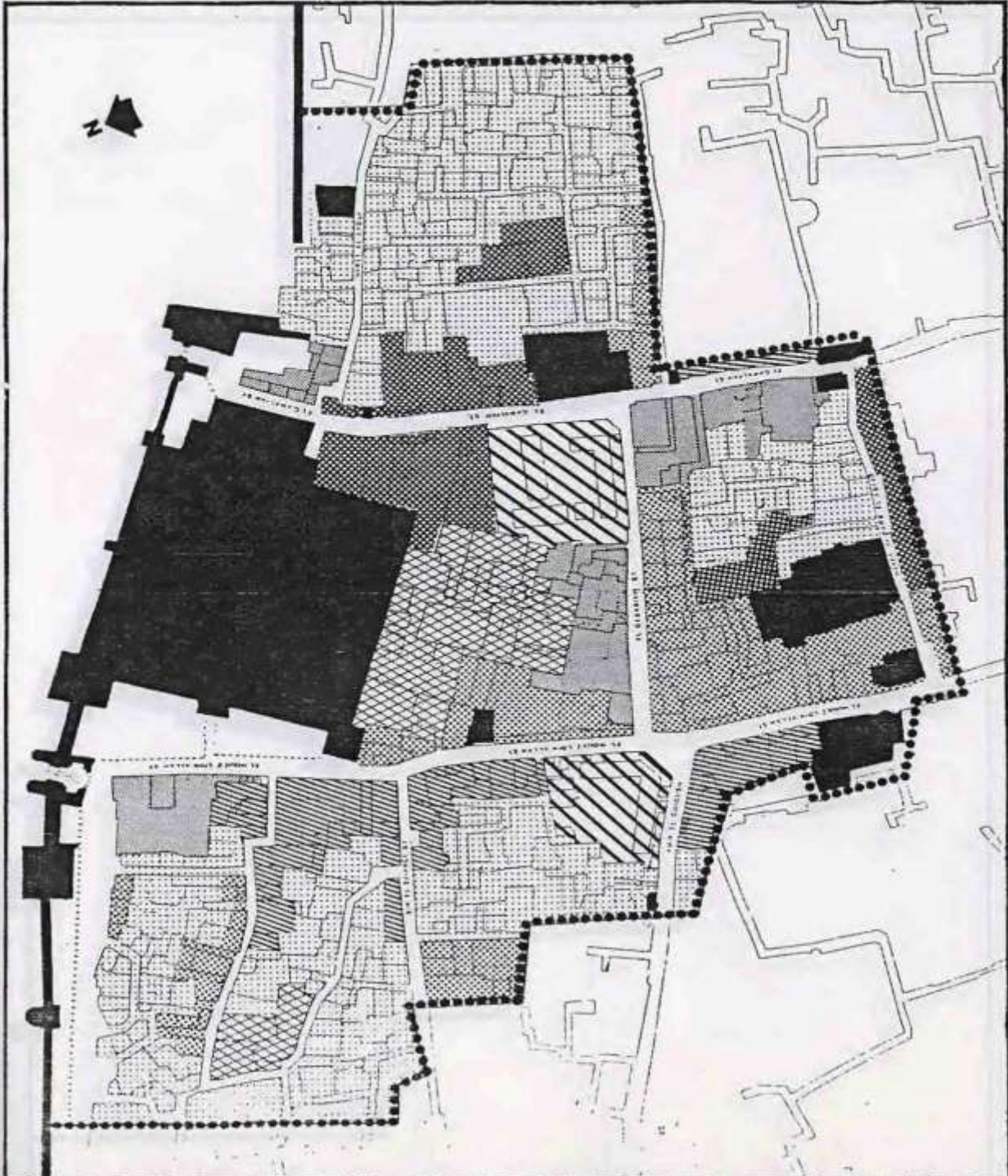
		CAIRO GOVERNMENT & WORLD BANK REHABILITATION OF THE CANALIYA QUARTER Demonstration project
CPAS since 1958		URBAN PLANNING STUDIES
Prepared by Dr. Abdelrahman Hussein	Approved by State	Date 1960

(Fig. 2-2)

GENERALIZED BUILDINGS USE

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- EDUCATIONAL
- COM. RESIDENTIAL
- COM. INDUSTRIAL
- DIFFERENT USES
- MONUMENTS
- BORDERS OF STUDY AREA

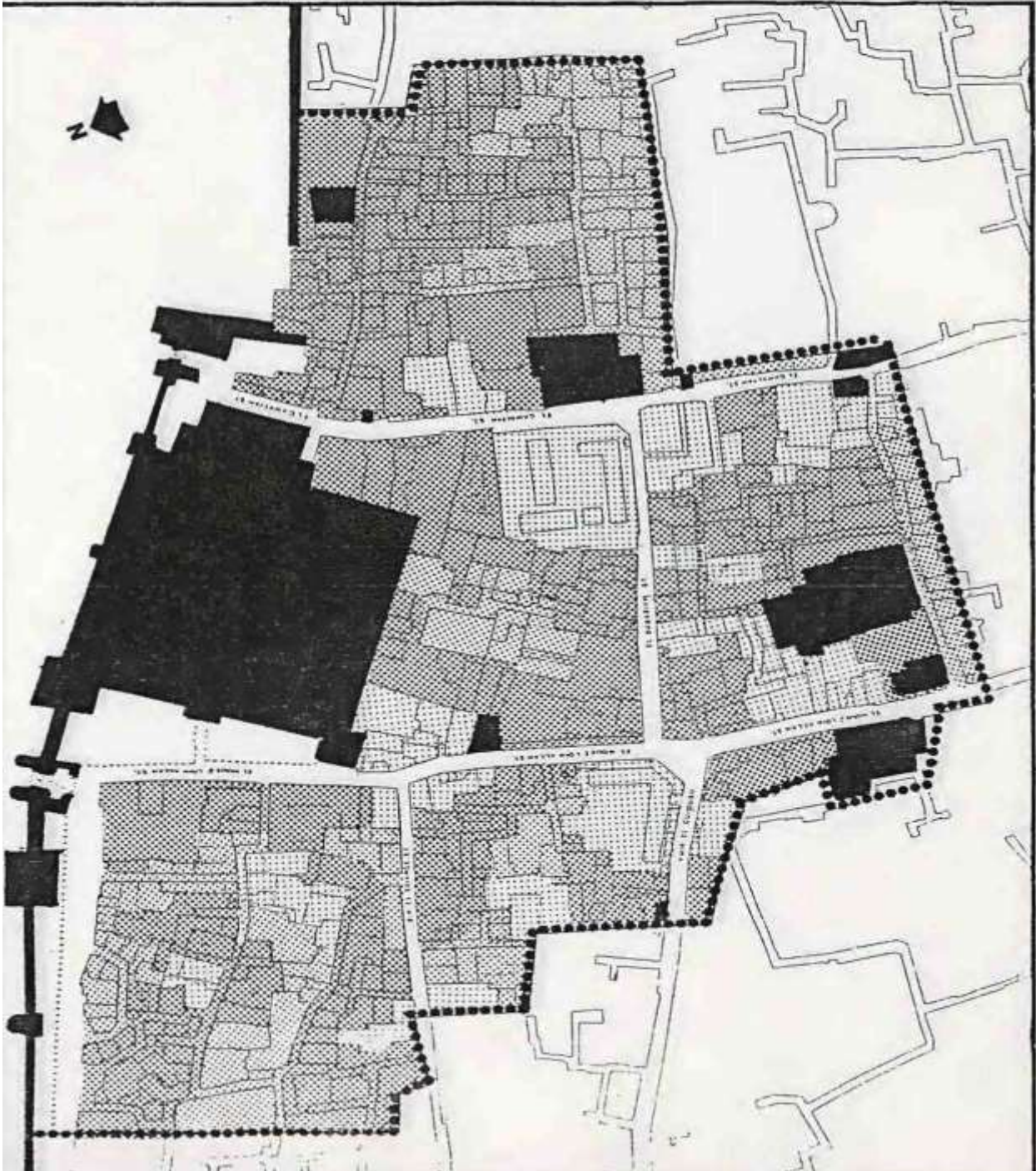
Scale 1:5000	CAIRO GOVERNORATE & WORLD BANK
Project No. CPAS	REHABILITATION OF THE GANALIYA QUARTER
Author	Dr. Abdelbaki Mohamed Ibrahim
Editor	Dr. Abdelbaki Mohamed Ibrahim
Reviewer	
Printer	



(Fig. 2-3)

GENERALIZED BUILDINGS
CONDITIONS

- DELAPITATED 
- FAIR 
- GOOD 



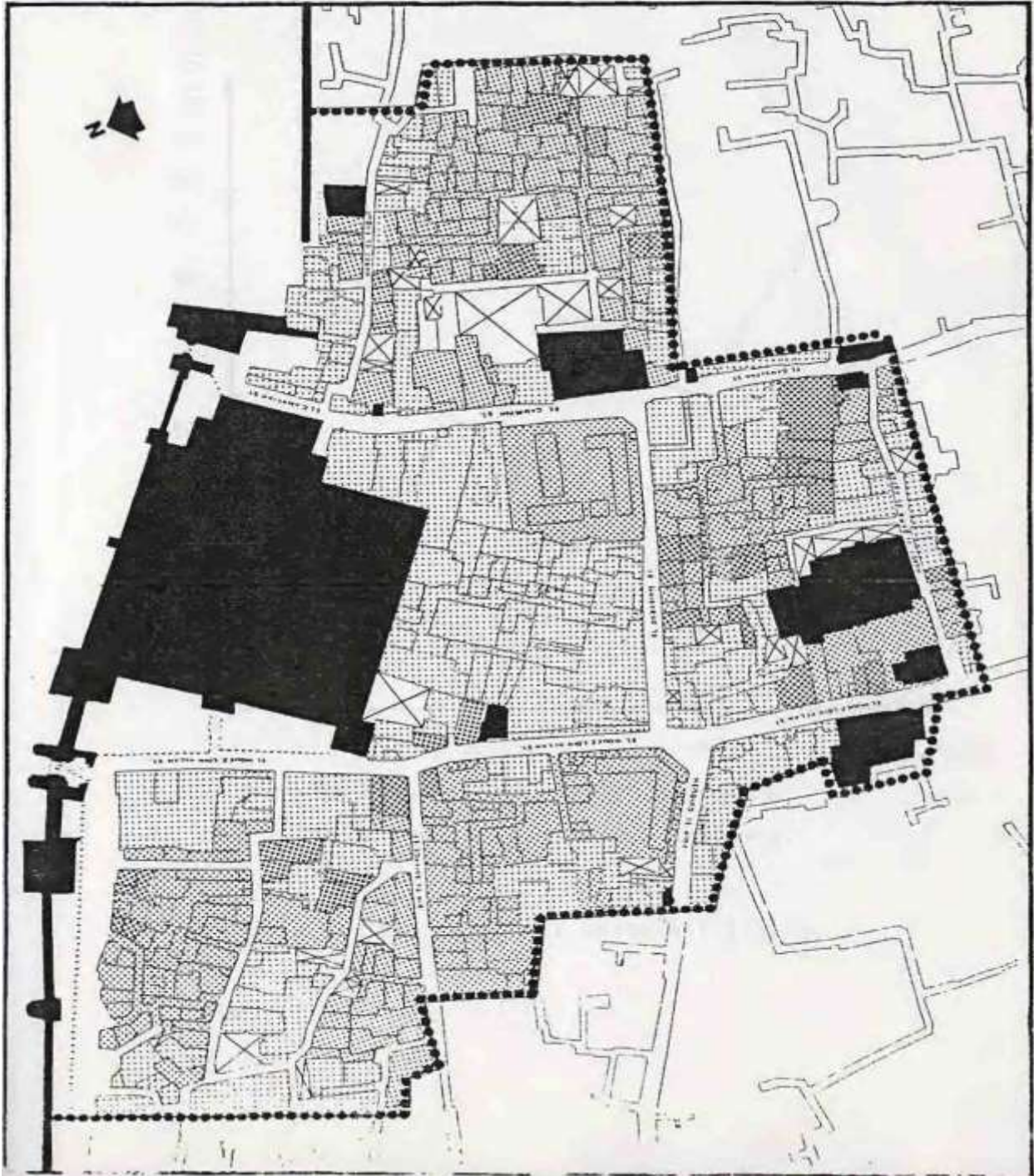
Project No.	CPAS	CAIRO GOVERNORATE & WORLD BANK
Client	UNEP	REHABILITATION OF THE GAMALIYA QUARTER
Study	URBAN PLANNING STUDIES	Demarcation - Project
Author	Dr. Abdelhaki Mohamed Ibrahim	
Date		
Page No.		Page No.

(Fig. 2-4)

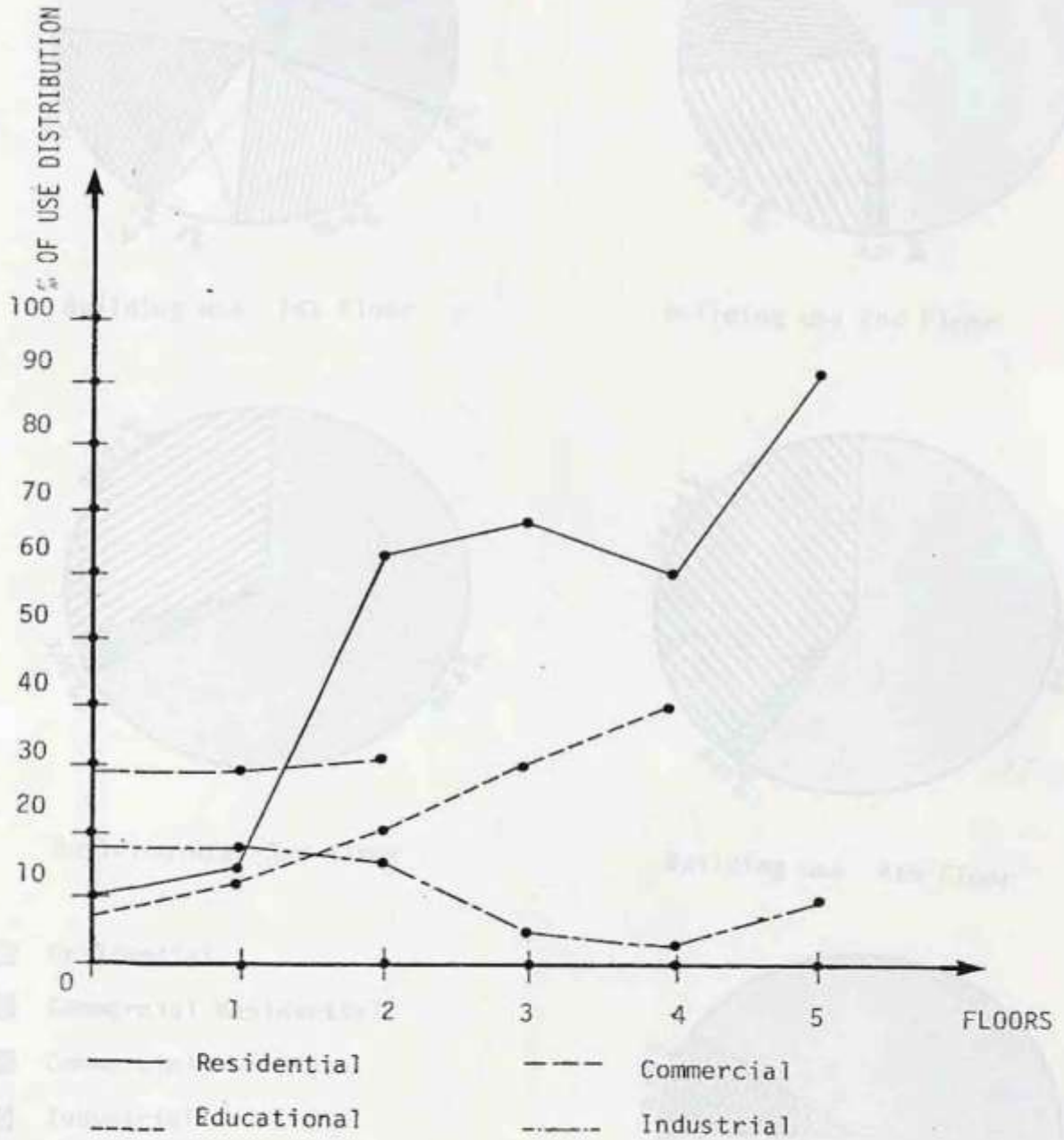
GENERALIZED BUILDINGS
HEIGHTS

- 1ST & 2nd FLOORS
- 3rd & 4th FLOORS
- 5th & FLOORS & MORE

MONUMENTS

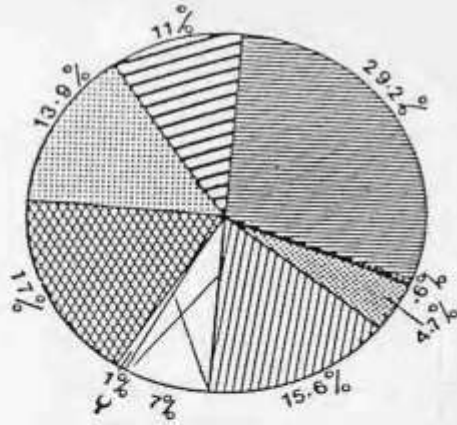


Sheet No.	CAIRO GOVERNORATE - WORLD BANK
	REHABILITATION OF THE KAMALIYA QUARTER Demarcation - stages
Scale	1:5,000
Date	
Prepared by	Dr. Abdulkhalim Mohamed Ibrahim
Reviewed by	
Approved by	

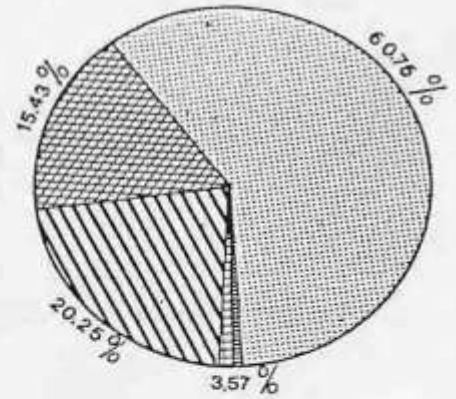


Use distribution on the different floors.

