



**JEDDAH**

MUNICIPALITY

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UP-GRADING OF THE URBAN  
ENVIRONMENT OF CITIES

Prepared by

Center of Planning and Architectural Studies





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### An Introduction to the Seminars and Lectures Department

The seminars and Lecture Department was established in the Municipality of Jeddah on 1\loharam 1405 A.H. The major objectives of this department are the supervision upon seminars and lectures, participating in international conferences and architectural meetings and publishing the lectures given by visiting Professors and Pioneers in Jeddah

Through the activities of the department, architects and engineers working in the municipality could participate in the seminars whereas the experiences of pioneers of different countries are discussed and analysed. These seminars bring the participants into a close approach to the existing condition of cities in the Arab world. Any city is like an organic creature that grows, develops and is subjected to various pressures that might affect its progress.

In Jeddah, intensive efforts were made to develop the planning of the city, to improve the highway network, to develop several green spaces, and to preserve the historical local heritage of Jeddah. The different experiences should be analysed every now and then to evaluate the outcomes of the city experience. The development of the city might proceed very quickly in the cultural and economic aspects paving the way for the society living in this city. This case might cause a severe civilizational gap between the city and the community. Even so, any civilizational progress should be evaluated, followed up and preserved or else it would deteriorate once it is neglected.

The seminars and lectures department aims to go ahead and tackle the different subjects related with the city, its structure and its problems in the seminars. Eventually, the first seminar was held during the period from the 12th-15th of loharam 1405 A.H. The subject of the first seminar was the upgrading of the urban environment of the cities.

Arch. Kamel Abdoullah Komsani  
Director of the Seminars  
and lectures department  
Jeddah Municipality

The team work from  
Center of Planning and  
Architectural Studies

Prof. Dr. Abdel Bakr Ibrahim  
Prof. Dr. Hazem Mohanad Ibrahim

Arch. Iman Barakat  
Arch. Hala Omar  
Arch. Adel Abdel Moneim  
Miss. Lamia Abdel Razek Miss.  
Aysha Ramadan  
Mrs. Soad Ebcid

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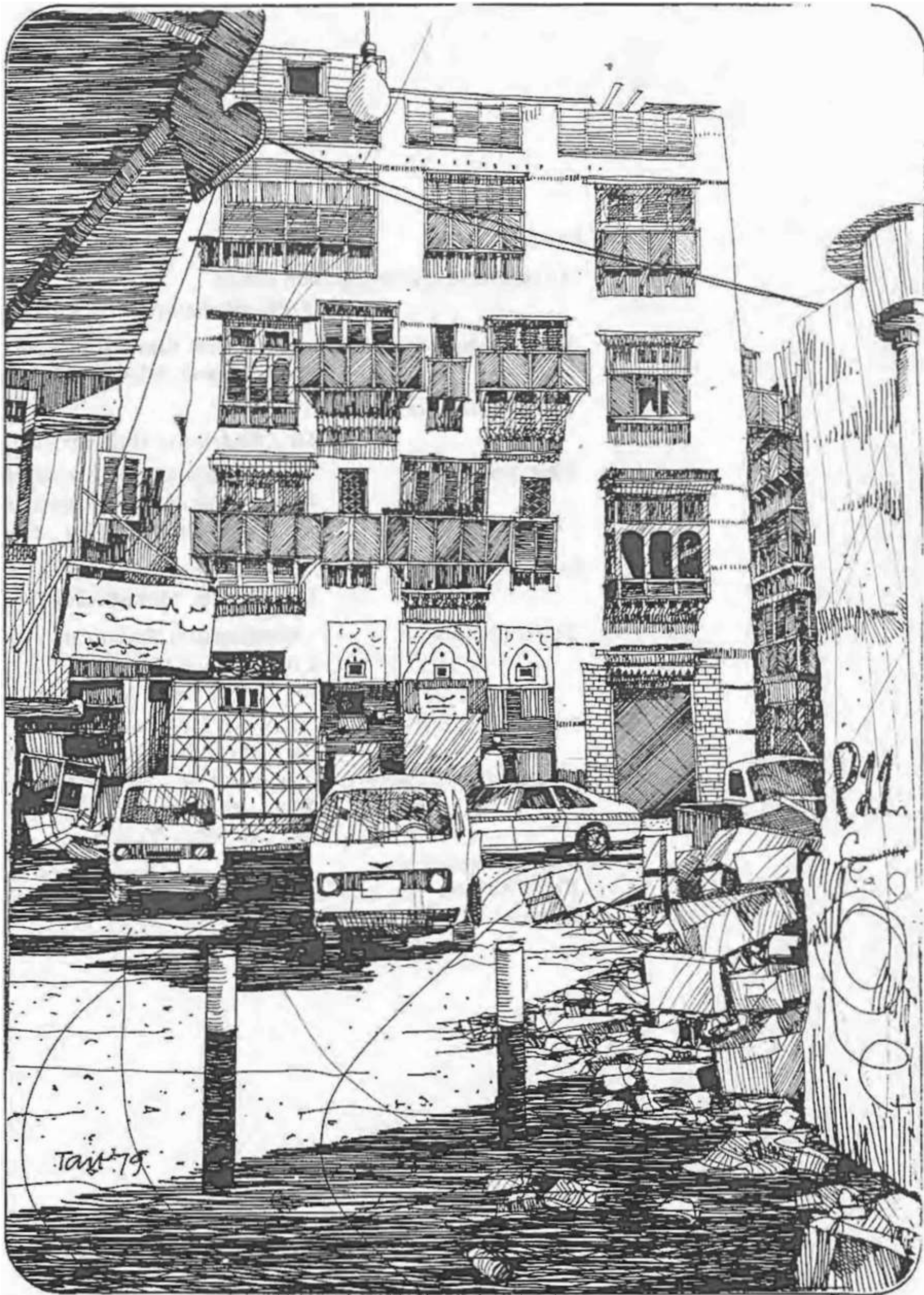
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**irst Edition 1406 A.H. - 1986**

The Seminar of Up-Grading of Urban Environment of the city was held in Jeddah in cooperation between the Lectures and Seminars Department in Jeddah Municipality and Center of Planning and Architectural Studies-CPAS - Cairo - Egypt.

The book was prepared, revised and designed by Center of Planning and Architectural Studies. Printed in Egypt by Dar-Al-Shorouk in Sha'han 1406 A.H. - April 1986.

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Jeddah - The Old City before development



## Seminar Review

*Dr. Abdelbaki Ibrahim  
Director of Seminar  
President of center of  
Planning and Architectural Studies*

During the period from the 12th-15th of Moharam 1405 AH the Seminars and Lecture Department of Jeddah held its first seminar about "Up-grading of the Urban Environment of the City" in cooperation with the Center of Planning & Architectural Studies. The seminar was opened by Dr. Tawfik Qattan on behalf of H.E. Sheikh Mohammed Sa'eed Fahmy, the General Secretary of the Municipality of Jeddah. Universities and consulting offices in Jeddah and Mecca participated in the seminar. Engineers and architects from the Municipality staff took part in the sessions that were held in Holiday-Inn Hotel in Jeddah.

The seminar was concerned with the problems of urban development in the Arab city, as a continual process motivated by planning studies, technological and financial capabilities. It deals with the social, economic and cultural aspects of the community. The seminar included a series of lectures that were given by Prof. Dr. Abdelbaki Ibrahim, Prof. Dr. Saleh Lamei Mostafa, Dr. Ali Sabri Yasin, Dr. Abdurrahman Raghib, Prof. Dr. Hazem Mohammed Ibrahim, Dr. Elwan Sa'eed Fahmy and Arch. Eng. Safey El-Din.

The first lecture was given by Dr. Abdelbaki Ibrahim about the Up-Grading of the Physical Environment of the Arab City. The lecture reviewed the comprehensive concept of up-grading with respect to the different areas: whereas up-grading of historical areas differs from that of under-developed areas. The establishment of the necessary administrative and organizational frameworks were discussed stressing upon the community's participation in the up-grading process through financing and execution.

The second lecture was given by Dr. Hazem Mohammed Ibrahim about Up-Grading of Historical Areas. He discussed the up-grading comprehensive concept and strategy stressing upon the concept of self-help, as a major incentive of the up-grading process the systems of financing and co-



Cairo-The Historical Islamic Architecture



Jeddah-The Old Area The old area is a historical planning and architectural structure. (Conservation)

an international museum that needs

protection and preservation

ordinating the community's participation in the process. The general framework of the guideline development plan in Al-Gammaliah district in Islamic Cairo was reviewed showing the general strategy of the up-grading policy as well as the proposed development projects in the area.

The "Architectural Restoration of Monumental Buildings" was the subject of the third lecture given by Dr. Saleh Lameel Mostafa. The lecture proceeded showing the deterioration of monumental and historical buildings in the Arab cities, discussing the factors resulting in this deplorable condition. Then the restoration project of the Great Mosque (Al Omayyad) in Saida in South Lebanon was reviewed, showing the architectural style and the existing deteriorating condition in detail. The review included a proposed work schedule for the restoration of the mosque in particular and the historical sites in the developing countries in general.

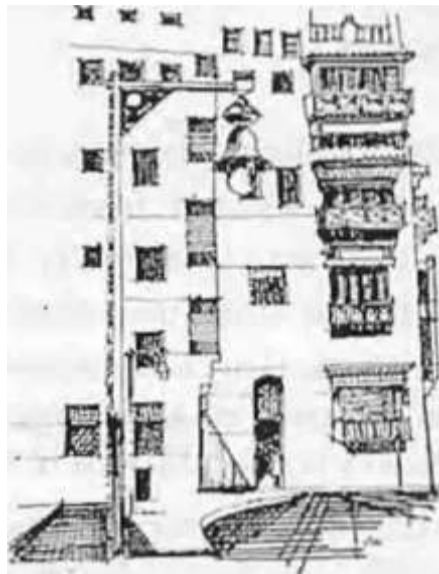
Arch. Esam Safey El-Din gave a lecture about the "Visual Composition and its Treatment in Historical Cairo". He showed the different ideas dealing with the development and improvement of the facades of the existing buildings and providing the architectural character of style upon those buildings with respect to the local context of the area. On the other hand Dr. Ezzat Said Nabih gave a lecture about the procedure of visual treatment of the Kanjeh district in Jeddah, presenting the studies dealing with the development and up-grading of the area to elevate the living standards of the inhabitants.

Dr. Ali Sabri Yassin gave two lectures in the seminar, the first of which was about "Up-Grading of Under-Developed Area" in the Arab city. He discussed the comprehensive concept of urban development focusing upon the importance of the feasibility study and the determination of priorities, planning and implementation phases. The lecture included as well the financing of up-grading projects and utilization of financial resources. The "Economic and Administrative Aspects of the Up-Grading Process" was the subject of the second lecture, whereas Dr. Ali Sabri presented the up-grading project of under developed areas around Helwan in Egypt. The main objective of the up-grading process, the financial resources, the organization and the administrative framework were reviewed.

Dr. Abou Zeid Rageh gave a lecture about the "Architectural Development of Informal Housing". The lecture proceeded showing the problems and factors resulting in the deterioration of residential areas and methods of treatment.

Many architects and engineers interested in town planning and the up-grading process attended the sessions and participated in the discussions held after the lectures, dealing with the different aspects of the up-grading process. It was really interesting to notice the Saudi mass-media's interest in the seminar.

The discussions went through a great deal of matters with respect to the



up-grading process. The discussions tackled the problem of the migration of the original inhabitants of the historical areas to other areas in the city. The accelerating development of the economic status deprived the historical areas their capability to satisfy the needs of the occupants, who left to live on the outskirts. The area was then occupied by other inhabitants of different social and economic structures and activities alien to the area which resulted in its deterioration. The problem tends to be more critical when the new inhabitants are entirely foreigners to the area, of different religion, culture, language and civilization. This case is apparent in the third world countries where a socio-cultural gap exists within the structure of their communities, rather than in developed countries.

The seminar discussed as well the establishment of the technical systems and the organizational framework responsible for supervision upon the up-grading process and its execution. The up-grading process should be viewed within its comprehensive outline. The up-grading projects execution depends upon the creation of the organizational framework that determines the executional and supervision board, coordination between the different parties concerned as well as the objectives of the process, the priorities of execution, task description and system of execution. The up-grading process depends greatly upon the existence of such an establishment.



Most developed countries suffer a lack of the experienced technical staff capable of executing the up-grading process. Such a lack could be covered through an efficient training programme for the technical labour. This programme could be applied through the actual practice or work, whereas the technical labour are trained by specialized experts during the daily practice, through the direct impact with problems that evolve upon application. This training programme could be applied as well through intensified training courses, whereas the technical labour attend lectures, seminars and come across the actual problems through field visits. This training programme would be more effective by editing directive manuals, which give a brief simplified job description in the form of instructional lines.

Jerusalem-The Old Area offer development. The minute details of the lamp posts and air conditioning openings were included in the development process.

The preliminary studies for an up-grading project were quite an interesting point for discussion. The up-grading project should be dealt with thoroughly within its comprehensive concept. The studies must cover the various economic, social and urban aspects of the project. However, the success of the up-grading process depends greatly upon the inhabitants' association in the process through "self help" bearing in mind that this process aims merely to improve the living conditions of those inhabitants by all measures. The social studies constitute an important item of the preliminary studies. It should be borne in mind that the social studies are not only a collection of numerical data as population census family sizes, population densities, growth rate, etc, but it deals with the inhabitants through direct impact. It determines their requirements, their social needs, their method of thinking their capability of association in the up-grading

process. Through the direct impact with the community, several options could be suggested as well as the priorities of execution. The community's reaction is a vital determinant of the best Jite-native.



Jeddah-Tiw Old city after development. An appropriate system must be laid for the traffic now through the historical area by giving passing licences for the inhabitants only, such that each car has its own parking area delimited by its number.

The discussions tackled as well the subject of the traffic in the historical area. Considering that these areas were built before the car invention, whereas the only method of transportation was the camels, eventually the street widths and paths were relevant with the traffic size and velocity. However, the car invention and its use inside the historical area constituted rather a dangerous problem. It necessitated the removal of buildings to widen the roads and provide parking areas. The heavy traffic allowed in the area drastically affected the historical buildings due to heavy vibrations as well as the noxious gases. In some cases, the traffic inside the historical areas could be forbidden, yet it is sometimes necessary to allow the traffic flow to serve the existing activities: commerce, light industries, handicraft! as well as the inhabitants. Several options were then suggested;

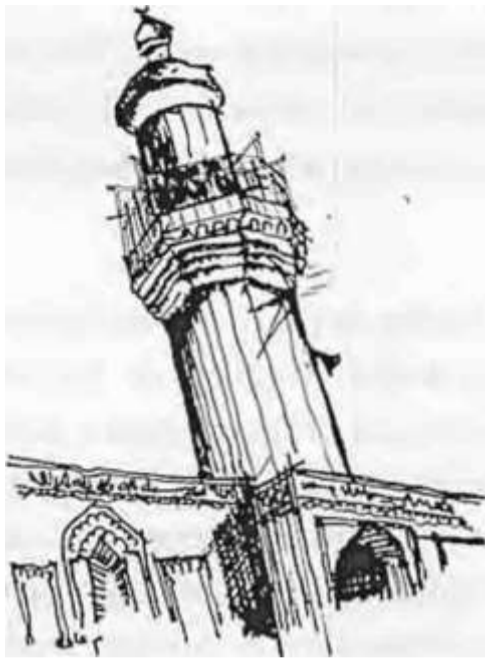
1. The entire forbidding of traffic in some parts of the area with the provision of the necessary parking lots at the outskirts.
2. The traffic flow is confined to one direction route to solve the traffic congestion in the area.
3. The removal of the commercial activities, workshops from the area to the outskirts thus decreasing the traffic flow in the area.
4. Permission of passage of the occupants private cars only.
5. Forbidding the traffic now into the area entirely except for certain hours by day and night (for the loading and unloading of the trucks).

The preservation and conservation of historical and monumental buildings is based upon raising the community and authorities' civilizational consciousness as well as the cultural value of those buildings. These authorities are responsible for the decision making process which greatly affects the urban development. The mass media systems could be utilized to develop such a civilizational consciousness through the press, publishing organizations and the television programmes considering the public interests. However, developing countries suffer a lack of the cultural consciousness as they concentrate upon the economic development which does not stimulate the development processes any further. The preservation and conservation of historical areas necessitate the collaboration of the experts from every field of interest such as urban development, mass media, communication, and others in order to lay down the proper realization programme.



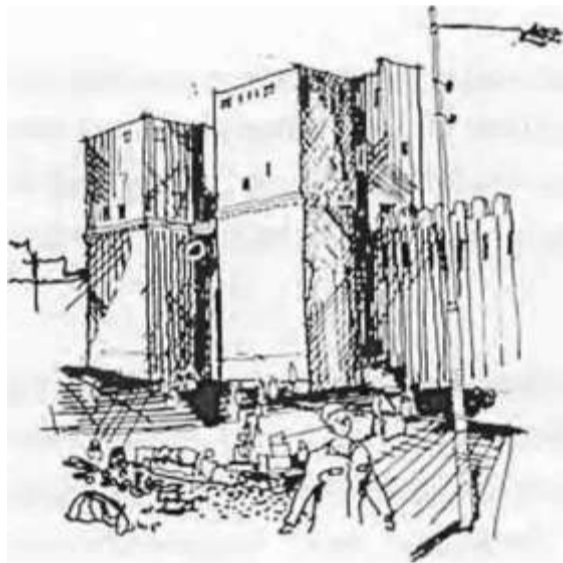
Cairo-Wakeel Qait Bey. The Violations Carried out by the inhabitants are quite apparent.

The restoration of monumental and historical buildings necessitates the immediate removal of violations and intruding additions and annexes. The restoration process includes the repairing of demolished parts. This process might need the utilization of historical documents and old references to determine the accurate description of the demolished parts. The repairing of demolished parts might necessitate the use of new building materials.



Yet, the unrelevancy of the old and new building materials together causes shrinkage and cracking in the building. On the other hand, the removal of stones and replacing them in their original position causes a 30%–35% waste of stones. The restoration of polished wooden parts necessitates the removal or the covering of the wood. The restoration process necessitates the supply of the sufficient structural network to provide suitable living conditions. Yet this must not include any additions that will entirely change the general character of the historical building.

The preservation and conservation of historical and monumental buildings could be achieved through a strict restoration program. The monumental buildings should be considered the focal point of the upgrading process in historical cities. Through this process, the monumental building could be utilized within the investment sector whether or not it has a social or economic benefit. Its utilization should take place based upon the regulations and recommendations taken by international organizations. The monumental building should be dealt with through its approaches, its visual compatibility with the surrounding masses. The restoration of monumental buildings should not involve any changes or modification respecting the traditional Islamic architecture. Any element that might cause serious damage to the building should be entirely removed or placed in an annex building.



Most developing countries suffer from a lack of permanent supervision upon monumental buildings, as well as the civilizational cultural consciousness. Such a fact is aggravated by the rejection of some parties to the conservation of historical heritage. This lack of consciousness could be covered through legislations that limit the government's power to protect the monumental buildings from unaware individual behaviour. Several countries followed a strict policy to reserve the monumental building through expropriation and providing the suitable compensation for the inhabitants, yet such a policy necessitates the availability of capital.



The subject of informal housing in cities was overviewed within the discussions. The phenomenon of informal housing evolved as a result of unplanned migration to the city, the existing economic problems, the irregular distribution of utilities and services, the expensive land costs, the absence of the necessary legislations or as a result of the shortage of dwelling units. This problem seems very critical considering the existence of repulsion areas suffering from degrading conditions against the attraction areas supplied by the necessary living requirements. Thus the problem of informal housing should be tackled as a planning problem within the framework of its actual social and economic aspects. It should be dealt with upon the national, regional and local level as well.

Cairo-The Historical Islamic Area- Al-Aqmar mosque-Bab Al Nasr-Bah Al-Fotouh.. a Part of the Arab Islamic Civilizational heritage that ought to be restored and protected

The occupants of the informal housing are not necessarily of the low income sector. Surveys should indicate that moderate and high income sector constitute a remarkable percentage of the population. Some of those occupants in spite of their relatively high income level, yet their



civilizational level is apparent) low. To these occupants, the area of informal housing is considered a district. This fact is recognized considering the occupants' capability of possession of cars and luxurious equipment as colored T.Vs, electric refrigerators, air conditioning systems, video sets..... etc.

In Jeddah, the execution of the Palestine Bazaar necessitated the removal of some deteriorating residential blocks. In spite of the large amendments paid to the inhabitants for the removal of their homes, yet they refused to co-operate. After the forcible acquisition of the inhabitants, it was noticed that most of them have bought expensive pieces of land to build their houses, although they were given amendments considering their complaint of their financial condition. This phenomenon proved that the occupants of deteriorating areas are not necessarily poor, on the contrary, some of them are wealthy enough to provide themselves with better living conditions but they cannot utilize their financial capabilities in the proper channels.



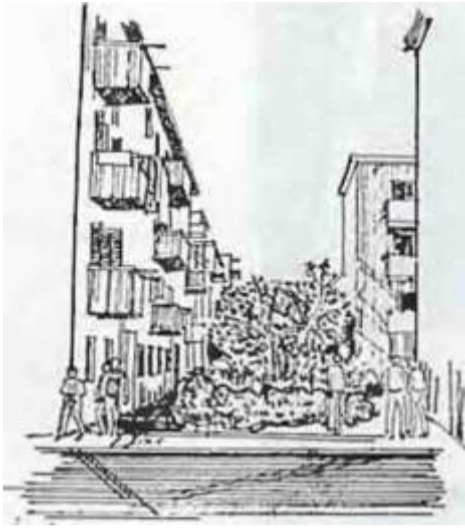
One of the most serious symptoms of the informal housing problem is that those areas are built by individuals who are investing their private money and other individuals' problems. They would make use of any gap in the existing regulations. Such a behaviour enlarges the problems of growth or informal housing.

Another main cause of the informal housing phenomenon is the long complicated process of getting the building registration, payment of taxes and fees for social insurances. The development of informal housing is often subjected to various technical, financial and organizational pressures which might not be tolerated by the local departments. The inhabitants could make use of the government's amendments and loans to provide new dwelling units or to complete existing ones on condition that they could withstand further additions. This process might be related with the district's capability of handling more residents. Preferably, the loans ought to be invested in completing the existing buildings and improving the existing infra-structure or addition of services, etc. Through the governmental loans, the informal growth process could be directed in such a way to provide better living conditions. It is to be noticed that the informal housing constitutes 84% of the total housing in Cairo and 90% that in Beni-Suef.



Riyadh - The Informal Housing is a remarkable phenomenon especially in the third World

The main features of the informal housing showed that the internal design satisfies entirely the occupants' needs. On the other hand, the governmental housing lacks such a character where the dwelling units are subjected to violations through the addition of new rooms or change of functions of other elements such as: the kitchen into a bedroom and using the hall as a kitchen. The social life in informal housing area is characterized by the deep interrelationships between the occupants through origin or religion or kinship. Such a social coherence



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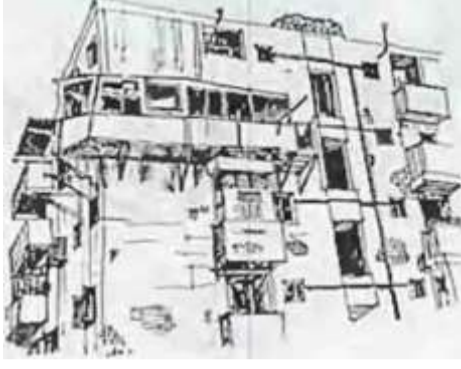


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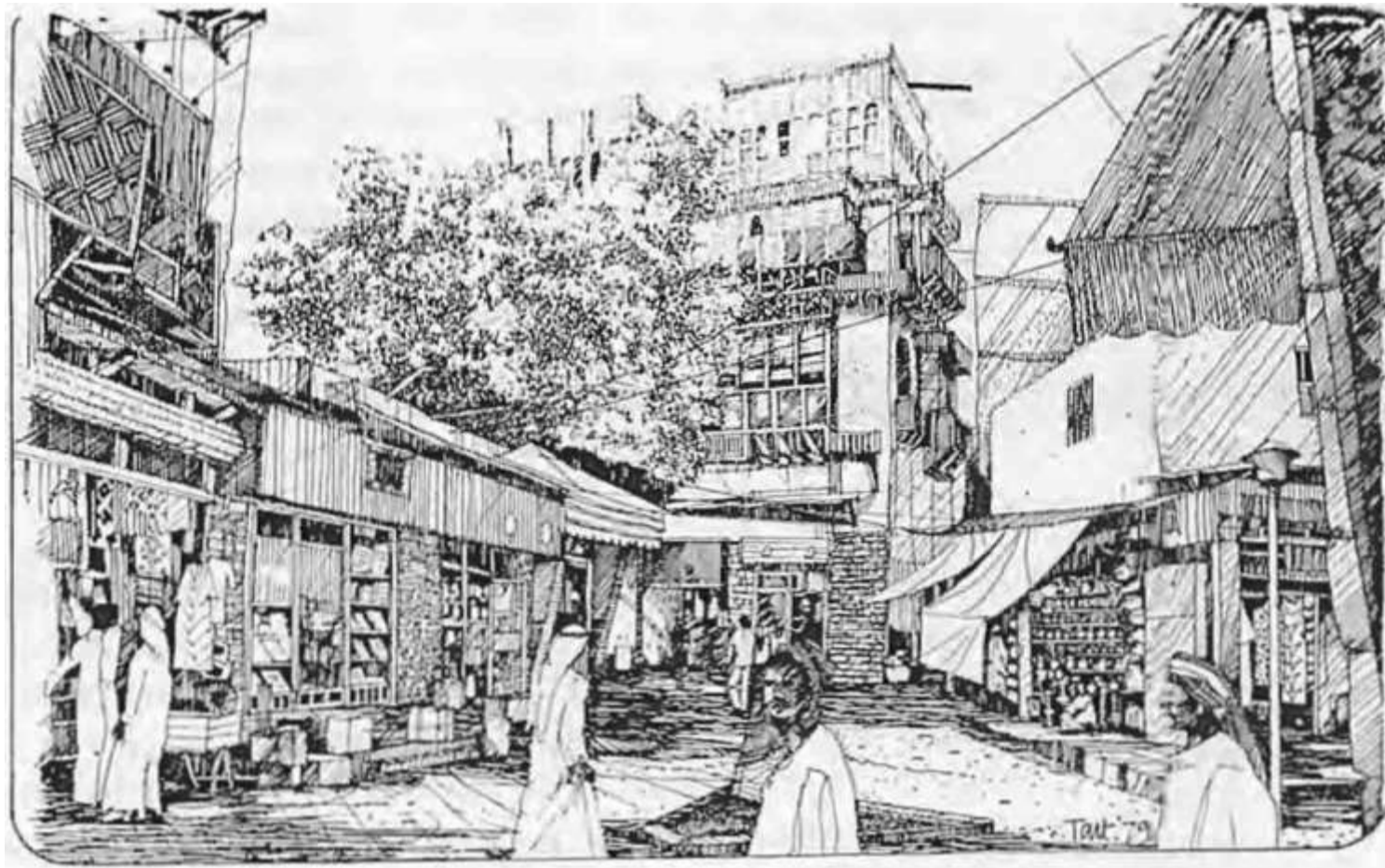
provides self security amoog the neighbourhood. The occupants of governmental housing lack :ouch a characteristic feature. The economic aspects of the development poeess and the feasibility study was quite an interesting subject for di cus ;jon. The success of the development proccs tlcpends grea tly upon insuring the avaiJabil ity of financial resources before execution. The fcasibiJitystuz y tends to determine the necessary financial resources. the expected benets as well as the profit rates. This feasibility study should be carried out ;.tilhin the regional. national econolnic and -ocial development plan. The ffiiciency of this study necessitates the entire collaboration and co-opcratn between the econ omic. social and urban planners.

The feasibility study sho :ld be based upon the existing Jaws and r gulallons taki ng into consi;:raticn that any nIodiJication or change in the L' regu lations will fail the 1suranccs laid by the feasibility study. Thus, lhc-.c legislations should be deeth with as a given factaccordingly the khlhllity study could he car- cd out. It shouJd be borne in mind that the more feasible project inot nccc sarily the one that bears the highest financial benefit. yet it mighr be the project that ensures the permanent benefit on the long run, or it cmight he the one that ensures a social benefit that wiiJ compensate the de<.-ease in the Enancial benefit. The financial bcnclit is related to different invest ment projects such as holds, touri tic si les, luxuriouhousing. shopping cent res and oiTicc buildings. On the other hand, the social bcnclit is rcla :?d with the service and utilities projects suc:h as infra structure network\_ roads. mosques. hospitals, clinics and govcrnnental schools. Howe - \_r. thl: ocial hcnclit is never ab. entrnonl any investnIent project because ec kinds of projects usually provide new working opportunities. The\_y «..bo hdp tu achieve national self satsraction or might produce a major l.erchandise that lnight aiTect the national bcnclfi L.