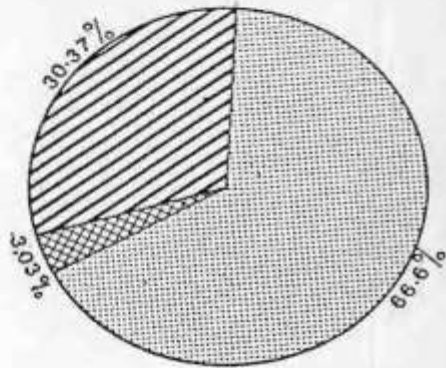
(Fig. 2-5)



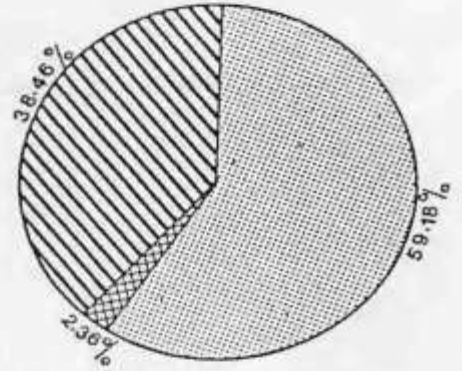
Building use 1st Floor



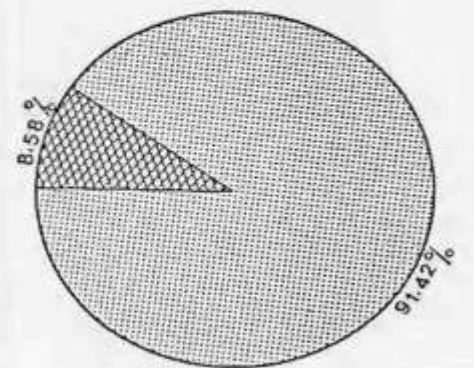
Building use 2nd Floor



Building use 3rd Floor

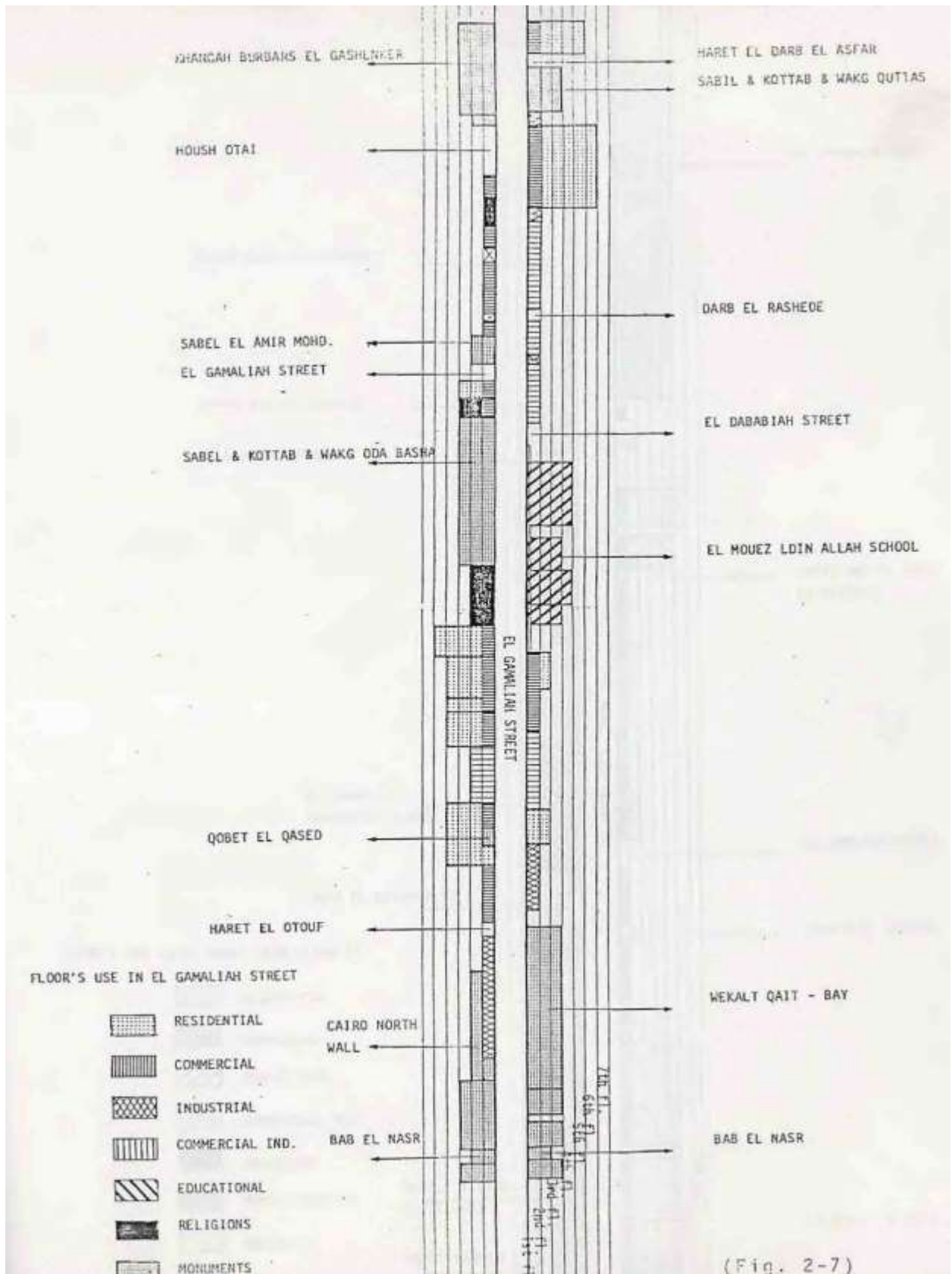


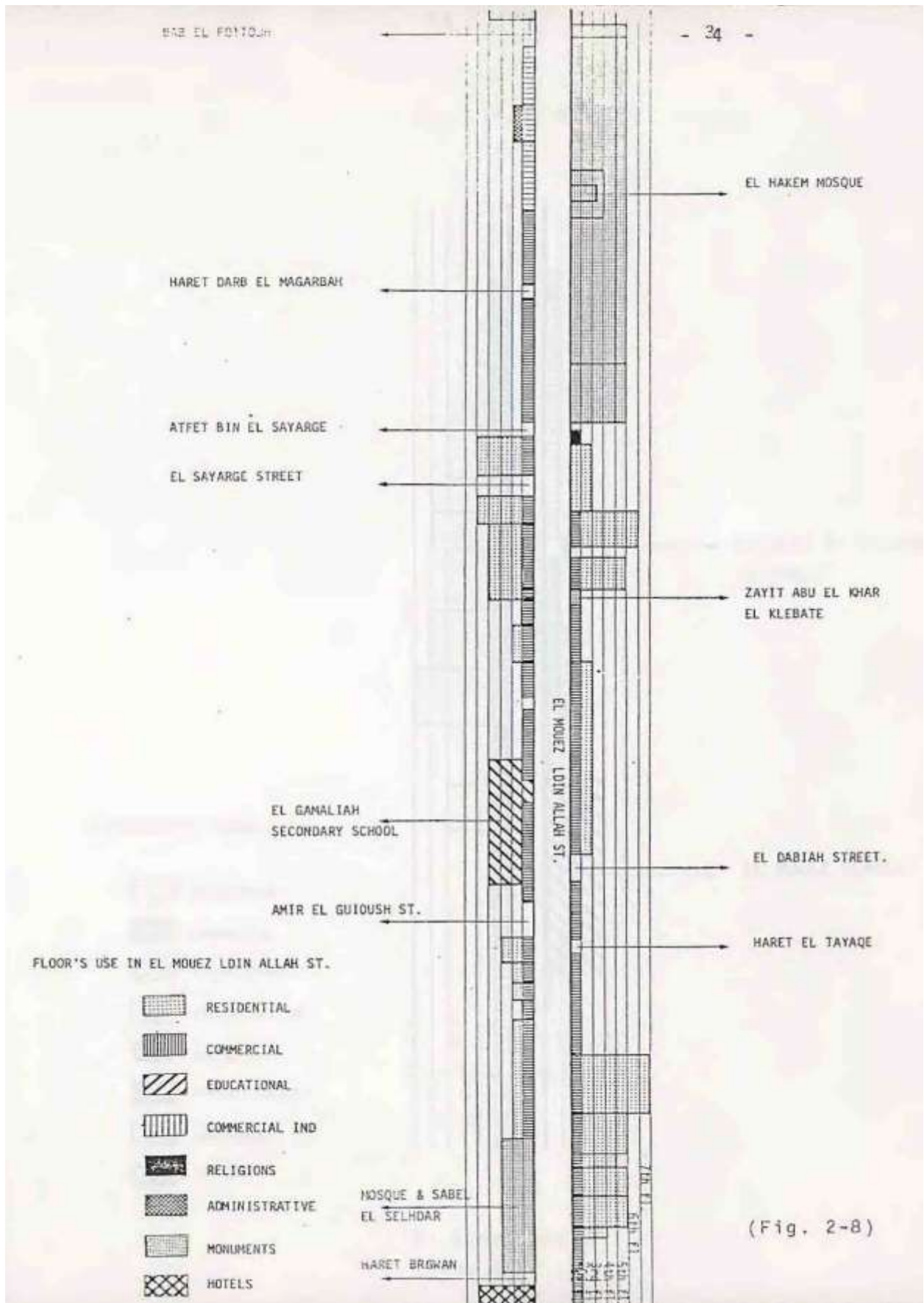
Building use 4th Floor

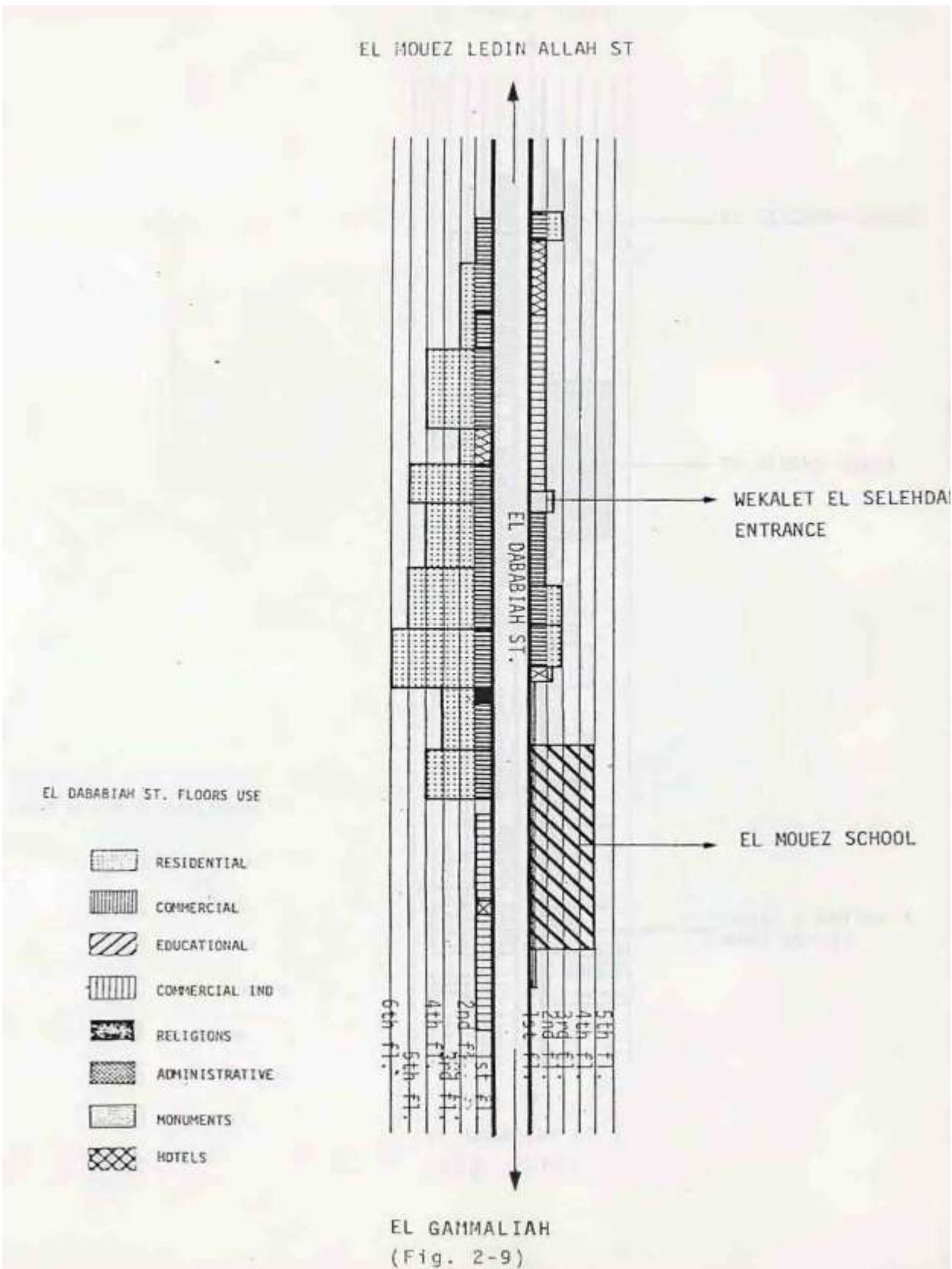


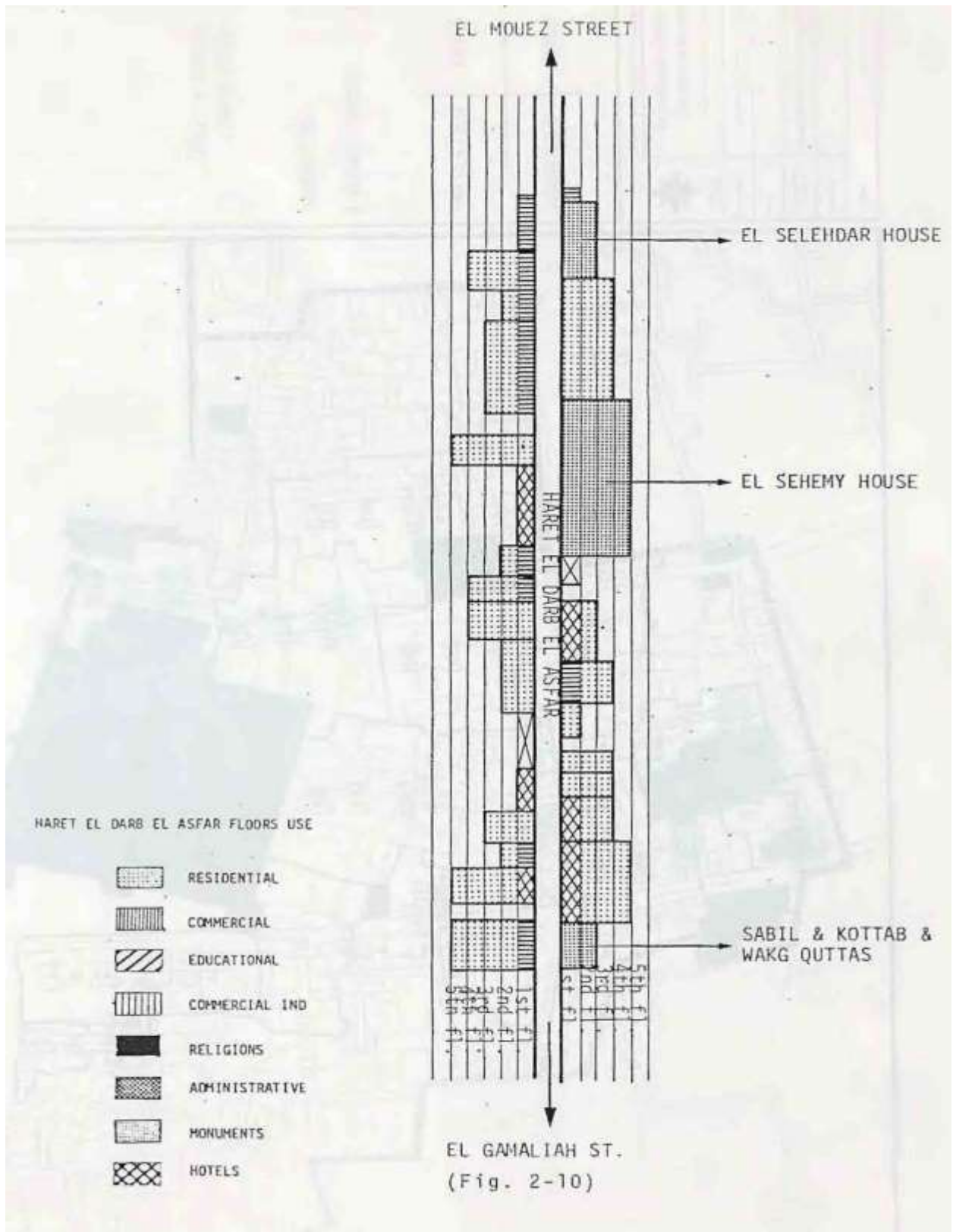
Building use 5th Floor

(Fig. 2-6)







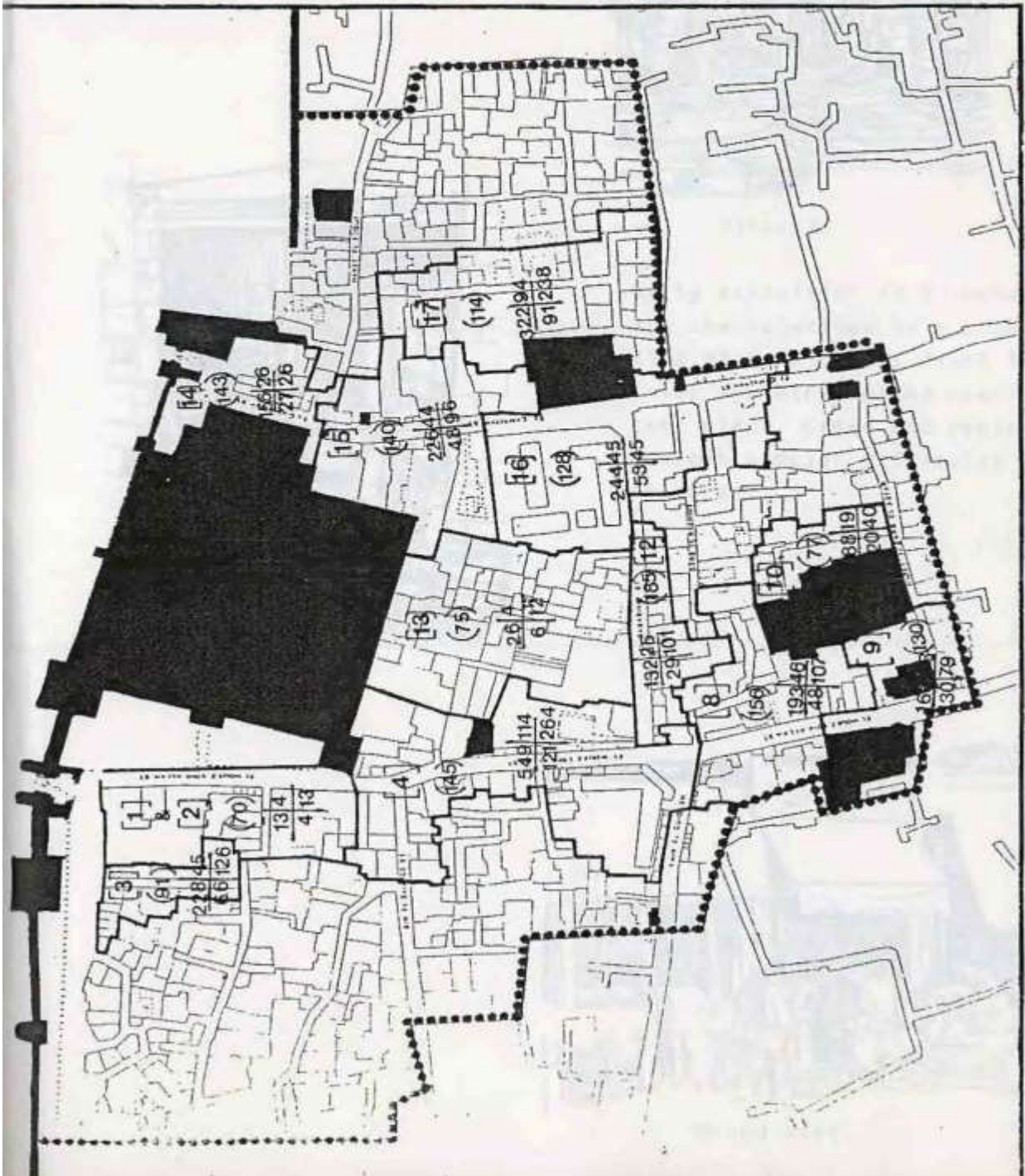


(Fig. 2-11)

SOCIO-ECONOMIC
COMPOSITION

SAMPLE NO. []
AVERAGE INCOME ()

POPULATION UNITS
HOUSEHOLD ROOMS



Logo	CAIRO GOVERNORATE & WORLD BANK
CPAS	REHABILITATION OF THE CAMALIYA QUARTER Democratization Project
Year 1986	URBAN PLANNING STUDIES
Author	Dr. Abdel-Rahim Mohamed Ibrahim
Editor	
Scale	As per site

DAILY ACTIVITIES

(Fig.2-12)



Nahassin

Daily activities in Al-Gammaliah are characterized by a concentration of hand-crafts light industries and other mixed uses also take place. Crowd and vehicles present a major difficulty for the area.



Nahassin



Mixed uses

3-Planning concept of Al-Gammaliah.

3-1 Introduction to the general development policy

3-2 Organization of the development process.

3-3 Planning concepts for Al-Gammaliah.

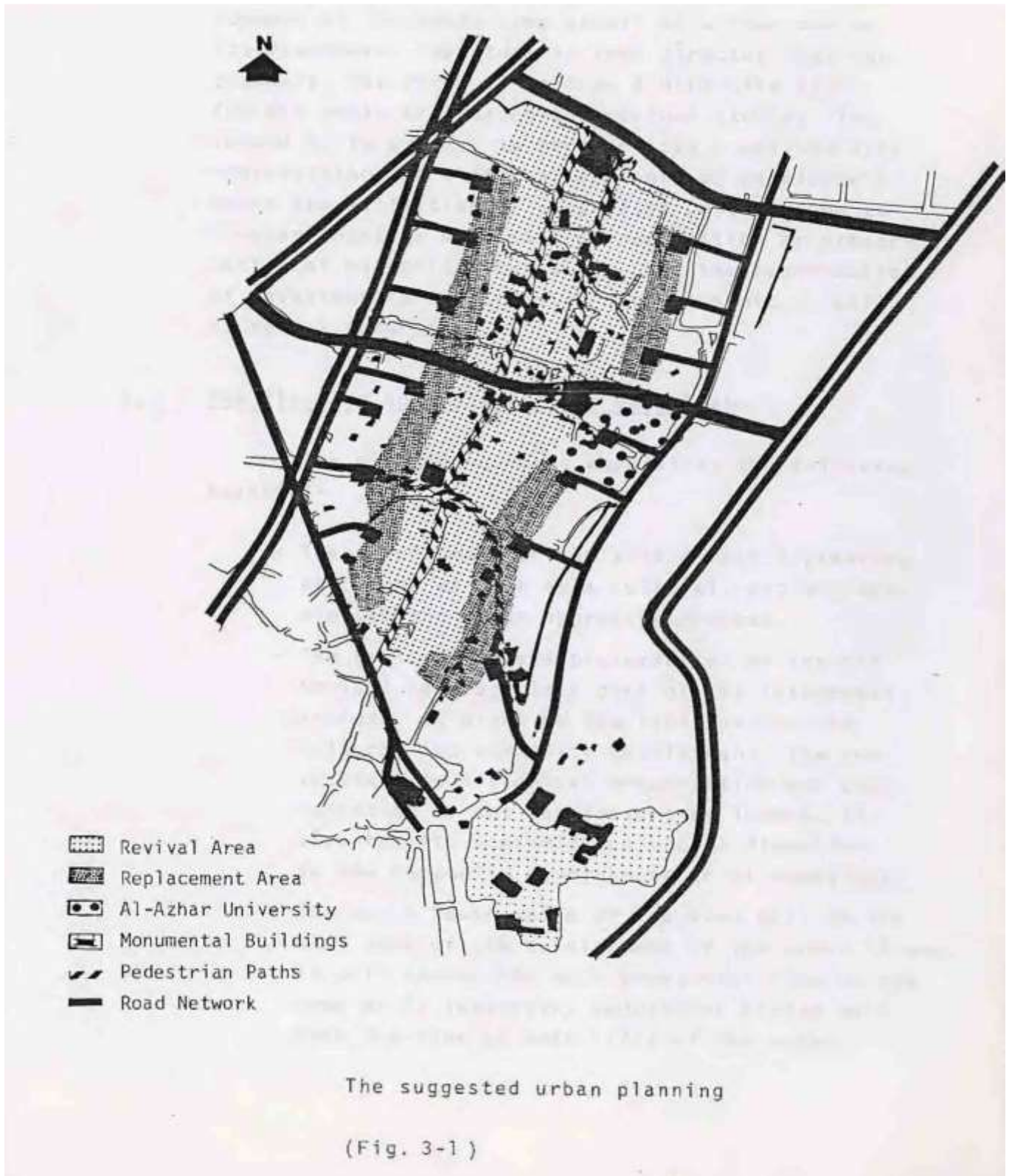
3-Planning concept of Al-Gammaliah.

3-1 Introduction to the general development policy

The development plan of Al-Gammaliah is an integration approach for developing the area in a sequence of urban communities along the main spine including the clusters of historical buildings as their centers - This requires the replacement of functions and uses according to the plan within the area. This development plan should be achieved along three levels of decisions. The first on the level of the area as a whole, the second on the level of community (harah) and the third on the level of the community cluster. The development projects will be determined on the same three levels. The action on traffic, utilities systems, community services and economic development projects could be taken on the level of the area as a whole. Upgrading and investment projects are tackled on the harah level while conservation and preservation projects are taken on the level of the cluster. The action taken at each level will be translates to programmed projects, budgets and a plan of work for the appropriate authority. (Fig. 3 – 1)

3-2 Organization of the development process.

To estimate the size of financial implication of the development of the area as a whole, and the role of each authority in the implementation process, it is most effective to start within the study of a demonstration area where samples of all sides of the overall development process could be represented.

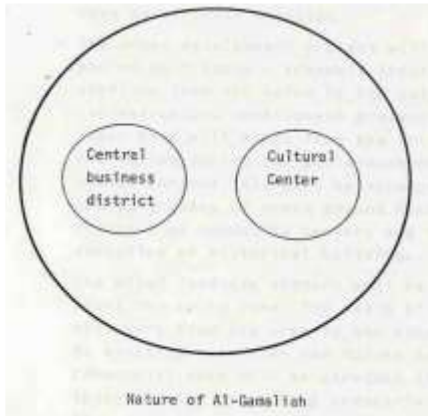


In the meantime, the outline of urban development of the whole area should be worked out as its framework. The study is then directed into two channels. The first is to draw a directive plan for the whole area based on previous studies. The second is to examine in more details a defined area representing the different elements of development where the estimation of up-grading costs can be estimated together with cost of restoration or preservation of historical buildings, and the construction of investment projects which have economic as well as social returns

3-3 Planning concepts for Al-Gammaliah.

The planning concept emphasizes the following aspects:-

- The development of the area is not a planning procedure as much as a cultural, social, economic and urban upgrading process.
- The restoration and preservation of the historical heritage is a part of the integrated process. It might be the ignition for the cultural and community development. The investment in historical preservation and conservation is not for leisure or luxury, it also has its economic and social dimension in the community development of Al-Gammaliah.
- The North South spine of the area will be the back bone of the development of the urban tissue. It will absorb the main pedestrian flow in the area while subsidiary pedestrian alleys will take the flow at both sides of the spine.



-The area will be served by a ring road and a system of loops or cul-de-sacs serving the inner parts of the area and reaches the pedestrian spine at certain points, where traffic will be avoided unless for emergencies where pedestrian ways could be used by official vehicles.

-The urban development process will be accompanied by " Socio- economic transaction " starting from the spine to the outside. The infrastructure development process on the other hand will start from the fringes to the inside during the socio-economic transaction period. This will be accompanied by the upgrading of areas around historical clusters as community centers and the conservation of historical buildings.

-The mixed land-use pattern will be dominant along the spine zone. The ratio of mixture will vary from one area to the other according to existing condition and future development. Commercial uses will be stretched along the spine and the subsidiary pedestrian roads.

Then come the handcraft industries within the second wave of land-use attached to the commercial uses in the same level or above. A cross-section perpendicular to the spine shows the mixture of land-uses in the different levels.

- The upgrading of built-up areas is an essential part in the development process of the area.

The upgrading operation implies technical legal and financial factors which requires a well organized management.

The upgrading operation starts from the vicinities of historical cluster to the outside of the area.

The upgrading of the physical structure of the area will be a natural product of upgrading of the socio-economic structure of the community.

- The flow of sewerage water and electricity networks will eventually follow the street pattern. The existing network could be developed to absorb more capacities of sewerage and water. The capacities of networks depend on the size of expected uses densities of expected population. Local sewerage and water networks will be part of East Cairo System.

- The shifts in touristic uses will take part along the major spine of the area. Touristic activities will not be confined to the traditional area of Khan Al-Khalili and the historical buildings. The whole area will be converted to a touristic center. The clusters of historical buildings will be developed as touristic sub-centers comprising hostels providing traditional accommodation, restaurants offering typical local specialties, show rooms selling local arts and handcrafts. Occasional celebration and processions will be given space and consideration in urban planning. The expansion in touristic activities requires special arrangements for parking areas, pedestrian malls with the special townscape of the Islamic city. The old Khans and bazars will be revived.

- The revival of the old city will not be confined to shifts in economic, commercial residential and touristic uses; the area will regain its religious and cultural functions. Old mosques will regain their comprehensive functions comprising religious, clinical and cultural activities. The revival of the functions of old mosques is another touristic asset to the area.

4-Al-Gammaliah Development Policy.

4-1 Nature of Al-Gammaliah.

4-2 Decisions and planning levels.

4-3 Diversity of development and resources

4-4 Conflict of decisions and phasing

4-5 Development Agency

4-6 Architectural Character and the revival of the deep rooted Islamic values

4-7 Monumental Buildings

4-8 Population Densities

4-9 Existing building stock

4-10 Infrastructure and circulation network

4-11 Shift of land use

4-Al-Gammaliah Development Policy.

The main policy of the up-grading development plan for the area of Gammaliah is covered in the following items:-

- 4-1 Nature of Al-Gammaliah.
- 4-2 Decisions and planning levels.
- 4-3 Diversity of development and resources
- 4-4 Conflict of decisions and phasing
- 4-5 Development Agency
- 4-6 Architectural Character and the revival of the deep rooted Islamic values
- 4-7 Monumental Buildings
- 4-8 Population Densities
- 4-9 Existing-building stock
- 4-10 Infrastructure and circulation network
- 4-11 Shift of land use

4-1 Nature of Al-Gammaliah.

Al-Gammaliah is a unique cultural and historical center and a part of the central business district at the same time. The development project must consider the equilibrium of this double nature fig. (4-1-)

- * The Cultural Center:
 - The development restoration, protection and exploitation of the monumental buildings in the area should take place the preservation of the cultural character of the Islamic arab city.
 - The social and economic historical activities of the area, should be developed protected and regenerated.
 - The disappearing activities and traditional commodities should be revived as a way of cultural development of the area.

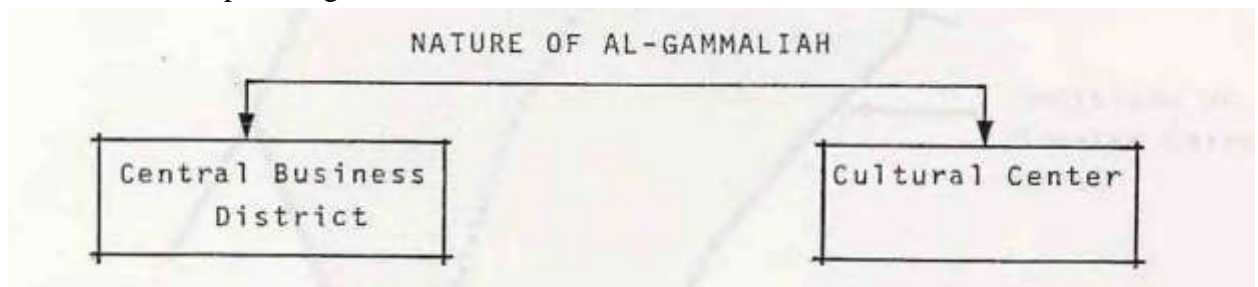
- The inconvenient activities, to the cultural area, like stables and polluting industries, should be removed to external locations.

* The Central Business District:

- The central usage of commerce³ crafts and administration mixed inside the area should be activated, especially when dealing with a change of land use.

- The local traditional industries commerce and crafts in the area must be protected and regenerated.

- The inconvenient activities to the central area; ie whole-sale stores and polluting industries should be removed to outside locations.



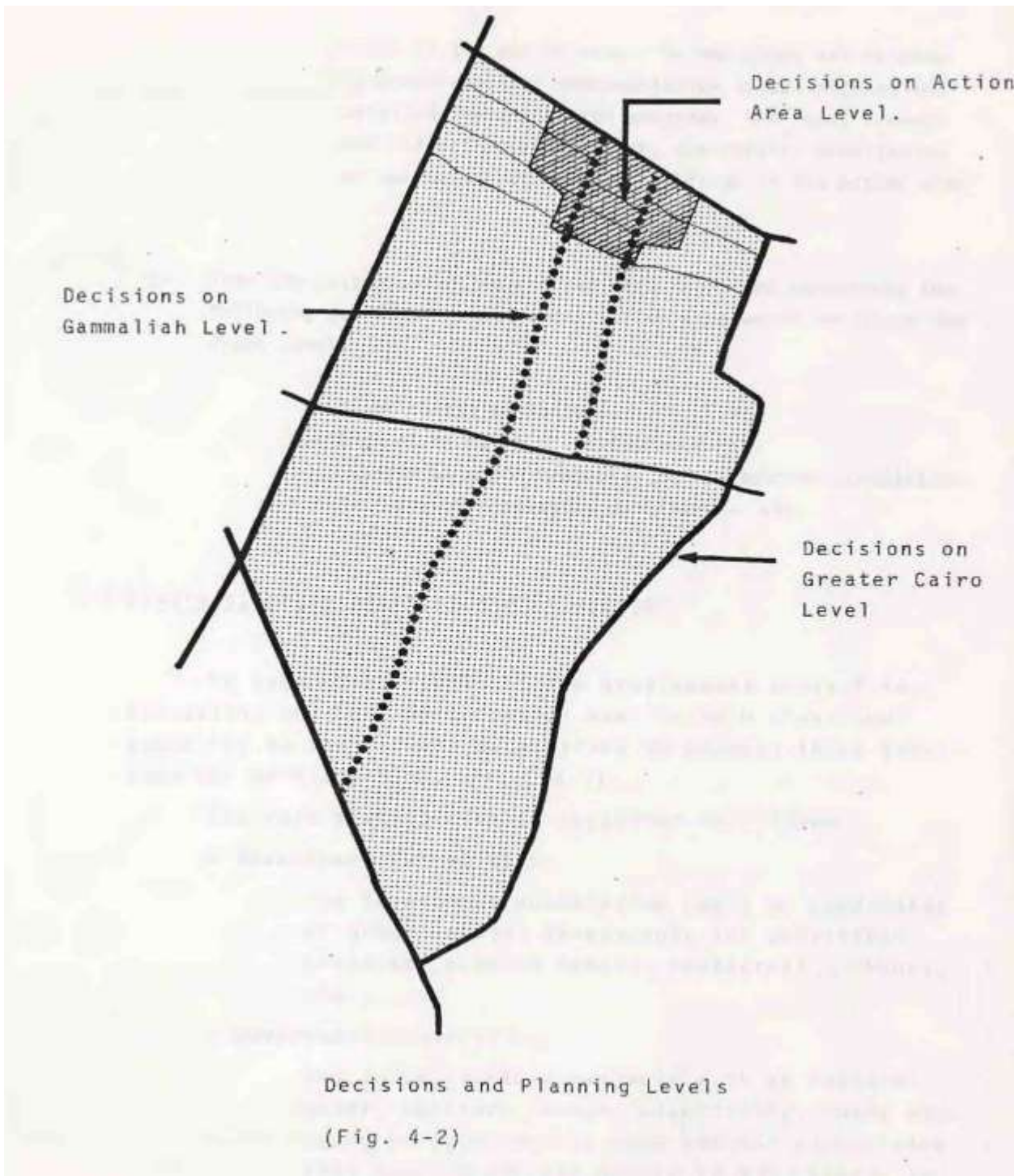
4-2 Decisions and planning levels.