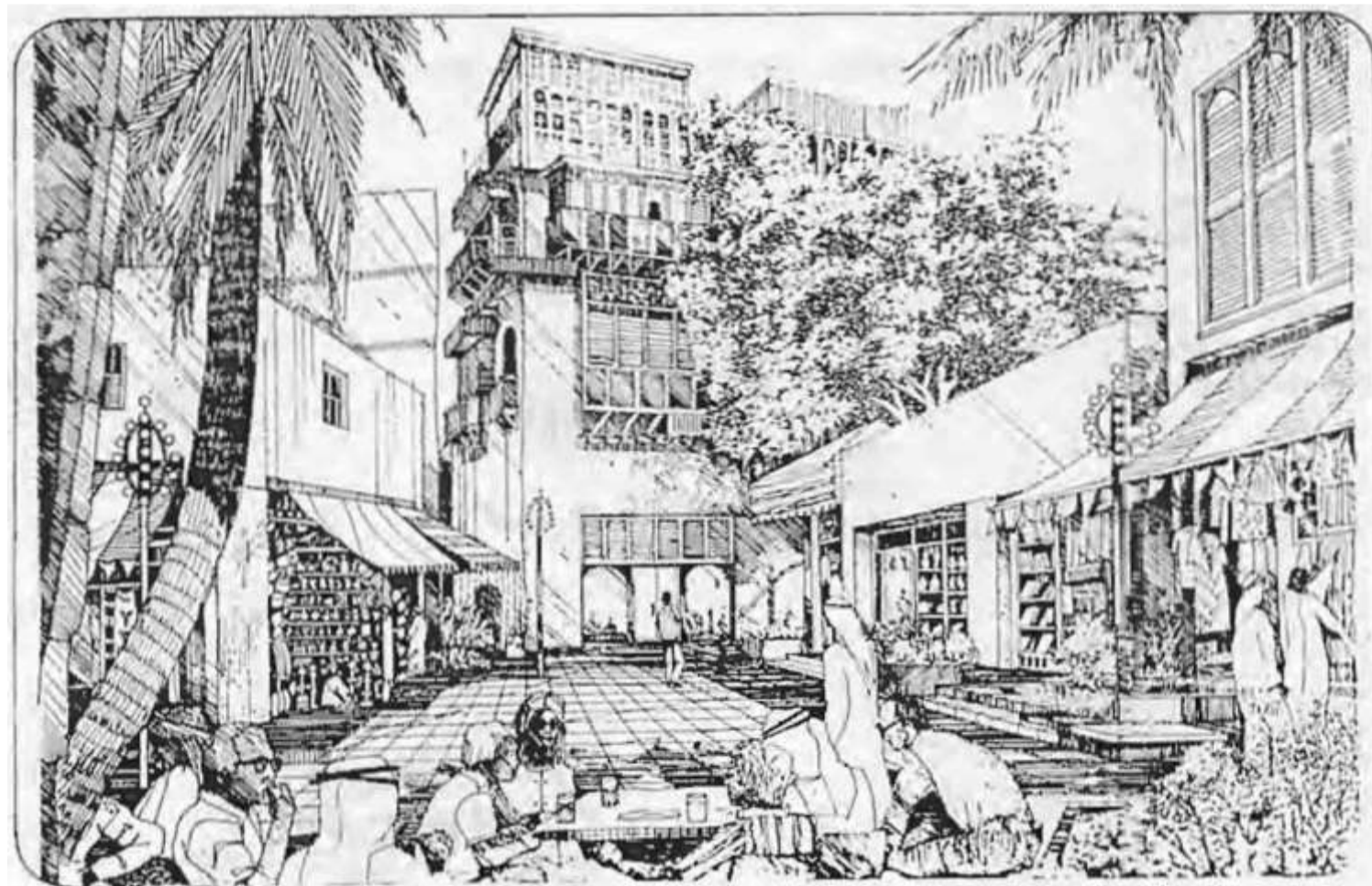








Jeddah - The Old City before development



Jeddah - A Proposal for the development of the Old City

Prof. Dr. Ildelhtlki Ihl'fthitll

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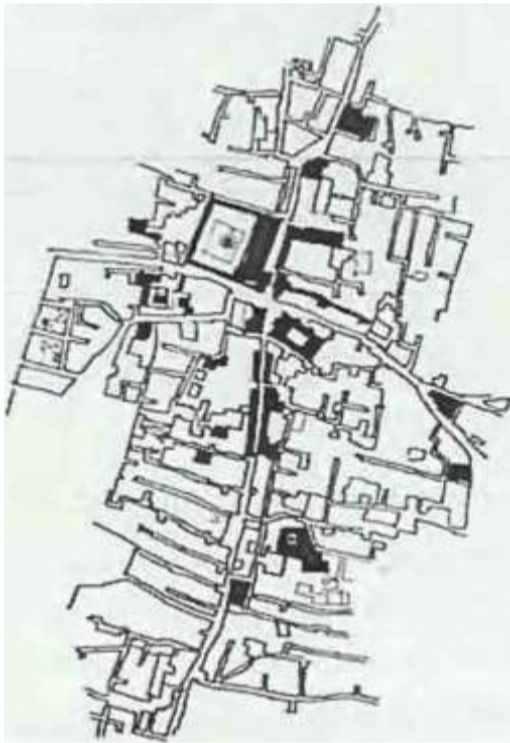
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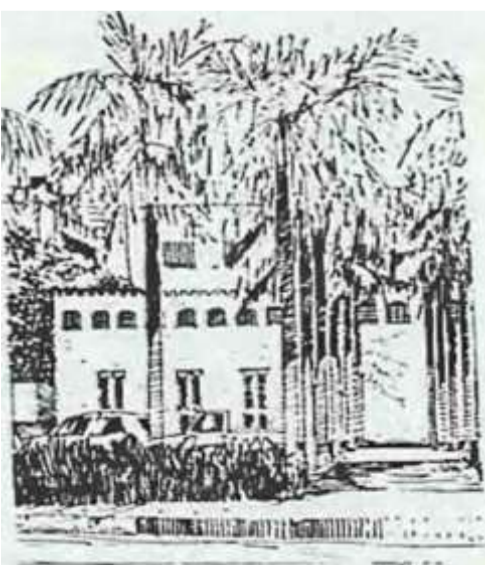
Cairo-The Historical Islamic Area -

Al-Selehedar minaret - Al Mo'ayl'd mosque - Al Khyamia area.

Up-grading in its comprehensive framework has several meanings that differ according to the different fields of science e.g. in the engineering field, it means improving the infra-structure network which includes roads network, domestic and drainage water systems, electricity and gas network ... etc. In architecture, up-grading means improving the architectural form and its development. To the urban designer, it means development of the urban environment expressed in the built up mass, site organization and landscape design. To the sociologist the up-grading means raising the living standard of the individual and his communal relationships. On the other hand, to the economist up-grading means improving the status of the individual, his income and his production. Since the unique goal of the up-grading of the urban environment is elevating the individual, the quality of nature e.g. trees, bushes, ... etc.



The major aim of the development of historical areas is the preservation and protection of monumental buildings and antiquities within the typical character of the area.



Jeddah: The old area The preservation programme must include the existing elements

community and the surrounding environment. Then up-grading in its wide comprehensive form should be within its physical, economic and social aspects. Within this comprehensive concept, the application might vary change according to the priorities and circumstances of each area: e.g. dealing with a historical area differs from a deteriorating residential area or from the central district area.

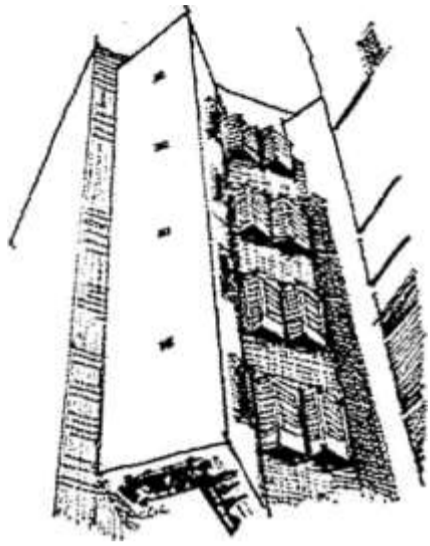
When dealing with a historical area, the prime goal is the conservation of the general civilizational character and the protection of the existing antiquities. This goal requires the careful study of the historical buildings, their architectural elements, their building materials, the system of repairing and renovation as well as the method of dealing with the surrounding area enclosing residential, commercial, industrial, educational and entertainment buildings. This includes, as well as future buildings expected to be built up in the area. On the other hand, dealing with an underdeveloped area is entirely different: it is the individual living in this area who should be under deep concern because the major problem of such areas is the lack of civilizational consciousness. Dealing with such an individual is a very sensitive matter. This requires the study of the social aspects of the community. A psychologist, sociologist, anthropologist, together with the urban planner should form a team to provide the

most appropriate development policy.

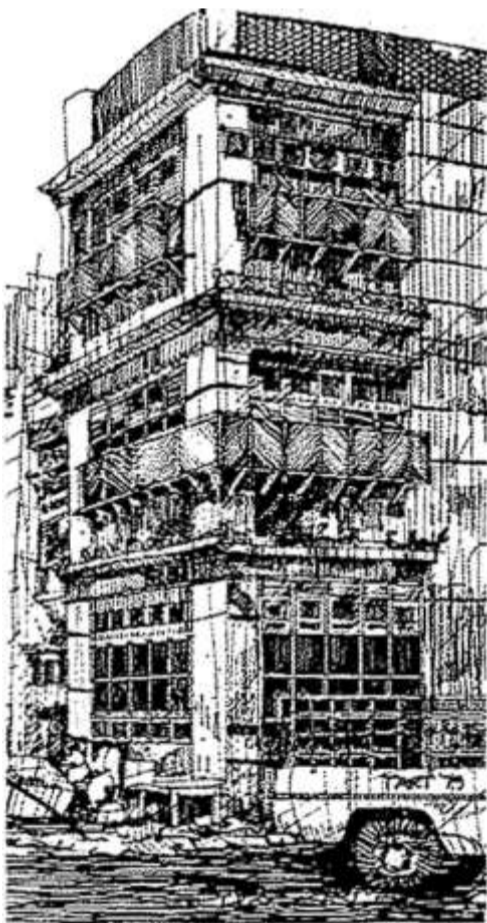
Dealing with modern areas affected by the western character is a different matter. The community inhabiting these areas is probably of higher social standard and cultural educational level. In this case the social aspect is less important while the up-grading of the general form is of prime importance. These three different cases might be gathered in one area according to the up-grading process will undergo the three procedure of treatment within one project with different specialization and application.

In an up-grading project, the establishment of the organizational frameworks is necessary to turn the theoretical concept of up-grading into an applied developed one. It is disappointing to notice that most Arab countries lack the existence of such organizational frameworks and the technical labour needed for the execution of the projects. This problem tends to be more critical with the lack of qualified technical labour. It could be overcome through holding "training programmes and qualifying

of the social aspects of the



Jeddah .. the old area. The dominant characteristic style in the old areas must be provided in the new districts as well.



Jeddah- the old city. The planning and architectural patterns of the historical areas should be studied to deduce the elements that could be utilized to provide the new areas or the existing ones with the traditional character.

technical labour. Those training programmes should cover up two main objectives one through holding intensive training courses to elevate the employees efficiency the other through training the working labour during the actual practice of work with an expert. They should be supplemented by the preparation of planning manuals by experts. in order to direct the planning concepts and systems of work. These manuals should cover all technical financial and managerial aspects. They should be prepared in the simplest form that shows in detail the systematic procedure of work and the main outlined and detailed tasks. These manuals should accentuate the concept of 'Make It Yourself' to enlarge the size of labour capable of dealing with an up-grading process. It should be noted that the establishment of an appropriate organizational framework does not mean that an up-grading project could be executed through the usual office work because these kind of processes especially when dealing with the social structure of the society necessitates the direct daily impact with the community to make use of its capabilities and encourage it to take part in the up-grading process through self help.

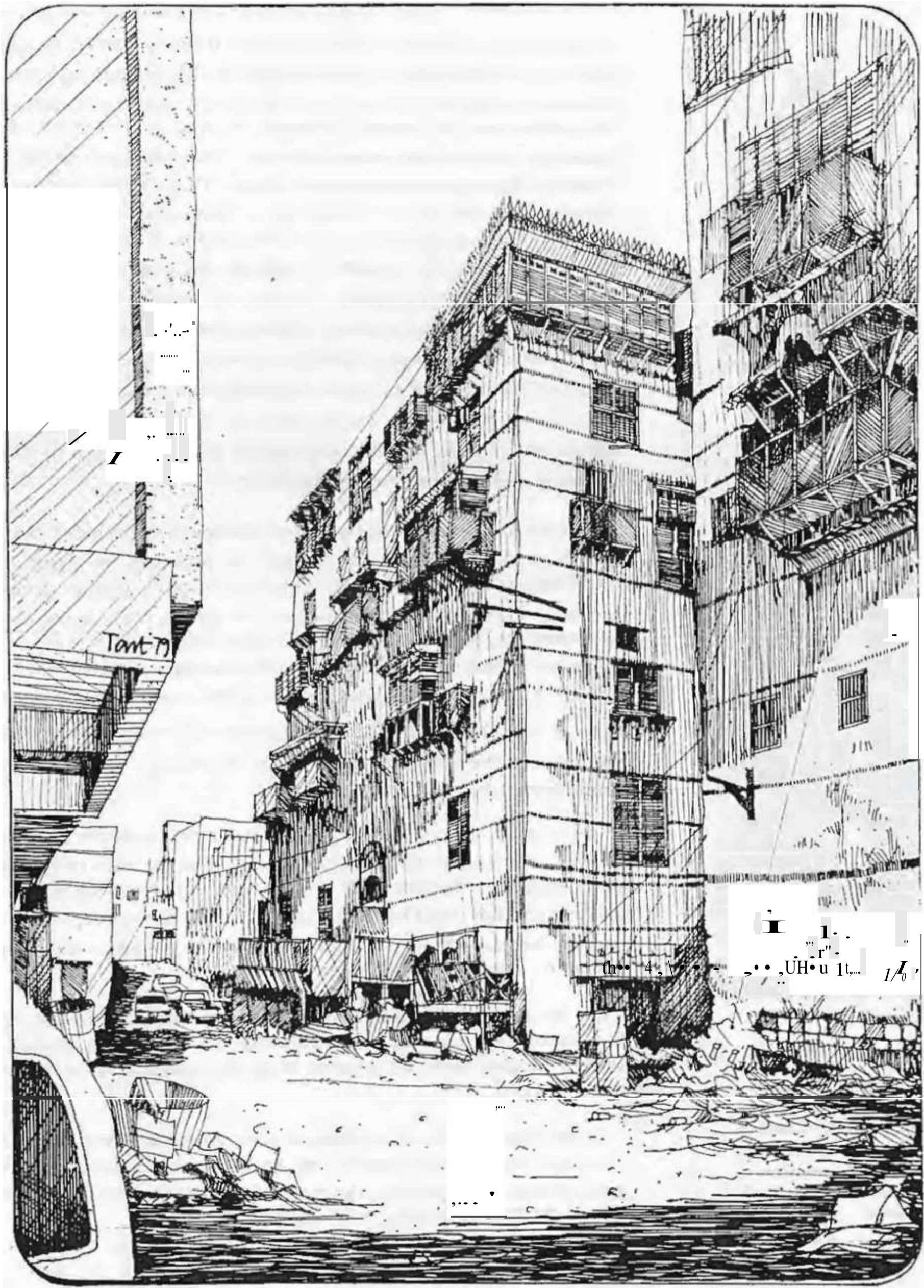
In order to guarantee the success of these particular kind of projects: the society must take part in the carried out processes by laying down its requirements and will and setting the priorities for various development processes. During the field study phase, the society plays an important role in determining its own social and economic characteristics. In the planning preparation phase a contest and public hearing sessions should be held to discuss the various planning probabilities. The society's important and vital role is in executing and financing the project. This role is the guarantee for the project's execution and it expresses the society's impulse as being the prime benefitor.

An up-grading project should gain some public attention specially when dealing with various social organizations. This includes radio, television and newspapers because they are the unique tools along which an up-grading concept could be transmitted throughout the community. In this way the community could be more familiar with the up-grading concept as well as its role in its application.

On the other hand seminars and conferences should be held to discuss all the factors and circumstances affecting the up-grading process and to discuss dealing with this process from its various economic; social and urban aspects.

In this manner the up-grading process could be identified its concept and its goal determined within the Arab Islamic traditions and the local environment. Consequently the theoretical concept of up-grading could be turned by the community to an applied science.





Jeddah-rrh Old city before de\elopotent.

## UP-GRADING OF HISTORICAL AREAS

*Dr. Hazem Mohd. Ibrahim*

**-PROF. DR. HAZEM MOHAJIB  
IBRAHIM**

- Professor of Planning, Faculty of Engineering, Al-Azhar Uoh.
- Technical Manager of Centre of Planning & Architectural Studies.
- Assistant Editor-in-Chief of "Alam Al-Benaa " Monthly Architectural, Planning Magazine.
- Ex- U.N. Expert in the field of urban design.
- B.A. Ein Shams Univ. 1964.
- Ph.D. on Town Planning, 1967.
- He published many articles, researches and books on town planning and participated in many architectural projects in Egypt and other Arab countries.

The historical area in the Islamic city are considered of a pure civilizational value to the entire human race. The revival of the deep rooted

### INTRODUCTION:

In the modern city could be achieved through the conservation and preservation of this historic treasure. Lately, the Islamic community has been subjected to a strong cultural invasion that tends to change entirely the Islamic values and concept, methods of living and culture to attract the community and the individual from their Islamic tradition to the western culture. Thus the call for preservation of the urban Islamic heritage, the conservation of Islamic historic buildings and the revival of the Islamic moralities in the modern architecture of the city is nothing but a further reinforcement to the pure Islamic faith.

Recently, the different historical and Islamic sites and buildings were subjected to severe damage, violation removal and destruction. The absence of supervision upon those buildings as well as the necessary restoration and renovation work have made the existing condition even worse. If this carelessness and inadequate control upon the sites increase further more the most valuable part of our Islamic culture and heritage will vanish. The call for preservation, restoration and renovation of historical buildings is not to be separated from the up-grading of the "hole surrounding environment. The environmental up-grading does not deal only with the urban aspects but includes as well the social and economic aspects of the population and their activities.

The up-grading of historical areas will be discussed in the following pages showing in general the main strategy and concept of up-grading and in



particular that of historical areas. An applied example of AI-Gammaliah district in Islamic Cairo will be discussed as a whole followed by the study area adjacent to AI-Hakim mosque and the Cairo northern wall. The entire reflection of the up-grading strategy upon the up-grading and development process in the action area and its executional projects will be reviewed.

THE UP-GRADING CONCEPTS AND STRATEGY

The up-grading of historical areas should be dealt with through a defined conceptual outline and strategy. To outline the general strategy of up-grading many determinants must be overviewed as follows:

- The comprehensive concept of the up-grading process. The up-grading as a gradual process.
- The self help as a major incentive of the up-grading process. Self financing of the up-grading process.
- Investment of the positive aspects of the existing problems.
- Relativity of evaluation of the up-grading process.
- The standards of the up-grading process.
- Decision conflict and contradiction.
- Levels of decision making.
- Different parties participating in the process.
- Determination of the appropriate method for treatment of bad, moderate and good conditioned buildings whether they are historical or not.

The up-grading concepts and strategy will be discussed in detail in the following review.

1. THE COMPREHENSIVE CONCEPT OF UP-GRADING

Up grading as a comprehensive concept includes several fields of action. as follows:

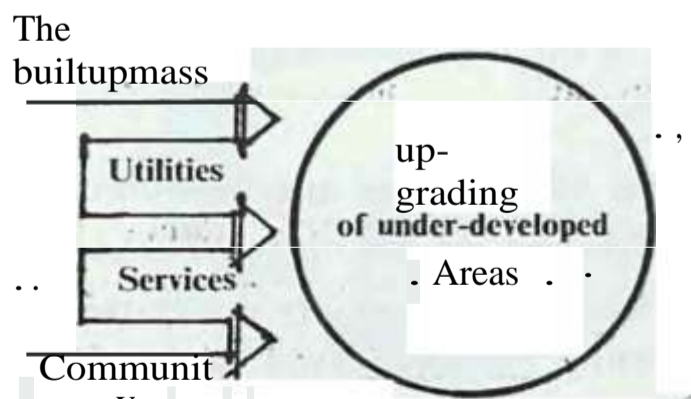
1-1 The Up-Grading of the Infra Structure:

This field covers the up-grading of the infra structure network, e.g. roads network, pedestrian routes, domestic water supply and drainage water system, electric supply, gas network, communications, ...etc. This process is not concerned with the social, economic or urban characteristics of the area. Being very specific, this field of action does not cover the comprehensive concept of up-grading.

1-2 The Up-Grading of Social Services:

This field of action is deeply concerned with up-grading of the various social services which include religious buildings, educational, health, cultural, sports, entertainment and departmental services. The educational services include kindergarten, primary, preparatory, secondary schools and labour training centres. The health services include clinics, health centres and hospitals, ... etc. The cultural services include public libraries, cultural and literary clubs and arts centres. The sports and entertainment

services include sports club, play-grounds, public gardens and childrens-playgrounds. Departmental services include post-offices, police station



The comprehensive concept of up-grading includes:

- up-grading of built up mass, up-grading of infra structure.,
- up-grading of social services and
- up-grading of community.



and governmental departments in the districts.

This field being very specific as well does not cover up the comprehensive concept of up-grading.

#### 1-3 The Up-Grading of the Built-Up Mass:

This field of action is concerned only with the built-up mass and it includes all the existing buildings whether residential or non-residential, public or private. It should be noted that the exterior of the building rather than its interior-that is the subject of the issue.

This field being very specific as well does not cover up the comprehensive concept of up-grading.

#### 1-4 The Up-Grading of the Community:

This field of action could not be interpreted without dealing with the social economic aspects of the society, the enclosed space in which the individual lives, the social services and infra structure. Thus the up-grading of the community covers up-grading of the infra structure, the social services and the built up mass all together with the social and economic up-grading of the community itself.

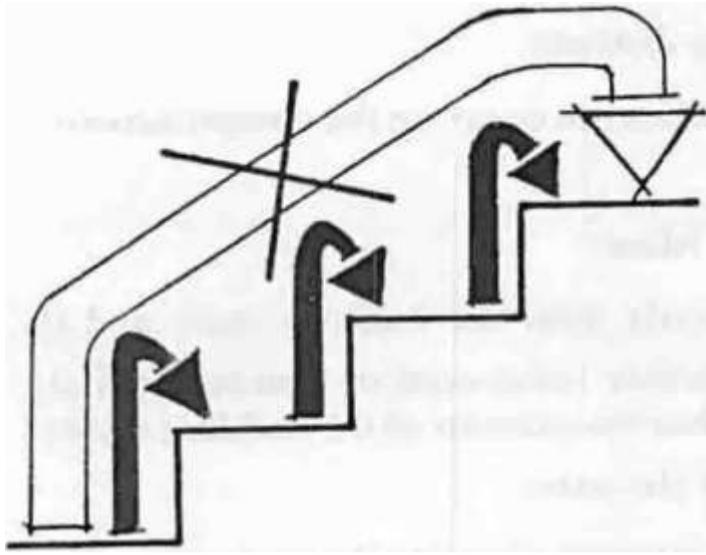
Therefore the comprehensive concept of up-grading is based upon four main items, three specialized items and a more comprehensive one. On dealing with an up-grading project, it is better to overview the subject within its comprehensive aspect to attain the required goal. Dealing with an up-grading project within a single specific aspect might counteract the fruitful results achieved through another aspect. Regrettably, this is the case with most Arab countries whereas up-grading is applied in its specific form.

Up-grading in its specific form could be applied in the following cases:

- (a) As a preliminary stage of a comprehensive upgrading programme that will be followed by supplementary stages.
- (b) As an experimental project to test the public reaction and its opinion in the development process.
- (c) In case of a lack of the sufficient financial resources and the unavailability of the necessary financing for the up-grading project.
- (d) In case of evolution of urgent problems.
- (e) In case of evolution of problems of a specific nature which can be solved through specific up-grading programmes.

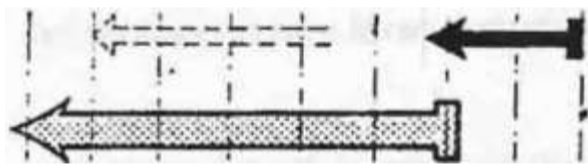
## 2. UP-GRADING AS A GRADUAL PROCESS

The up-grading within its comprehensive framework is a relative process. An up-grading project does not aim to ameliorate the state of a deteriorating district or an under developed area to that of a luxurious suburb such amelioration would cause a sharp leap in the social, economic and urban structure of the area. Up-grading cannot tolerate such leaps, but it is a gradual process. The up-grading of a district aims to the up-grading of the social and economic structure, the built up mass, the infra structure, utilities and the surrounding environment. The different features



up- grading in initial process (which could accelerate an leap).

### 3. THE ROLE OF THE STATE IN UP-GRADING PROJECTS



The state's role in up-grading lies in providing the initial impetus, infrastructure and support. As for the community's role, it lies in implementing the up-grading process through self-help.

Of the previously mentioned requirements, the most important are: operating the up-grading process. This could be achieved further by considering the commitment and effort exerted to change the social structure that results in the highest contribution. Similarly, the up-grading needs time and resources. Similarly, the up-grading of the built-up area and the surrounding environment takes time and resources to achieve immediate results.

Stepping an up-grading project is the most appropriate procedure to coordinate between the various fields or actions within the community's actual needs.

Since the up-grading area aims to the provision of better living conditions for its inhabitants, then the community is the main target. Thus, the progression of the up-grading project primarily depends upon the coordination between the community and all its stems in the government. The community-as a beneficiary-can play its important and vital role in the up-grading project through self-help by utilizing the different fields of action.

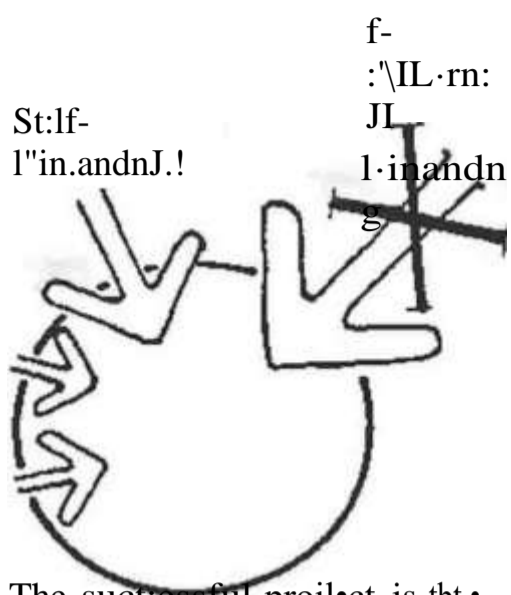
The following are the actions that can be carried along during the process:

time e.g. training, self financing, practising, including sharing the tasks and duties.... etc. In the case of self-up-grading, the principle approach of the social change requirements is that a self-help role-taken by the community- to ensure the success of the project. The self-help concept is a reading of belonging to the community which ensures the community's application and supervision. On the other hand, self-up-grading projects in the infrastructure, such as built up mass and surrounding environment. This in turn ensures the perfect utilization of the resources, thus decreasing repeating and replacement costs. An illustration of the community's role in an up-grading project could be demonstrated through the establishment of youth work camps whereas, the local and university students could participate in carrying out the work of the surrounding environment such as: clearing up swamps or garbage, and refuse collection or garden ing of open spaces. Such activities do not need a high technical efficiency but high muscular capability. The youth effort in such tasks decreases the project's costs and contributes to the benefit and investment, and utilizes the youth's energy during vacation. Furthermore, it initiates a feeling of belonging and social benefit.

On the other hand, the role of the government lies in initiating the self-help process, providing the first push, supervision and control. The self-help policy enables the government in directing several up-grading projects at the same time with less expenses and responsibilities.

Self financing of an up-grading project does not depend upon the community's financing because this is included within the self-help but it

### 4. SELF FINANCING OF AN UP-GRADING PROJECT



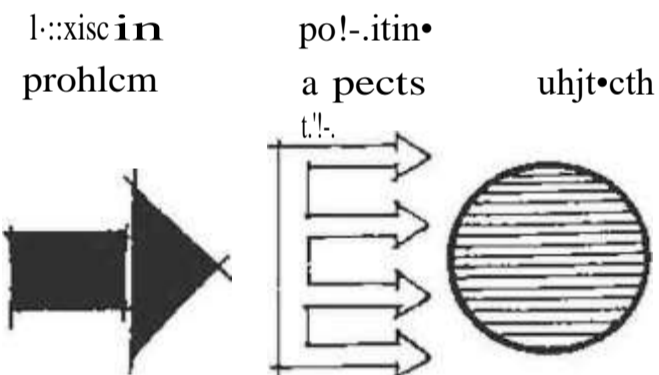
The successful project is based on the incorporation of self financing.

depends upon the utilization of the existing components and components of the environment to obtain self financing. In other words, the progress of an up-grading project depends upon procuring as much self financing as possible within the project's execution.

The financing of an up-grading project is considered a major problem to government organizations in developing countries due to its considerably high costs, especially when it is located within the service projects as a consumer of the available financial resources and has no immediate or direct beneficial return. At this point, it should be noted that nowadays, governmental authorities tend to concentrate their efforts upon luxurious suburbs neglecting the underdeveloped deteriorating areas.

The self financing of an up-grading project could be well understood considering the following example: Suppose hypothetically the existence of swamps, pools or garbage yard in the project area. If this area was cleared up, on one hand it improves the general environment, on the other hand it provides a suitable piece of land that could be utilized in other development projects in the area, or else it could be sold and its income could be utilized for the up-grading project's financing.

### 5. INVESTMENT OF THE POSITIVE ASPECTS OF THE EXISTING PROBLEMS



Existing problems could be utilized to achieve their positive aspects to achieve the objective of the up-grading process.

Though underdeveloped areas undergo a number of serious problems yet they are dealt with through their negative aspects only. But in an upgrading project all the existing problems in the area should be dealt with or

treated within their negative and positive aspects as well. The perfect utilization of those positive aspects (such as the community association in the upgrading project through self-help activities) should be in accordance with the priorities of the upgrading project as well as the priorities and their priorities. The study of the existing problems determines their positive aspects as well as their priorities (solutions). As a matter of fact, some problems if solved in the early stages of an upgrading project might seriously affect the progress of the project towards its goals.

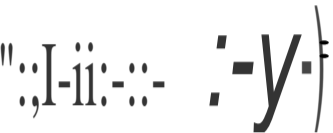
To illustrate this concept, consider the case of an area in which the inhabitants have built their houses in an illegal manner. The occupants of these houses have illegally tenured the state land property. Such an illegal situation could be utilized to force the occupants to share, in the upgrading project through self-help. A compromise could be undertaken in such a way that the occupants in return could be legitimized; in return they should take part in the upgrading project. In this way, the public approval could be obtained through utilization of an existing situation in order to rush the upgrading process.

This could be further clarified considering the phenomenon of violations upon the open areas surrounding the government low-income housing where the inhabitants tend to illegally encroach their dwelling units by adding one or more rooms in the open space between the houses. This case is that of illegal housing upon public utilities etc., it can be viewed within it'

positive aspects as being an indicator of the poor capability of the governmental housing model to satisfy the occupants' living requirements. In the same time it shows the occupant's capability of solving his own problems by himself through "self help"

## 6. RELATIVITY OF EVALUATION OF UP-GRADING PROCESSES

The existing dwelling



The existing

dwelling

The alternative



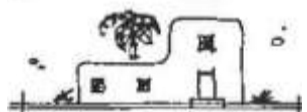
The existing dwelling has a direct and an indirect value. The total value includes the actual value of the dwelling plus the value of its maintenance.

The existing dwelling has a direct and an indirect value. The total value includes the actual value of the dwelling plus the value of its maintenance.

On preparing an up-grading project, field studies should be carried out to evaluate the existing urban, social, economic and environmental conditions. It should be borne in mind during the evaluation that it differs relatively from one person to another and from one place to another. Thus, all points of view should be taken into consideration during the evaluation process, specially when they are related with those who have direct concern with the project.

To illustrate this concept, consider an existing shabby hut. This hut is looked upon from various points of view that differ from the field researcher to the decision maker to the economist to the user himself. To the field researcher it may be viewed as to be in a bad condition and should be removed. To the decision maker this hut's removal should be replaced by another dwelling unit. To the economist this hut's value plus the new dwelling's unit value is the cost with which he is concerned, to the occupant it is his home and shelter. Every point of view should be carefully considered to achieve the required co-ordination between all those concerned with the project.

## 7. STANDARDS OF AN UP-GRADING PROJECT



Low standard



Every project has its own standards which differ from those of other projects and environmental problems.

## 8. DECISIONS CONFLICT & CONTRADICTIONS

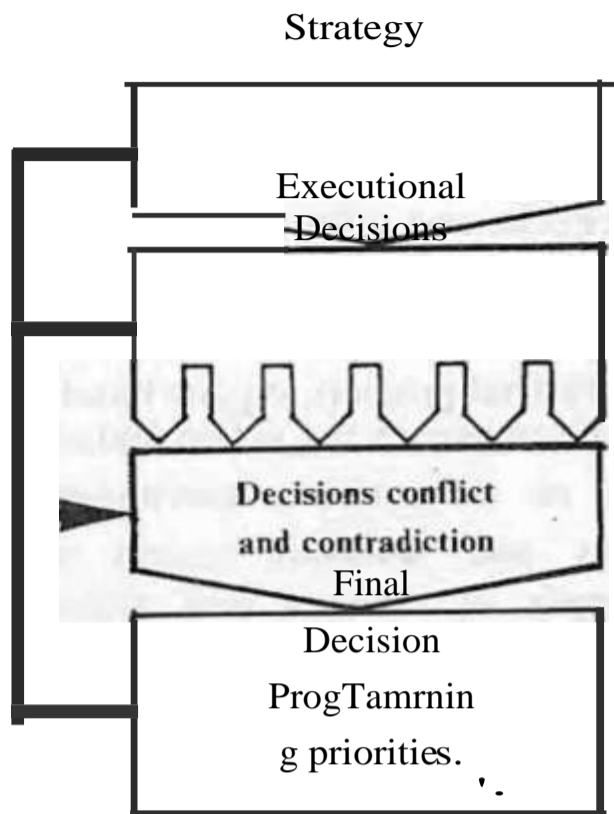
The standards of an up-grading project differ relatively from one project to another according to their nature, site, time and the variant social, economic, urban and environmental structures. Thus, the standards that have proven a success in an up-grading project could not be applied to attain the same success in another project. On the other hand, those standards applied in previous projects could be made use of through studying, evaluation and discussion of their positive and negative aspects and the procedure of application.

The different standards could be illustrated in the definition of the

income sector which differs greatly from one place to another, from one country to another. Also, what may be evaluated as a "luxury" in a project might be seen "moderate" in another, or "less moderate" in a third project and so on.

The conflict and contradiction of decisions concerning any project, and in particular an up-grading project, cause a complete distortion in the up-grading process, in spite of the fact that those decisions were undertaken based on specialized specific studies. The contradiction evolves from the application of a number of decisions that are perfect on their own, but when

applied within one entity they conflict leading to the projects failure. This conflict could be overcome by turning the outlined policy into executional decisions and studying the possible conflicts. This evaluation process might

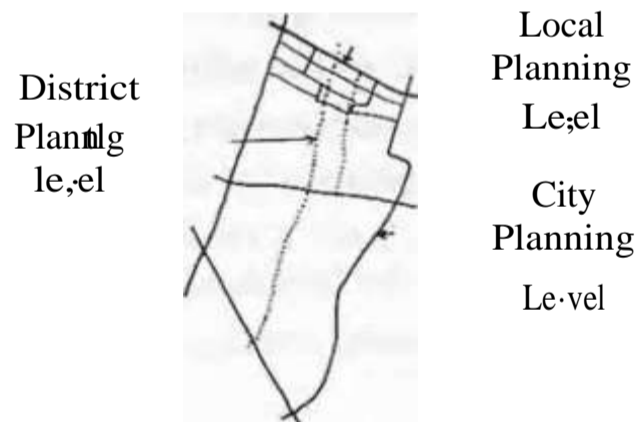


necessitate the omission or modification of some decisions. Simultaneously the determination of priorities within an execution programme will be necessary at this stage.

To illustrate such a conflict, consider those decisions taken concerning the population density in a certain area. The social research carried out in this area showed that the inhabitants desired to depart the area due to the bad condition of infrastructure and utilities. On the other hand, the research carried out concerning the services and utilities, showed the deteriorating condition of the existing infrastructure network and recommended its urgent restoration and renovation. Considering the two decisions each on its own, they are perfectly right, but the former decision was based upon the bad condition of the infrastructure network, while the latter recommends the network's immediate restoration, which does not agree with the inhabitants departing the area. Realizing such a conflict, one of the two decisions should be executed, either the immediate restoration of the infrastructure network which accordingly cancels the decision concerning the decrease in population density, or the restoration process would be postponed to some other time until the population density in the area is decreased to adapt the new condition.

The Planning decisions should be thoroughly studied to avoid their conflict, to determine priorities and the execution programmes.

### 9. LEVELS OF DECISION MAKING



The success of the up-grading project depends greatly upon the coordination between the different levels of decision making. Every decision should be made within certain level that grades from the national level to

the regional level to the local level up till local detailed planning level. The process of decision making should be carried out within its defined level e.g. the regional level is concerned with the main transportation arteries main water and sewage network etc; While the local level is concerned with the detailed implementation programmes. local network of roads. local infrastructure network. etc.

Each planning level has its own borders within which the decisions are executed.

To illustrate this subject, consider the existence of a main arterial traffic road that crosses a residential district. The district can make decisions concerning the local road network and pedestrian routes that are within its borders and its local planning level but the arterial traffic road is already out of its local planning level but it lies within the city's regional level.

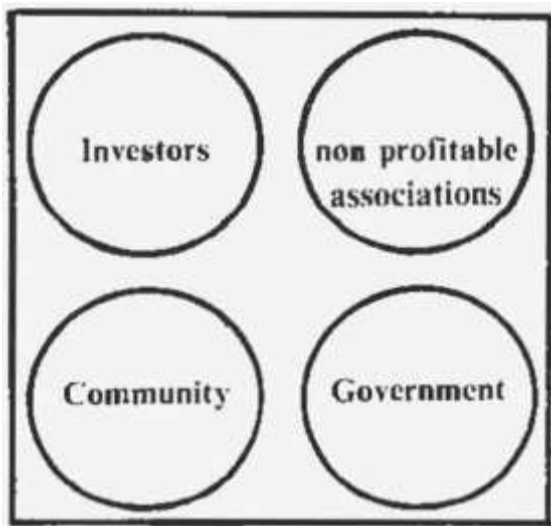
### 10. DIFFERENT PARTIES PARTICIPATING IN THE UP-GRADING PROJECT

The participation of different parties, (governmental agencies, community leagues, investment companies) in an up-grading project, by their financing through execution, ensures the project's success. Such an association minimizes the possibilities of failure, distributes the tasks within each specialization and it assures the continuity of the project's execution. Accordingly, the role played by the different associations in an up-grading



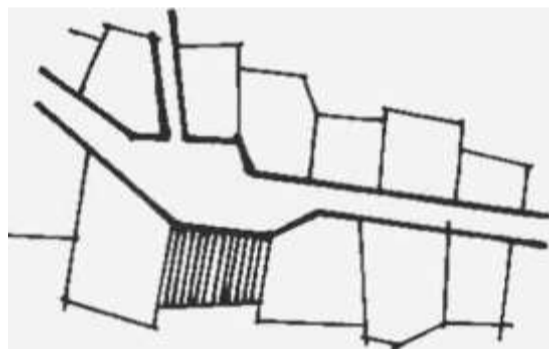
project should be determined with respect to their specified concern. The government, the investor, non-profitable agencies, the community and the individual all together play an important and vital role. The distribution of

Project Framework



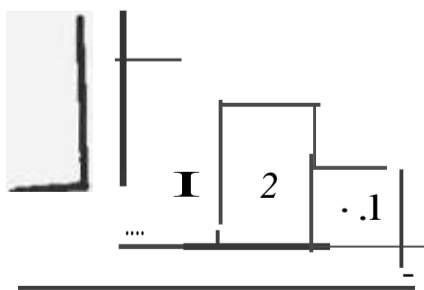
The successful up-gradation project should involve various concerned parties to participate in implementation

11. METHOD OF TREATMENT OF THE EXISTING BAD CONDITIONED BUILDINGS



The dilapidated building is generally undergoing structural failure. The removal of a dilapidated building necessitates the study of utilization of its site within the visual composition of the area and according to the managerial and financial conditions.

12. METHOD OF TREATMENT OF THE EXISTING MODERATE CONDITIONED BUILDINGS



Every building must be

tasks within a programmed schedule assures the success of the project.

The governmental organizations can play an important role through the supply of the necessary infrastructure networks and utilities and through the establishment of the appropriate organizational and administrative frameworks. The investor plays his role through investment projects. commercial, tourism, entertainment, or industrial projects. on one hand he increases the income and on the other hand improves the urban features. The non-profitable organizations such as universities, international organizations, programs, foundations and research centres can participate in the project through supply of services and utilities. renovation of antiquities and historical buildings, social and environmental improvements or treatment of pollution. As for the community, it can participate through its social, religious, charitable, or profitable committees or through the individual; it can take part through coordination of self help activities.

These buildings are those having a serious structural failure that could not be repaired or if repaired will need high expense. These buildings built by inconvenient building materials such as tin, steel, tents... etc. The up-gradation of an existing bad conditioned building in a historical area necessitates the study of the general perspective of the area to determine whether the building is to be removed and left as an open space or rebuilt on the same location and outline. It is better to overcome all the administrative, financial and tenure problems to rebuild on the same site within the same character. It should be borne in mind that the removal or any building should be carefully studied within the social aspect. Such a removal means the immediate provision of new dwelling units for the families. Besides the rebuilt new residential units must not suffer the problem of overcrowding and high densities.

The up-gradation of these buildings includes the repairing, renewal and renovation of some parts which differ from one building to another, each according to its own nature. In general, these moderate conditioned buildings are those which do not undergo any structural failure and can be renovated

independently or partly to set its own up-gradation program.

13. METHOD OF TREATMENT OF THE EXISTING GOOD CONDITIONED BUILDINGS

These buildings should be evaluated each on its own merits to determine all the repairing work and requirements. After the outline is laid, the decision is made whether or not the repairing will include the interior and exterior of the building. A detailed report should be prepared with a cost estimation then

the decision is made either by re-titling, removal or replacement.

The up-grading project must not be related. With the bad conditioned and underdeveloped

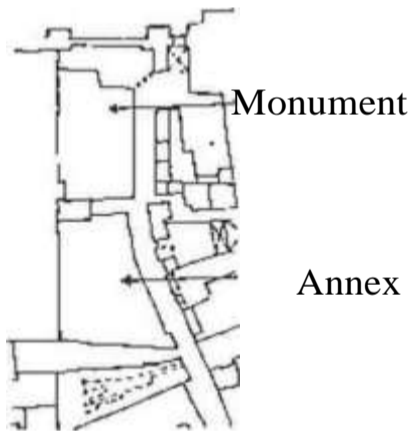
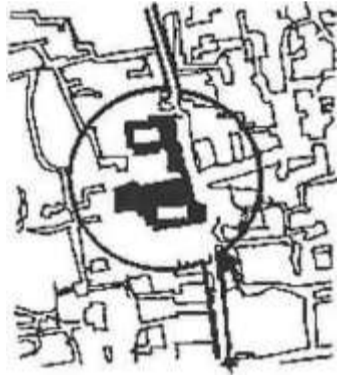
areas, but it should include





Facade of the building in  
condition built in  
historical architecture  
provided with the  
characteristic local  
style.

1-3. METHOD OF  
TREATMENT  
OF HISTORICAL  
BUILDINGS:



AN APPLIED EXAMPLE FOR  
THE UPGRADE OF  
HISTORICAL AREAS:

conservation and preservation program of the existing good  
conditioned buildings. This program could be applied either within a long-  
term conservation and repair plan to preserve the good state of the building  
and prevent its deterioration, or by remodeling the architectural  
form and facades of the good conditioned building which seems odd to the  
cultural and historical heritage of the area.

Dealing with a historical building - through upgrading - differs from  
from the ordinary existing building which can be dealt with through  
renovation or replacement. The only method to deal with a historical building is  
by protection, preservation and restoration. This process will not include the  
historical buildings but will include all the buildings within its visual  
perspective as well as the approaches.

The existing historical buildings undergo a serious problem as being  
included in the service sector - thus having little building renovation,  
repairs, preservation and conservation - a consumption of the  
available financial resource. The appropriate approach to the up-  
grading of historical areas - is through having them invested in social,  
cultural projects - i.e. using the building according to its  
nature and capabilities. For example - a restaurant, a hotel, a  
cultural centre or a public library - etc. These functions should be carried out  
within limits to prevent misuse or the building or deterioration  
of its utilities.

In dealing with historical Islamic buildings, the following precaution  
should be strictly followed:

The historical building should not be subjected to any modification.  
Forbidding the transfer of any function to any other function.  
Forbidding the interference (any activity or function) with the  
Islamic culture.

Forbidding the existence of any element that might cause serious dangers or  
hazards in the building - as a boiler, petrol tank and emergency  
generator or that might cause emission of gases, heavy vibrations - High  
heavy traffic. If those elements were necessary then they can be located  
in an annexed building uplifter with the required safety factors.

To illustrate the process of upgrading of historical areas, the upgrading  
project of Al-Gamaliyah district will be reviewed. The upgrading project was  
prepared by the Center of Planning and Architectural Studies in Cairo  
(CPAS). The teamwork working in the project include prof. Dr. Abdel  
Baki Ibrahim and prof. Dr. Hazem Mohamed Jhahir and a number of  
architects/planners and researchers.

The original study was submitted in English in two parts. The title of the  
first part was, the Development and Planning concept for Al-Gamaliyah

District". The title of the second part was "The Organizational and Administrative Framework for the Development Projects of Al-Gammaliah". The project encloses the field studies carried out within the physical, administrative and organizational fields, and the analysis of these studies to distinguish the advantages and disadvantages of the existing condition. Several recommendations were laid upon which the development and up-grading policies were proposed. These proposals were divided into several implementation programmes classified according to their benefit—either economic or social benefit. The projects were prepared independently so that each of them could be separately executed within an integrable framework.

## INTRODUCTION TO AL GAMMALIAH



Cairo.. The Historical Islamic Area"  
Al-Gammaliah Bcit Al-Sehcmiy

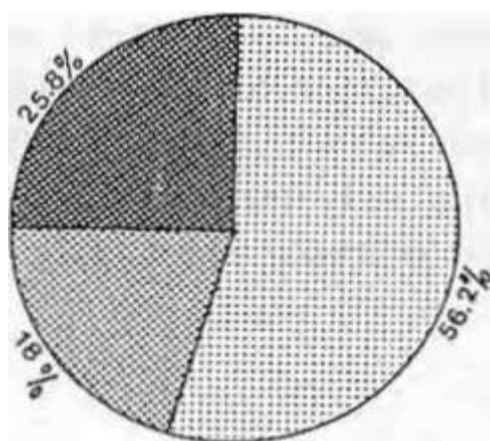
Al-Gammaliah district is located in the historical Islamic region of Cairo Known as Fatimid Cairo or medieval Cairo. Fatimid Cairo was established by Gohar Al-Siqely during the fatimid Caliph Al-Moez Ledin Allah's period. After four centuries from its establishment, in 969, it became the center for commerce culture and civilization during fourteenth century. Its population amounted to half a million, equal to four times that of London and five times that of Paris in the same period. The area of medieval Cairo is defined by Badr El-Jamali walls including Bab el-Nasr and Bab El-Fotouh to the north, the Citadel to the south, Al-Darra el-Hill to the east and Port Said and Mohamed Ali street to the west. The area covers 847 acres. It is divided by Al-Azhar street from east to west. The area is surrounded from the north, east and south by old Port Said street separates the area from that of central Cairo westwards.

The urban pattern of the area is built along the spine of Al-Moez Ledin Allah street that passes north-south, and the area between it and Al-Gammaliah street is known as Al-Qasabah. Along Al-Qasabah, several economic, commercial and social activities evolved as well as historical buildings, while light industries and handicrafts were located at the back—on both sides—of the main spine. The economic pattern of the area is characterized by the existence of handicraft clusters as the copper smiths, tent makers, gold smiths ... etc. The historical buildings cover an area of about 44 acres, that is equal to 7% of the built up area which is about 614 acres. The land use pattern in the area is not clearly defined due to the intermingling of functions within the same buildings and amongst the different floor. Commercial and residential functions are usually mixed together with handicraft industries.

The physical survey of the area showed that 85% of the existing buildings are in a very bad condition. The area suffers a lack of a proper infrastructure network: the existing services and utilities are deteriorating rapidly and affecting drastically the other existing buildings in the area especially the historical buildings. In 1932, the population of the area was 300 000 inhabitants of an average density of 857 person/ha. This population is doubled during the religious festivals. On the other hand, the existing social services do not satisfy the existing population's needs and requirements. During the last hundred years, several urban changes took place. The green

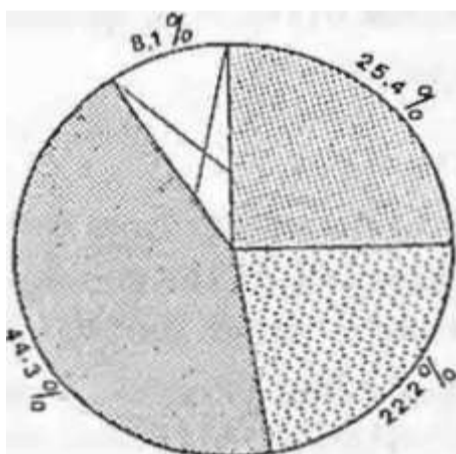
patches and gardens that SL-rounded large houses were replaced by poor residential buildings to accommodate low income migrants to the area to replace the high income settlers who left to live on the outskirts. The change in the social structure was accompanied by a change in the land use pattern, as well as a deterioration in the social structure which is eventually reflected upon the surrounding environment.

**EXISTING CONDITION OF THE AIN HELWAN AREA IN AL-GAMMALIAH**



Built up mass  
 Roads  
 Vacant land

Land use in Ain Helwan



Bad  
 Moderate  
 Good  
 Vacant land

Building Conditions

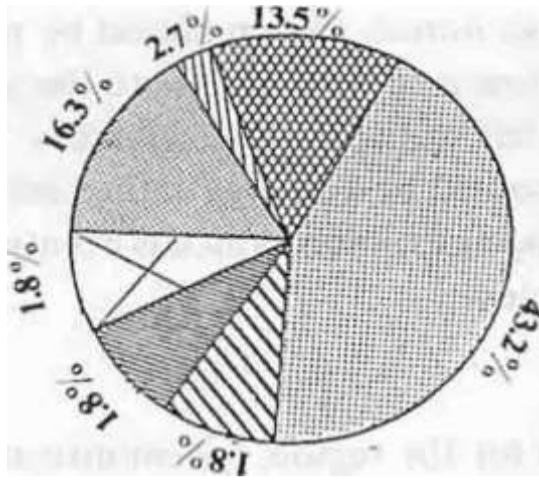
According to the upgrading plan for the region, a demonstration area was selected to carry out the necessary studies. The demonstration area covers 14.3 ha. It is located to the south of the northern wall. It represents the northern part of Al-Qasabah. It is characterized by a high concentration of historical buildings which constitute 25.8% of the total area. On the other hand the roads and pedestrian routes network constitute 18% and the residential built up mass 56.2% of the total area. The area includes several historical buildings such as northern Cairo wall, Bab El-Fotouh, Bab Al-Nasr, Al-Hakim mosque, Beit Al-Sehimi, Sabil Al-Selchadar, Al-Selchadar mosque, Sabil al-Kottab, Kottab al-Khuda Pasha and others.

The land use pattern in the area is greatly intermingled. The built up mass represents 40.6% of the urban bulk, while the pure residential mass represents 43.2% of the urban bulk. The remaining area of the built up mass which constitutes 8.1% is mainly vacant land and ruins. Apparently the mixed up land uses are gathered along the Qasabah. 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 constitutes 9.25% while it is 9% for buildings of 5 or more storeys.

The building conditions in the demonstration area vary greatly between bad and good. The bad condition buildings represent 44.3%, the moderate condition buildings represent 25.4% while the good condition buildings represent 22.2% of the total built up mass. The majority of the buildings are not higher than two storeys - representing 50.8% of the total built up mass. The floor area ratio of the area is 2.31. The network of sanitary sewage and potable water covers only 77.3% of the total built up mass while 12.2% are deprived of both of them. The whole area is covered by the electricity network.

Brick and wood are the predominant construction materials in the area. They constitute 43% of the total urban bulk; mostly they are in a very poor condition. Skeleton type buildings constitute 24% while the wall bearing structure buildings constitute 11.5% of the total urban bulk.

The entire population of the area is 600 inhabitants. The gross density is 203 persons/ feddan. The occupancy rate ranges from 1-6 persons/ room by an average of 2.36 persons/ room. It is noticed that there is no direct relationship between the occupancy rate and the income levels when the occupancy rate was 1 person/ room the average monthly income was 70 LE/ month on the other hand, when the occupancy rate was 6 persons/ room, the average monthly income was 143 L.E./ month.



- [S residential
- Commercial
- Com t
- Resid
- mm Com / Ind
- Industrial
- mm offices
- IBI educational
- residential, indus( rial
- k8J vacant

THE GENERAL FRAMEWORK OF THE GUIDE LINE DEVELOPMENT PLAN IN THE ACTION AREA:

It was noted as well that more than one family shared these dwelling unit such that the house hold sharing rate of the dwelling unit is 1.4 family / unit. The survey showed that the highest sharing rate was 7 family / unit. in this case the average income was 91 L.E./month, the occupancy rate 1.81 pers / room and the average unit size 2.8 rooms / unit. The average maximum income in the sample area is 185 L.E. / month while the average minimum income is 70 L.E. / month. The total average income in the sample area is 121 L.E./ month. This phenomenon shows the diversity between income level in the same area, as well as the considerably high average income, which means that a large sector of the inhabitants are not among the low income sector. This is the case considering the given data is concerned with the official income of the parent or part of it and not bearing in mind any additional income earned by the family members.

Several commercial, crafts and industrial activities were established in the area in the form of junior companies and associations with a considerably few number of working staff. The area enclosed these activities appropriate to its historic and civilizational character, as handicrafts and traditional industries yet other interfering activities were established drastically affecting the area such as garlic markets, various metal workshops ..... etc.

The general outline of the development plan was based upon the field studies carried out in the action area. the general strategy of the up-grading policy as well as the proposed master plan for the area allows

1. APPROACH -

The existing traditional approaches to the area are directly out of order. New approaches are to be developed directly from Salah Salem road to encourage the development processes in the area especially the touristic, cultural and investment processes.

2. FOCAL POINT -

The historical area is to be considered a major focal point for the various economic and social development projects in the area especially the northern historical complex. The state's tenure can be a well considered a focal point for various up-grading projects. This area includes Cairo wall, Bab Al-Fotcuah, Bab Al-Nasr, Al-Jaffi mosque and Wekalet Qail Bey.

3. AL-QASABAH

The area situated between Al-Moez Ledin Allah street and Al-Gammaliah street should be accentuated as the central activities area. The existing industrial activities as well as the commercial warehouses should be removed to the outside of the area to decrease the traffic congestion, as well as the environmental pollution. In this way, the central area will achieve some harmony in the land use pattern.



**.Till: F \STER', \ND \ f.'STERARE**

The eastern and western area of the qasubah should be confined as residential areas in the first place. The study should be studied within the upgrading policy with respect to it; it is a good idea. The 'A hole area should be developed with the C' (is it all us pattern except for the workshop and warehouses.

**5. ROAD NETWORK**

In the first phase the development plan. E1-1; LCLX Allah street and Al-Gamma had to be repaired. In the late... phase the street will be transformed to pedestrian route.

**(1) INFRASTRUCTURE NETWORK**

The existing infrastructure network to be reviewed as preliminary step for the other social economic and tourist... processes as well as the road network development.

**1. DEVELOPMENT OF 'PRION' Jt"**

The development process should start with the central region giving the priority to the investing economic and social development projects as they do not need any governmental funding. The upgrading of the other areas to be carried out in later phase.

PROPOSED PROJECTS  
R  
OF ELOP...  
...  
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...

**THE HISTORIC HOTEL**

Wakat Qait-Hito to be restored and converted into a historic Islamic four-story hotel. The existing buildings will be renovated and replaced by an annex including the kitchen, the laundry, the emergency, general & utility storage and other rooms that can handle the non-traditional building. This hotel could be managed through one of the international holding companies working in Cairo.

**DEVELOPMENT OF 'PRION' Jt"**

**THE ORTHU' ALL**

The development of the northern part is to be conducted. The existing violation of Midan Bab Al-Jar should be removed. Also, the existing buildings and violations between the northern Cairo should be cleared. The shops will be replaced by their place supplied by the contractor. The complex should be treated as a handicraft character.

**ESTABLISHMENT OF A TOURIST POST OFFICE**

**THE HISTORIC HOTEL**

The existing dilapidated building, archway, storage workshop and... Ledin Allah and Al-Gamharia should be renovated. A multi-purpose complex including a handicraft set-off... handicraft

workshops, shops and dwelling units should be built instead. Eventually a new road linking the northern and southern parts of the Qasabah is to be opened south to Al-Hakim Mosque.

#### ESTABLISHMENT OF THE AUDA PACHA CULTURAL CENTER

The existing Sabil and Kottar or Auda Pacha is to be cleared from its residents and restored. The adjacent vacant land could be used to build an annex including an Islamic library, fine-art gallery and a cultural seminar room.

#### ESTABLISHMENT OF A TOURISTIC COMPLEX AT BEIT EL-SEHEIMY AND BEIT AL SELEHEDAR.

A touristic complex including Beit El-Seheimy, Beit El-Selehedar, and the adjacent vacant lands is to be built. This includes the restoration and renewal of Beit El-Seheimy and Beit El-Selehedar as well as the removal of the dilapidated buildings in between. An annex is to be built consisting of an oriental restaurant, a cafe and an oriental garden on the remaining piece of land to the west of Beit El-Seheimy.

#### ESTABLISHMENT OF A MULTI-PURPOSE COMPLEX TO THE WEST OF AL HAKIM MOSQUE.

A multi-purpose complex (residential, commercial office complex) is to be built on the site located to the west of Al-Hakim Mosque, and lying on Al-Mocz Ledin Allah street. The existing dilapidated buildings (Waqfs property) are to be removed and replaced by the multi-purpose complex.

#### DEVELOPMENT OF MAIDABAB AL-FOTOUH AND ESTABLISHMENT OF AN ARABIC GARDEN

The existing violations on site are to be cleared up. The demolished parts of the Cairo wall are to be restored. An Arabic garden is to be made in such a way to form an integrated complex with the garden existing at Bab Al-Nasr.

#### REPAIR OF OTHER MONUMENTAL BUILDINGS

The other monumental buildings are to be restored and renewed. They include Dome of Al-Kased, Sabil Al-Amir Fahamned, Khanekah of Beibers, Al-Selehedar Mosque, and Zawiyat Abou El-Kheir El-Kilany.

Several projects were proposed for the development of the action area. The proposals were followed by intensive detailed studies for every project on its own, upon which the economic and technical feasibility studies were based. Accordingly, several alternatives were proposed, each of which was then studied and discussed to determine the advantages, disadvantages and side effects. Then the spatial and financial requirements were defined with respect to the expected benefit.

The best alternative was then further studied for the determination of the final programme, its related designs and the adequate financing. An efficient executional framework was then established to follow through the implementation of the project.

EVALUATION OF THE  
EXISTING CONDITIONS FOR  
THE FIRST ALTERNATIVE

* The Required Areas	m <sup>2</sup>
— Wekalet Qait Bey (Antiquities — state property)	1552
— Adjacent building (to be expropriated. Waqf property)	686
TOTAL AREA	2238 m <sup>2</sup>
• Required Building Floor Area	
— Existing buildings in Wekalet Qait Bey (to be restored)	
.. Ground floor (shops and workshop.)	225
- 1st & 2nd floor (residential)	2063
- Adjacent building (shops and workshops to be removed)	686
TOTAL AREA	2974 m <sup>2</sup>
* The Inhabitants & their Activities	
— Wekalet Qait Bey	
- Population	150 persons
- No. of Families	27 families
- No. of occupied rooms	26 rooms
- Average monthly income of parent	134 L.E./month
— The removed building	
- No. of shops and workshops	5 shops
* Required Area for the Different Elements	
— Wekalet Qait Bey touristic hotel (to be restored) (antiquities - state property)	1552
— Annex (to be built on the adjacent land)	686
TOTAL AREA	2238 m <sup>2</sup>
* Building Floor Area	
— Wekalet Qait Bey touristic hotel	
- Ground floor 14 shops (to be restored)	225
- 1st & 2nd floor (60 rooms — to be restored)	2288
- 3rd & 4th floor (60 rooms - to be rebuilt)	2288
— Annex (an entirely new building - Two storeys)	
- Shops (4 shops)	100 m <sup>2</sup>
- Kitchen, utilities, warehouse	550 m <sup>2</sup>
- Restaurant and cafeteria (275 persons)	550 m <sup>2</sup>
TOTAL AREA	5991 m <sup>2</sup>

;; Investment Elements  
 No. of houses (rooms)  
 Capacity of cottage & Restaurant  
 No. of shops  
 10 rooms  
 275 persons  
 18 shops

THE SECOND THIRD  
 SECTION

The Required Area  
 Wakalet Qait Bey  
 (antiquities - state property)  
 Adjacent buildings (Wakalet Qait Bey)  
 (reconstruction)  
 686  
 1840  
 TOTAL AREA 407Hnr.