1-The planning of the area should be approached on three levels.

The level of greater Cairo region, the level of Gammaliah and the level of the action area. The interaction between the three planning levels should be considered. Decisions must be taken only on the proper planning level. (fig. 4-2).

- Level of greater Cairo Region the decisions are related to the general policy and function of the area as a whole, major shifts of population densities and land use, main transportation arteries water and sewage main network etc.

- Level of AT-Gammaliah: The decisions are related to the local infrastructure network, the exploitation of the local amenities, the local implementation policy and programs, the Gammaliah and vehicular road network, the local shifts of population densities and land use...etc.



Decisions and Planning Levels
(Fig. 4-2)

Level of the action area: The decisions are related to minor specific implementation issues such as the detailed implementation programs, the local streets and infrastructure network, the repair, demolition or use change of certain buildings in the action area. . . . etc.

2-From the policy above, we can see that decisions concerning the following subjects in the demonstration area would not be on the right level:

- Major shifts of land use.
- Changes of major utilities networks.
- Changes at major vehicles and pedestrian circulation.
- Decrease of population densities... etc.

4-3 Diversity of development and resources

To assure the success of the development project in execution, the role distribution must be both clear and appealing to the various authorities to attract their attention for participation. (Fig.4-3)

The role distribution is suggested as follows:

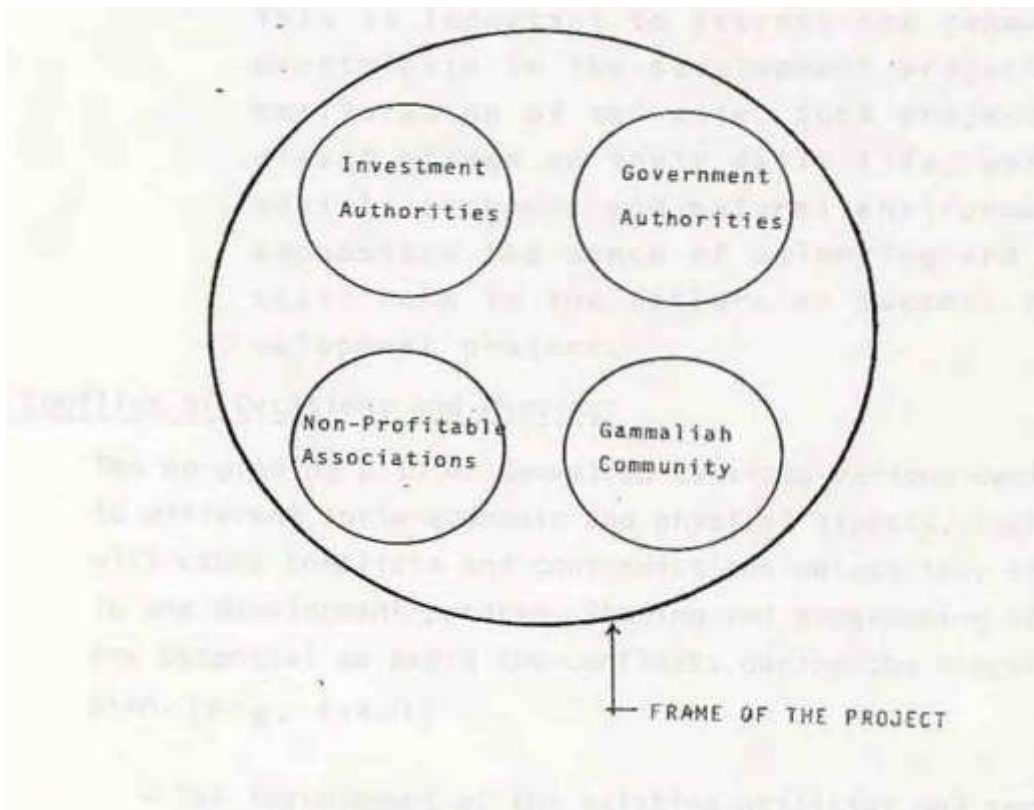
- Investment Authorities:

The investment authorities could be candidates or group capital investments for profitable projects, such as hotels, restaurants, shops, etc

..

- Government Authorities:

The infrastructure projects such as potable water, sanitary sewage, electricity, roads etc would be sponsored by governmental authorities. This would encourage others to participate in the development process.



-To assure the success of the development project in execution, the role distribution must be both clear and appealing to the various authorities to attract their attention for participation. (Fig.4-3)

- Non Profitable Associations

Many non-profitable association of local and international development programs are particularly interested in cultural conservation, monument restoration, archeological researches, community up-grading and environmental development.

-Gammaliah Community

This is important to attract the community to participate in the development projects and the amelioration of the site. Such projects are of direct effect on their daily life, work, residence, social, economic and natural environment. It emphasizes the sense of belonging and assure their role in the failure or success of the development project.

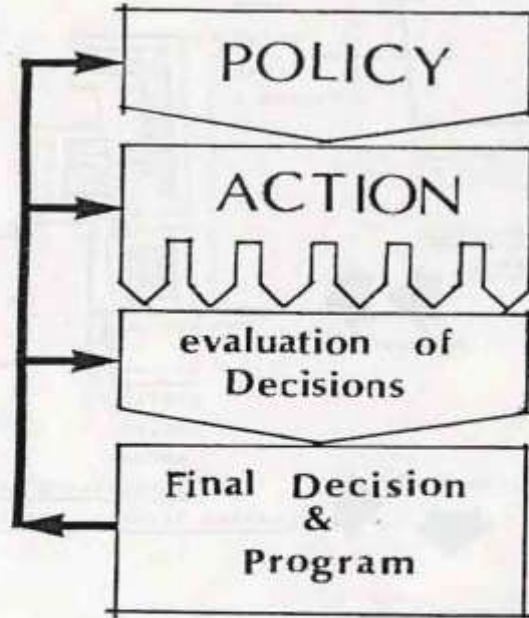
4-4 Conflict of decisions and phasing

The up-grading plan of Gammaliah consists various decisions related to different socio-economic and physical aspects. Such decisions will cause conflicts and contradictions unless they are all integrated in one development program. Phasing and programming of the process are essential to avoid the conflicts during the execution of the plan.(Fig. 4- 4-1)

- The improvement of the existing utilities and services in the action area might reinforce undesirable land use. It is a question of up-grading versus 1 and-use shifting, and short versus long term planning.

-The improvement of the environment and of the building conditions will increase the population density in the area. It contradicts with the developmental decisions aiming to decrease the population density. The conflict is up-grading versus population densities.

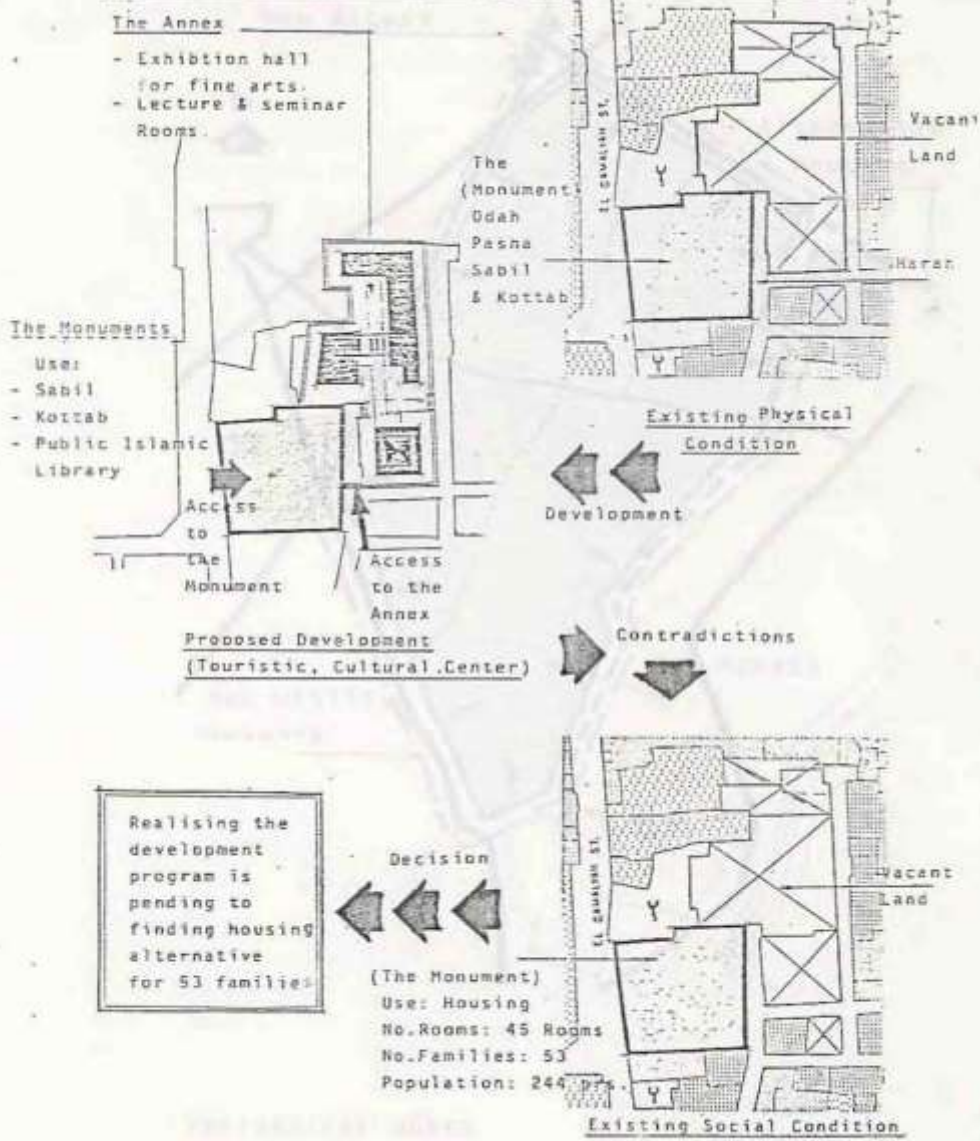
- The conservation policy might be opposed by the pressures of development and land ownership. The conflict is conservation versus public desire.



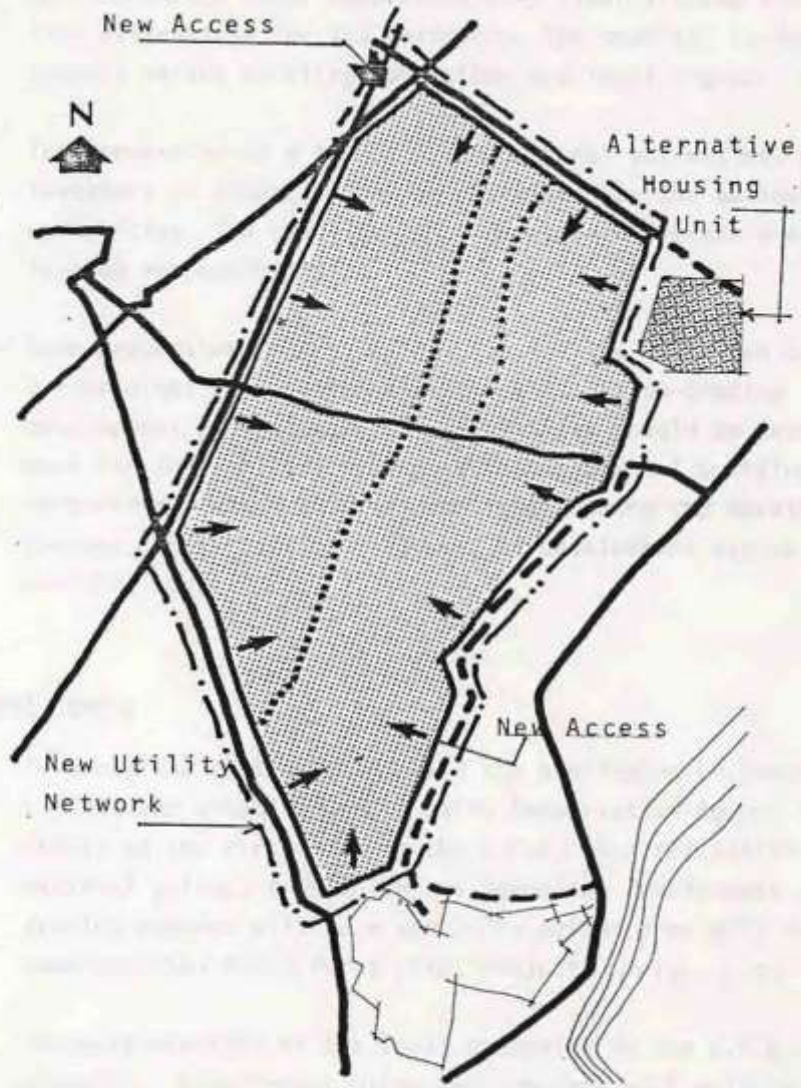
EVALUATION OF CONTRADICTIONS
& IMPACT

(Fig. 4-4-1)

Example of Development Programs, Contradictions & Decisions



(Fig 4-4-2)



PREPARATORY WORKS

(Fig. 4-4-3)

Converting a monumental building to a touristic or cultural activity might take place only after finding a housing alternative for its residents. The conflict is development versus existing conditions and legal rights.(4-4-2)

- The conversion to a touristic or cultural activities by investors or others, might be restricted by the antiquities authorities. The conflict is of development versus overlapping responsibilities.

-Some preparatory works, mainly outside the Gammaliah boundaries might be required as a first in the up-grading development program housing alternatives should be development for the families living in the monumental buildings or in buildings which will be demolished during the development process. This conflict is phases of development versus existing conditions. (4-4-3)

4-5 Development Agency

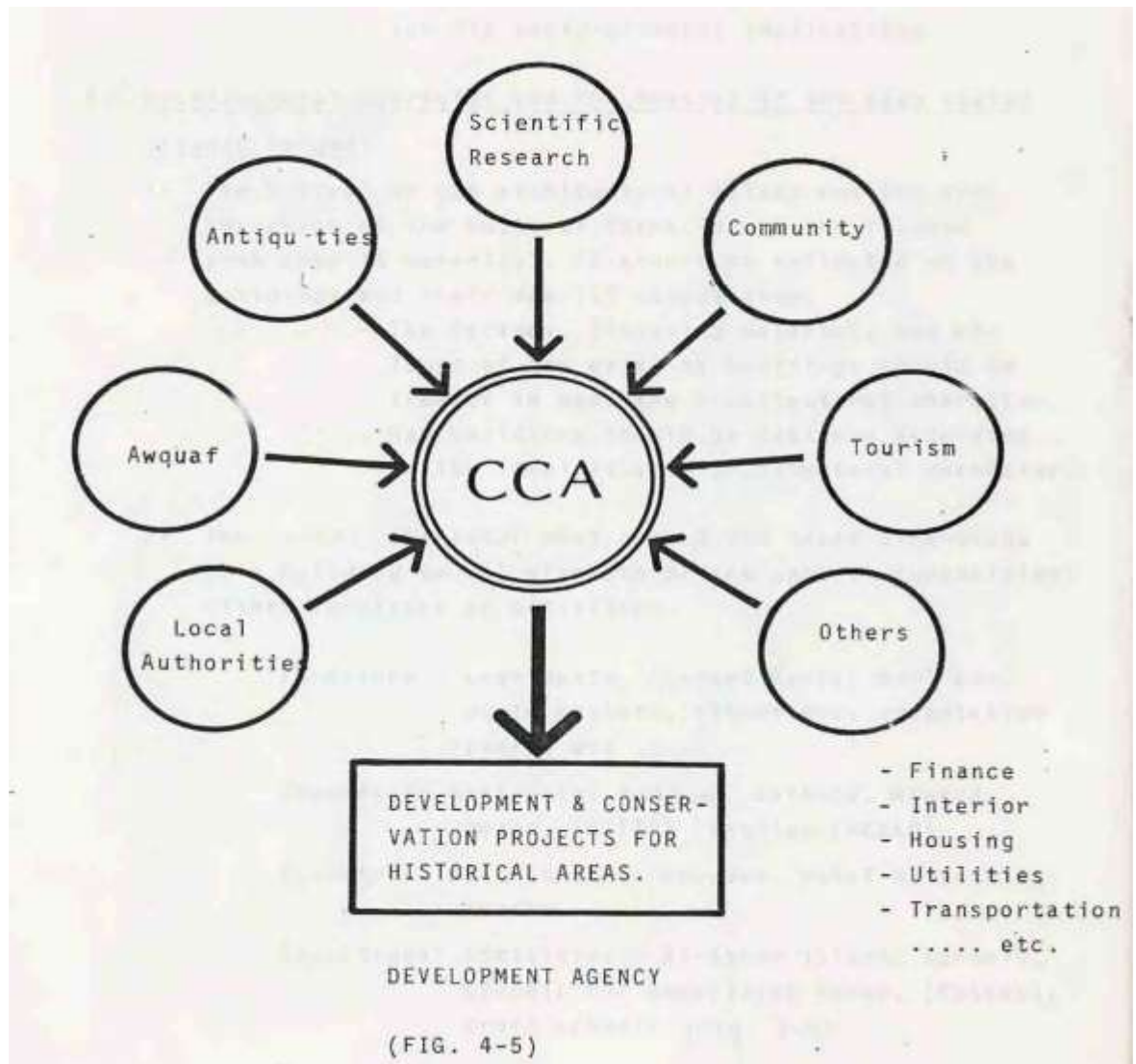
1-To avoid the contradictions and the overlapping of responsibilities, the establishment & Cairo Conservation Agency (CCA) should be the first step in the C.C.A. is a reflection of the national policy, from which the Gammaliah development or upgrading program will be a part. The action area will be a demonstration field for a pilot project. (Fig. 4_5)

2-The participation of the local community in the C.C.A. is essential. Development plans and programs will only be implemented after being agreed upon by the local community.

Meanwhile, the following facts should be taken in consideration:

*Avoid rapid, sudden, radical changes and shift & patterns and activities.

*Avoid conflicts between the plan and land ownership and land values.



- * Respecting the existing conditions social life way of life and values.
- * Avoid threatening the economic activities for its socio-economia implications.

4-6 Architectural Character and the revival of the deep rooted Islamic values

1-The Revival of the architectural values and the preservation of the cultural character of the Islamic arab city is essential. It should be reflecteden the buildings and their special composition:

- The facades, finishing materials and colors of the existing buildings should be treated to meet the architectural character.
- New buildings should be designed according to the local Islamic architectural character.

2- The Local character must exceed the three dimensions of a building to all elements of the spatial composition; either furniture or activities.

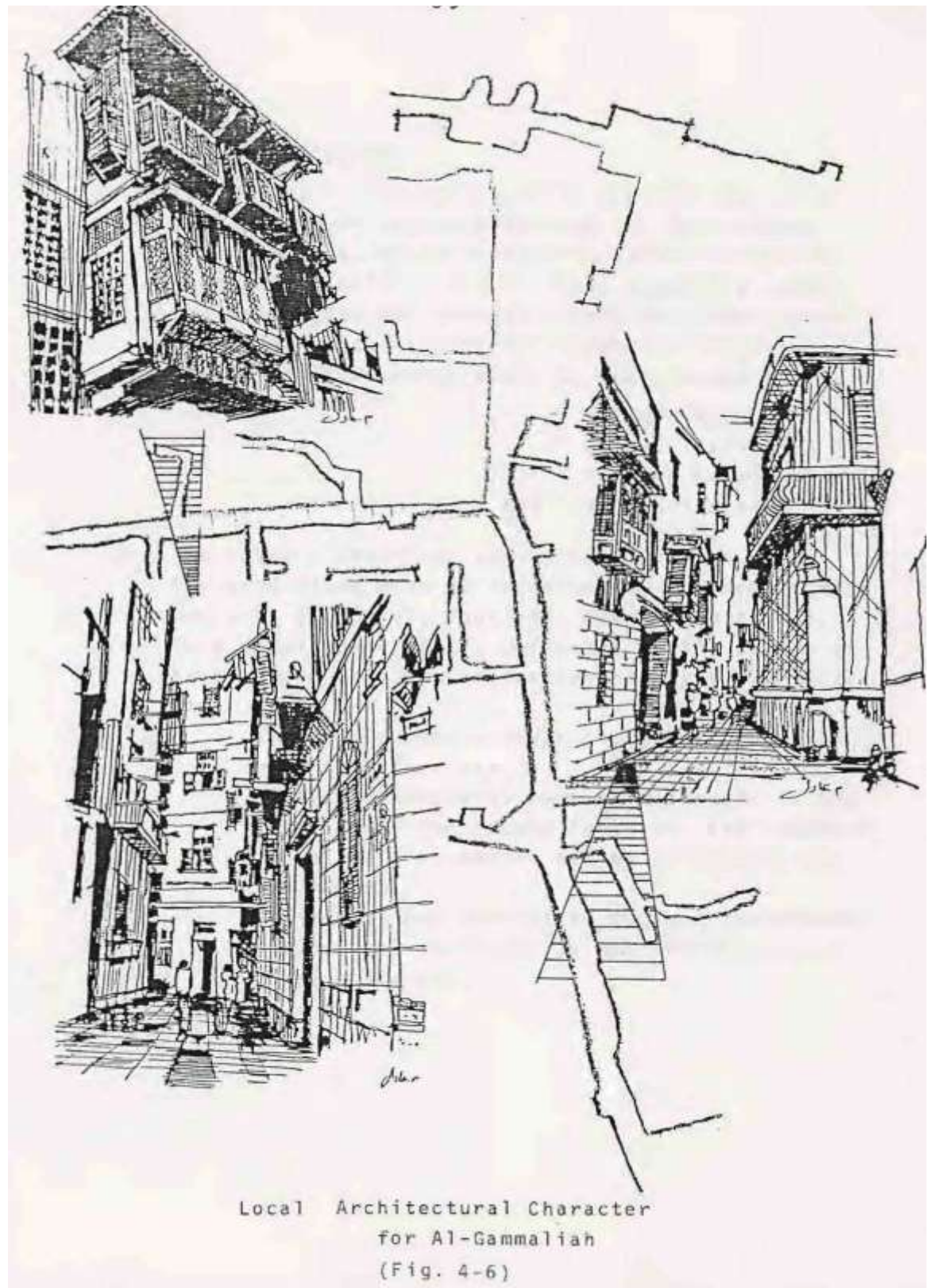
- Furniture = Lightposts, (Street Banks) mail boxes waste baskets, flower box, orientation boards etc ...

- Commercial Activities = Flower essence, Mawardi, Herbs, (ATTAR) Textiles (AKKAD)

- Industrial Activities= wood, Metal or textile crafts.

- Educational Activities = Al-Azhar islamic schools.

- schools for memorizing Koran, (Kottab), craft schools. (Fig. 4-6)



Local Architectural Character
for Al-Gammaliah
(Fig. 4-6)

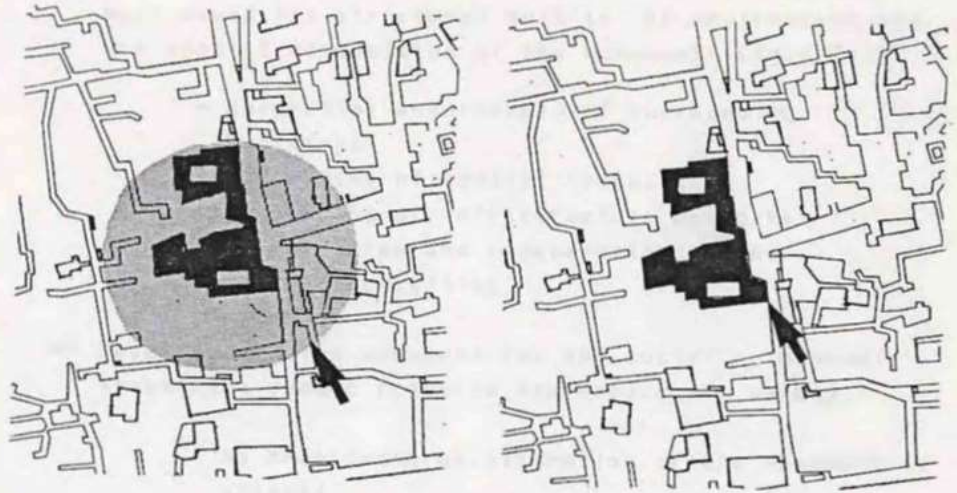
4-7 Monumental Buildings

1-Monumental buildings should be treated else an a mere sector of services lacking for maintenance resources, to an investment sector either financial or social (Fig-4-7-1) They should be preserved restored and renewed. Their functions could be changed according to the suggested plan: -

- Some monuments could be transformed to " islamic hotels " " public librairies" "islamic schools " and "art galleries "

2-The islamic doctrine, the social environment and the traditions must be respected by any development project. (Cultural Touristic Economic etc ...) This should be directly reflected on the nature of development use, administration and type of recreation.

- A mosque should never change its function to any other use.
- Islamic monuments must be respected in the choice of the future function. For instance, a night club should not be allowed in any monument.
- Alcohols and prohibited actions (Moharramat) should be forbidden in the restaurants of the whole area.

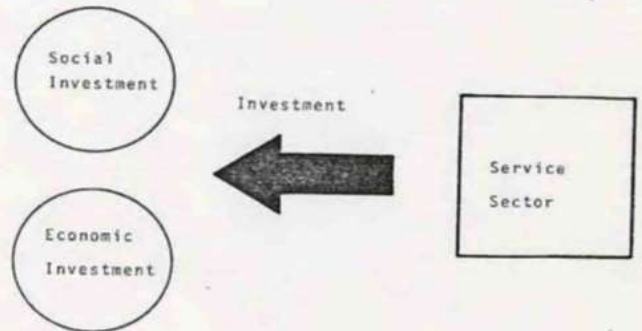


The Restoration of the monument must exceed it to its environment.

(Fig. 4-7-2)

Monumental buildings should be treated else an a mere sector of services lacking for maintenance and resources, to an investment sector either financial or social.

(Fig. 4-7-1)

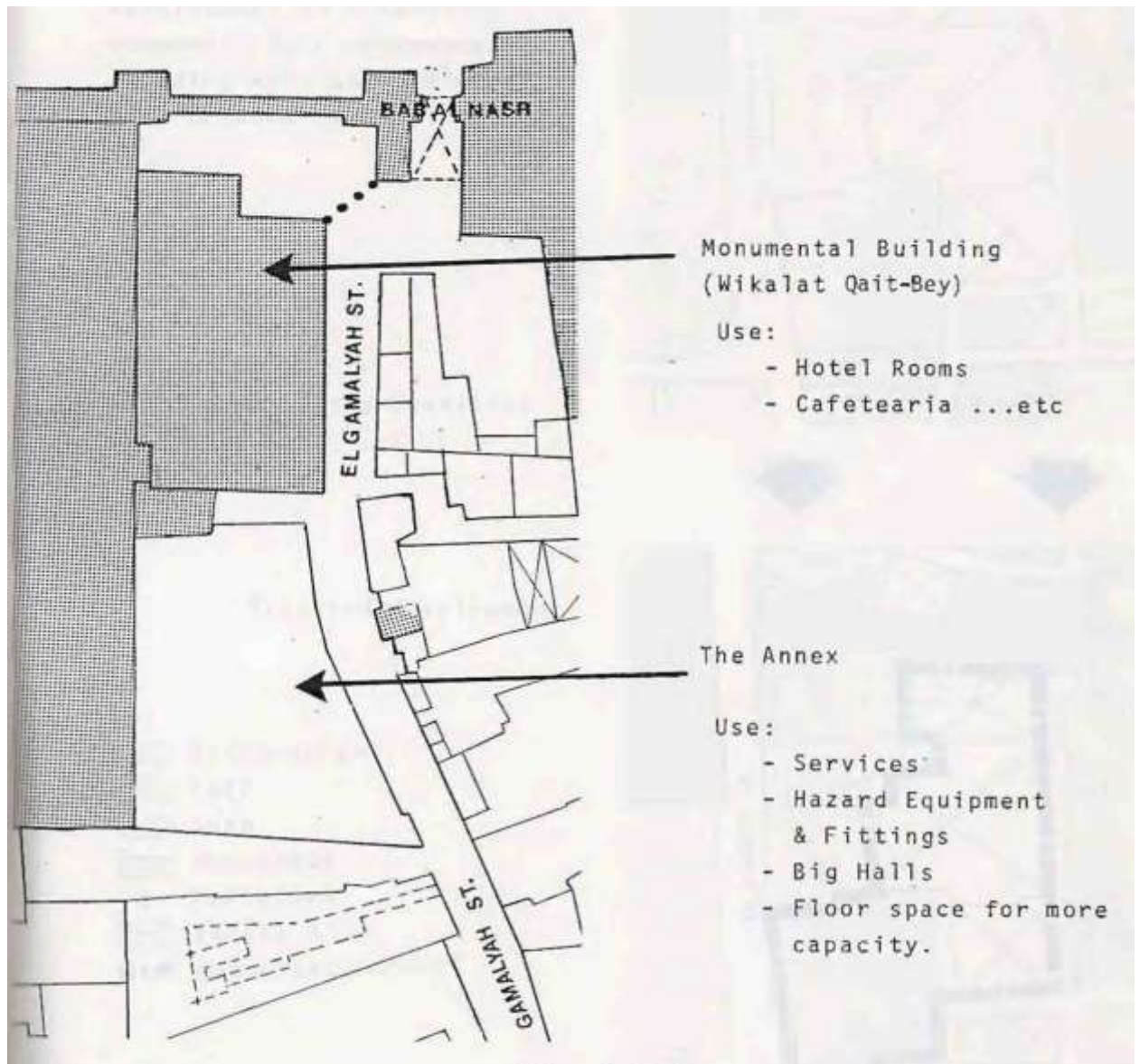


3- Preservation; restoration & up-grading of a monument must exceed its structural bulk to the environment and the spatial composition of the monument (Fig.-7-2)

- Up-grading and renewal of surrounding buildings
- Up-grading of spatial composition
- Up-grading of infrastructure networks.
- Preservation and regeneration of the related activities.

4- Development of a monument for any social or economic investment should preserve and assure its safety.

- No Architectural alteration of the monument is allowed.
- No hazard equipment and fittings are allowed inside the monument (like boilers-power generators heavy machines etc)
- Hazard equipments or activities to be placed in an “ANNEX “to the monument (Fig. 4-7-3)
- An Annex will be also built to give floor space and to increase the capacity. For the future development of a monument. (Fig. 4-7-4)

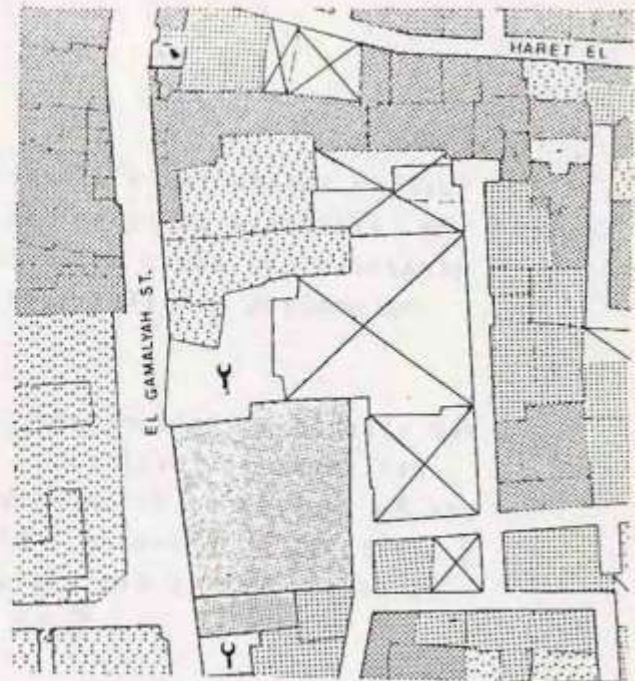


(Fig. 4-7-3)

Development of a monument should assure its safety. Hazard equipment or machinery to be placed in an "ANNEX" to the monument.

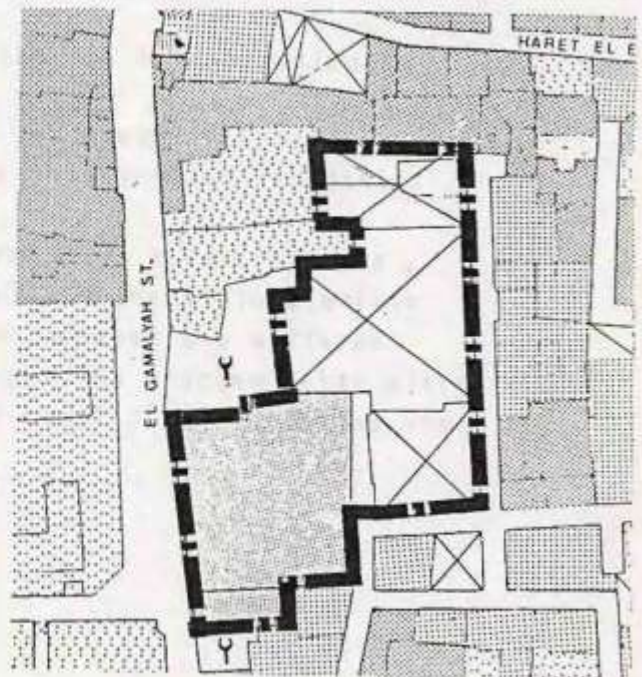
The building conditions around the monument will determine the size and shape of the future development of an existing monument. This monumental building will be developed to a cultural center.

Existing Condition



Proposed development

-  Delapidated
-  Fair
-  Good
-  Monuments
-  Religious
-  Vacant Area
-  Suggested Borders



(Fig. 4-7-4)

4-8 Population Densities

1- The population density is a reflection of the size of activities and services available. Any change of activities might cause unpredictable transformation of the population pattern and density.