Building Floor Area

Existing building in Wakalet Qait Bey  
 (to be reconstructed)  
 (iron structure) and steel  
 1st & 2nd floor (reconstruction)  
 Buildings to be reconstructed  
 (to be reconstructed)  
 - Wakalet Qait Bey (10)  
 - Private property (shops) 120  
 - Shops (reconstruction) 920  
 TOTAL AREA 5274m<sup>2</sup>

The Inhabitants & Their Activities

Population & Families  
 - in Wakalet Qait Bey 150 persons (12 families)  
 - in adjacent building 60 persons (12 families)  
 No. of occupied rooms  
 - in Wakalet Qait Bey 21 rooms  
 - in adjacent building 10 rooms  
 No. of shops and stores  
 - in Wakalet Qait Bey 14 shops  
 - in adjacent building 14 shops  
 (to be reconstructed and rebuilt)  
 Average monthly income or rent 1000 L.F. month

\* Required Areas For The Different Elements in The Second Third Section

Wakalet Qait Bey touristic hotel 1552m<sup>2</sup>  
 (antiquities - to be restored)  
 Annex (an entirely new building 2526m<sup>2</sup>  
 to be rebuilt on adjacent land)  
 TOTAL AREA 407Hnr

Building Floor Area

Wck alt Qait Bv (L'luri trc: IHJtcl)	
- ground flr t 14 :-:hops	225
- to be restl' rcd -	
- Ist &. 2nd floor l (J n"o: 1s1	22XX
- Lo be rcsturcd -	
- 3rd !<. 4th 11ourl 60 rtH.): 1s)	22XX
- Lo :->c rchuilt -	
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s	)
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- Muh i-Pu rp(Hull (Xr pr-.1	500
- Kilc 1n. utili ic.:... etc.	
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	1099lm <sup>1</sup>

Investment Elements

No. 1)r ho tel	
num"	
No. of L'tHnllh.:n:iaI shop	21 5 ronnb
Capac1) uf Cafeteria & fr.!Sl(tllr tn t	2X shop
Caract) orm ulti purru.c hall	320 per .
	300 rcrs.

\* Required Areas for the Different Elements in the Third Alteruati\ 't'

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- tu be r Inrcd -	
Annem an cntlrch _ 11\\' h..ikhnl:!	
to he rhuih L>n adjac.:cnl : nd)	2526
	TOTAL AREA

4078nl :

Building Floor Area

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- Ground fltlo r ( Ishop:- J	
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tn h -cstor d	
- Jrd & 4th llnur l (10 nx1nts l	2288
to ht: -t:stored	
Annex tan t.:nlrdy llC\\' b.l lding I	2288
- Iwn stor ys -	
- Cornnlert.:ial sho rs l llJ-cops)	
- Cafc(ria & Rctaurant I i{}() rcr )	
- Tu rk sh hath IH a mma n. I { 150 rc;rs)	100

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.j{00

- Arabic Garden (Oriental restaurant - 150 pcrs)	645
-Multi-purpose hall { 100 pcrs)	150
- Stores. Kitchen, Utilities. etc.	650
<b>TOTAL AREA</b>	<b>7646m<sup>2</sup></b>

\* **Investment Elements**

— No. of hotel rooms	120 rooms
- No. of commercial shops	33 shops
— Capacity of Cafeteria & Restaurant	200 pers
— Capacity of multi purpose hall	100 pcrs
— Turkish bath	150 pers
— Arabic Garden	150 pcrs



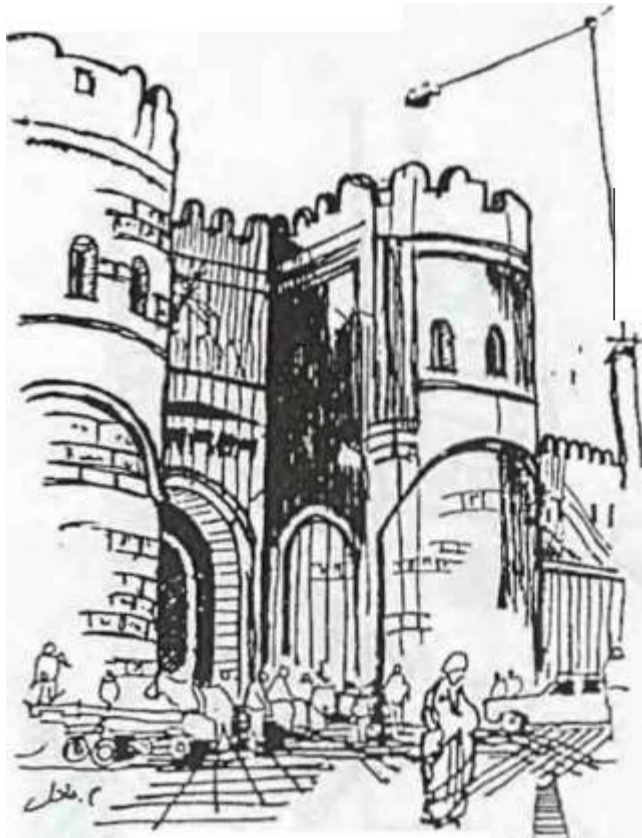
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MONUMENTAL BUILDINGS  
IN AL GANMA...IH

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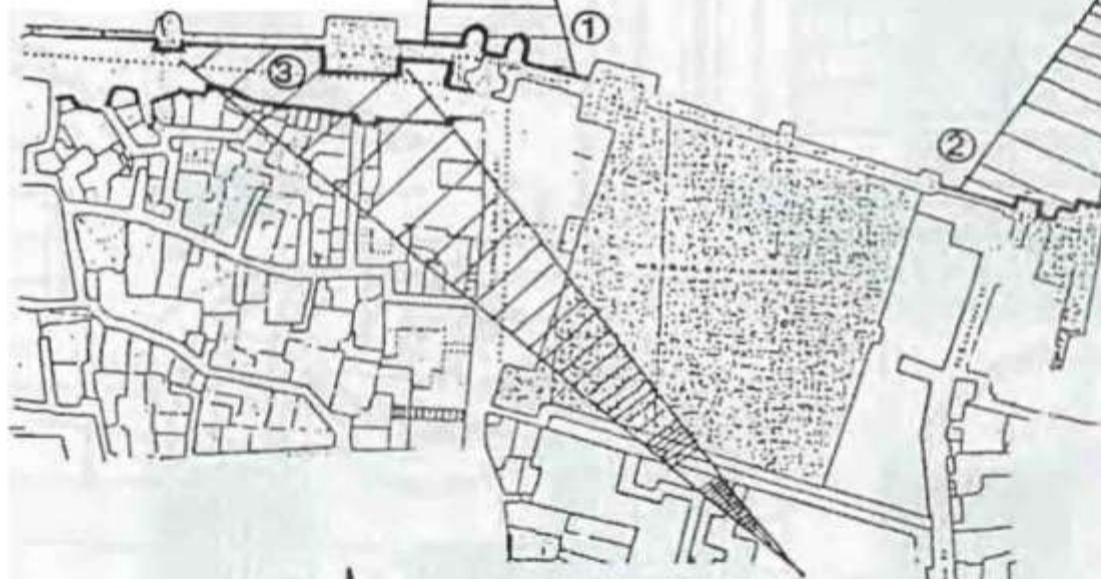
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① Sab-el-Fattouh

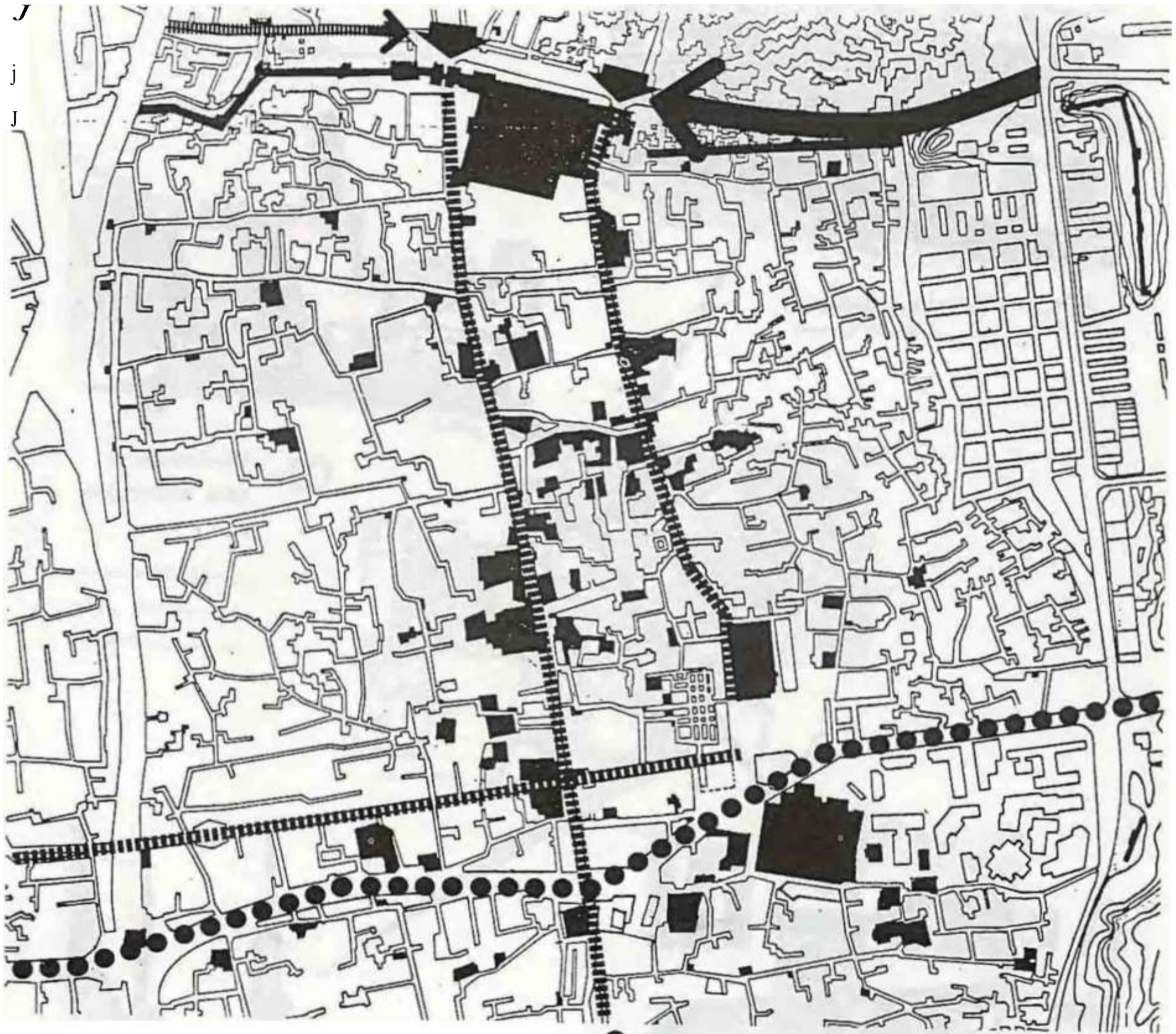


② Bab el-Nasr



③ Northern Wall of Cairo

HAIN APPROACHES AND CIRCULATION  
 o \_ c \_,-11 J.>I...oJ I\_, iS\_r-J\\_, J...o,Jl JJ L.....a



MAIN APPROACH



محور الوصول الرئيسي

SECONDARY APPROACH



محور الوصول الثانوي

ENTRANCES



J ---->> I ...oJl

MAIN TRAFFIC ARTERIES



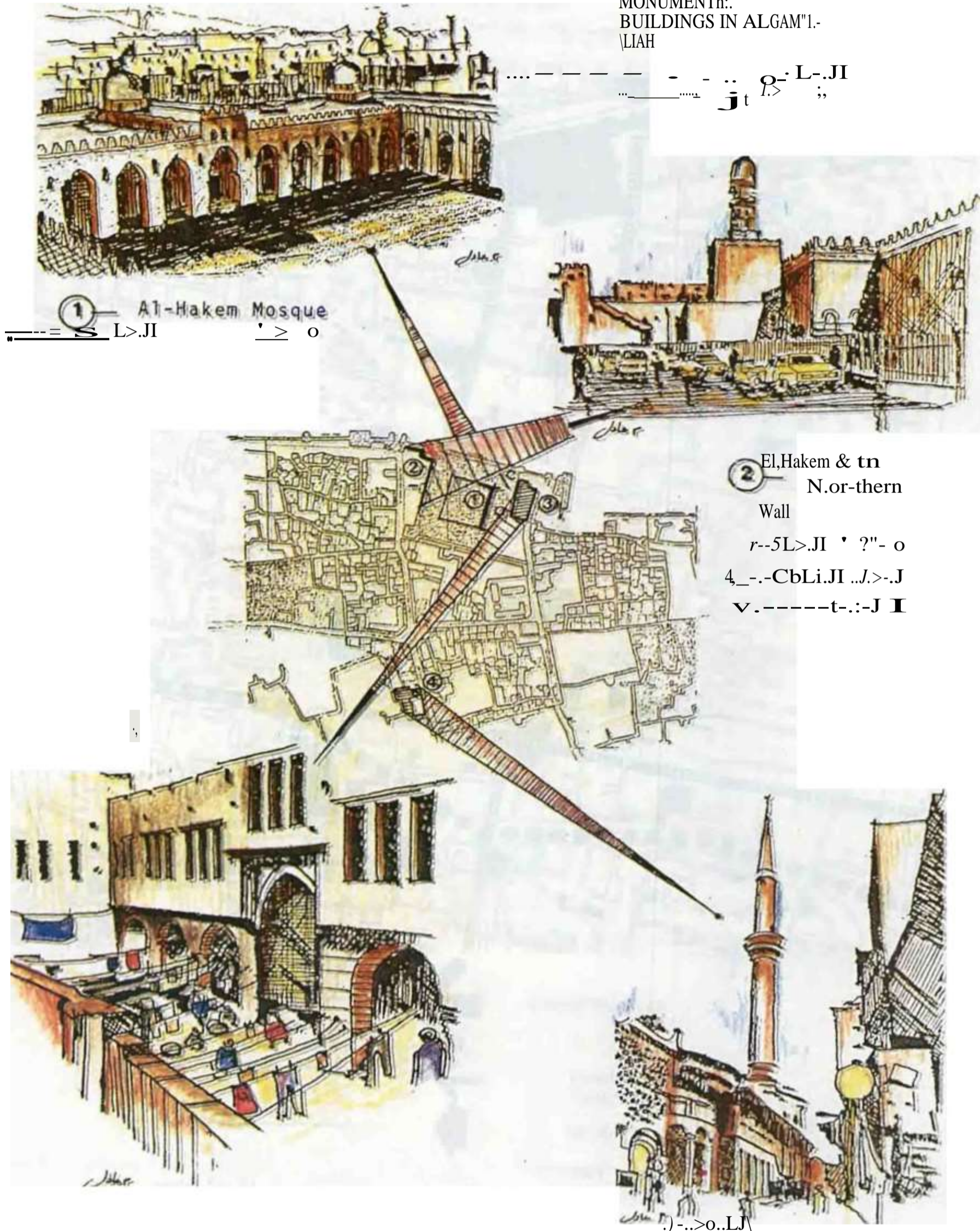
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AL-AZHAR AXIS



محور شارع الازهر

MONUMENTS:  
BUILDINGS IN ALGAMA  
ALIAH

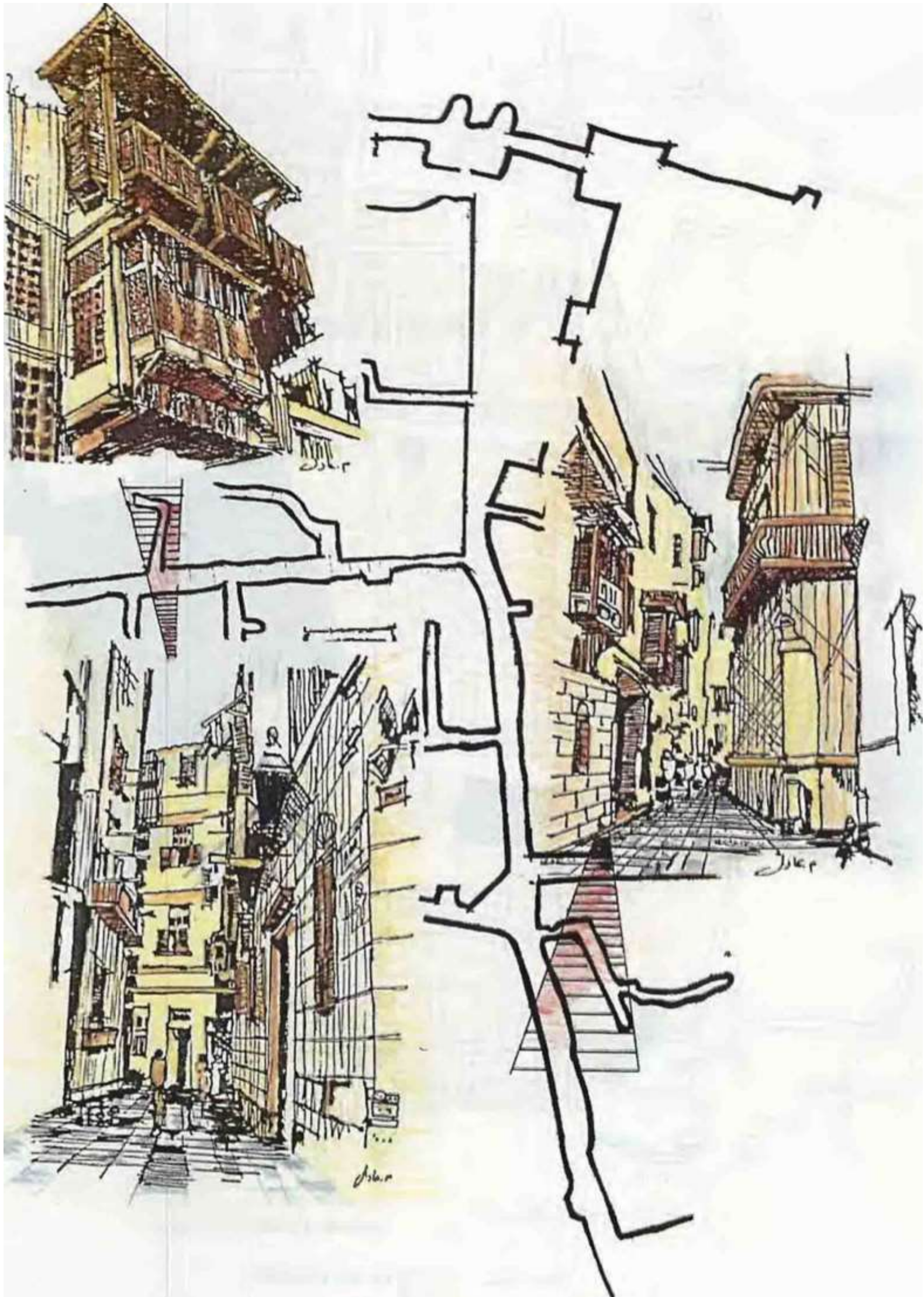


1 Al-Hakem Mosque

2 El-Hakem & the Northern Wall

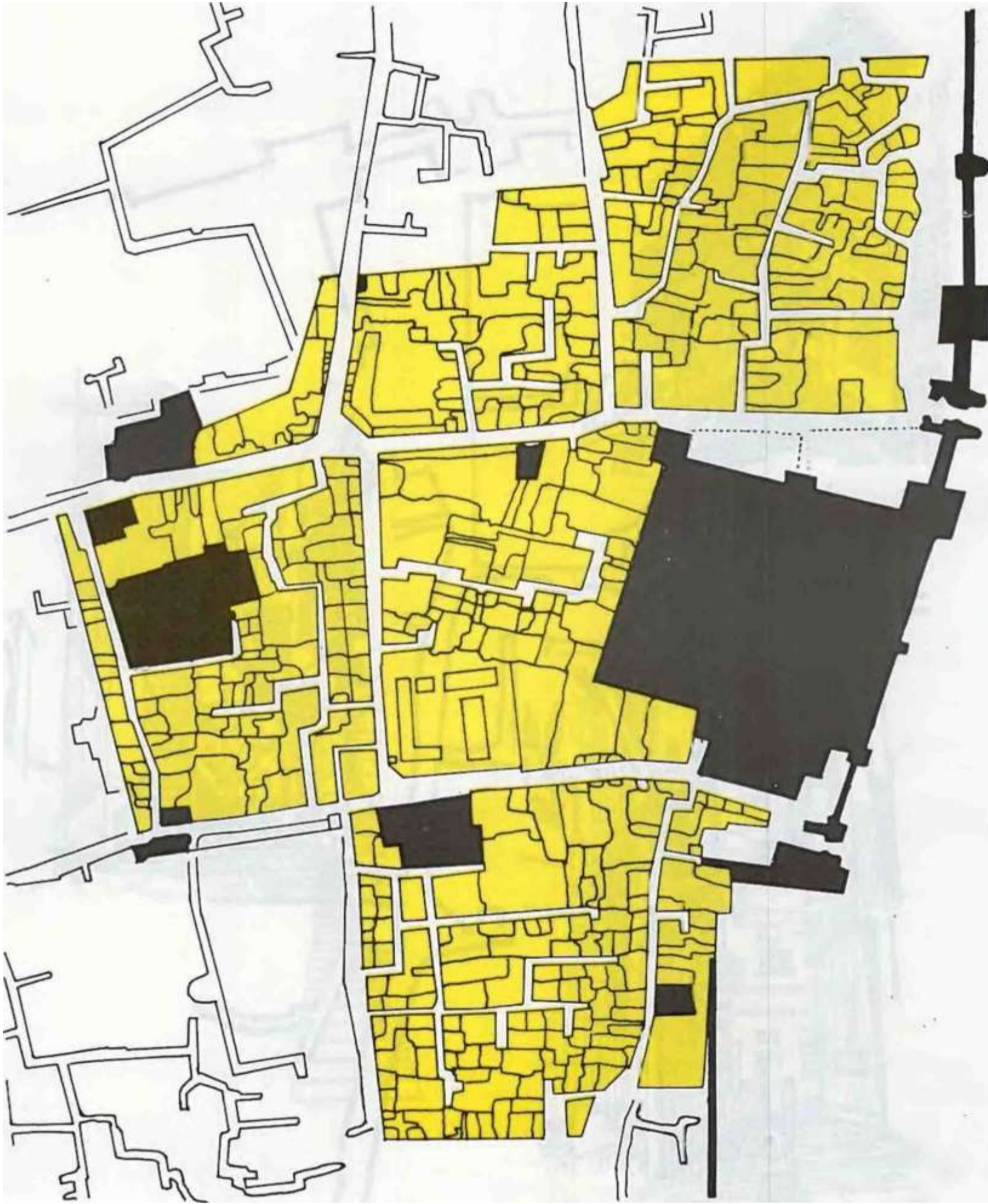
Wakalat Qait Bey

Mosque of Al-Slehdar



Architectural Character  
for Al-Gammaliah

- ... It...JI/t..JL.....JI L6JI



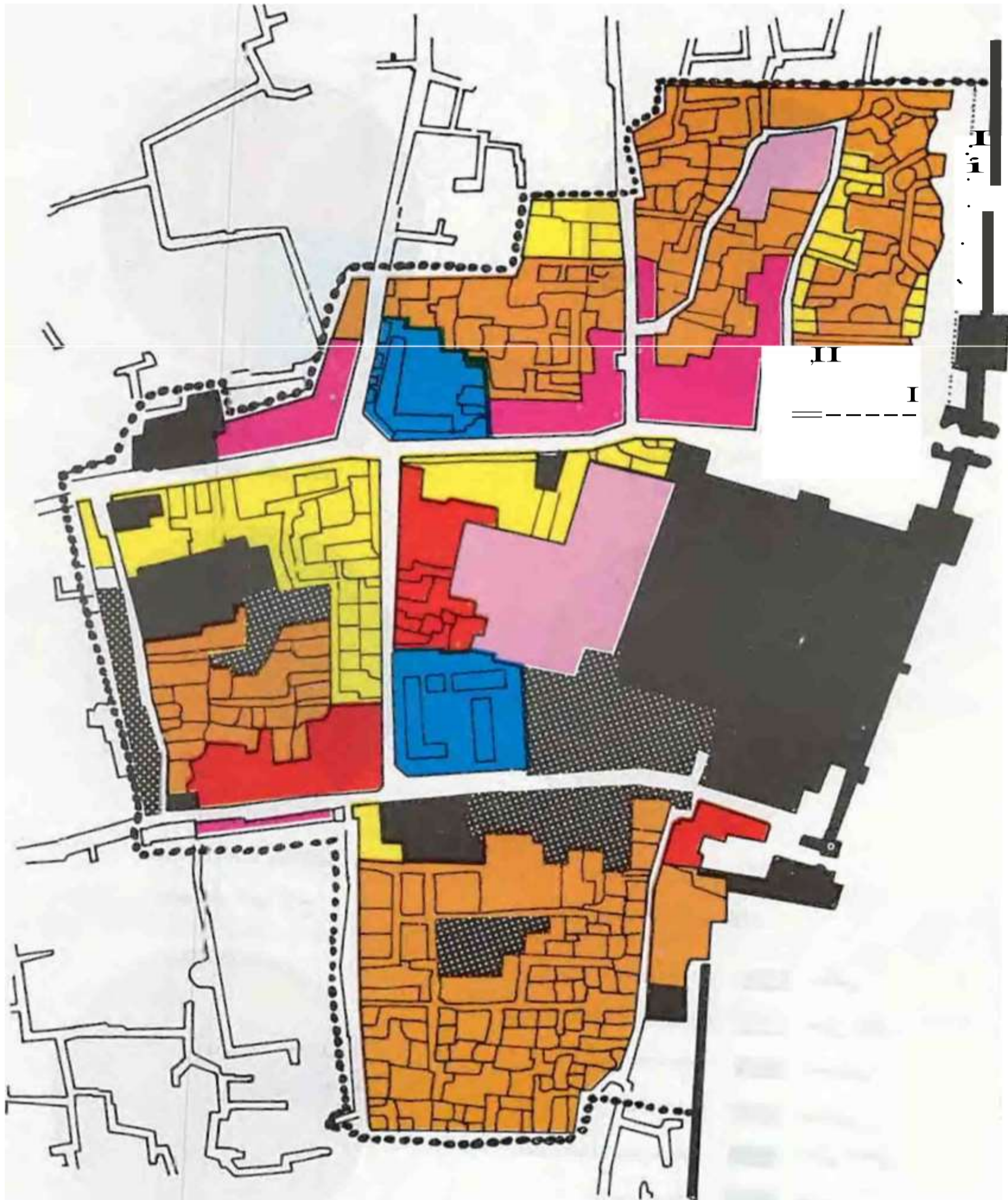
الاستعمالات العامة للأراضي

GENERALIZED LAND USE

مساحة مبنية (---) BUILT UP AREA

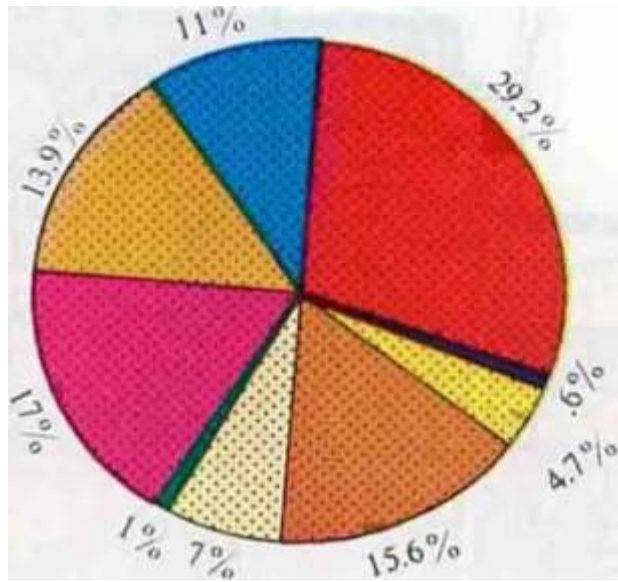
جبل — MONUMENTS

مسار (---) J.P. PATHS



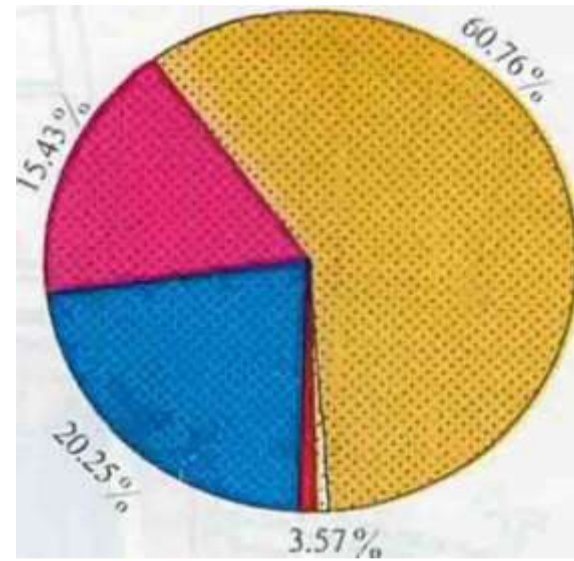
Map showing the land use pattern in the study area.

- |              |             |     |                          |
|--------------|-------------|-----|--------------------------|
| RESIDENTIAL  | ISJ         | ○   | CO-OPERATIVE RESIDENTIAL |
| IS) —        | COMMERCIAL  | ■   | OFFICE INDUSTRIAL        |
| INCORPORATED | EDUCATIONAL | ■   | DIFFERENT USES           |
|              |             | ■   | MOMENT                   |
|              |             | --- | BORDER OF STUDY AREA     |



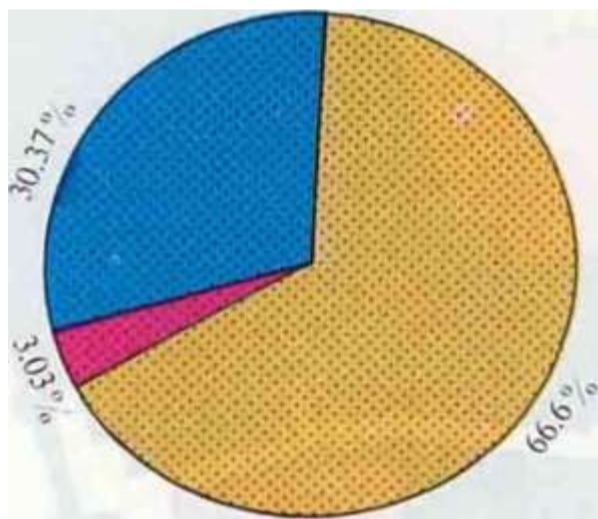
Building use 1st Floor

استخدامات الدور الأول



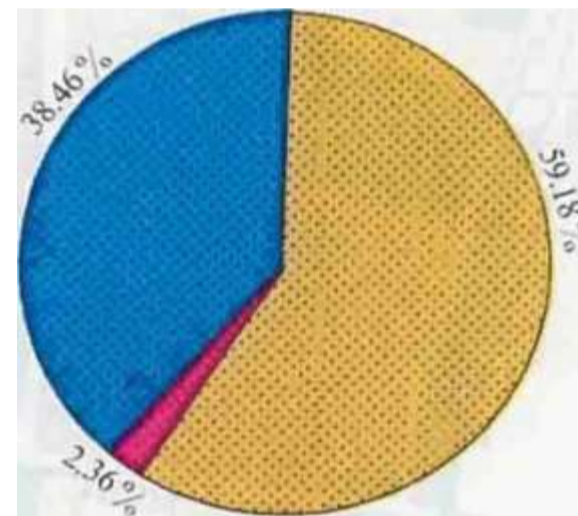
Building use 2nd Floor

استخدامات الدور الثاني



Building use 3rd Floor

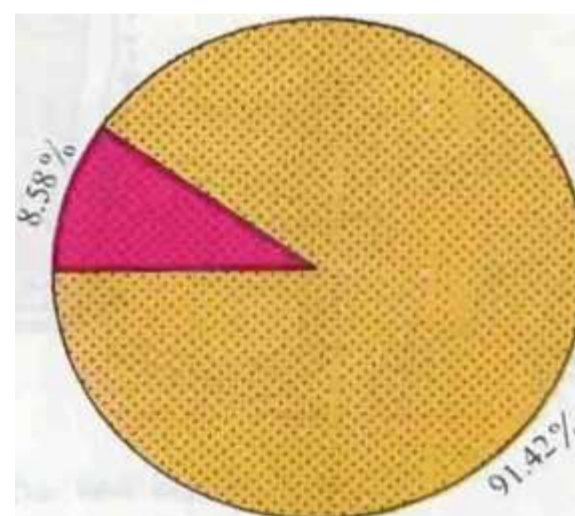
استخدامات الدور الثالث



Building use 4th Floor

استخدامات الدور الرابع

- |                        |                        |
|------------------------|------------------------|
| Residential            | Residential            |
| Commercial Residential | سكني تجاري             |
| Commercial             | تجاري                  |
| Industrial             | Industrial             |
| Residential Industrial | Residential Industrial |
| Educational            | Educational            |
| Commercial Industrial  | تجاري صناعي            |
| Religious              | ديني                   |
| Vacant Area            | Area                   |



Building use 5th Floor

استخدامات الدور الخامس

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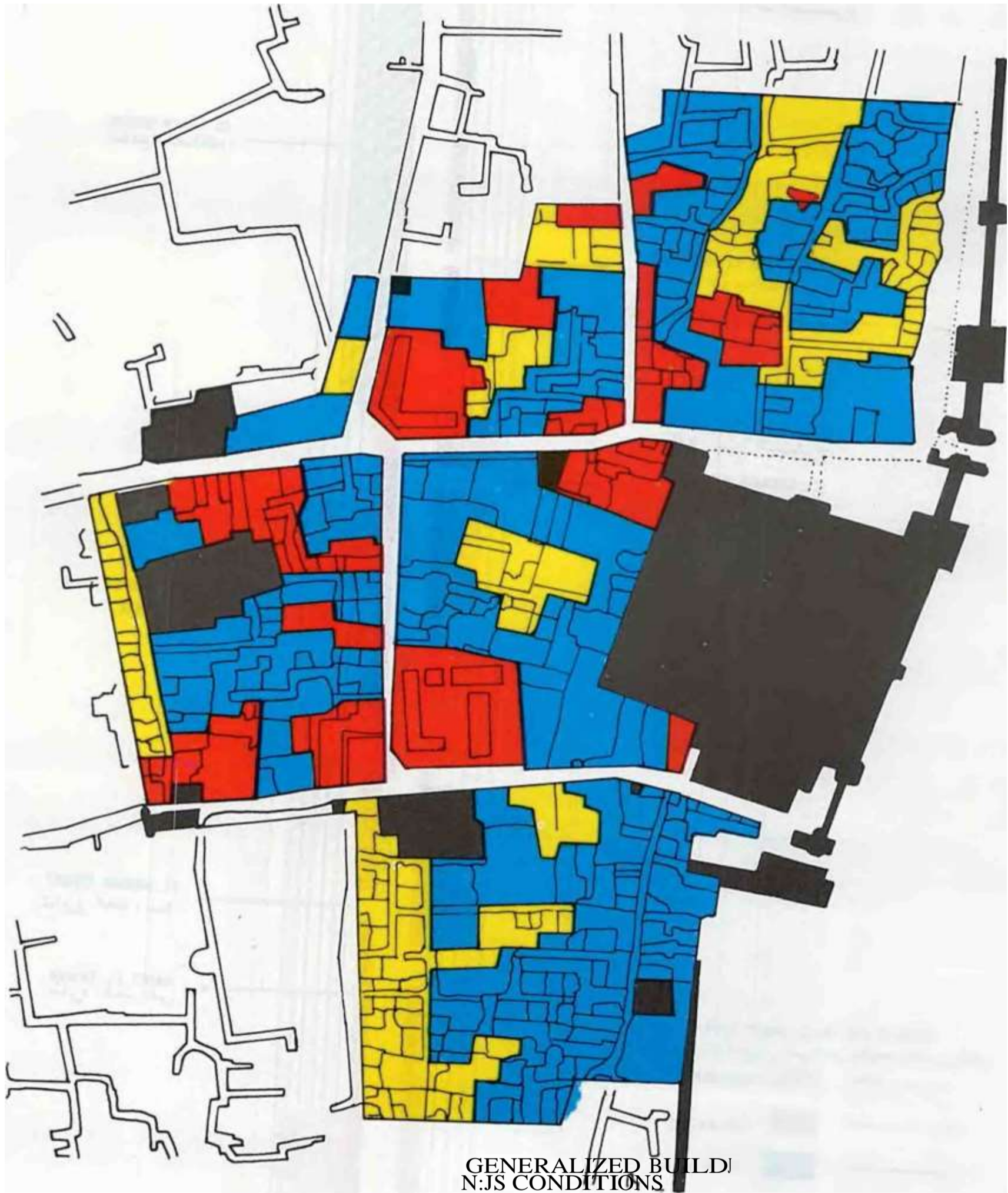
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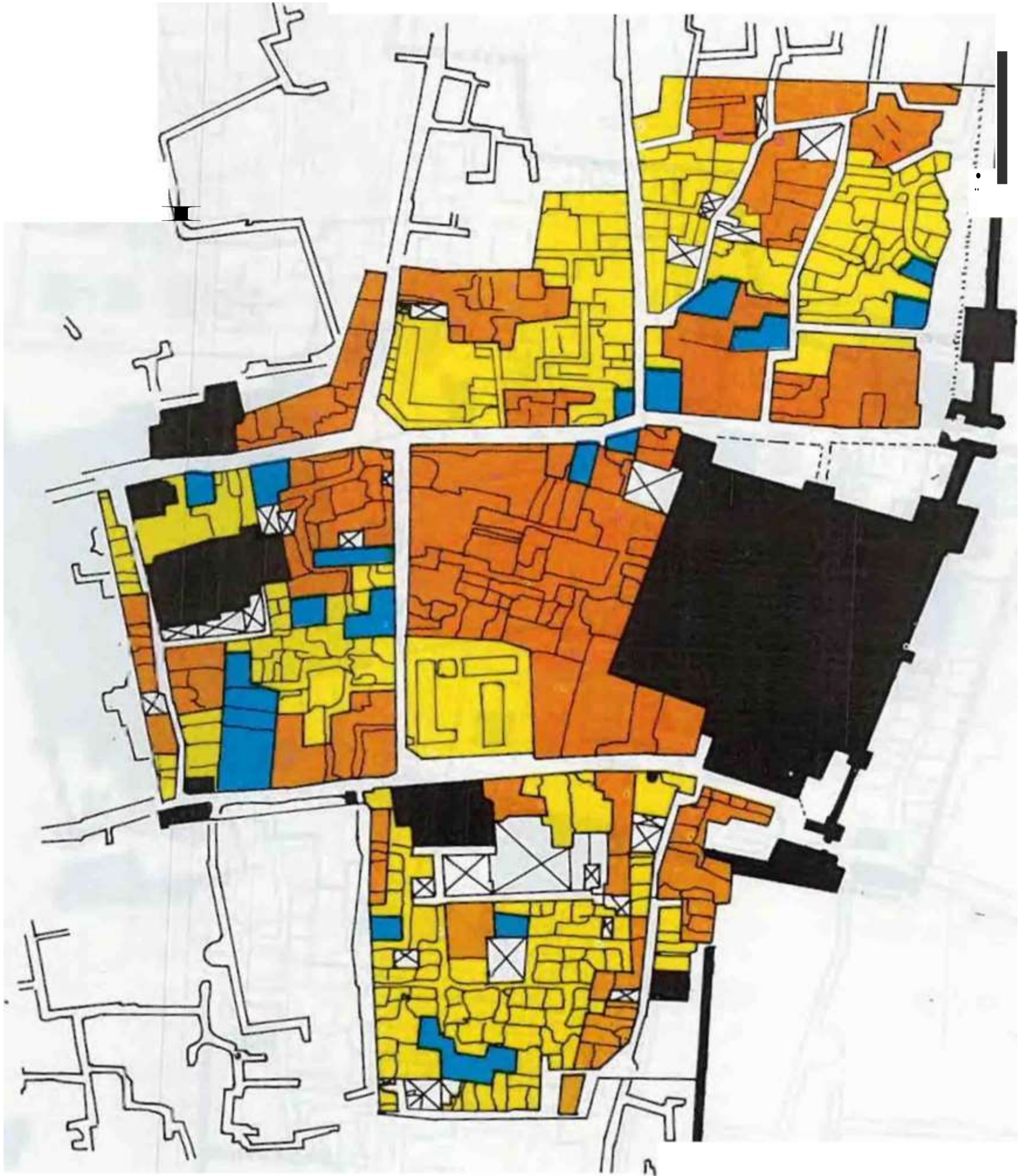
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POPULATION  
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 ROOMS  
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UNITS  
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التركيب الاجتماعي  
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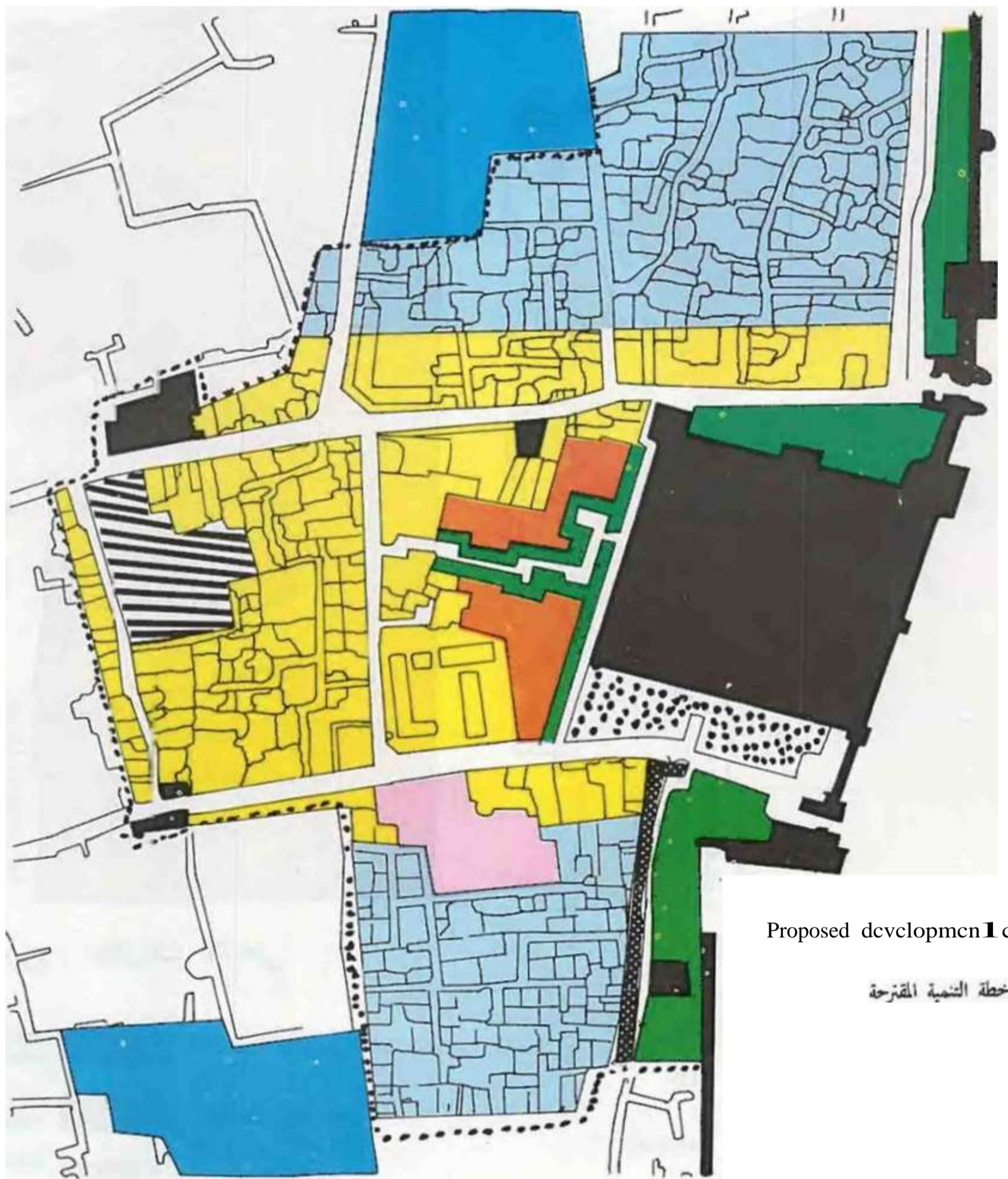
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ECONOMIC &  
SOCIAL  
COMPOSITION



SAMPLENO

AVERAGE  
INCOME



Proposed development concept.

خطة التنمية المقترحة

TOURISTIC  
HOTEL  
LA-J ... J.ci  
CULTURE CENTER  
j :?  
TOURISTIC CENTER  
R ... :?/  
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d. ON ME TS

SHOPS  
...J"#.  
ORIENTAL CAFE &  
RESIDENTIAL GARDEN  
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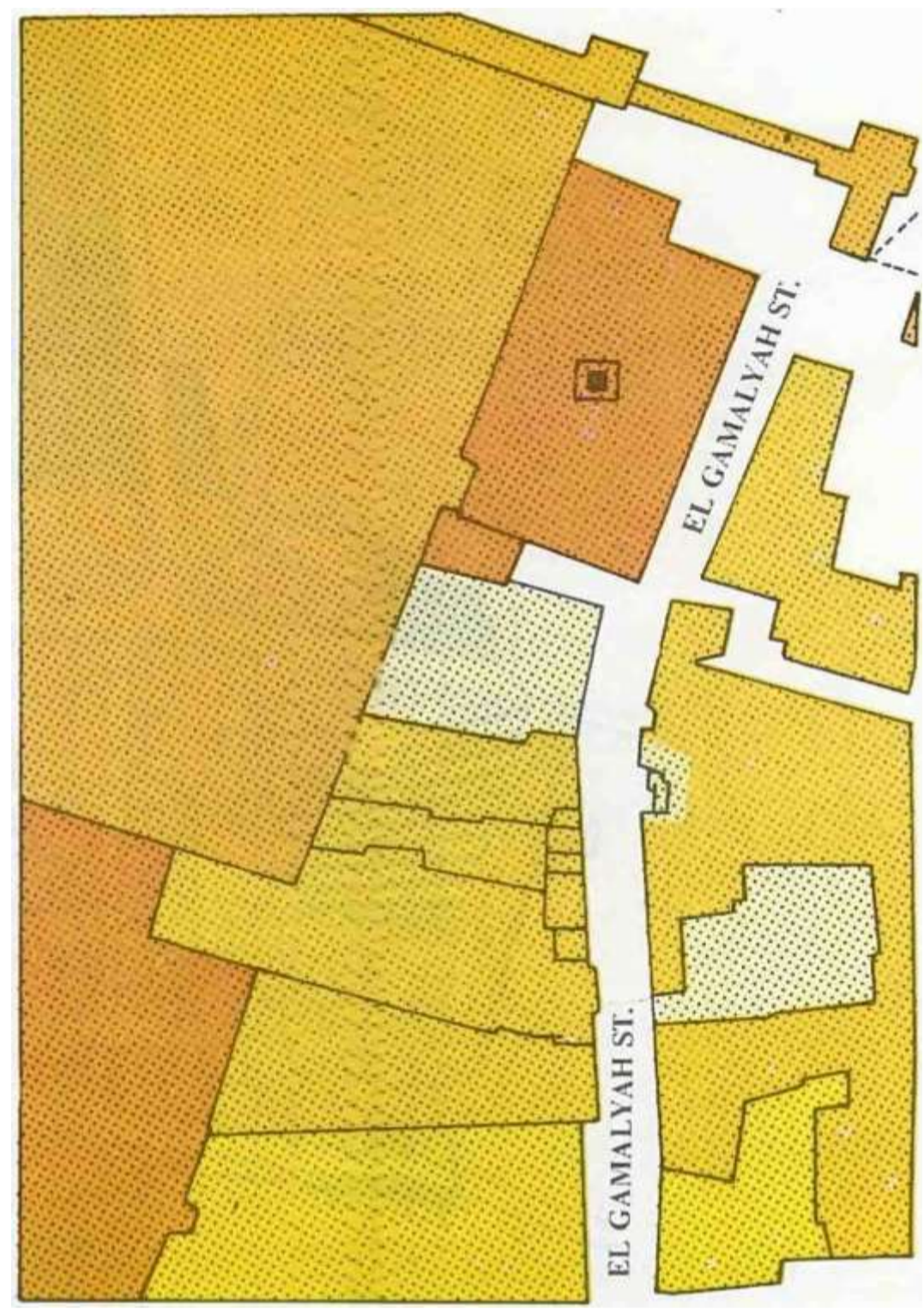
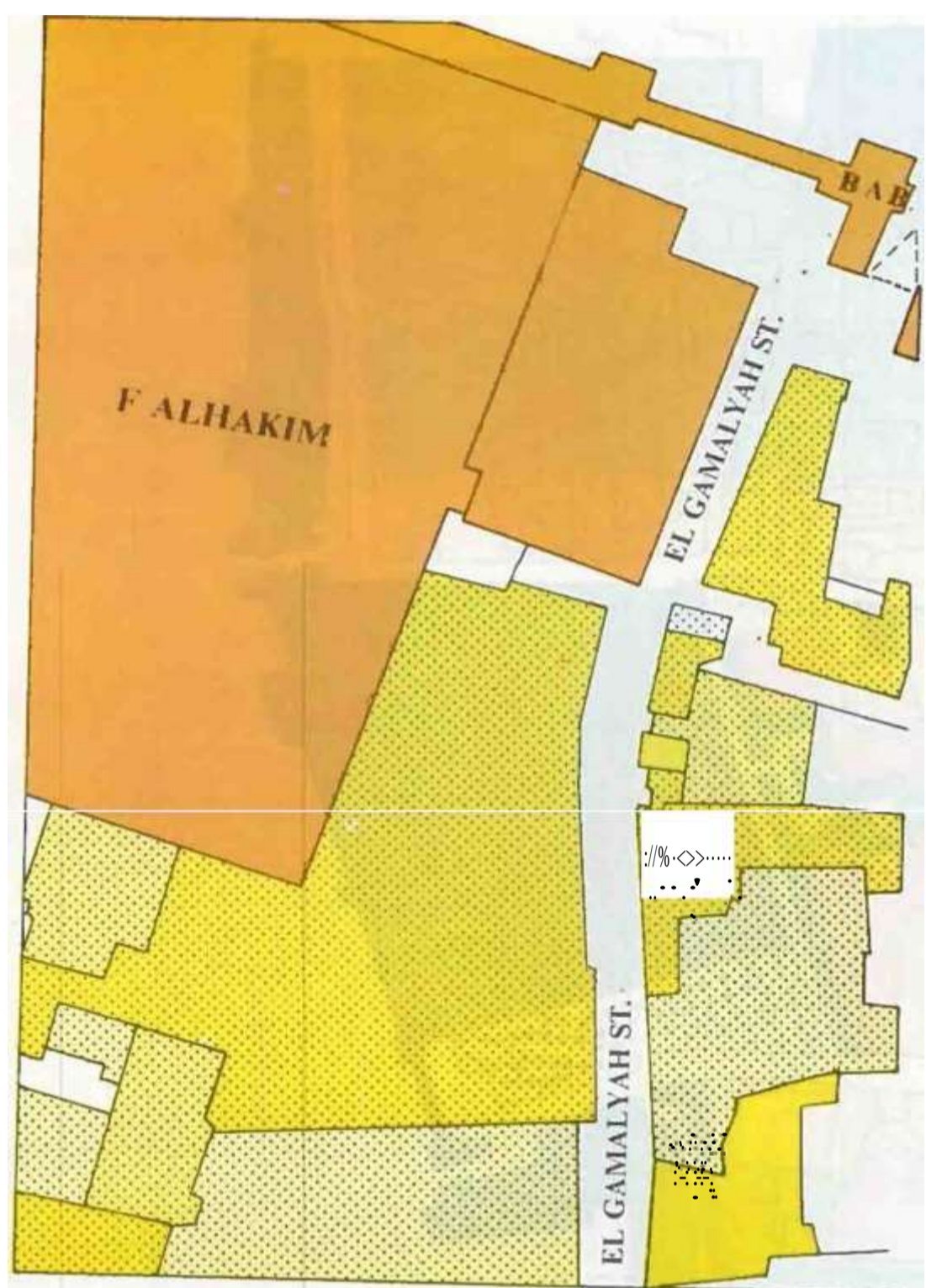
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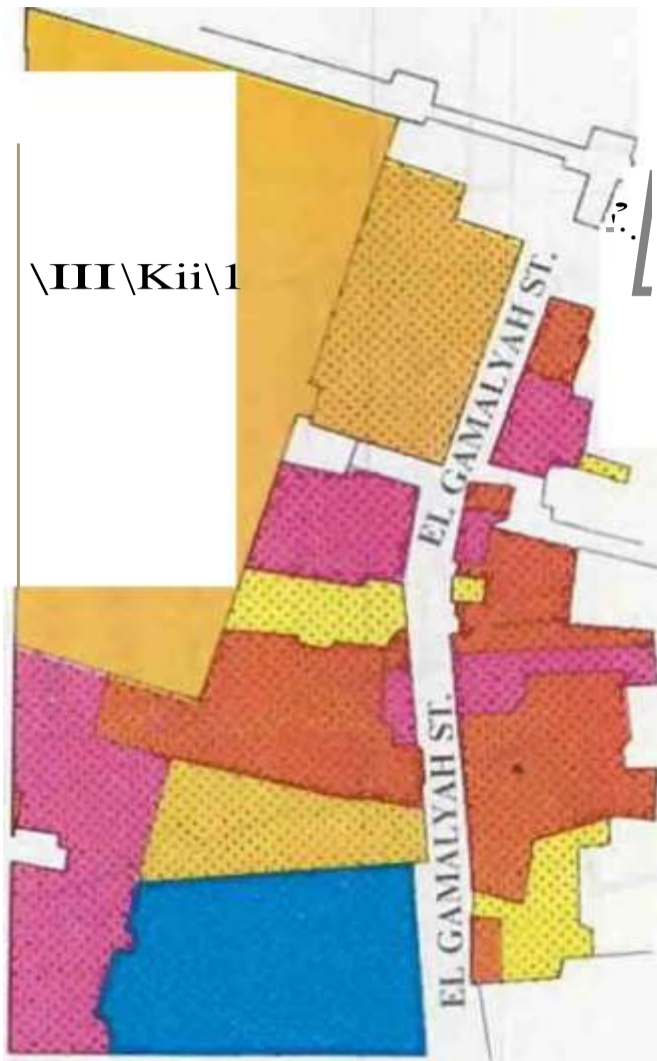


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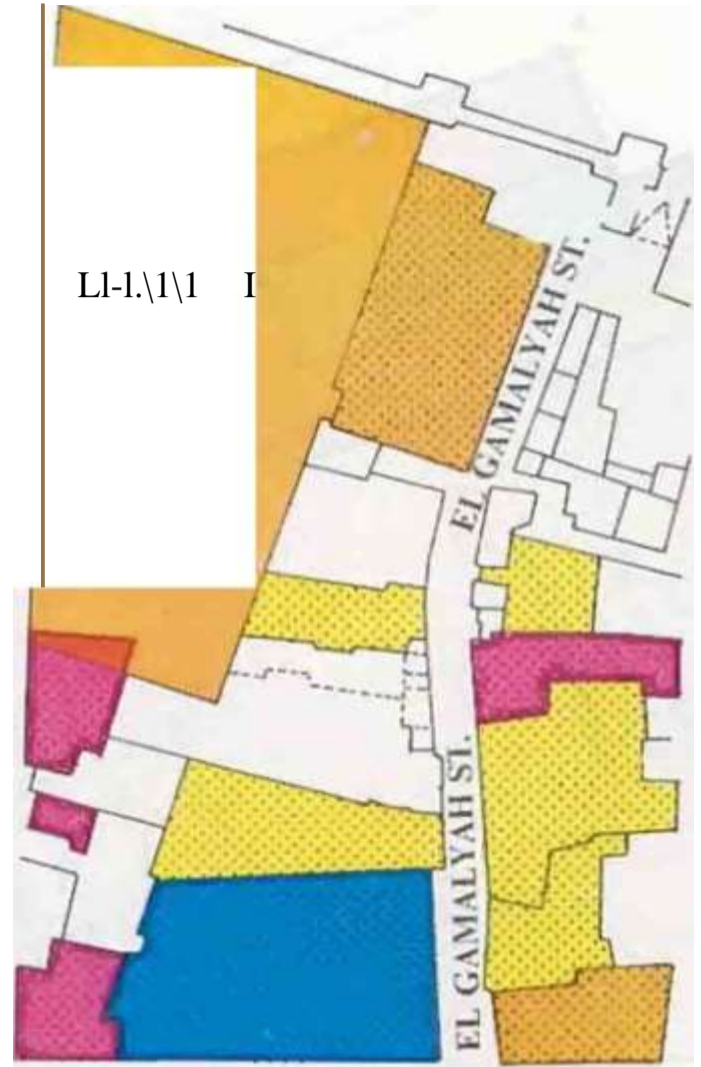
PRIVATE PROPERTY