2- Decisions concerning the population density cannot be taken on the local level of Gammaliah regardless of the surrounding conditions of the metropolitan area. As a general policy they must be taken in the context of the region of greater Cairo. (Fig. 4- 8)

3- Very limited variations in the population density could be achieved in the action area level: -

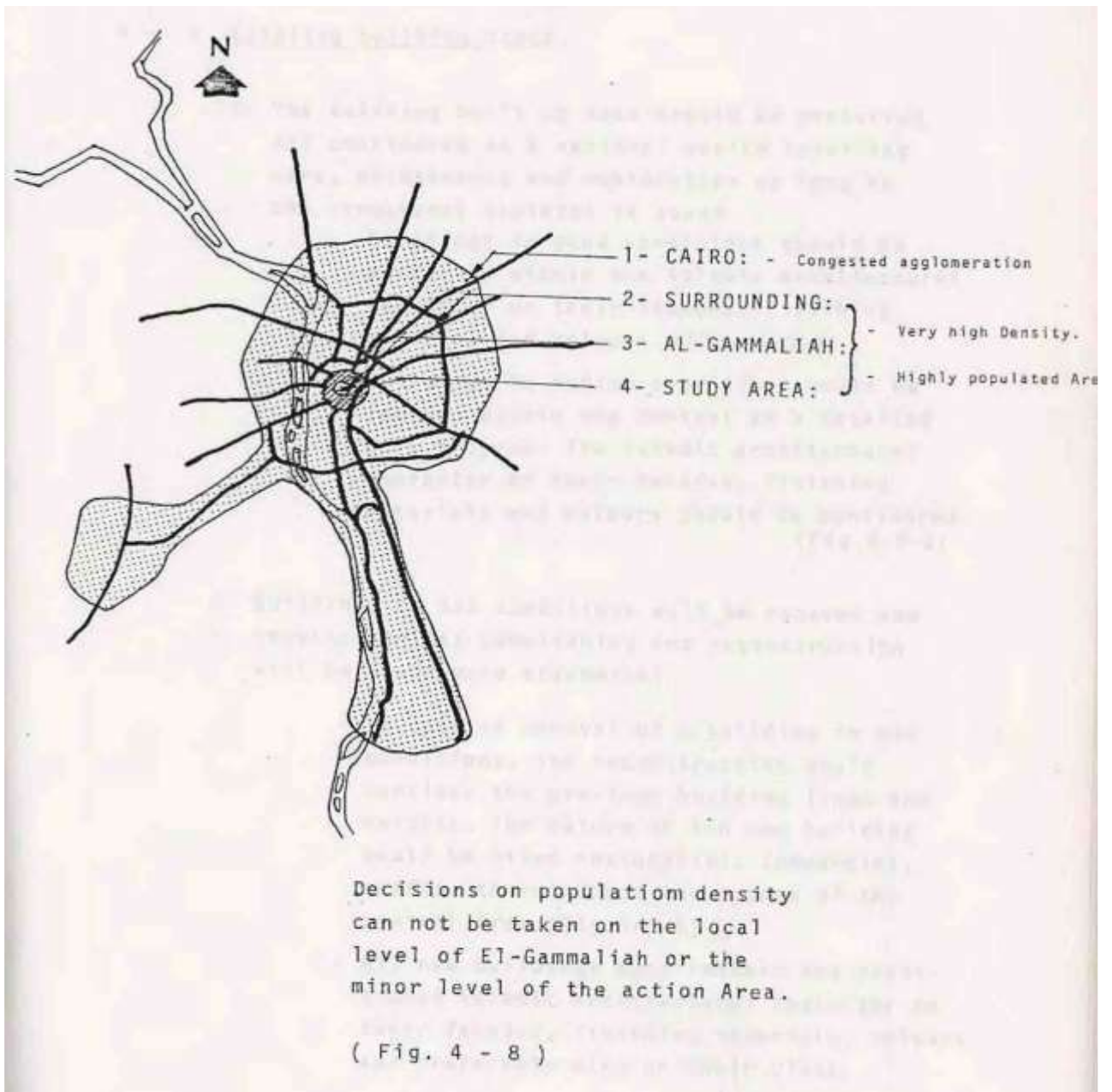
- Filling vacant lands with mixed use buildings.

- Changing the use of a building to another.

- Clearing some monumental buildings from their unauthorized residents.

4- The up-grading program will accelerate the increase of the population densities unless a proper coordination between the different decisions in the up-grading program takes place.

(Please refer to 4.4 conflict of decisions and phasing).



4-9 Existing building stock

1- The existing built up mass should be preserved and considered as a national wealth requiring care, maintenance and restoration as long as the structural skeleton is sound

- Buildings in good conditions should be preserved within the Islamic architectural character on their facades, finishing material and colours.

(Fig.4-9-2)

- Buildings in medium conditions would be renewed within the context at a detailed work program. The islamic architectural character on their facades, finishing materials and colours should be considered.(Fig.4-9-2)

2- Buildings of bad conditions will be renewed and required unless demolishing and reconstruction will be found more economical.

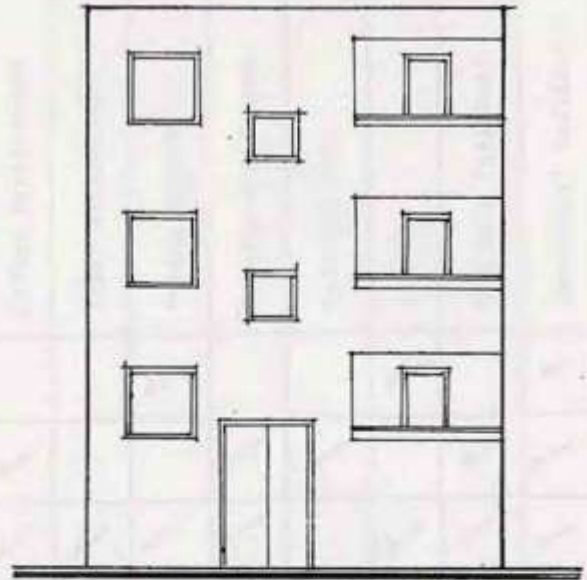
- In case of removal of a building in bad conditions, the reconstruction would consider the previous building lines and heights. The nature of the new building would be mixed residential, commercial, crafts, to reinforce the nature of the central area.(Fig.4-9-3)

- All new buildings must respect the traditional islamic architectural character on their facades, finishing materials, colours and preferably also on their plans.

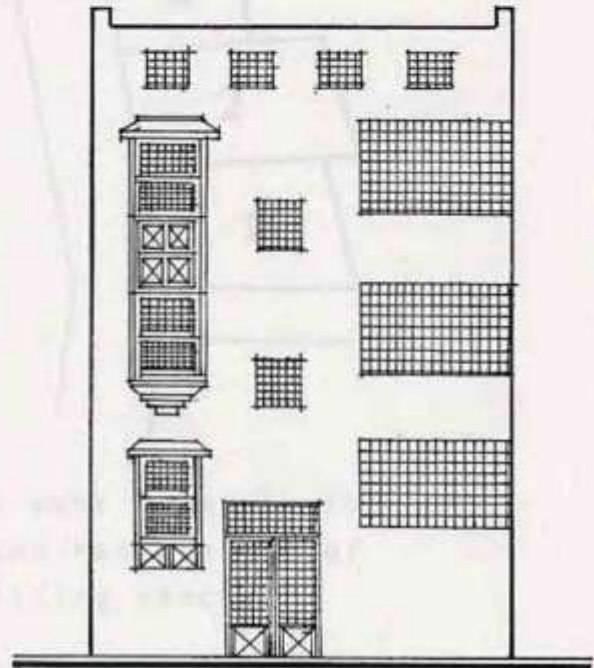
EXISTING FACADE

(Fig. 4-9-1)

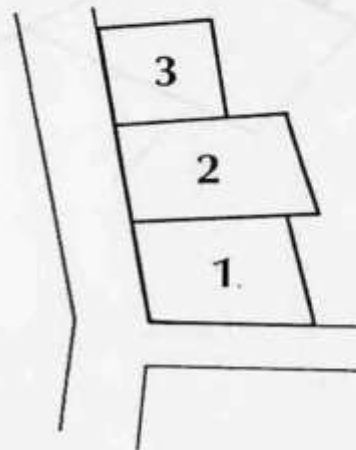
Reflecting of local character on the facades of existing buildings of good condition.



Facade after Remoulding



BUILDING	UTILITIES				CONSTRUCTION				FINISHING		FITTINGS		INSULATION		
	External Sanitary Sewage	Internal Sanitary Sewage	Potable Water	Electricity	Ceiling Restoration	Wall Restoration	Column Restoration	Stair Restoration	Facade Repair	Plaster Repair	External Door	Window	Sanitary Equipment	Horizontal Insulation	Vertical Insulation
1	✓		✓		✓	✓			✓			✓		✓	✓
2	✓	✓	✓	✓			✓			✓	✓		✓	✓	✓
3		✓		✓		✓	✓	✓	✓	✓		✓	✓	✓	

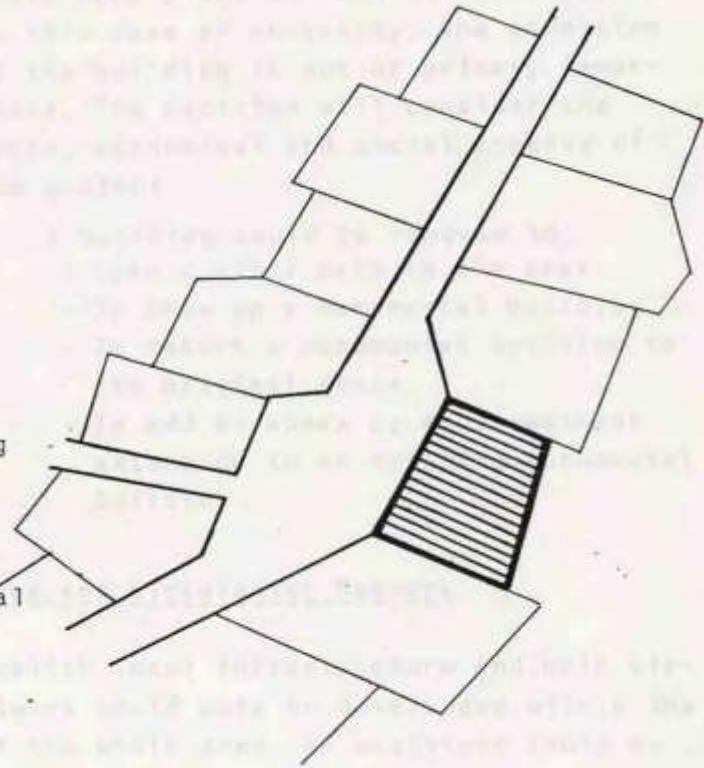


Example of a Work Schedule for reparation and restoration of existing building stock

(Fig. 4-9-2)

New constructions should respect existing building lines, property boundaries and spatial composition of the nearby monumental buildings.

(Fig. 4-9-3)



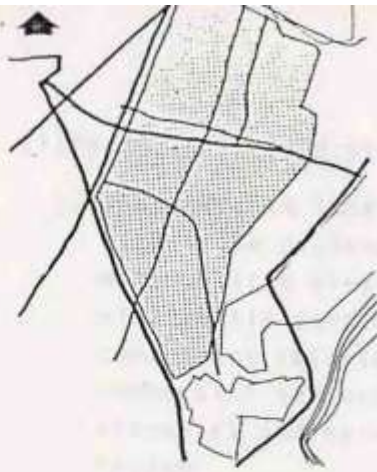
3- Limited demolition of some buildings could take place to realize vital goals. In this case of necessity, the condition of the building is not of primary importance. The decision will consider the urban economical and social aspects of the project A building would be removed to:

- Open a vital path in the area.
- To show up a monumental building.
- To return a monumental building to its original state.
- To add an annex or an investment extension to an existing monumental building.

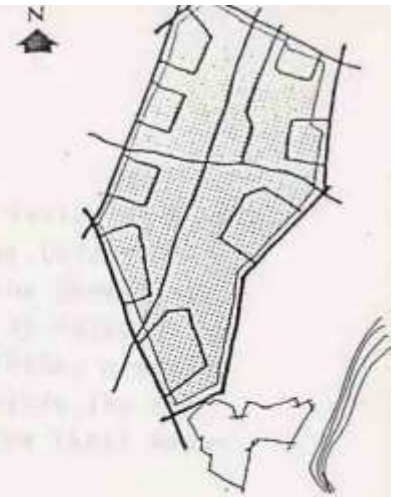
4-10 Infrastructure and circulation network

The Gammaliah local infrastructure and main circulation network could only be developed within the framework of the whole area. No decisions could be taken on the level of the action area.

- Only minor changes, reparations and developments could take place in the demonstration area level.
- The decisions to be taken on the action area level ought to be looked at within the context of the whole area of Gammaliah. They will be a subject for the implementation programs and priorities (Fig.4-10) (Please refer to 3.3. Diversity of development and resources. (Please refer to 3.4. Conflict of decisions and phasing}).



1- Existing Vehicle Network

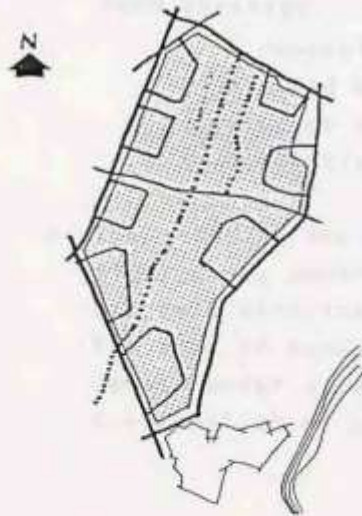


3- Existing Vehicle Network

DEVELOPMENT OF THE UTILITIES
AND CIRCULATION NETWORK

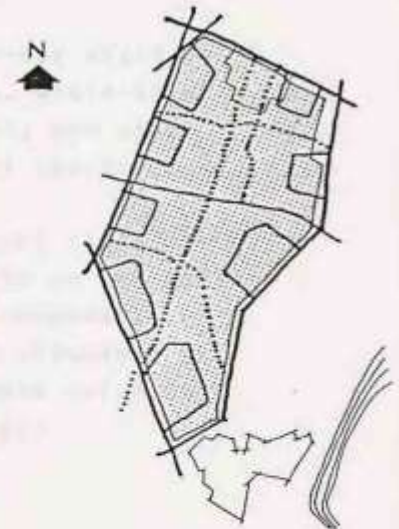
Vehicle traffic will be transferred to pedestrian monument.

(FIG.4-10)



2- Phase I = (Short term plan)

- Loops for vehicle traffic should be developed.
- Undesirable land use should be removed.



4- Phase IV (Long term plan)

- Loops for vehicle traffic should be developed.
- Undesirable land use should be removed.

4-11 Shift of land use

1- The shift in land-use in the area is looked at within the regional context of greater Cairo metropolitan area. In this context, the Gammaliah will remain part of the central area of Cairo comprising religious cultural, touristic., crafting commercial and business activities beside the residential and services required for the local population.

- Vacant lands, ruins, and buildings in bad conditions will be replaced by other uses of the central district character.

2- The shift in land-use will take place gradually according to the stages of development. It is unrealistic to determine beforehand the pattern of the expected land-use. It will be a matter of long term strategy.

- A feasible shift in the land-use might be limited by replacing stables, wholesale storage areas, polluting uses, and other activities of the non-central character.

3- The shift in the land use is a critical issue. It might cause contradictions and impacts on the socio-economic structure and the physical components of the area of Gammaliah. This issue is discussed in detail under a separate title. (please refer to 4.4. Conflict of decisions and phasing).

- 5- Preliminary concept for the Urban Planning of the demonstration area.
- 5-1 The Main Spine.
- 5-2 The Northern Monumental Complex.
- 5-3 Wakalat Qait-Bey
- 5-4 Midan Al -Nasr Gate and the Cairo North - Eastern wall
- 5-5 The Sourthern Border of Al-Hakim Mosque
- 5-6 The industrial area, south to Al-Hakim Mosque
- 5-7 sabi1 and Kottab Auda Basha
- 5-8The Complex of Beit El-Seheimy and Beit Al-Selehdar.
- 5-9 Other monumental buildings.
- 5-10 Other buildings and Urban places.
- 5-11 Streets and Paths
- 5-12 Utility network

5- Preliminary concept for the Urban Planning of the demonstration area.

The outline of the preliminary concept of the development of the demonstration area, within the context of the general and executive planning policy of the Gammaliah, is as follow:(Fig 5-1)

5-1 The Main Spine.

The area situated between El-Muez street and Al- Gammaliah street will have to be accentuated as an area of central activities, commercial and craftwork within the frame-work of the proposed land-use of the main spine of the whole quarter of Gammaliah. The central uses will decrease in the lateral direction to the exterior, where the residential use will predominate.

5-2 The Northern Monumental Complex.

Al-Hakim mosque, Wekalat Qait-beY,,Al-Nasr and Al- Fotouh gates and the Northern Cairo wall should be considered a focal point for the various urban development and touristic projects for the demonstration area speciallyand the wholearea of Gammaliah in general.

5-3 Wakalat Qait-Bey

Wakalet Qait-Bey could be restored and transformed to an islamic touristic hotel. The actual capacity of the wakalat is of 26 rooms, that could be increased to the double with the work of restoration and the annex.

The buildings on its south should be removed. On their place, an annex including the services of the hotel; the kitchen, the laundry the emergency generator and the storage, and any other uses that can harm the monumental building, might be built. Thus, the Wakalat should be left for the residential use of the tourists, and other light usages (ex. cafeteria, restaurant etc) that cannot affect its serenity.

The acceptance of such suggestions necessitates solutions for the following problems:

- An alternative residence must be developed for 156 persons members of 27 families actually living in the Wakalat. The alternative housing should also include the residents of the buildings to be removed for the annex of the hotel.
- The owners should be compensated for the buildings and lands that might be necessary for the annex.
- The owners must be compensated for their shops and light industries workshops, in case of any resulting harm from the development plan.

5-4 Midan Al -Nasr Gate and the Cairo North - Eastern wall

The integration of the whole area is crucial. In this context, the demolished part of the Northern Cairo wall, must be reconstructed. The existing spontaneous buildings in Midan Al-Nasr must be removed. Also, the buildings between harat Al O'touf and the Northern Cairo wall should be cleared. An islamic garden would take their place. The fades of the buildings facing the garden and the wall must be treated to meet the islamic architectural character.

In the ground floors, some oriental restaurants, café and hand crafts shops might take place.

The acceptance of those suggestions necessitates the solutions for the following problems:

- An alternative housing should be developed for the residents of the buildings to be removed because of the restoration work, the completion of the wall construction and the islamic garden.
- Appropriate capitals to fund the restoration, the development plan and for the compensations.

5-5 The Sourthern Border of Al-Hakim Mosque

A commercial pedestrian path should be conceived along the southern wall of Al-Hakim Mosque and Bein Al-Sayareq street, thus linking El-Muez street and Al-Gammaliah street. The shops would not exceed one floor on the opposite side of the mosque.

The acceptance of those suggestions necessitates: -

- Payment of the appropriate compensations.
- Having the suitable capital to fund the restoration of the southern wall and the development of the commercial passage.

5-6 The industrial area, south to Al-Hakim Mosque

(crafts & commercial center)

Dilapidated buildings, workshops and stables have to be removed from this area. A craft center and a school could replace those activities, and in the mean time be considered as a point of attraction

for tourists. The suggested above shops along the new street to the south of Al-Hakim Mosque could serve for the marketing of the products.

The acceptance of this suggestion necessities:

- Payment of the appropriate compensations.
- Having the suitable capital to fund the craft school and center.

5-7 Sabil and Kottab Auda Basha

(Cultural Center)

Sabil and Kottab of Auda Basha must be cleared from its residents and restored. The Kottab (School for memorizing Koran) could be developed. An Islamic library with old Islamic manuscript could be added.

The adjacent vacant land could be used to build an annex to the monument. This annex might be used as a fine art gallery and a cultural lecture room.

The acceptance of such suggestion necessitates:

- An alternative residence for 244 persons, members of 53 families actually living in the Sabil.
- The appropriate capital to fund the restoration, the furnishing of the monumental building and also for the construction of the annex.
- Appropriate compensations should be paid to the owners of the adjacent vacant land

5-8 The Complex of Beit El-Seheimy and Beit Al-Selehdar.

(The Touristic Center)

Beit El-Seheimy and Beit Al-Selehdar must be both restored and renewed. The dilapidated house situated between them could be removed, and its area to be used to build an annex comprising a restaurant, a cafeteria and an oriental garden. Also the vacant land situated on the western side of Beit El-Seheimy could be used for an oriental garden.

The acceptance of those suggestions necessitates: -

- An alternative residence must be developed for 65 persons, members of 14 families. actually living in the monuments.
- An appropriate capital to fund the restoration of the monuments, the ownership of the vacant lands, the demolition of the dilapidated house and the various development works.

5-9 Other monumental buildings.

The following monuments should be restored and renewed. Dome of Al-Kased, Sabil of Al-Amir Mohammed, Khanekah of Baibers, Al-Selehdar Mosque, Zawiyat Aboul Kheir Al-Kilani - Appropriate funds are needed.

5-10 Other buildings and Urban places.

-New buildings should meet the architectural islamic character. Their facades must be treated to fit with the environment. Some Mashrabiahs could be added. The color or the external plaster might be changed. The use would remain unchanged.

-Buildings in good conditions must be renewed and repaired. The architectural islamic character must be respected on their facades. The remaining uses must not be disturbing for the area.

-Buildings in bad conditions either to be repaired or removed and reconstructed, respecting the previous area the building lines, the property and height. The islamic architectural character must be respected. Commercial shops might take all ground floors, administrative and residential use might follow in the upper floors to keep the central character of the area.

5-11 Streets and Paths

-All streets and paths must be for pedestrian only. The spatial composition should be restudied in the light of the nature of the touristic area (light posts, flooring, street banks....etc) The special sequence and the visual perception must be respected for their high aesthetic value.

-A visual and spatial contrast must exist between the main spine and the secondary paths. The feeling in El-Muez street and Al-Gammaliah street should be different from the others and the other streets. For instance, Al-Dabbabiah street and harat Al-Darb Al- Aafar might be covered by light tents or wood-work.

-It must be taken in consideration that the decision of keeping the traffic out of the spine cannot be taken on the level of the demonstration area alone, but on the level of the whole area. It might be considered as a long term strategy.

5-12 Utility network

Actually, some local reparations must take place for the utility network. The streets should be cleaned and tiled. The overall repairs for the whole network will be on a long term strategy and through the reparation of the whole area.



CPAS

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مركز الدراسات التخطيطية والمعمارية

CENTER OF PLANNING AND ARCHITECTURE STUDIES

A PROPOSAL

TO AN INSTITUTIONAL FRAMEWORK
FOR THE CONSERVATION OF MEDIAEVAL CAIRO

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PREFACE

This study has been prepared on the basis of the job description, which identifies the duty of the administration and organization specialist (ADS). This in accordance to the signed contract between the Arab Bureau and the Center of Planning and Architectural Studies(CPAS).

Meanwhile, Cairo Governorate, many meetings have been held with the authorities Hayy Wasat A1-Kahi rah, Infrastructure directorates and Ministry of Social Affairs. A survey of the area has been carried out, as well as inquiries among social, professional and craftsmen committees and organizations working in the area, that included Darb Al-Ahmar and Gammaliah districts.

It is our pleasure to present this study, which is a fruitful result of the efforts done by the integrated team working at the Planning and Studies Sections, in the Center of Planning and Architectural Studies(CPAS).

Dr. Abdelbaki Ibrahim
President

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- 1-5 The Internal Organizational Structure.
- 1-6 A Brief Job Description of the Key Personnel.
- 1-7 Preliminary Steps to the Establishment.

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1- THE EXISTING CONDITION IN THE STUDY AREA

- 1-1 The Administrative Structure.
- 1-2 Roles and Responsibilities of Hayy Wasat Al-Kahira.
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INTRODUCTION: -

There are many organizations and authorities interested in Mediaeval Cairo. Those authorities are the General Organization of Antiquities, Ministry of Waqfs, Ministry of Local Governments represented through Cairo Governorate, Ministry of Construction and Rehabilitation represented through General Organization of Physical Planning (GOPP) besides other local and governmental authorities as Ministry of Interior, Transportation Tourism and other governmental sectors as well.

In addition to these authorities, there is the society itself whose interests are declared either in public opinion or through the council of Local Governorate and the religious and socio-economic activities in the area.

In order to assure the success of the development project in the area, all the organizations and authorities involved who have a common interest in the area must be unified in one entity such that its efforts are coordinated and to avoid interference and conflict of roles and activities of each of these organizations and authorities.

To reach appropriate decrees for the establishment of such an administrative authority. There are many steps to be taken and a certain procedure to be followed; this may sound exaggerated and it is sometimes negligible to some sectors, yet, Mediaeval Cairo is worth of all this effort for its architectural and urban heritage, that reflects the Islamic culture along the ages in the Middle East, starting from the beginning of Islam Ummayad, Abbassoids, Tulunid, Fatimid, Auid, Mammeluk, Othomans and Mohammed Ali's successors and ending after the 23rd of July 1952 up till now.

1-Mediaeval Cairo refers to Historic Islamic Cairo that will be considered the area worth of conservation and development. This area will include parts of Bab El-Sheria Gammaliah El-Darb El-Ahmar, Abdein districts.

This study will discuss the following items: -

- 1-The Proposed Approach to the institutional Structure.
- 2- Nature of “Cairo Conservation Organization”
- 3- Objectives.
- 4- The General Organizational Structure.
- 5- Internal Organizational Structure.
- 6- Brief Job Description of Key Personnel.
- 7- Preliminary Steps to the Establishment

The preceding proposal is based upon the studies carried out, showing the existing conditions in the area. These studies will be discussed in the appendix.

**1- THE PROPOSAL
TO THE INSTITUTIONAL FRAMEWORK**

1-1 The Proposed Approach to the institutional Structure

Mediaeval Cairo is considered a field of Common interest of several organizations, each of which has its own interests, its own view of priorities its' own facilities and capabilities that might interfere or conflict with those of another organization in the same area especially when enlargement of development projects in the area is involved. This might negatively affect the development programmes of one organization in favour to the other which will end in the failure of efforts of both.

Therefore, it is important to coordinate all these organizations in one entity, through which efforts are organized and coordinated, concepts are unified and priorities are programmed to avoid confliction and to prevent duplications in order to achieve the success of development programmes in the area.

In other wands, it is suggested to establish a "Cairo Conservation Organization" (cco) that will have its own legal status through legislations that accentuate its nature, aspects of its activities, organizational framework and its' resources.

1-2 Nature of "Cairo Conservation Organization"

This Organization attains its nature from that of the area itself and from the role required from it. Although Mediaeval Cairo is a unique area in its style and includes precious treasures, yet, it is in a very bad condition; due to the great economic importance of the area as a part of the center business district of Cairo and due to the multiplication of authorities involved in the a-rea, it is necessary to establish one big entity, capable of dealing with the various aspects of the area, making decisions and executing them freely away from governmental routine constraints.

In this context some alternatives to the proposed organization are suggested and will be discussed.
First Alternative

- Establishing an-investing company for "Cairo Conservation Organization "

Such an alternative will change the activity of the authority into the commercial and economic investment field already activated in the area. Accordingly, a large sector (cultural sector) will be neglected-unless it is benefit able and directly profitable because the cultural and social development activities are not of direct interest of the Organization. Thus, this concept is not recommended.

Second Alternative

- Establishment of an organization affiliated to one of the Governmental Cultural authorities such as Ministry of Culture or Academy of Scientific Research.

This alternative will direct the activities of the Organization into cultural and scientific activities. Accordingly, the cultural aspects only will be accentuated and emphasized, thus neglecting the

economic aspects, capital and necessities of economic development in the area. This will end by the failure in achieving the objectives of the organization.

This alternative is not recommended.

Third Alternative

- Establishment of an organization affiliated to one of the existing Ministries directly related with the area (Ministry of Construction and Rehabilitation - Ministry of Local Government MLG).

This alternative does not ensure the success of the organization because the parent authority's interest will affect the main features of the activities and it might be unable of convincing all the authorities related to the area to form a teamwork in one entity- as a partner, to achieve the objectives of the " Cairo Conservation Organization) (CCO)

This alternative is not recommended.

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This alternative is not recommended.

Fourth Alternative

Establishment of an autonomous governmental organization.

Such an alternative avoids the draw-backs of the previous alternatives and establish a governmental organization involving all members related to the area. It will be under direct supervision of the Council of Minister so Thus this organization will be capable of making decisions and flexible in work and can coordinate the efforts between the different authorities.This alternative is recommended

1-3 Objectives of the organization

1-3-1 To lay down the general policy for development and conservation and renewing of Historical Cairo

1-3-2 Preparation of socio-economic and physical development plans or nominating those capable of this task.

1-3-3 Approval of socio economic and physical development plans in the area.

1-3-4 Supervision and follow up the implementation of socio-economic and physical development projects in the area.

1 3-5 Co-ordination between projects and the different authorities working in the area.

1-3-6 Providing adequate finance and resources required for the different projects.

1-3-7 Laying do\the execution list and suggesting the legislations that control the development plans in the area.

1-3-8 Carrying out researches related to the nature of the area and coordinating between the Scientific Research Academies and, Antiquities organizations.

1-3-9 Assigning and training of technical personnel capable of preparing and executing projects of the conservation and development programmes

1-3-10 Making scientific and technical channel programmes with international organizations interested in Conservation and development of Historical Cairo.

1-3-11 Taking part in the establishment of committees and companies directly related with the investment and development of the historical area through the formal governmental channels.

1-3-12 Proposing a system of incentives to ensure the sharing of the society in the conservation and development of the historical area.

1-4 The General Organizational Structure.

The proposed structure of the organization consists of a steering committee with technical consultants. The work of the general manager of the organization will be under supervision of the committee.

The organization is divided into four internal sectors: planning sector, economic and finance sector, project implementation sector and assisting technical sector, these in addition to the organization's administration. (Fig. 1)

*Steering Committee

The Committee includes all Ministries directly related with the Area and their representatives as follows: -

- Ministry of Local Governments:

Cairo Governorate – Chairman Head of Mid Cairo district's Council - member

- Ministry of Construction and Rehabilitation: -
General Organization of Physical Planning (GOPP)- Member
- Ministry of Culture:
General Organization of Antiquities (Member)
- Ministry of Tourism:
General Organization of Restraining Tourism in Cairo(Member)
- Ministry of Wakfs:-
Properties directorate (Member)
- Head of Mid Cairo district public council (Member)
- Manager of "Cairo Conservation Organization " (Secretary)

The Committee might invite other members representing other governmental organizations, consultants and others either to take part in the committee's activities or to give the necessary recommendations. (Fig. 2)

1-5 Internal Organizational Structure.

The internal structure of the organization will be composed of the following members;- (Fig. 3)

1-5-1 The General Organization manager assisted by a technical coordinator and as administrative assistant.

1-5-2 The technical coordinator will supervise over the technical sections while the administrative assistant will supervise over the administrative sections.

The technical section is composed of: -

1-5-1 Planning department which includes physical planning, infra structure, environment and housing departments within social, economic and urban aspects.

1-5-2 Economics and finance department which in turn is composed of finance, marketing and economic planning departments:

1-5-3 Project implementation department which consists of the urban section whose activities cover up all urban, infra- structure and environmental aspects and the population section whose activities deal with the socio-economic aspect of the population.

1-5-4 Supporting technical department which consists of survey, mapping, information co-ordination and supervision, advertising training and general communications departments.

1-5-5 The General administration of the organization is composed of financial, personnel sales purchase

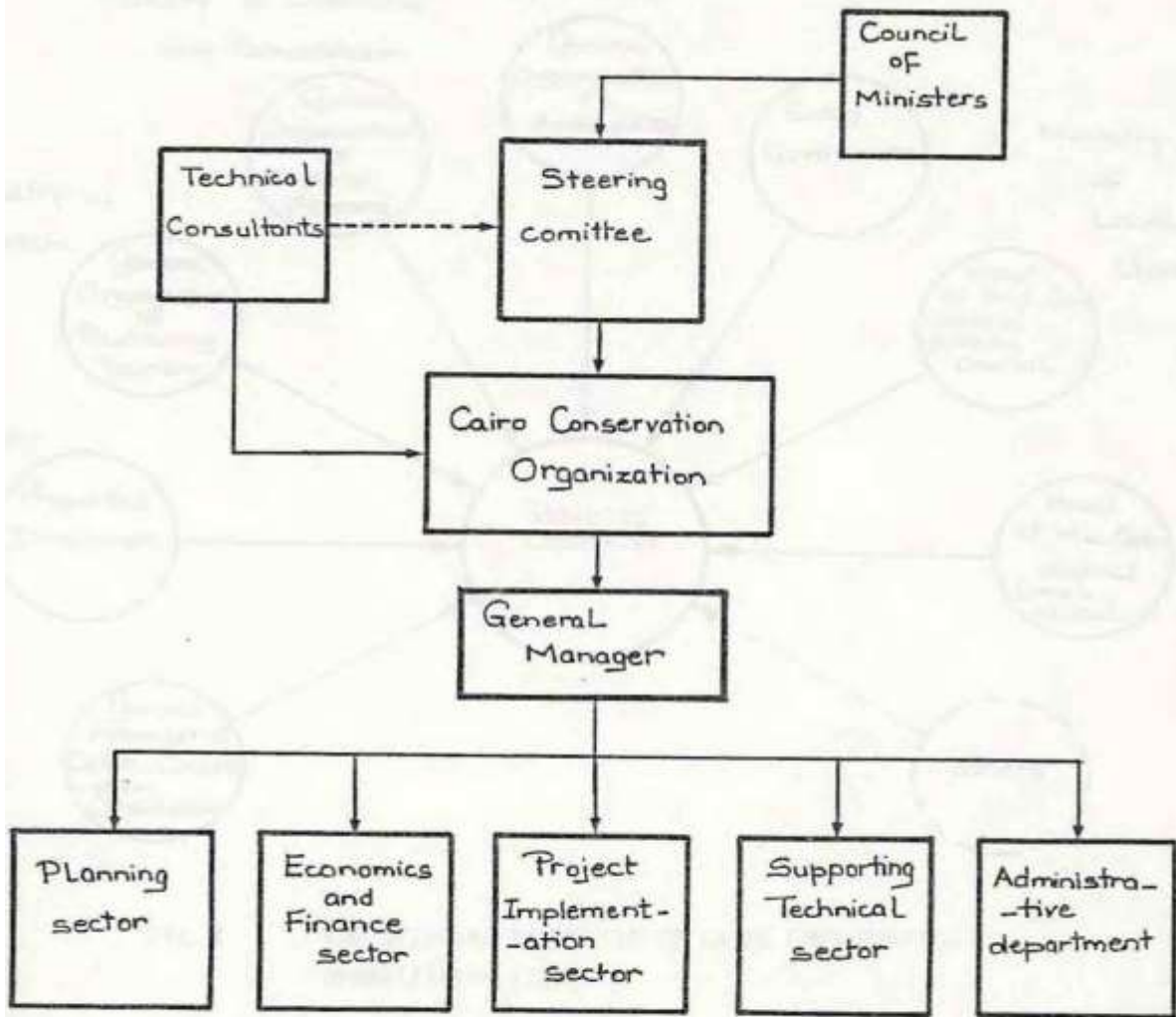


FIG. 1 GENERAL STRUCTURE OF " CAIRO CONSERVATION ORGANIZATION " (CCO)

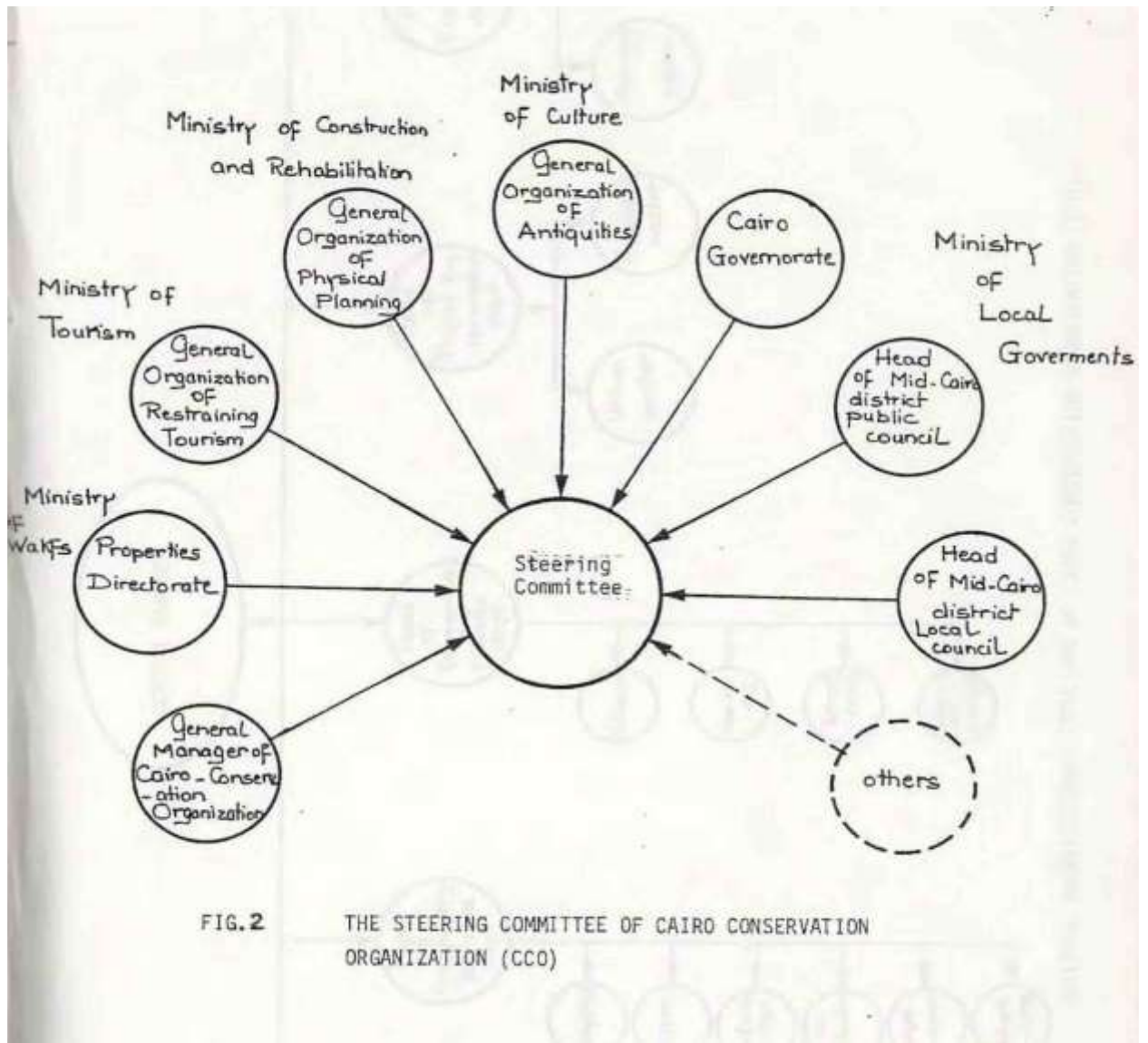


FIG.2 THE STEERING COMMITTEE OF CAIRO CONSERVATION ORGANIZATION (CCO)