Wekalet Qait-Bey Touristic Hotel and annexed building



Second Floor Use

استعمالات الدور الثاني



First Floor Use

استعمالات الدور الأول

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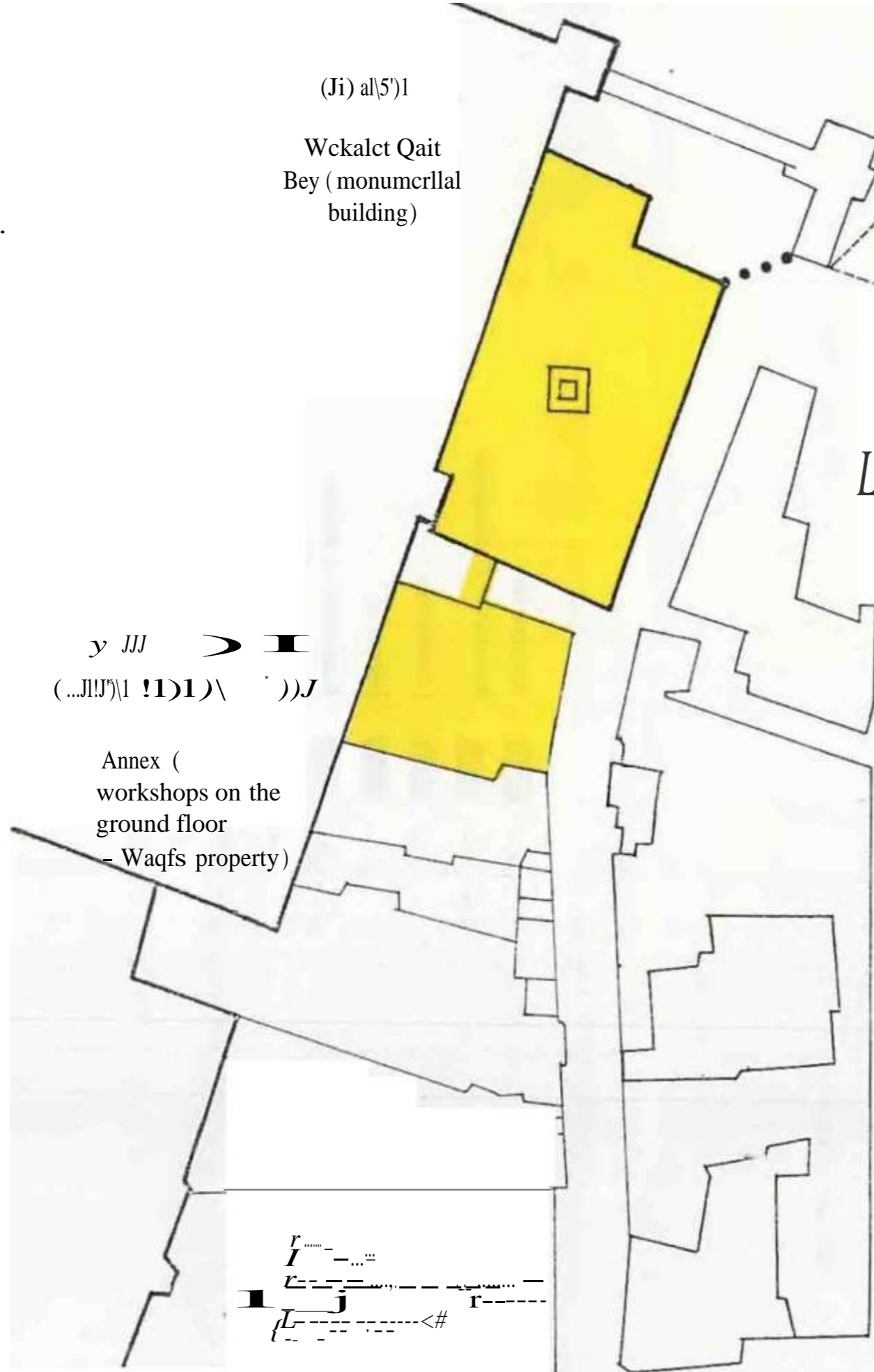
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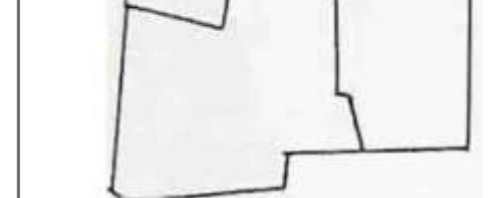
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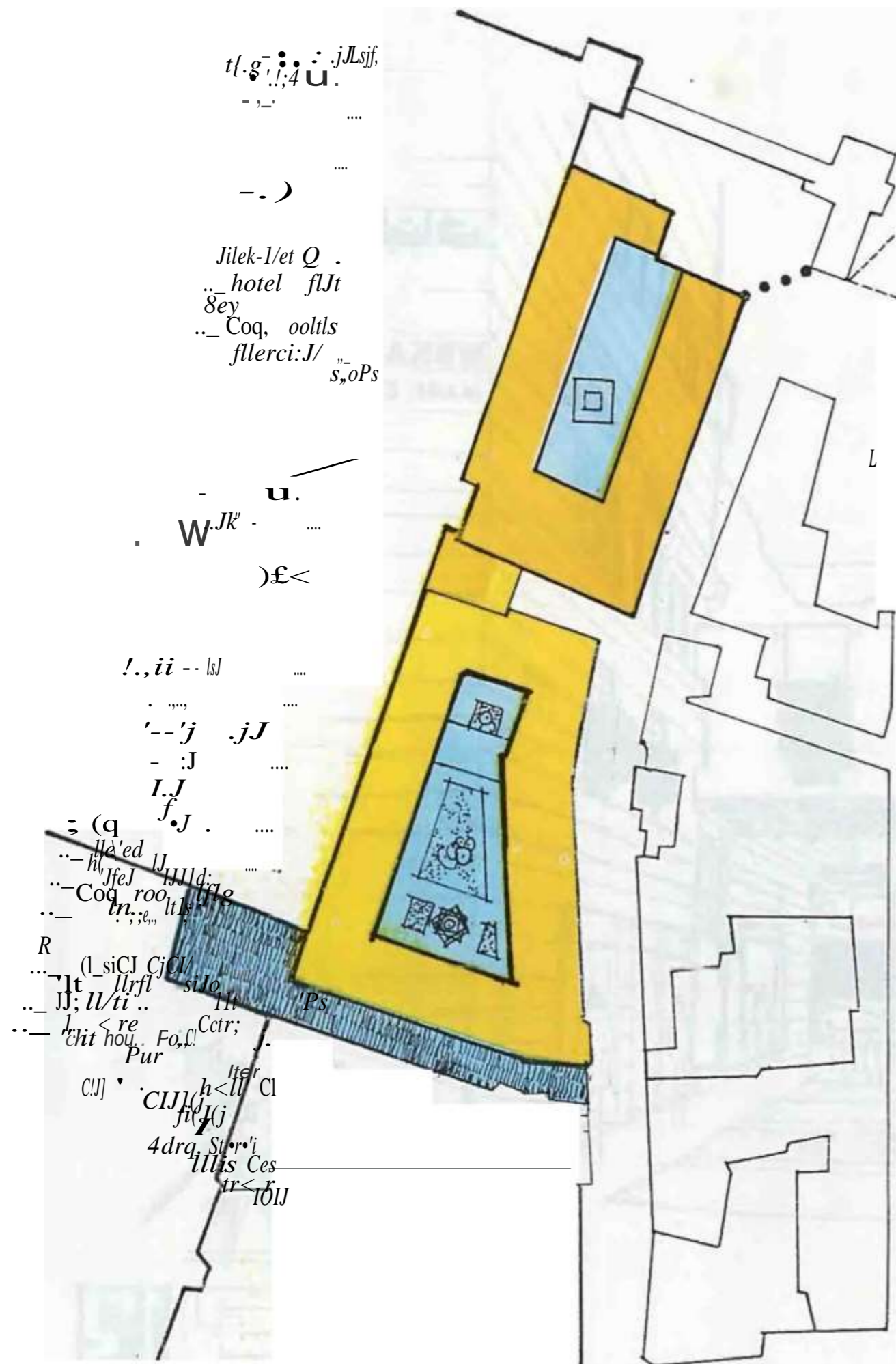
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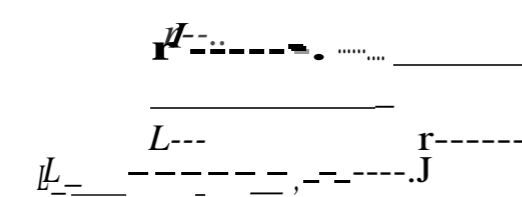


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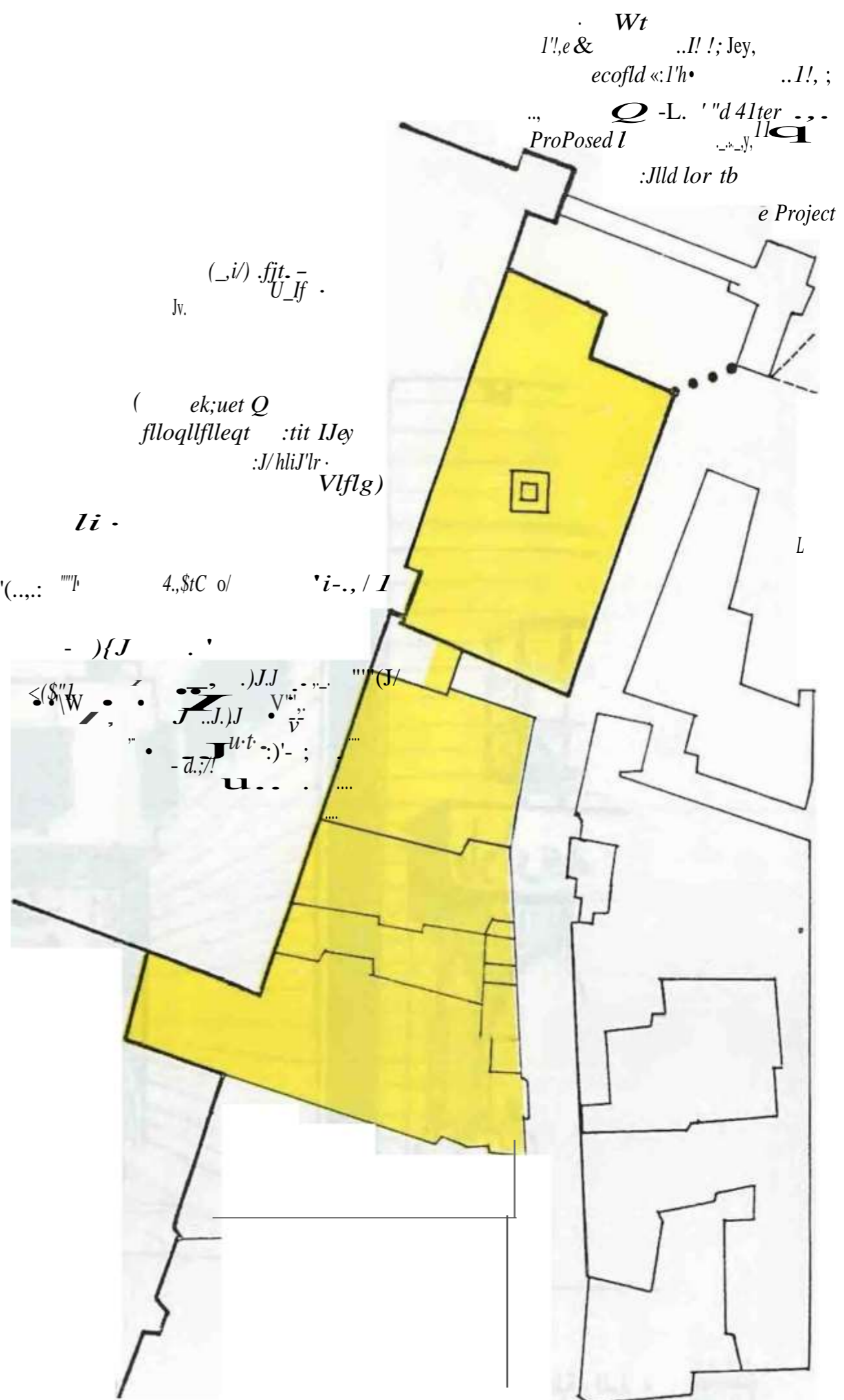
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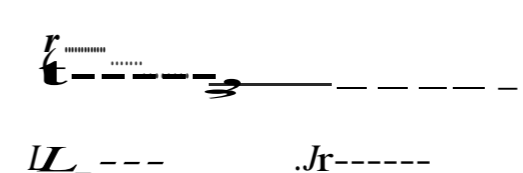
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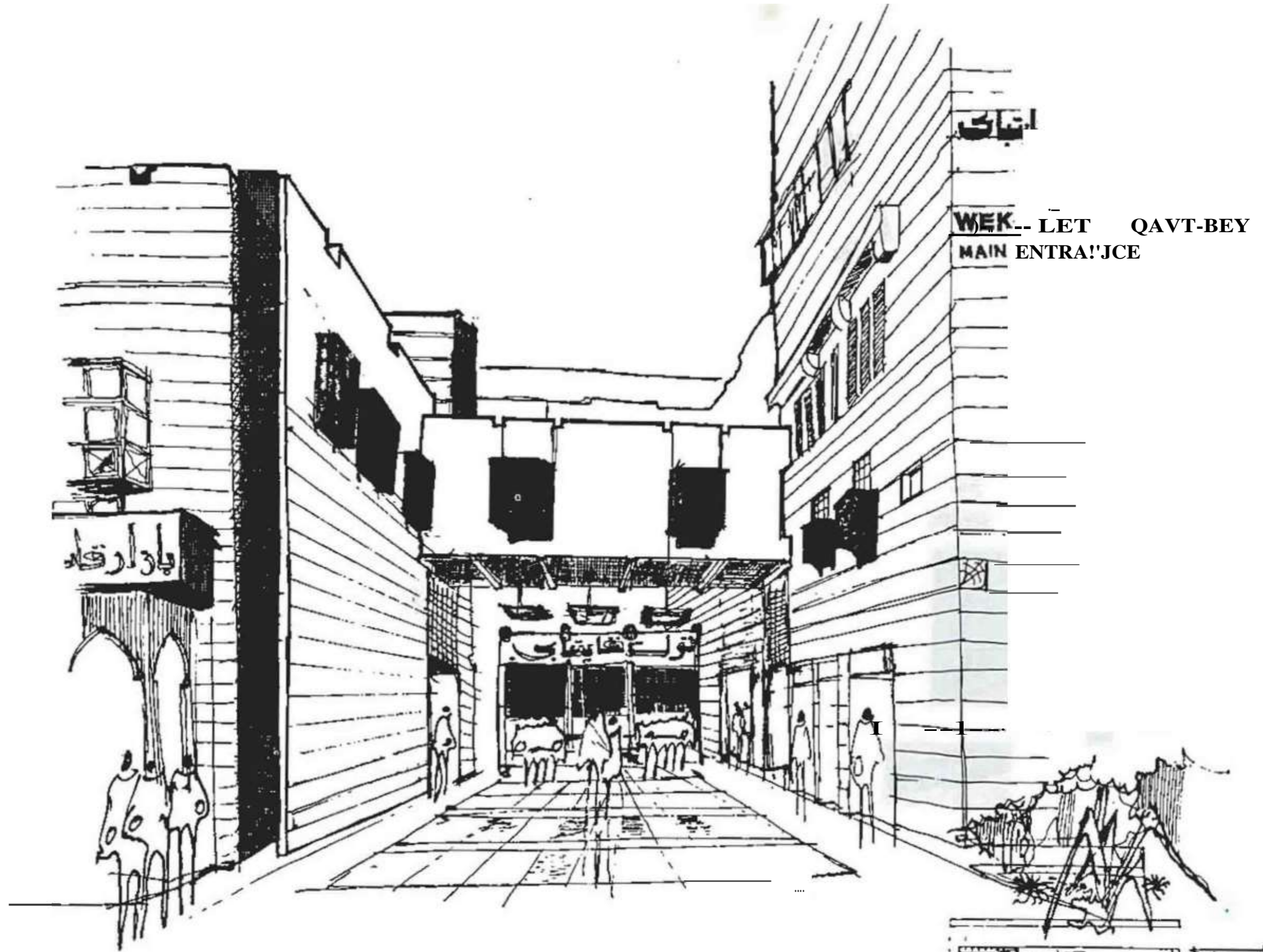
The proposed **Plan** for the second alternative



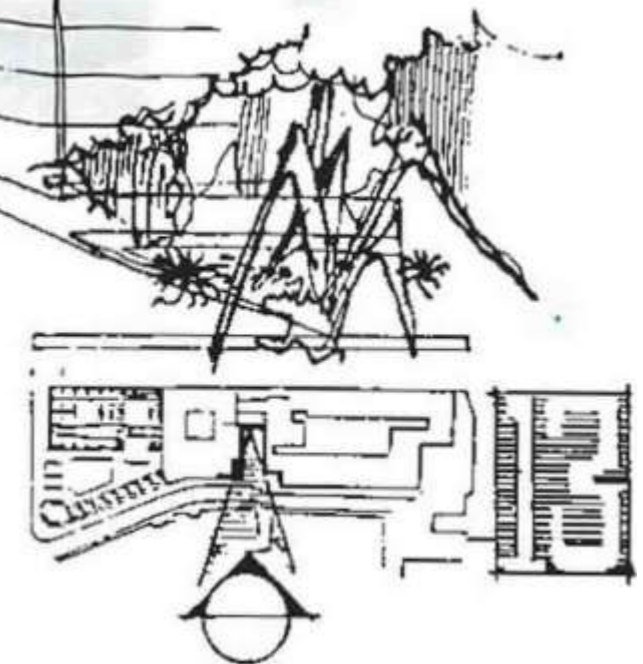
- property)
- Warehouses and stores on a ground floor (private property)
- Residential quarter in a very bad condition occupied by 12 Families (private property)

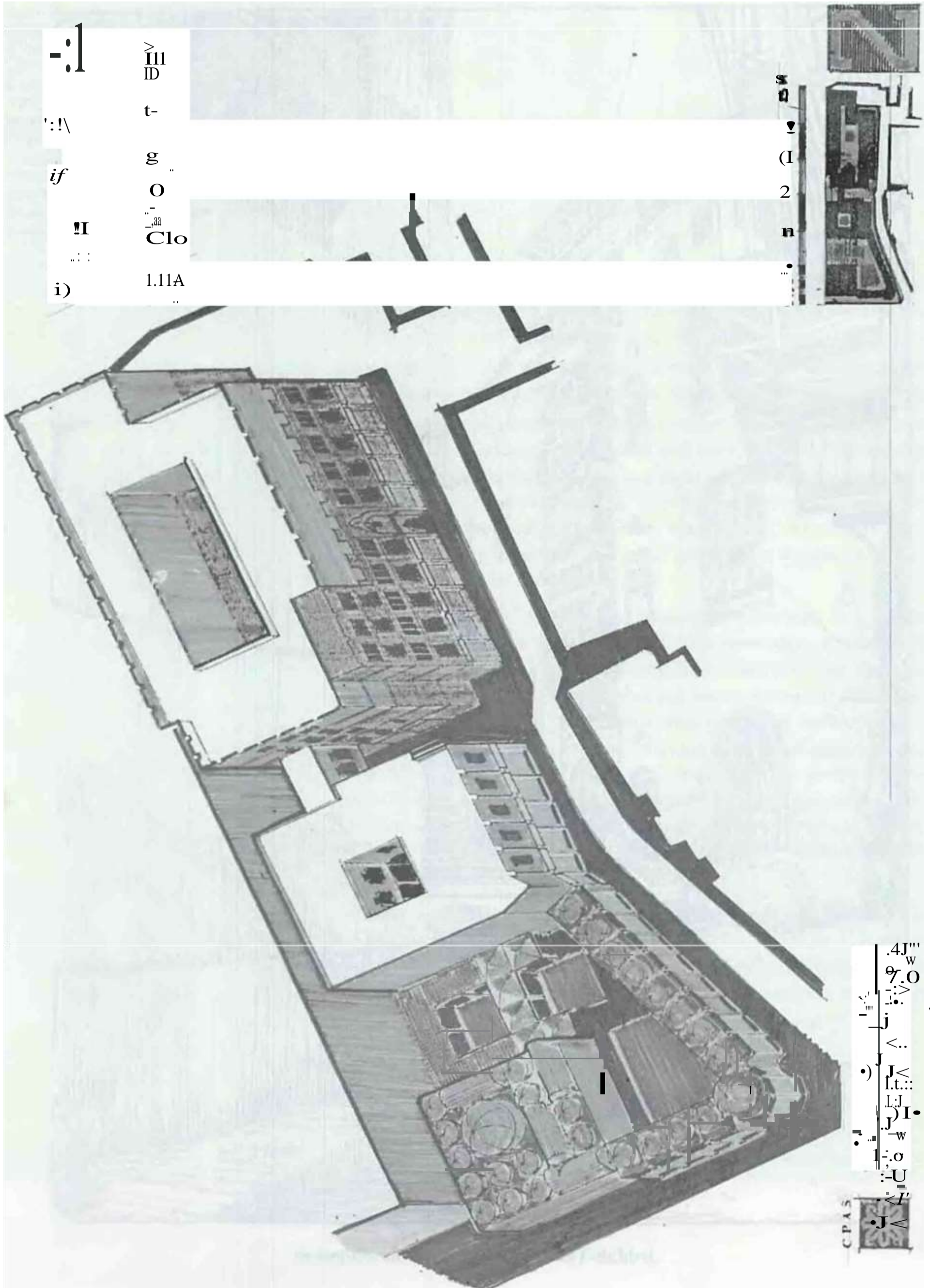
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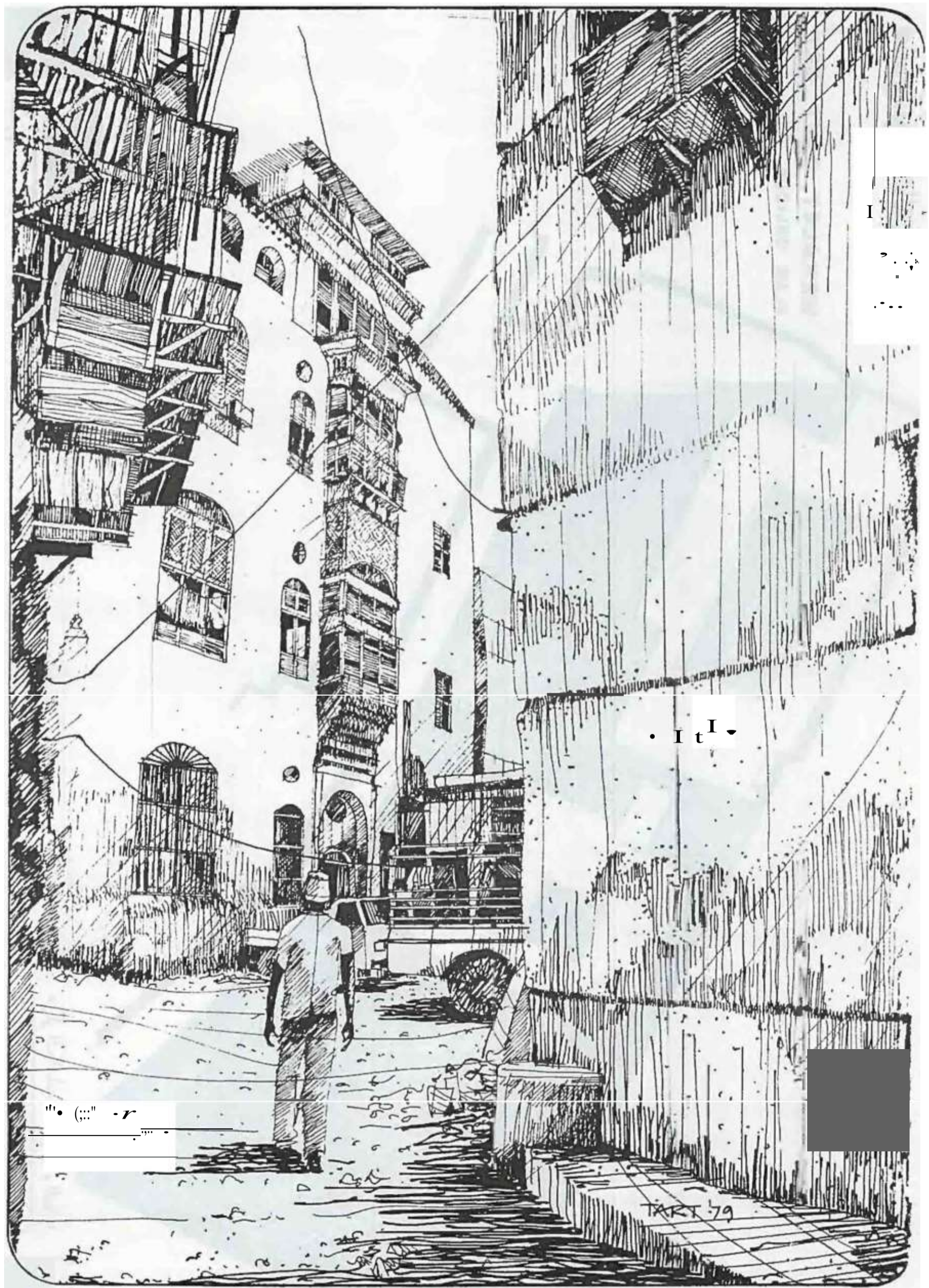
مركز الدراسات التخطيطية والمعمارية  
 CENTER OF PLANNING & ARCHITECTURAL STUDIES











Jeddah-The Old Cit) before development

The Architectural Restoration of  
Historical and Monumental Buildings

*Project: Dr. Saleh Lamei Moustafa*

- PROF. DR. SALEM MOUSTAFA

- Lecturer in Architectural History and Islamic Architecture at the Faculty of Architecture, Assiut University, Assiut, Egypt.
- Ph.D. in Architecture from Assiut University, 1963.
- B.A. 1956, Diploma in Architecture from Assiut University, 1963.
- Ph. D. in Architecture from Assiut University, 1966.
- He participated in a number of restoration works of Islamic monumental buildings in Egypt and other Arab countries.
- He published many articles and books in the field of Architecture and Restoration.

The Islamic art and architecture have evolved based upon pre-Islamic arts founded in the Arab World, but have always had their own characteristic style. Along the centuries, the Islamic architect exercised his knowledge of human space and human scale in his study of visual composition of masses and the relation between the elements and each other on one hand and with the road system and surrounding open spaces (nowadays); on the other. It was noted that most historical (mediaeval) areas are of high population density and most of their occupants are of a low income sector. The existence of industrial and commercial areas within the residential areas caused the deterioration of living conditions in the area that was once the district of palaces of governors, wealthy people and merchants.

The deteriorating condition of historical buildings was misleadingly related to the Islamic architect's lack of knowledge of the appropriate construction method, the use of insulating mortars and the absence of damp proofing layers. But by studying many historical buildings in the Arab Islamic World, it was found that the Arab builder used several building materials each according to its required functions. The rubble used in the foundations differed from that used above the ground, the mortars used in walls, foundations and water tanks differed from each other. To be familiar with the deteriorating condition of these buildings, the origin or such a problem and its reasons could be studied in order to determine the optimum solution.

To start with, the treatment of the building should be identified whether it is a restoration of the demolished element or just a matter of preservation and conservation of the building which that will include repair and removal of isolation carried out during successive 10 years. In addition to a study of the

surrounding environment to ensure the best protection against its negative aspects on the building.

The treatment might be thought of as a matter of rehabilitation of the building either to reconsume its functions or to adapt it to another function appropriate with its architectural composition, or it might be a case of complete renovation. This subject should be handled by experts bearing in mind that preservation and conservation should not be treated separately from restoration, because the restored building might deteriorate again unless it was preserved and conserved with the surrounding media. This is the case with many historical buildings in mediaeval Cairo.

To recognize the factors resulting in the deterioration of monumental and historical buildings, the following aspects must be carefully considered:

1. DETERIORATION RESULTING FROM THE PEOPLE

buildings.

2. DETERIORATION RESULTING FROM ENVIRONMENTAL CONDITIONS:

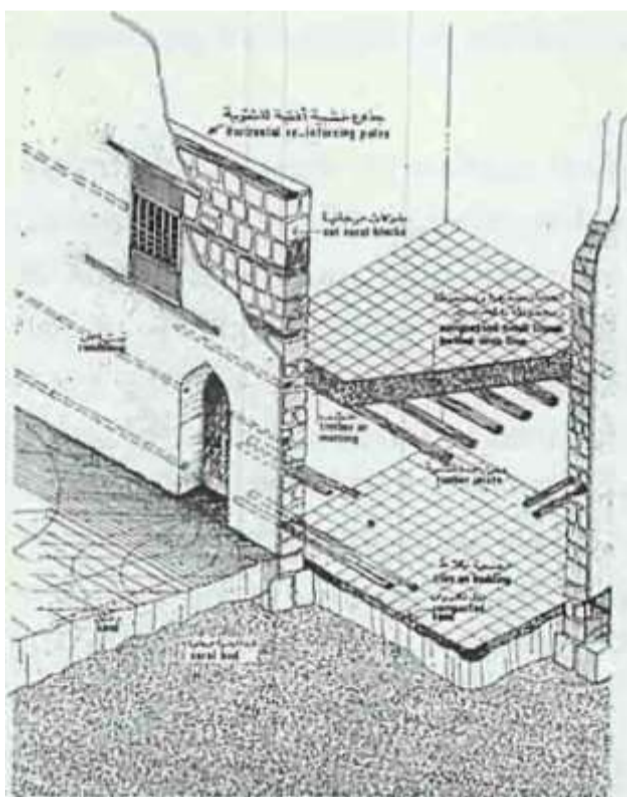


Fig. 1. The Old City. A traditional structure system in the traditional

It is obvious that individuals in developing countries suffer a lack of historical cultural consciousness and unawareness of the artistic and historic value of the historical area and the monumental buildings especially when the people gain no direct benefit from these buildings they lost interest in those antiquities and resulted in misusing them and accumulating dirt and garbage.

corrosion.

2-1 The accumulation of dust on walls and ceilings causes severe damage in the wall paint. The humidity as well activates the formation of fungi in the walls and ceilings.

2-2 The modern means of transportation and existence of industrial areas within the city causes air-pollution which greatly affects the building mass. The vibration resulting from the heavy traffic affects the foundations (being very near to the ground surface they were not designed to tolerate the heavy traffic).

2-3 The deteriorating condition of the infra-structure caused a leakage of water in the walls

and foundations. This leakage caused instability of soil beneath the

2-4 The leakage of sewage water and its accumulation beside the walls caused the formation of sulphuric acid which caused the corrosion of the stone composition of the building.

2-5 The accumulation of rain-water on the roofs and the deteriorating condition of the damp proofing material caused the continual leakage of water and humidity to the walls.

2-6 The nature of the Egyptian soil containing a considerable concentration of salt (sodium chloride) greatly affected the building mass. When the surface water carrying dissolved salts rises in the walls by capillarity, it evaporates leaving crystals of salt accumulated on the stone surface causing surface

### 3. DETERIORATION RESULTING FROM THE GOVERNMENTAL ORGANIZATION:



Before restoration..



..After restoration..

Jeddah.. The Old City. A residential building before and after restoration.

### CITY OF SAIDA

The following:

1. The continual interference between various organizations responsible of such historical buildings e.g Ministry of Works and Antiquities Organization.
2. Some of the historical buildings are being rented by means of governmental organizations to carry out other functions rather than their original one.
3. Absence of antiquities' centres whose responsibility lies in registration, documentation preservation and conservation of historical buildings.
4. The existing regulations concerning preservation and conservation of historical buildings in developing countries are incapable of carrying out their required function. Most of these regulations are mainly concerned with the historical building rather than the surrounding area, which accordingly means the up-grading of the social and commercial composition of the district as a whole. This in turn means an amelioration of the existing vices in the district.

The new antiquities law No. 17 ( 1973-) is concerned with the Historical sites and buildings as a whole. It lay down strict regulations for the new buildings built in the area. The law included historical (non antiquital) areas.

The treatment of historical buildings could be classified as follows:

1. Immediate work to prevent the buildings collapse.
2. Urgent work to stop further deterioration from extending further more within a period of three months.
3. Necessary work to reach the desirable state within a long term renovation plan.
4. Desirable work needed to adapt the building to carry out its functions.
5. Periodical supervision once every month.

It should be noted that restoration of historical heritage should be

carried out by experts in restoration, sufficiently acquainted with antiquities and historical studies to determine the original and intruding elements and to recognize the most appropriate methods of treatment. To be more familiar with the above subject, the restoration project of the great mosque ( Al Omary) in Saida South Lebanon ) will be reviewed.

The city of Saida is located at 33 34' latitude and 35 22 longitude to the east. It is 45 Kms from the Lebanese capital Beirut and lying on the east coast of the Mediterranean. This city of Saida used to be a vital port during the early historic periods. It was destroyed several times either by Palestines Assyrians or Persians. It was a colony in the Greek Empire then later in the Roman Empire until the Maori reign. During the Islamic era, it was captured several times by the crusaders until they were defeated by Sultan Qalwoun ( 1291 A.D. )

## THE GREAT MOSQUE (EL OMARY)

### I. LOCATION

The great mosque lies on a hill overlooking the Mediterranean across the western side of the old city. [It lies to the north of "Al-Maqassad", school near "Hammam Al Ward". The mosque has two entrances, one along the east side reached across Zahr Al-Arnir street. The second entrance - the old entrance - lies along the northern facade leading to "Haret Al-Jamei".

The building was originally built by "Hospitalers" of "John the Baptist Church" in Jerusalem. It was built to serve the sick and poor people of the district besides military functions. It was built at first as a fortress - and not as a church as was mentioned in some references. It consists of suites, a refectory, a chapel, a stable and service sectors. Now, the mosque is occupying the same building of the fortress: it extended eastwards and further beyond the existing northern door. To say that the existing mosque occupies the same building of the ex-church is completely misleading due to the significant difference in the hall plan. It differs from the those of early Gothic churches and that of late Romanesque Architecture either in radial or stepped plan, and in the absence of the Apse and the Choir. The remains of this era are recognised in the northern aisle in the form of ribbed vaults and clustered piers. In 1291 A.D /690 H the fortress was turned to a mosque and since then it was known as the great mosque "Al-Jamei Al-Kabir" or Al Omary - related to Khalifa (Imam Ibn Al-Khatib).

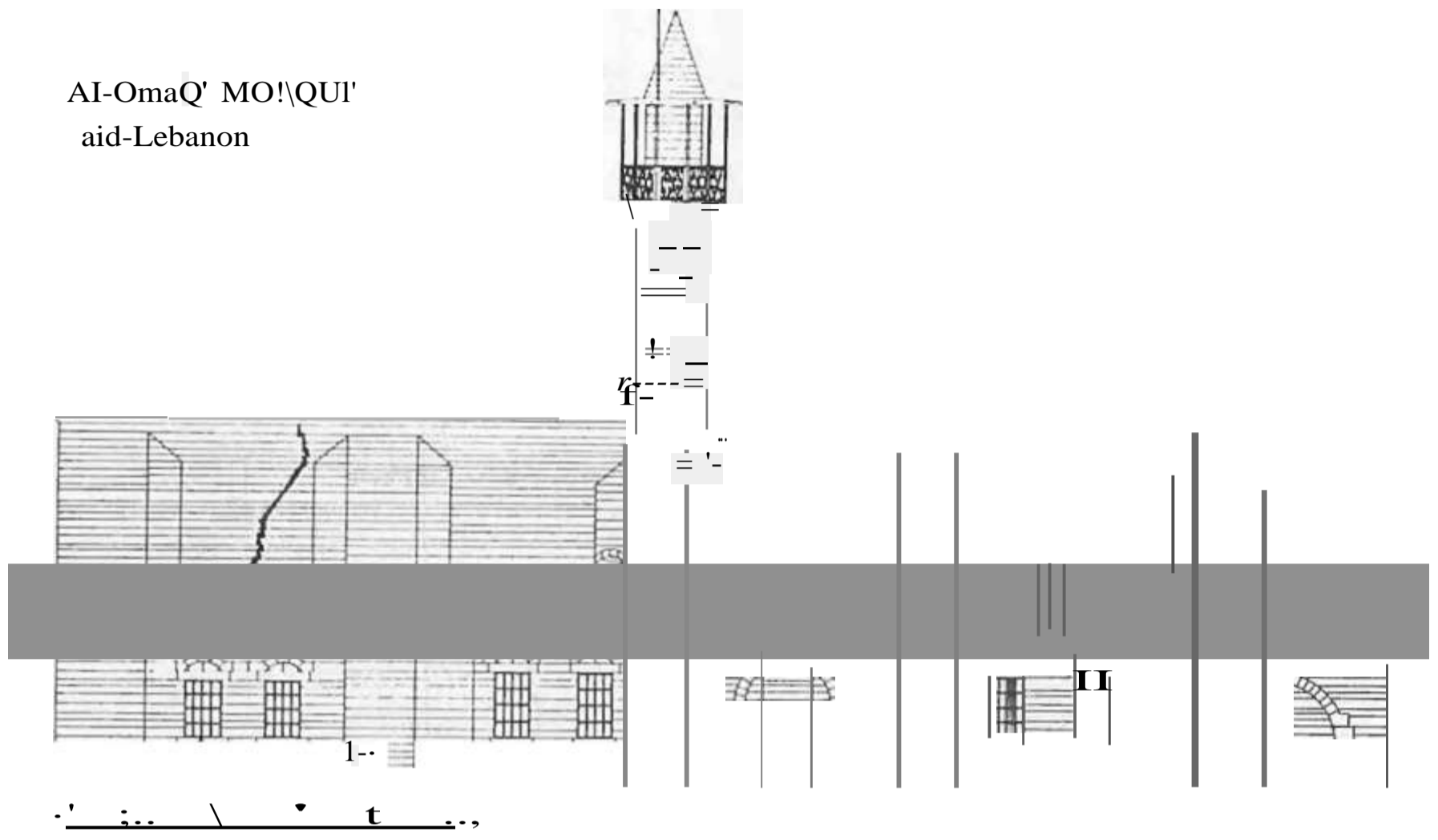
### 2. HISTORICAL VIEW

The Great mosque of Saida was built late after Mamluk Sultan Al-Ashraf Khalil Ibn Qalwoun defeated the Crusaders (1291 A.D.) and put an end to their occupation. The mosque was destroyed several times by earthquakes and sea storms, but every time it was repaired and restored to its original condition.

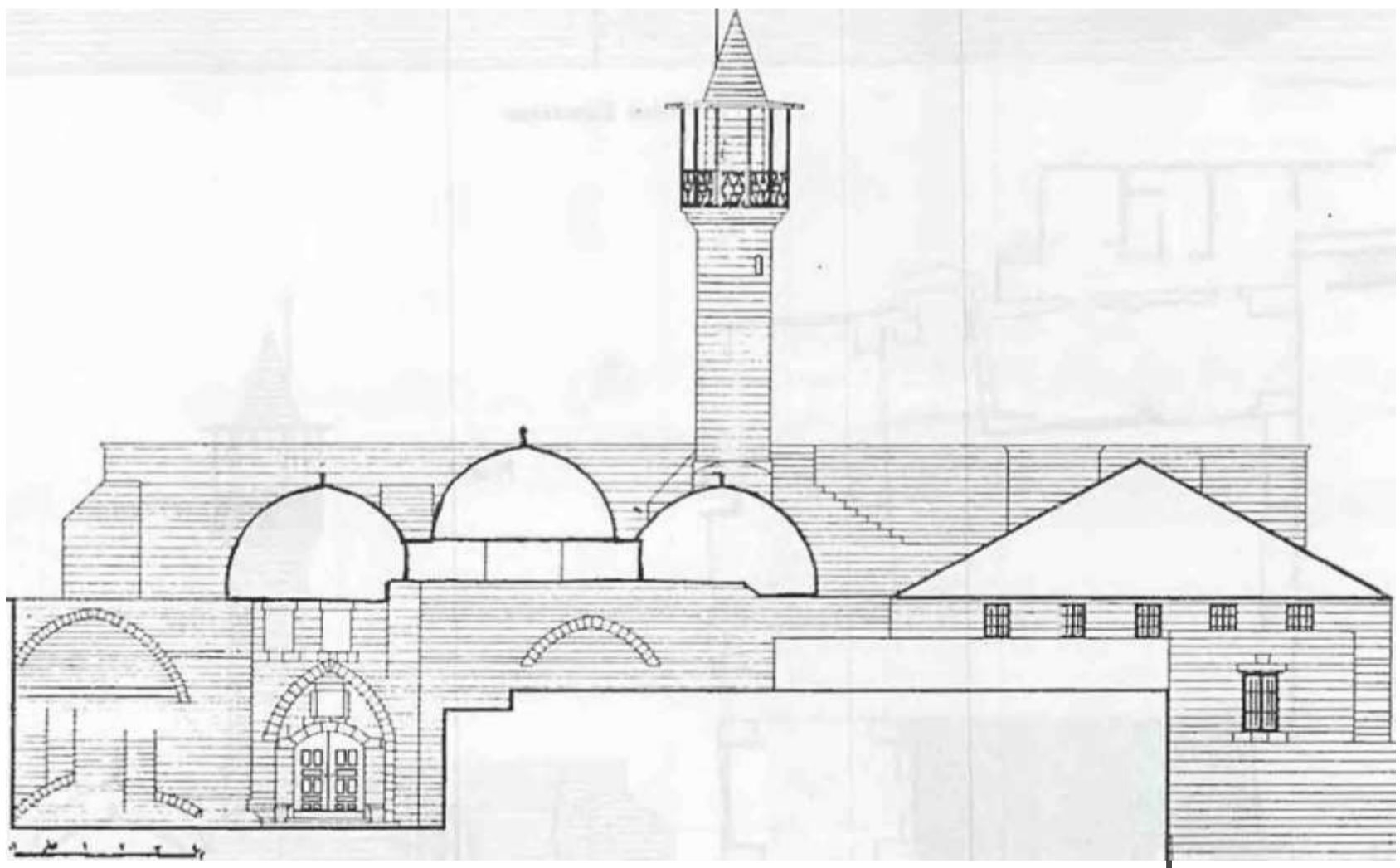
During Sultan Abdel Majid's period (1848-1849 A.D.) many restoration work were carried out, and many parts were added. The Sultan's work included building the minaret and covering the entrance porch with a dome carried by columns with Corinthian capitals covered by a layer of gypsum.

In Sultan Abd elAziz's period (1870 A.D ) Khoshiar Hanen, Khidawi Ismail Pasha's mother - carried out some restoration work. The latest renovation work were carried out in Sultan Abdel Hamid's period and they included the external piers and modification of the Gothic openings and addition of the three domes in the southern aisle as well as the marble minbar to the left of the mihrab. Successive restorations took place in the second half of this century, the latest of which was carried out three years ago whereas a reinforced concrete roof was built above the mosque's original one. This last addition seriously spoiled the architectural form of the mosque.

Al-Omaq' MO'AMMARI  
aid-Lebanon



South Elevation

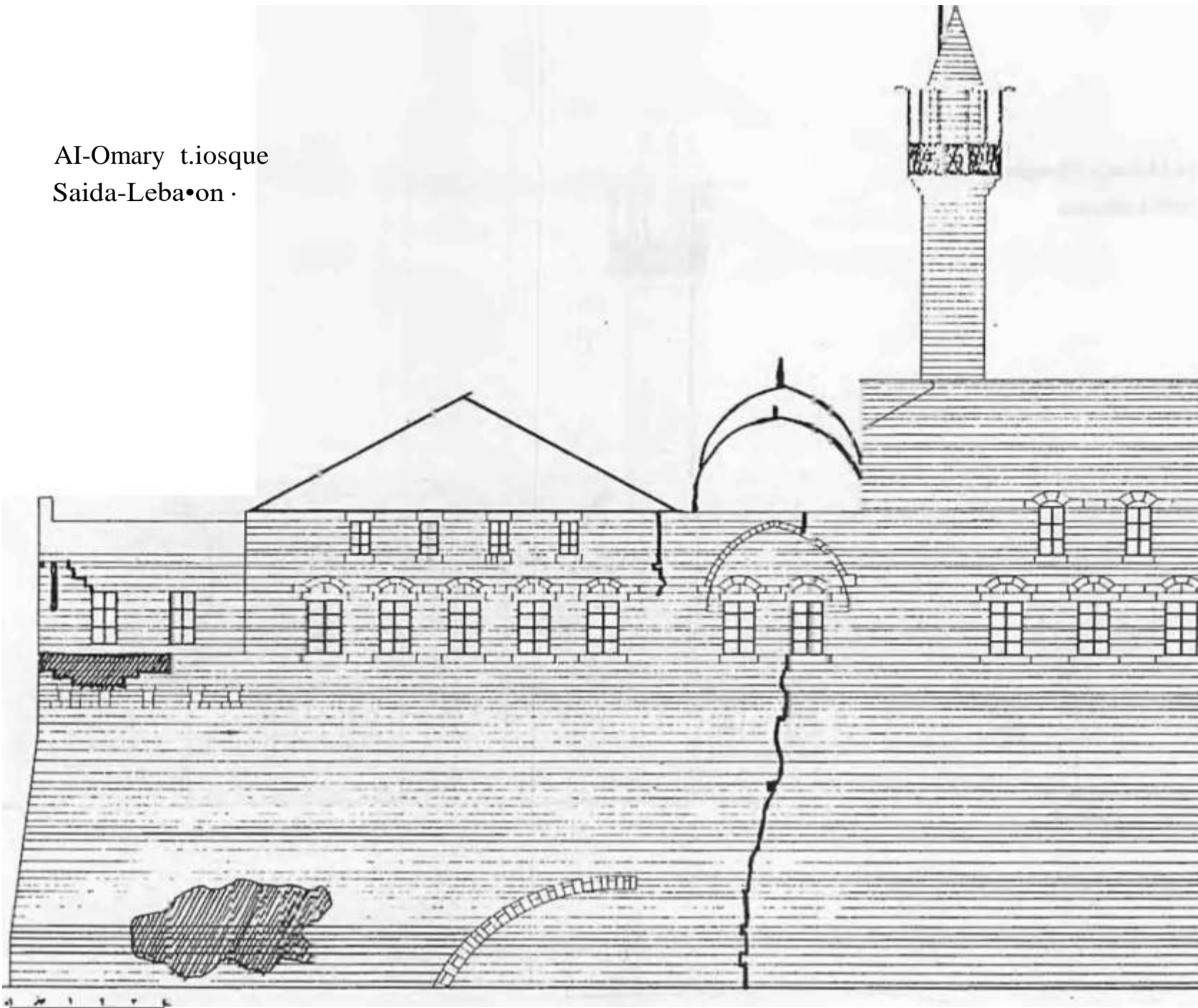


North Elevation

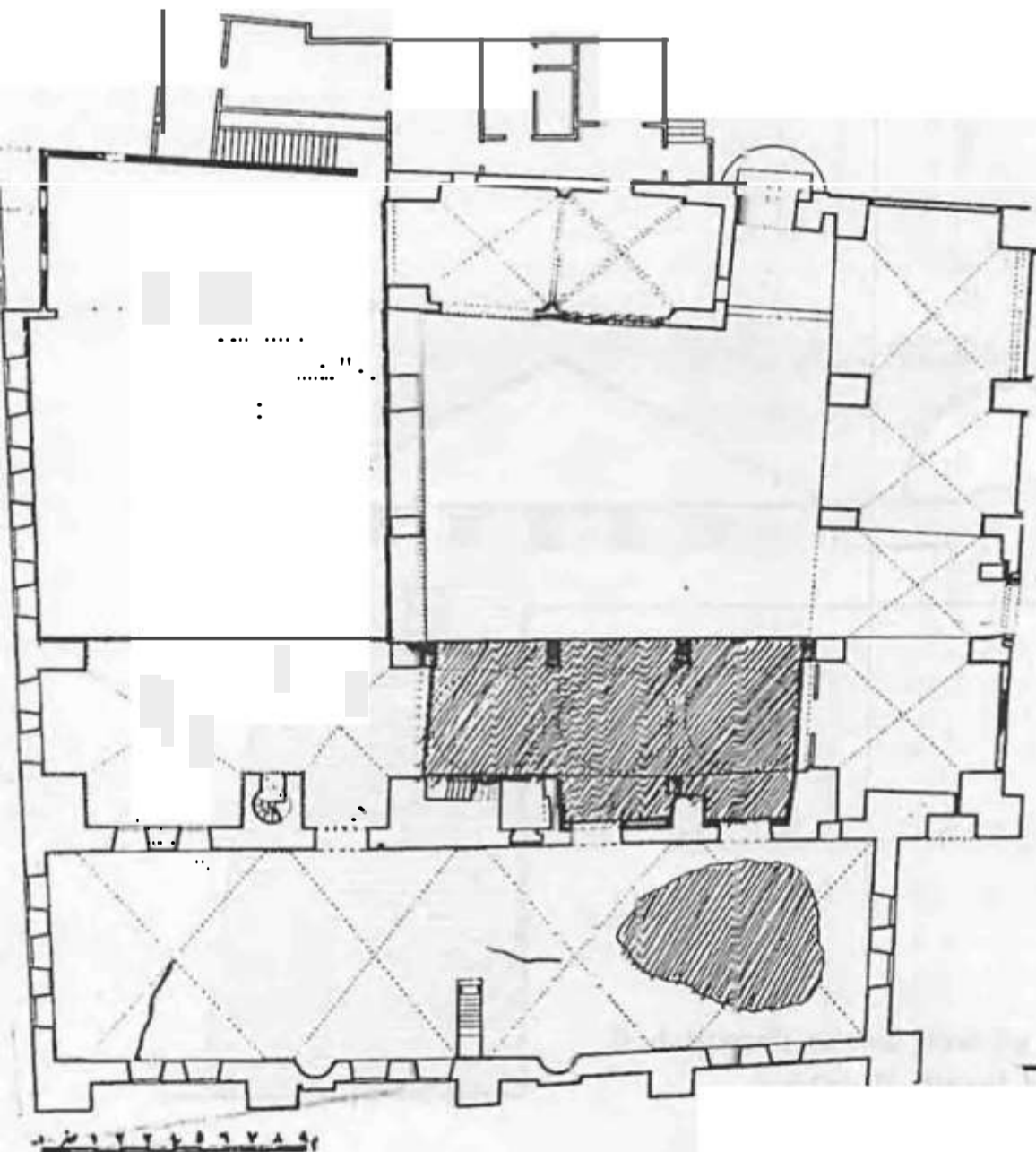
The drawings disclose the cracks in the facades as well as the demolished parts in the plan, which resulted from the Israeli Bombing.



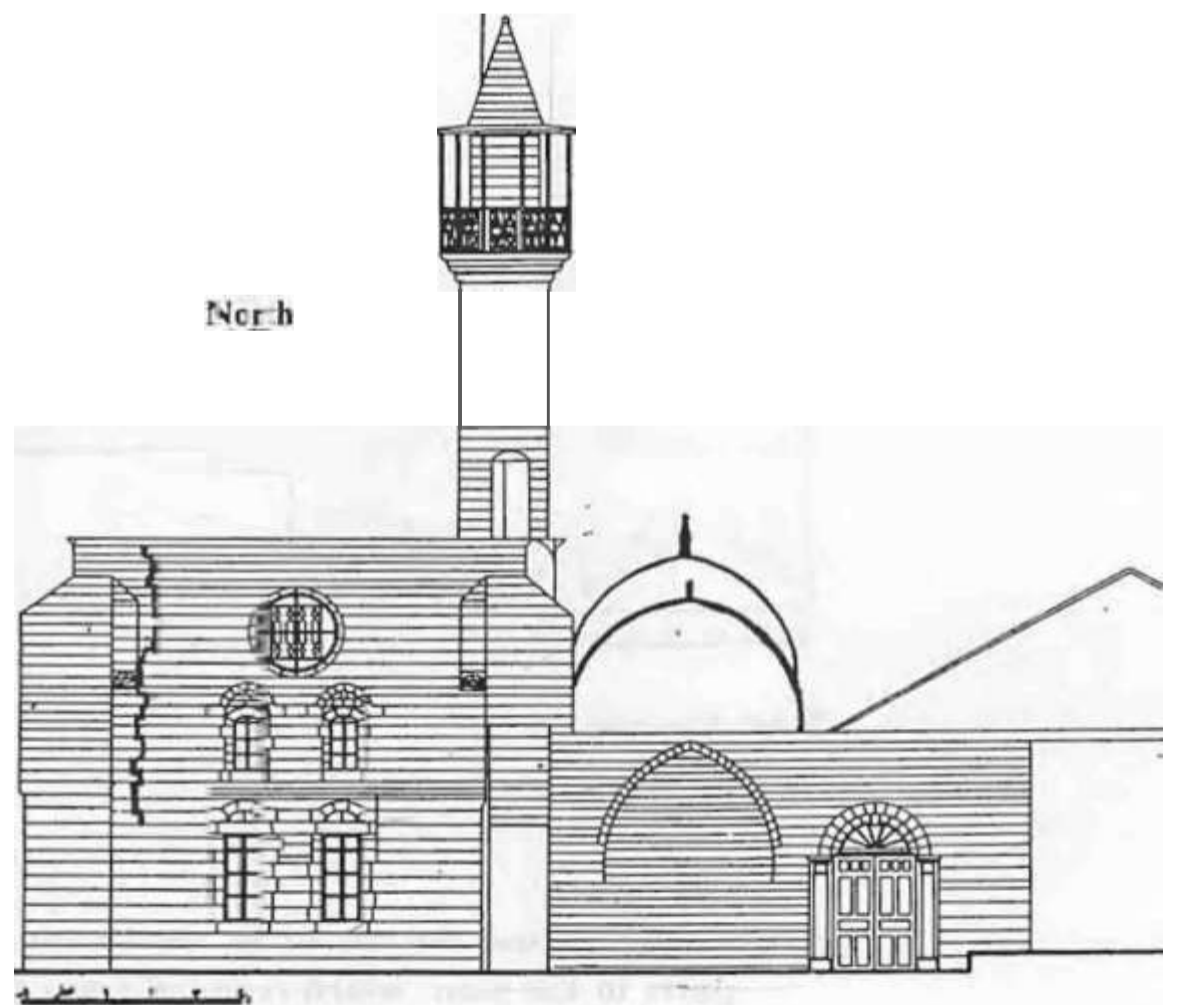
Al-Omary Mosque  
Saida-Lebanon



West Elevation



Plan



East Elevation

### 3. ARCHITECTURAL STYLE

The mosque combines two architectural styles side by side, that of the European Romanesque architecture and that of Islamic (Ottoman) architecture. The Romanesque architecture could be recognized in the remains of the circular rectangular window on the north and east facade, occupying full height and ending with a pointed arch. The cross ribbed vault found in the northern aisle was previously found in Durham church in England and was then considered one of the characteristics of early Gothic architecture. On the other hand, the Islamic is recognized internally or Ottoman architecture in the circular domes carried by pendentives at the entrance, and the use of cross vaults and Jacobean doors. The circular form of the minaret that ends with a circular balcony on a squared body and ending with an upper cone is also a typical Ottoman type. The marble minaret and the decorations found at the sides were very typical of the Ottoman period. They could be seen at the Khoda Jami in Saidu.

### 4. STRUCTURAL SYSTEM

The mosque is built using wall bearing system. Sandstone together with sand-lime mortar were used. In some places, mud and slag were used specially in those parts built during the Ottoman period. This kind of mortar as well as that consisting of sand, lime and red brick powder were used as a damp proofing layer on roofs and damp areas.

The structure system is based upon the cross vaults carried by large piers on the facade. In an attempt to balance the horizontal thrust resulting from the vaults and the vertical loads, the piers were strengthened by half vaults at the bottom and truncated at its upper edge. The courtyard is covered with cross vaults. The southern aisle was covered with domes carried on distinct pointed arches. These arches transferred the loads to rectangular or squared piers. The variant form of such solid piers resulted from the successive repairing and additions carried out during the nineteenth and twentieth century. The reinforced concrete that was built above the original one as a means of protection against dampness resulting from rainwater actually ruined the form of the mosque. Being very rigid, it seems inconvenient with the flexible form, the piers, the foundations, size and type of stones and the mortars used. The iron circular belts used in the circular minaret were subjected to corrosion resulting from rust, which in turn resulted in the shrinkage and separation of stones.

### 5. THE RESULTING DAMAGE :

#### 5-1 Damages Resulting from Israeli Bombardment

5-1-1 An area of 90 sq.m of the roof was completely destroyed, cracks appeared in several parts in the vaults. This might need either rebuilding or strengthening the existing vaults using polymers. This could be determined after carrying out the necessary research and accurate examination of the stone and mortars used in the roof.

- 5-1-1 An area of 70 sq.m of an arcade with a width of 70 cms was completely destroyed in the northern wall in addition to 10 sq.m in a very bad condition.
- 5-1-3 The southern aisle - or an arch 100 sq m has collapsed.
- 5-1-4 A 6 meters long crack appeared in the minaret as well as a 5 meters long crack in the circular mass beneath the minaret (bakon).
- 5-1-5 A 10 meters long crack (full facade height) appeared between the south eastern pier and the adjacent eastern and southern walls.
- 5-1-6 A zigzagged crack of 5 meters long in the Sultana Qausarah (to the east) appeared over the circular window above the minbar on the southern wall.
- 5-1-7 A zigzagged crack appeared in the Sultana Qausarah starting from the top of the facade - beside the pier - until the upper arched window then from the bottom corner of the window until the ground level. There has been as well a crack in the bottom part of the southern wall forming the base of the mosque.
- 5-1-8 The southern facade was subjected to local grooves resulting from splinters. An area of 150 sq m should be renovated.
- 5-1-9 Several parts of the western facade overlooking the sea were destroyed. An area of 20 sq.m above the ground level near the northern end should be renovated.
- 5-1-10 A zigzagged crack appeared on the western facade starting beyond the fourth window - eastwards up till the ground level.
- 5-1-11 Several cracks appeared in the upper part of the southern facade.
- 5-1-12 The trussed roof covering the western aisle has collapsed.
- 5-1-13 A disjunction appeared in the walls of the western facade to the right of the trussed roof.
- 5-1-14 The 11th century built wooden roof (north of the southern aisle) has failed.

## S-2 Damages Resulting from Environment and Building Material :

The mosque has been erected on a hill looking westwards over the sea. The main structure is made up of sandstone. In its position is subject to repairing and maintenance. The damages resulting from the site material (environment and building materials) are as follows:

- 5-2-1 The mosque being built on the coast is continually exposed to wind carrying sand and sea salt which resulted in the corrosion of the stones.
- 5-2-2 The mosque's location adjacent to a densely populated district of a high population resulted in the leakage of sewage water by absorption to the walls.
- 5-2-3 Leakage of rainwater from the roof to the walls resulting in the formation of harmful fungi in the stone mass.
- 5-2-4 The high humidity affected the iron bars of the minaret resulting in their rust and corrosion and subsequently ending by cracks in the minaret.

- 5-1-5 Hair-cracks appeared as a result of the differential in temperature throughout day-night.
- 5-2-6 The use of cement mortars in the building materials. International regulations prohibit the use of cement in monumental buildings due to its high salt content which ruins the stone surface. The different expansion rates and permeability of cement mortars from other building materials lead to the concentration of humidity in the mortar.
- 5-2-7 The use of reinforced concrete roof above the original stone roof led to the inevitable increase of loads on the vaulted roofs. The rigid form of reinforced concrete is quite odd among the surrounding environment.
- 5-2-8 The use of new developed building material in the historical building ruined its style and character. Mosaic tiles were used in the courtyard and aisles and the mosaic leaves on columns. The addition of a residential quarter for the mosque ruined the western facade.
- 5-2-9 Placing of water tanks in the vault led to the leakage of water. This could be recognized in the non-ventilated area. Besides, the underground water tank on the facade is a great disfigurement.

## 6 WORK SCHEDULE

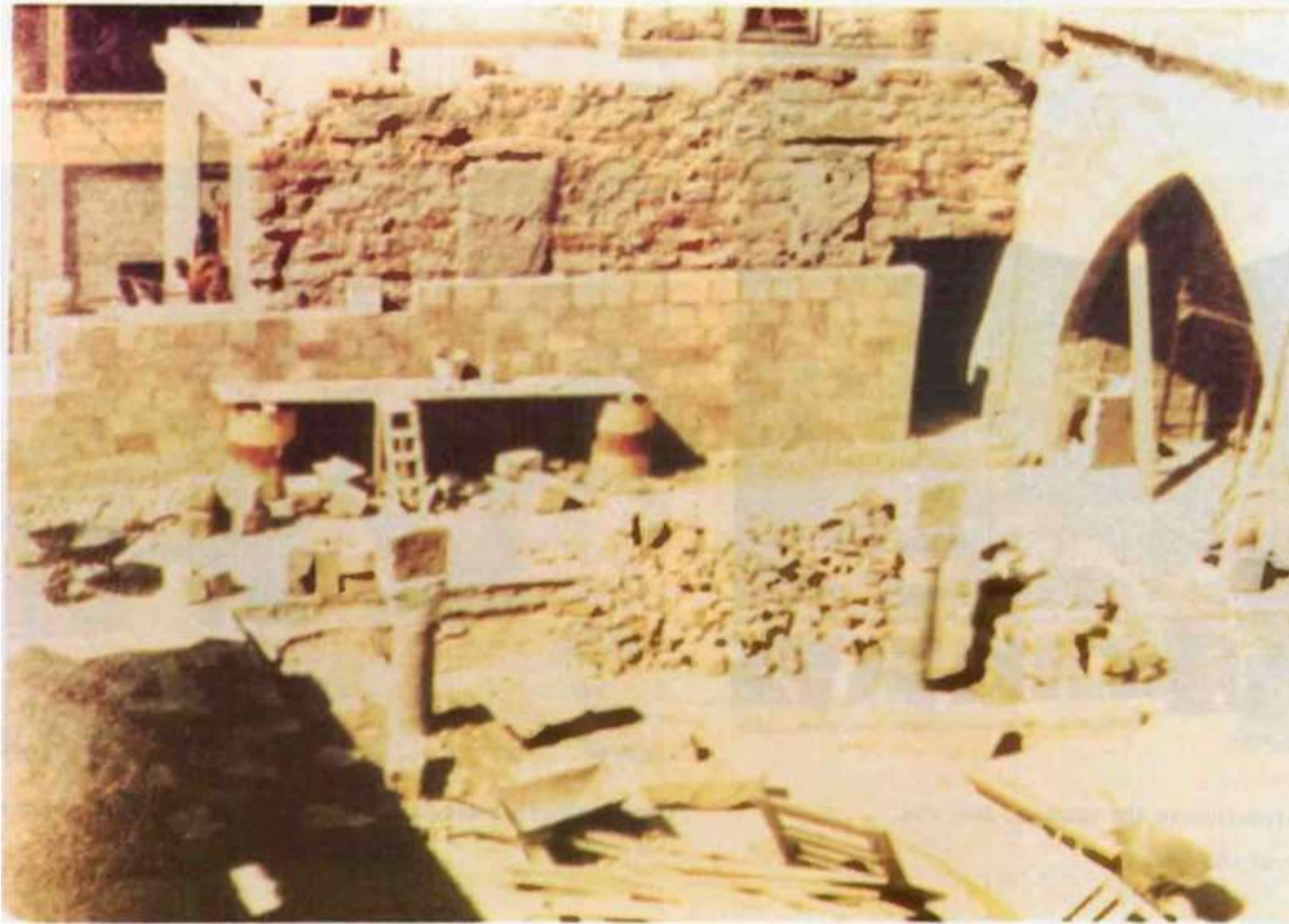
- 6-1 Registration and Documentation Process:
  - Detailed records and documentation have been completed showing the existing condition, to recognize the newly renovated elements from the original during the re-building and renovation process.
  - Detailed measures of environmental in the interior has been taken, and a repair plan has been carried out on the cracks that appeared on the eastern and southern facade in order to determine the system of treatment.
- 6-2 Proping-up Process:
  - 6-2-1 The wall-forming, the mosque roof - should be immediately propped and supported before any further cracking occurs in the interior. The infiltration and leakage of water to the inside of wall and ceilings led to the infiltration of walls with water and salt.
  - 6-2-2 The bottom body of the southern side of the mosque has been propped up and supported after the removal of the adjacent school quarter and the increase of traffic during the coastal road. A staircase has been added on the southern side.
- 6-3 Lab-Examination Process:
  - 6-3-1 The soil of the western area has been tested to determine its quality and consistency: it is found that it is mostly of remains.
  - 6-3-2 The sandstone and limestone building materials have been analyzed to determine their quality and consistency, their loading capability and their permeability and their permeability. This information determines the method of propping up.
  - 6-3-3 The mortars used in the walls, vaults and damp proofing courses have been analyzed.