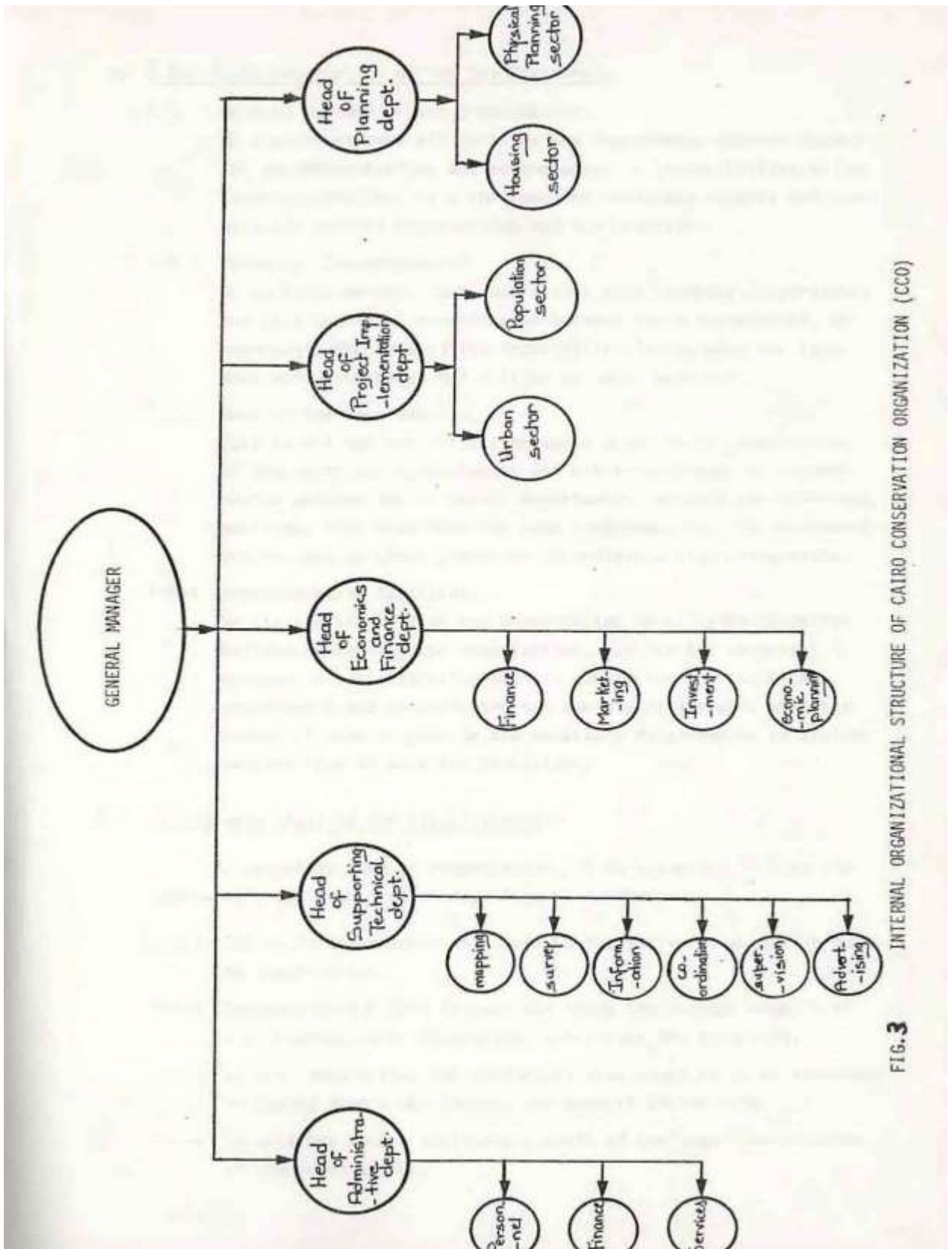


FIG. 3 INTERNAL ORGANIZATIONAL STRUCTURE OF CAIRO CONSERVATION ORGANIZATION (CCO)

6- Brief Job Description of Key Personnel.

1-6-1 General Manager of the Organization: -

He supervises over all sections and departments whether technical on administrative and participates in the activities of the steering committee as a chairman and nominates experts and consultants for the organization and the Committee.

1-6-2 Technical Coordinator: -

He works as an assistant supervision over technical departments and as a technical coordinator between these departments. He represents the head of the organization during work and lay-down work programmers and follows up their execution.

1-6-3 Head of the Department: -

Each in his own specialization works under direct supervision of the technical coordinator and within the range of coordination between meetings lays and follows up the different departments, attends coordinating down detailed work programmers for his department their execution to achieve a high performance.

1-6-4 Administrative Assistant: -

He assists the head of the organization in all administrative matters concerning the organization, assists the technical manager in administrative matters concerning the technical departments and co-ordinates the administrative work with the technical work to provide the necessary requirements to achieve maximum flow of work and discipline.

7- Preliminary Steps to the Establishment

To establish such an organization, it is suggested to take the following steps as a preliminary stage as follows: -

1-7-1 The Cairo Governorate will make an initiative to establish such an organization.

1-7-2 The Governorate will discuss and study the various aspects of the organizations' objectives, activities and structure.

1-7-3 It will then define the historical area required to be conserved by laying down a map showing the borders of the area.

1-7-4 It will lay down a preliminary draft of the legal constitution of the organization.

1-7-5 Meetings to exchange views are to be held to unify the activities with other authorities directly related with the area and may be nominated as members of the steering committee in order to reach an agreement on the principles of the administrative regulations and legal constitutions of the organization.

1-7-6 Announcing the idea of: establishing the organization, its aim, role and activities to the responsible authorities and institutions in order to reach a principle approval to the establishment of the organization.

1-7-7 Discussing the proposed draft of the organizational administrative list with the CAPMAS before laying down the final draft and assigning it from CAPS.

1-7-8 Discussing the draft in its final form with the responsible authorities to get the approval and assignment of establishment of the organization.

1- Appendix

1- The Existing Condition

1-1 The Administrative Structure

1-2 Roles and Responsibilities of Hayy Wsat Al Kahirah

1-3 Decision Making and Project Approval

1-4 Existing Associations in the Area

1- THE EXISTING CONDITION IN THE STUDY AREA

1-1 THE ADMINSTRATIVE STRUCTURE

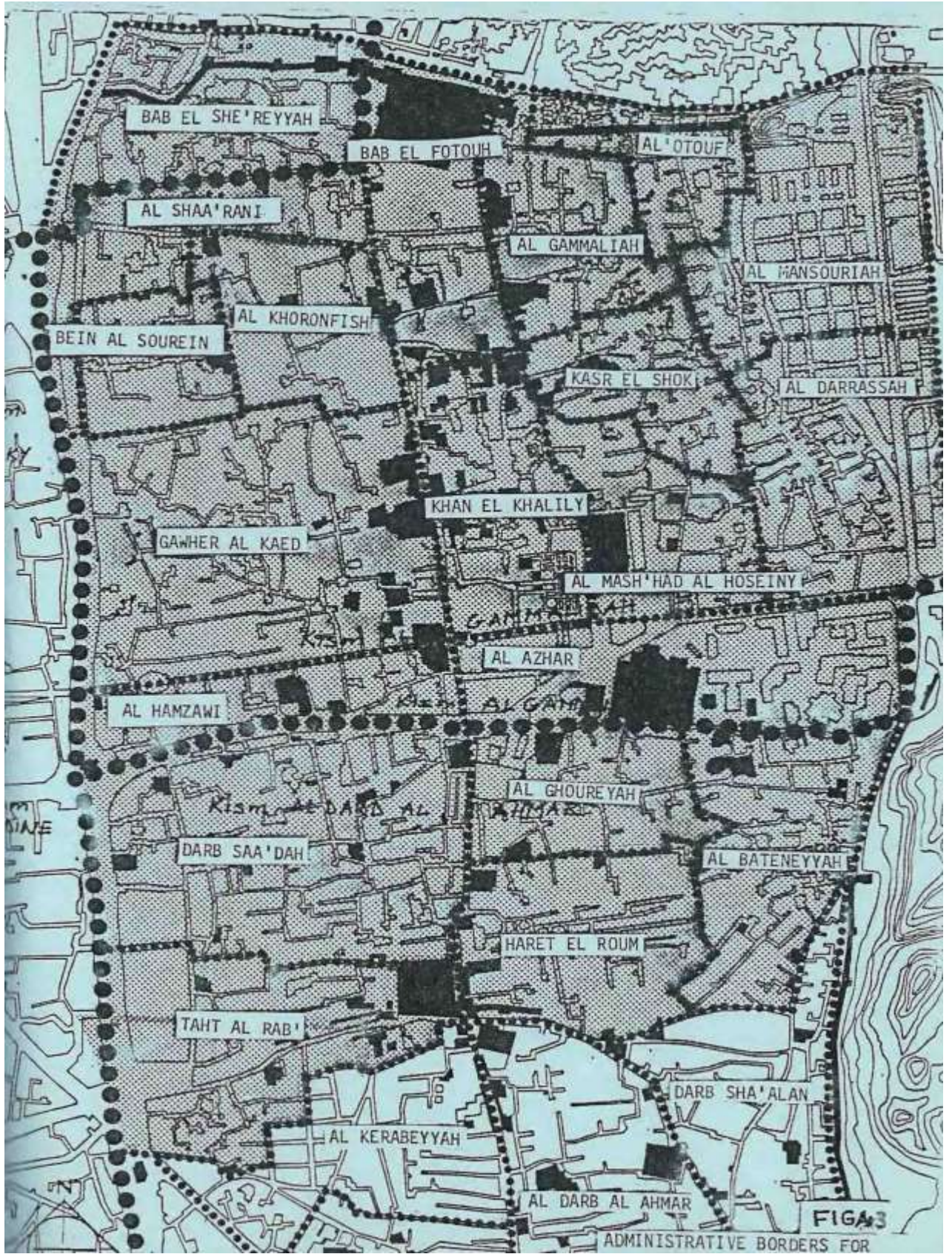
1-1-1 The study area is situated in Hayy Wasat Al-Kani (Middle District Quarter of Cairo) which includes the following districts (Sections) (Fig.A1) & (Fig.A2).

- Kism Bab El-She'reyah
- Kism A1- Mosky
- Kism A1- Gamrnaliah
- Kism A1- Darb Al-Ahmar

1-1-2 The study area includes parts of the Kisms of Al-Gamrnaliah A1- Darb Al-Ahmar and Bab El-She'reyah. it is divided to the fallowing Shiakhas (Subsidiary districts) (Fig.A3).

- Bab El-She'reyah and Al-Sha'rany from Kism Bab El-She'reyah
- Beni El-Sourein Al-Koronfish, Gawhar Al-Kaed, Al-Hamzawi, Bab El-Fotouh, Khan El-Khalily, Al-Gammaliah, Kasr El-Shok, Al-Mash'had Al- Hoseiny, Al'Dtouf, A1-Mansoureyyah and A1-Danssah from Kism A1- Gamrnaliah.
- Darb Sa'adah, Taht El-Rab', Al-Kerabeyyah Al-Ghoureyyah, Haret El-Roum, A -Dara Al-Ahmar, Al-Bateneyyah and Dab Sha'lan from Kism Al-Darb Darb Al-Ahmar.

* Hayy Wasat Al-Kahirah will be referred to later on, as Mid-Cairo district



1-2 Roles and Responsibilities of Hayy Wasat Al Kahirah

1-2-1 PLANNING, FOLLOW-UP AND EXECUTION.

Hayy Wasat Al-Kahirah is not entitled to cover any general planning for the area. In the meantime, it takes the responsibility of the follow-up of approved planning projects from the General Organization for Physical Planning (GOPP) and from the Governorate of Cairo. The main task of Hayy Wasat Al-Kahirah consists of the super-vision of the execution of the approved planning rules and regulations in the domains of construction and street networks.

1-2-1 INFRASTRUCTURE AND SERVICES: -

The procession of the approved projects for infrastructure (Electricity, water supply and sewage, street networks etc.....) by the Governorate of Cairo or by the specialized agency of infrastructure, cannot take place without the work permission of Hayy Wasat Al-Kahirah.

The supervision of the execution of the project is not the responsibility of the Hayy. It only coordinates between the involved organizations and inspects the work according to the rules and regulations of the local planning authorities.

The technical supervision of the services of education, health, social affairs and public culture is the responsibility of the concerned ministries while the administrative dependency concerns the Hayy. There is a special directorate for each service, and an office in each Kism (District).

1-3 Decision Making and Project Approval

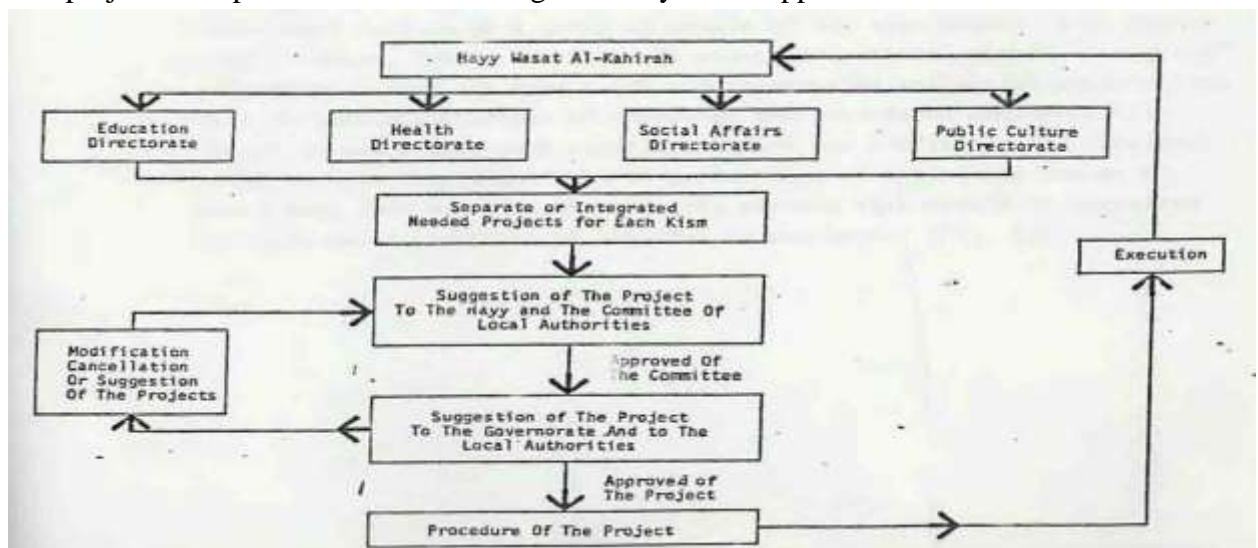
1-3-1 The projects fulfilled by Hayy Wasat Al –Kahirah are urgent projects.

taking place upon the public pressure of its inhabitants and their needs. The projects must be within the financial capability of the Hayy's budget. (does not exceed 100000 LE).

The financing of the projects is usually from the budget of the Governorate of Cairo, the services in the district or from aid programs.

Property Registration, building licenses, work permission, land and property expropriation (for public use) are a part of the responsibility of the Hayy.

The project must proceed in the following hierarchy for its approval: -



1-4 Existing Associations in the Area

1-4-1 Lately, there has been a great trend to the establishment of associations whose aim is to fulfil the requirement and the needs of the inhabitants within the district. This appears clearly in the study area where as 113 associations are founded in Garronaliah and Darb Al-Ahmar and declared in the ministry of Social Affairs in order to participate their activities (role). Only 12 of these associations are funded from the ministry of social affairs and ministry of culture, while the rest are supported by gifts and by their member so These associations cover up all kinds of religious, social, health and cultural services such as building mosques, city halls, a culture center, a library as well as play grounds for sports activities. These associations are classified according to their nature into voluntary associations that consist of a group of people sharing the same craft e.g. shoemakers and varied associations that include associations of companies and government employees. It should be noted that such associations are non-profitable and from one point of view they might seem of narrow range of activities but as a whole they form one body of community service that should be organized to avoid multiplication of services in one area (Fig.5).

(VOLUNTARY ASSOCIATION IN THC STUDY AREA)

	KISM OF Al-Gammaliah	KISM OF DAPB AL-AHMAR	AREA
Number of Associations	66	47	113

Table Showing the Number of Declared Associations in the History of Social Affairs for Each Kism,

	MINISTRY OF SOCIAL AFFAIPS	Ministry OF Culture	TOTAL
Number of Associations	10	2	12

Table Showing the Association Funded From the Ministry of Social Affairs and the Ministry of Culture for the Area

KISM	SOCIAL MD	RELIGIOUS, Cultural And SCIENTIFIC AID	FAMILY AFFAIRS. SOCIAL DEVELOPMENT HEALTH SERVICE	TOTAL
Al- Gammaliah	41	15	10	66
Al-Darb Al-Ahmar	24	13	10	47
Total	55	28	20	113

Table Showing the Activities of the Associates in Each Kism.

	VOLUNTARY ASSOCIATIONS	CRAFT ASSOCIATIONS	VARIED ASSOCIATIONS	TOTAL
Al- Gammaliah	21	12	33	66
Al-Darb Al-Ahrrar	23	4	20	47
Total	44	16		113