The northern aisle of the mosque-looking over the court.



A photo showing the re-building of the southern aisle-looking over the court.



A photo showing the excavations at the western part of the minaret.



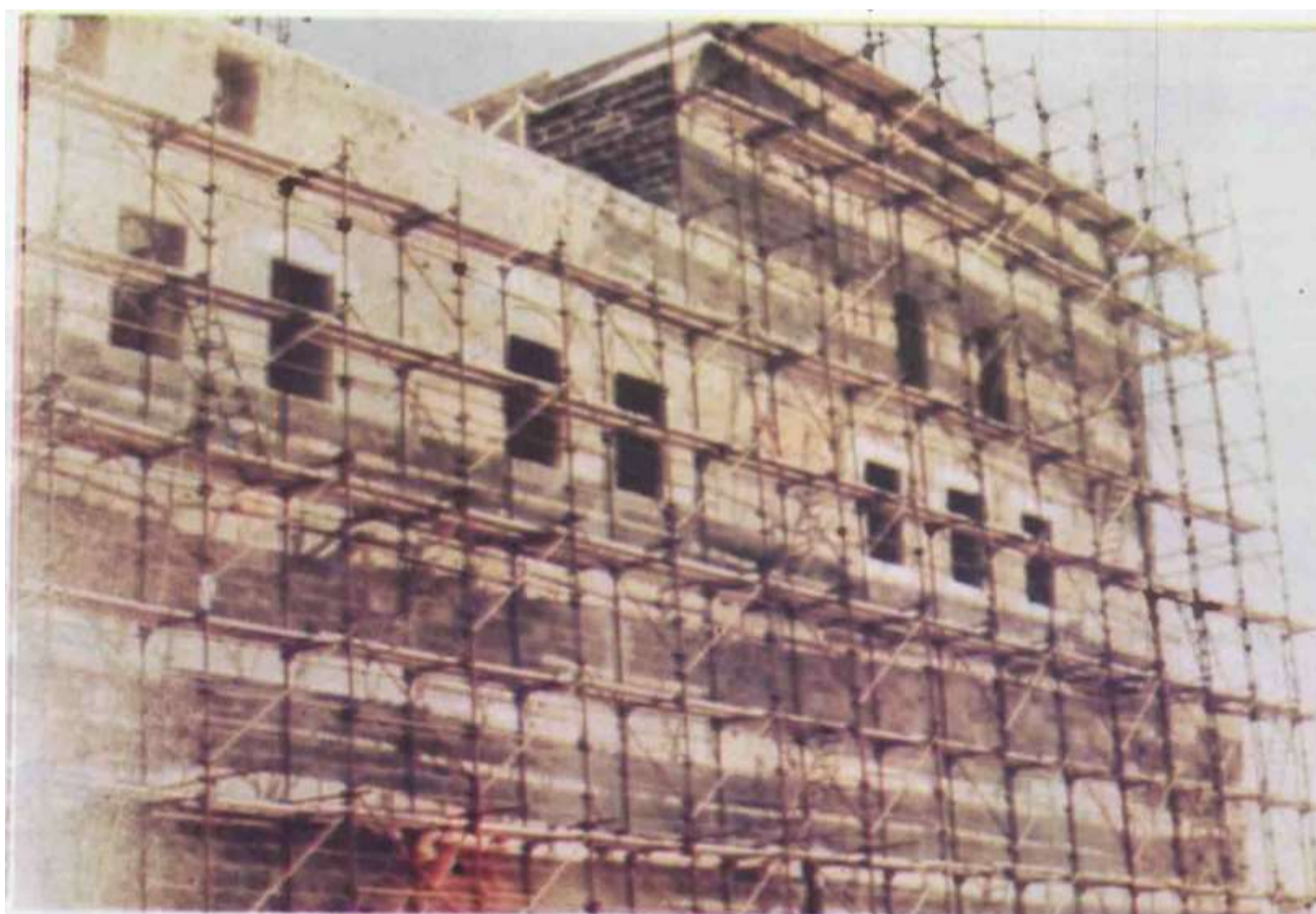
A photo showing the reconstruction of the minaret.



A photo showing the destruction in the mosque and the Northern aisle-looking over the court.

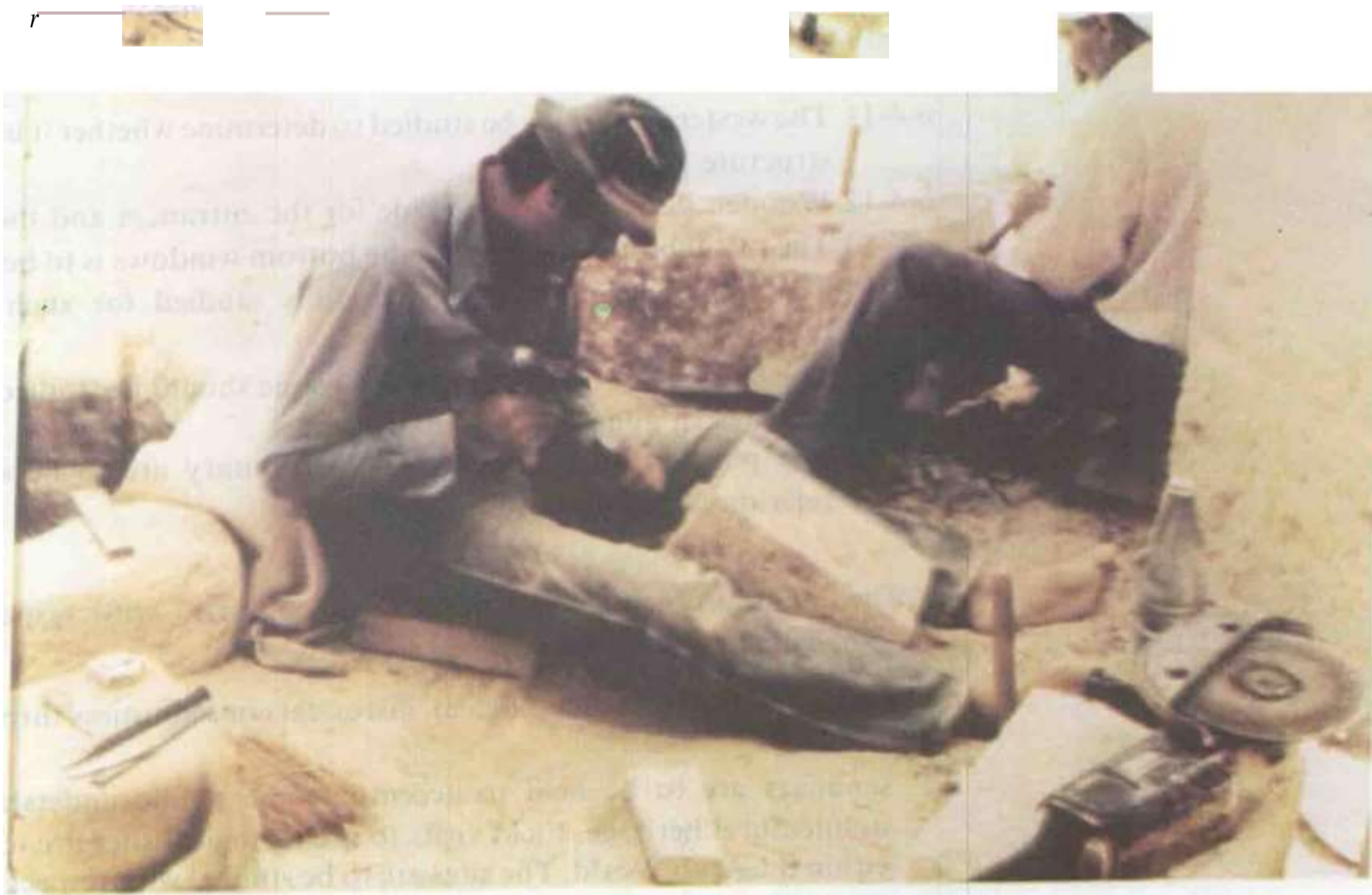
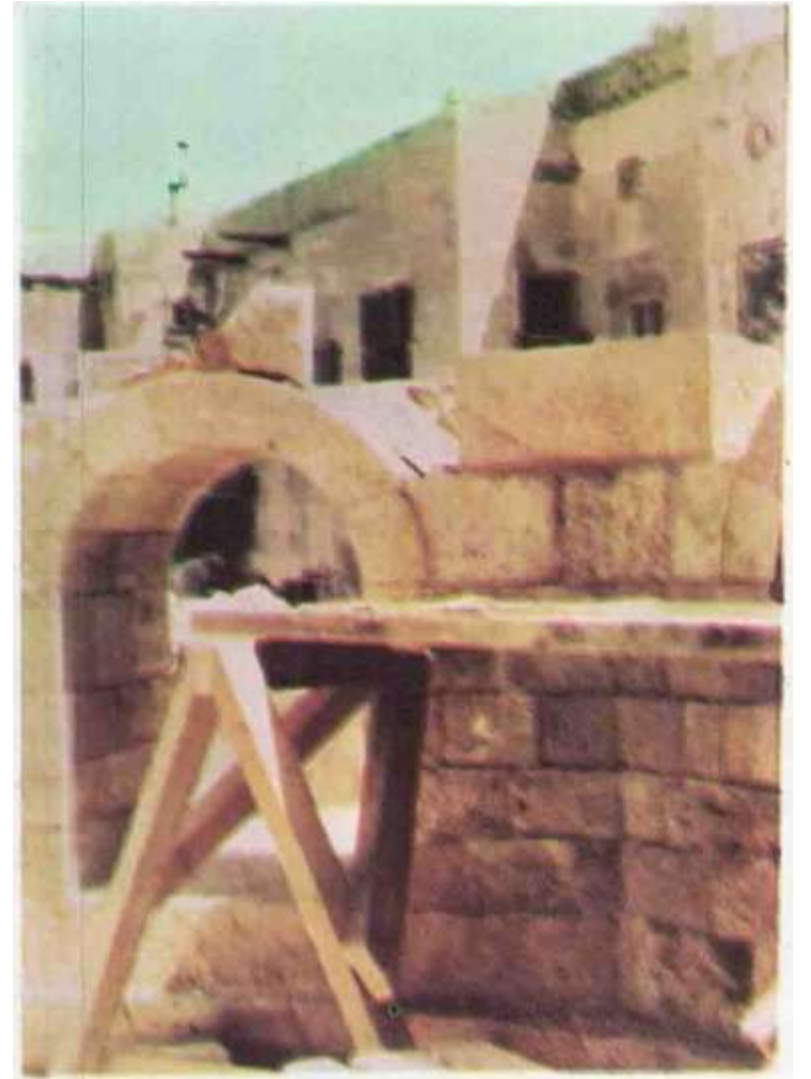


The Southern Facade of the mosque-during the restoration process.



The Western Facade of the mosque-during the restoration process.

- The d<mdrunl-<lt the mosque's entrance- during the restoration process.



One of the gutters being made for the drainage of rainwater.



#### 6-4 Repairing and Renovation system:

- 6-4-1 The demolished wall arc to be rebuilt under the 'L' part.. that were the seriously damaged arc to be renovated and repaired using the plans previously prepared.
- 6-4-2 The vaults and domes (or the 'NCStern' aisle) arc to be rebuilt guided by photographs previously taken during the last few years.
- 6-4-3 The bottom squared body of the minaret is to be strengthened while the upper circular body is to be reconstructed.
- 6-4-4 The surface of the sand stone and limestone is to be treated by the removal of precipitated salts and strengthening the affected weak areas.
- 6-4-5 Walls and cracks arc to be treated and strengthened by the use of polymers convenient with the type of the building material.
- 6-4-6 Walls arc to be cleaned by removal of dust, fungi and smog formed on their surfaces causing change of form and colour.
- 6-4-7 Walls arc to be isolated horizontally at a height of 1 m. Walls arc to be also vertically isolated (depending on the type of stones and their characteristics). This kind of isolation is a method of protection of walls against ground water.
- 6-4-8 A layer of a damp proofing mortar similar to that used in early Islamic ages- is to be applied on floors and covered with Kazan tiles.
- 6-4-9 The mosaic tiles arc to be removed from the floors of the mosque and replaced by marble tiles decorated with simple Islamic ornaments.
- 6-4-10 The ablution fountain is to be rebuilt in its original position and put to work.
- 6-4-11 The western aisle is to be studied to determine whether it had its own structure system or not.
- 6-4-12 Wooden doors arc to be made for the entrance and the minaret.
- 6-4-13 The metal partition covering the bottom windows is to be designed.
- 6-4-14 The light system is to be carefully studied for such religious buildings.
- 6-4-15 The landscape surrounding the mosque should be studied especially the eastern and southern approaches.
- 6-4-16 The position and elements of the ablution arc to be studied in relation with the mosque.

The main problem facing developing countries with respect to archaeological sites could be outlined as follows:

1. Raising the public archaeological, historical consciousness through mass media.
2. Seminars arc to be held to accentuate the public understanding of architectural heritage. Field visits to archaeological sites arc to be made within the Arab World. The sites arc to be studied with respect to similar sites in developed countries to determine method of treatment and preservation.
3. Refunding centres for research and registration of Arab Islamic heritage.
4. Establishing an archaeological committee whose duty lies in the study of



new projects erecting adjacent to archeological sites. The study will determine the architectural style with respect to the pure Islamic architectural heritage.

5. Heights of buildings and masses should be studied as well as building materials concerning form, texture and colour with respect to the historical areas. This study aims to the establishment of a harmonical physical compound between the old and the new.
6. The traffic within archeological and historical sites should be carefully studied and regulations are to be formulated.
7. Training working labour and craftsman to carry such a delicate and fine work duty.
8. Original building materials should be used in repairing and renovation of historical buildings in order to achieve harmony and unity or mass.

Finally, the renovation of historical buildings aims not only to the preservation and reconstruction of the building but to bring it back to life as it was. This does not mean a slavish imitation on the route of old-fashioned restoration.

but instead, it accentuates the continuity of the Islamic city. The renovation process must originate from the ideology of the Islamic

community within its own social, economic and political entity which reflects the unique Islamic identity.



CAIRO- Heh'an- A typical example of informal growth within the city center. It compresses the individual trial into one of the problems of inadequate housing leading to illegal annexation.



towards integration of knowledge. Intellectual creation and comprehensive  
thought with pure engineering ratios. To achieve this aim, the  
following



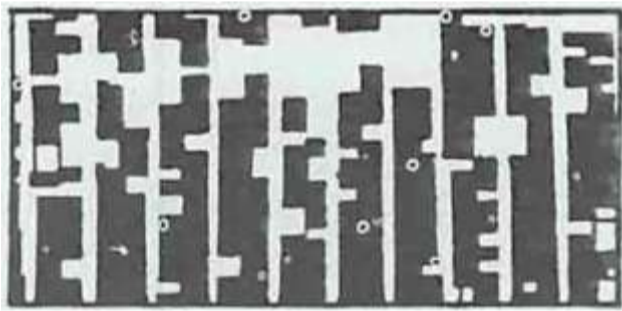
**Irregular Pattern :** It usually exists on vacant land & adjacent to the existing residential hub. Street width vary from 2-3m to 10m.

engineering topics should be included in architectural and planning thought :

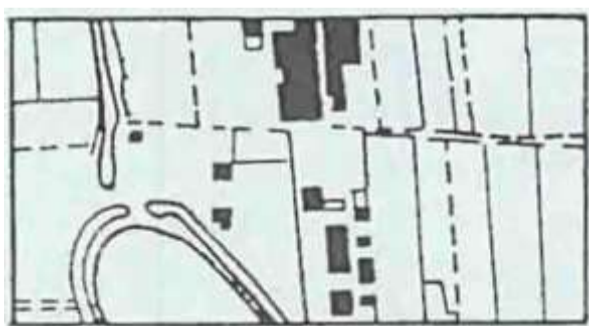
1. Local building materials, their natural and mechanical characteristics and their liability to manufacture.
2. Testing of materials.
3. Study of local and international, mechanical and semi-mechanical building systems.
4. Soil mechanics and testing.
5. Building physics.
6. Study of different housing and planning model - including traditional, formal and informal models.

Natural, these topics are not meant to be included in university courses, but rather they should be subject to researches in specialized scientific centers where applied researches are done continuously. These researches should deal with the real problems of the society in the fields of housing, planning, building materials and their manufacturing and building system: i.e. building sciences and industries.

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**Uncar Pattern:** It usually exists in a regular pattern relatively far from the existing residential hub.



**Front-innery Pattern:** It usually exists in agricultural area. As the area develops into residential neighbourhoods, it tends to form a linear pattern.

The phenomenon of informal  
neighbourhoods is a new and  
endogenous

as follows:  
to informal housing

1) The bulk of the phenomenon is 'too  
great to forget or ignore: it has  
become a dominant trend in all our  
cities.

2) The informal environment is far  
below the acceptable urban standard  
due to its lack of architectural and  
planning value.

3) It is a unique phenomenon where  
one strategy of the society takes over  
all social and housing  
problems outside the govern-  
mental sphere or  
influence. Naturally this strategy  
depends wholly on its limited  
financial and cultural  
potentialities.

4) The speed of growth of these areas  
is very great. Sometimes like in  
the case of the growth of the  
Cairo, the growth of these areas  
reached its high artistic form and it  
had the benefit of being supported  
by rich anti-cultural elements and  
Princes. Comparatively, informal  
housing occupied an area ten  
times as big as old Cairo with a  
population of the same density and  
was built during a period of only  
ten years.

Informal housing could be  
described as being  
For the first time the architect and  
planner work with the people and not  
for the people. In this particular  
case they are partners and not ga-  
rdians.

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For the first time the architect and  
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rdians.

Informal housing started to grow as a  
result of large internal migration from  
rural or backward areas.

1) The inability of this authority to  
confront migration problems; and 2) the  
the

the inability of the public housing  
for migration. To realize the  
policy or

informal growth it should be  
mentioned here that the number of  
housing units built per year can be

the famous expression. Architecture without Architecture, as well as Planning without

centers. This migration is accompanied with two other situations; a) the absence of city authority



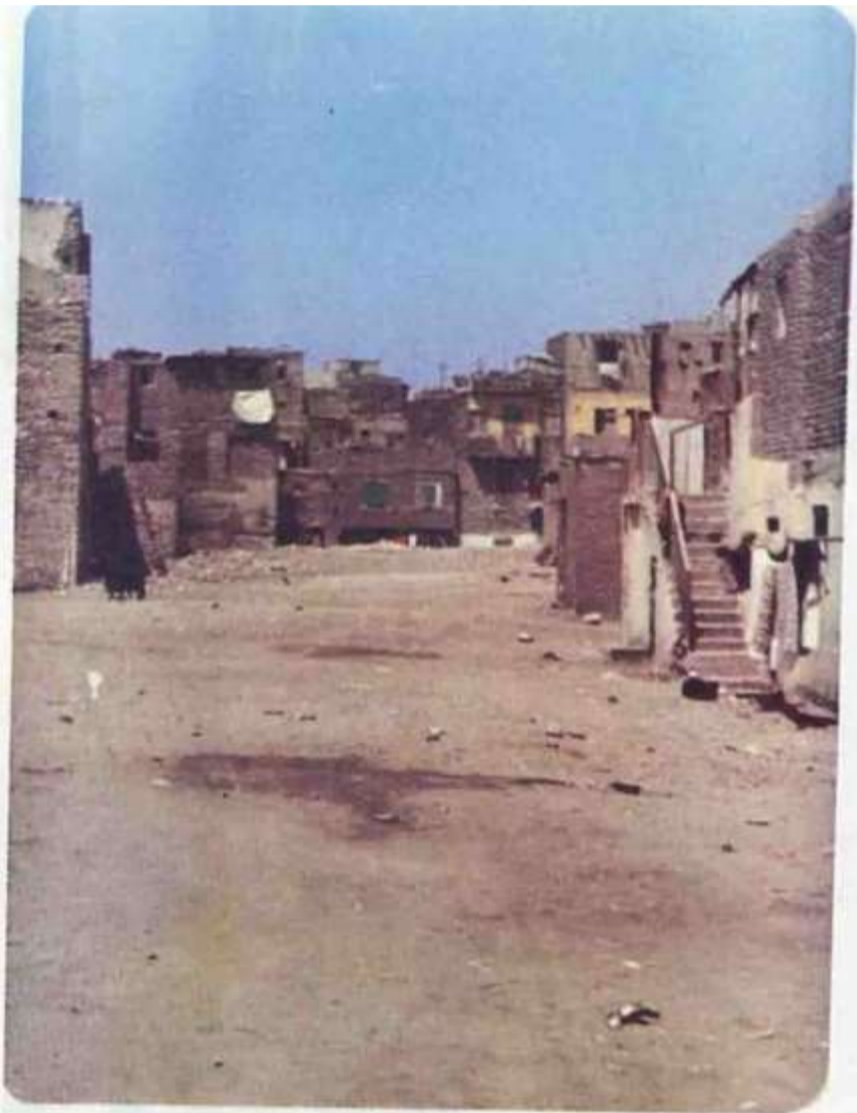
In areas of informal housing, the minimum width of streets and paths is left to achieve the maximum utilization of land a matter which affects the required privacy for the residential units.



The inhabitants of informal housing are not necessarily poor: The housing problem left those inhabitants with no other choice than living in those areas. This photo shows the evolution of activities that are normally related with moderate income groups.



Efforts carried out by the occupants to improve the facades of houses in informal areas.



In areas of informal housing the rural character could be recognized through the form and element of the residential buildings, which reflect the nature of the community living in those areas.



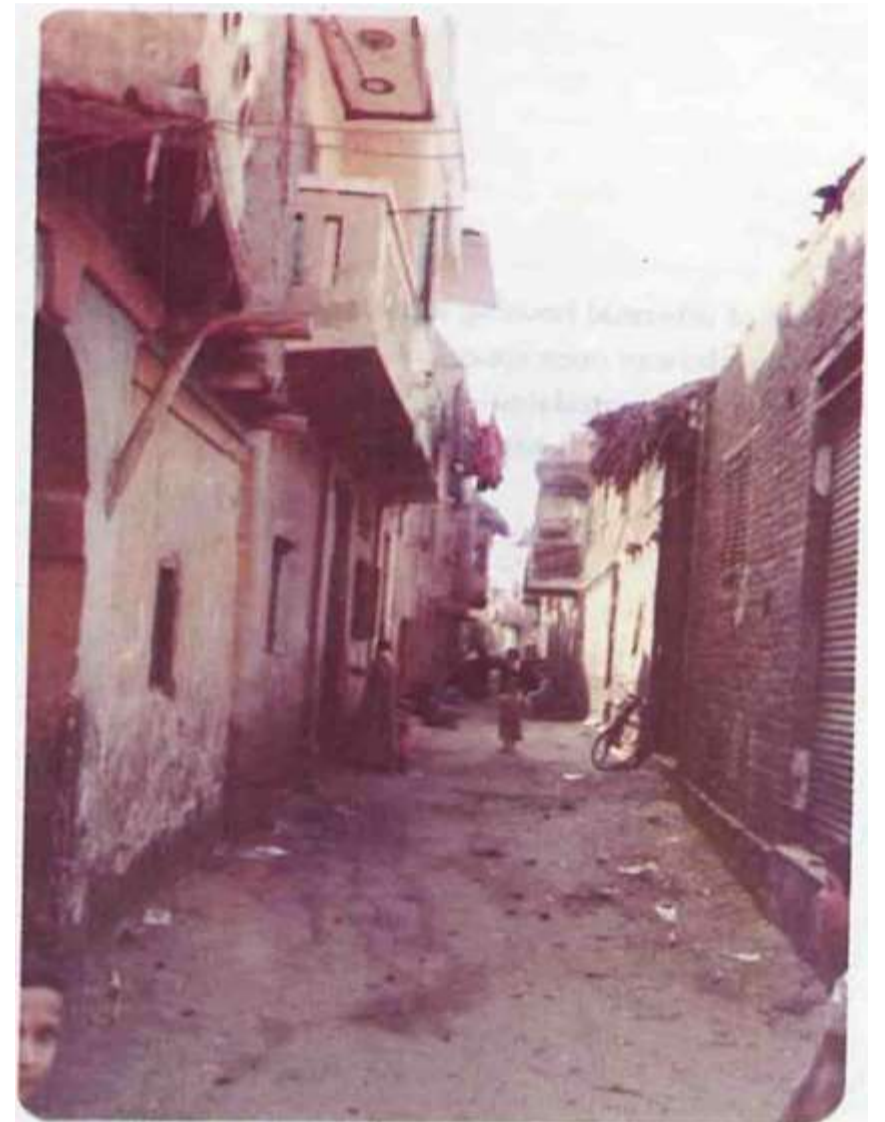
Informal houses are usually built in areas deprived from the proper infrastructure networks. This forms a kind of pressure upon local departments to provide those areas with the necessary networks which are probably not included within its budgets.



The building modes and materials used in informal areas do not differ much from those used in legal planned areas. The buildings size and the ownership of cars show the investors' high income which is utilized in illegal projects



In areas of informal housing, the rural character could be recognized through the form and elements of the residential buildings, which reflect the nature of the community living in those areas.



In areas of informal housing, the rural character could be recognized through the form and elements of the residential buildings, which reflect the nature of the community living in those areas.



The rural character of life and building modes could be clearly recognized in areas of informal housing. This shows that most of the occupants have originally migrated from the country-side to the city.

The mixed building modes, urban, rural, and semi-urban actually reflect the mixed social structure of the community



Areas of informal housing are similar to planned areas in the way open spaces are misused, whereas garbage is accumulated and house animals and chicks are left in those spaces.



The rural character of life and building modes could be clearly recognized in areas of informal housing. This shows that most of the occupants have originally migrated from the countryside to the city.









This means that if the building sectors were directed only to supply housing requirements, neglecting other economic sectors as industry, agriculture, this would greatly affect the execution of the urban project due to the insufficiency of industrialized building materials supplied by the industrial sectors. Similarly, it is nonsense to execute a housing project that deprives another housing sector of its utilities such as electricity or water supply or if it causes a sharp increase of population densities in the area. Accordingly, the first step to be carried out in an urban project is an economic feasibility study which tackles all the planning, urban and non urban aspects of the project. This study has a common main outline which might differ slightly from one project to another according to its nature. This outline includes the following:

- Analysis of the site's economic aspects with respect to the predetermined goals.
- Determination of the planning and execution phases.
- Determination of land use pattern with respect to the different required functions in a way that achieves the efficient utilization of resources.
- Determination of the best alternative with respect to the actual costs and the expected benefits. The urban designer should bear in mind the fact that the increase of cost of the dwelling units beyond the customer's capabilities leads to the project's failure to achieve its goals.

Financing and supply of regular financial resources to cover up the necessary investment requirements. The financial supply determines the different urban phases for execution as well as the project's size.

#### THE OUTER FRAMEWORK OF THE UP-GRADING PROCESS:

The concept of urban up-grading includes improving the existing conditions of housing and conservation of the housing capacity. This includes several repairing and renovation processes in the residential area such as replacement of wooden roofs by concrete roofs, addition of W.Cs, induction of water, electricity, sewage networks, strengthening of foundations, using new bricks replacing the old ones ..etc. Yet, up-grading showed some failure in the previously mentioned media. It should have included all the circumstances and the surrounding environment including the infrastructure, public services. It should be noted that improving the housing standards can not be achieved except by elevating the social and economic standards of the inhabitants in the action area.

Naturally, the old districts should be subjected to up-grading processes and urban social and economic improvement. The same applies when historic monuments are located within the district, a case which might necessitate the removal of some houses in the surrounding area or a change of the existing functions.

The up-grading action includes those districts that have been informally erected on the city's outskirts very close to the economic and industrial



centres. This phenomenon is very common in developing countries. It resulted from the evolution of large economic and industrial centres in their cities causing the continual migration of individuals from the country to the city, accompanied by an increase in the living costs. This case resulted in the erection of informal housing for low income people. Thus up-grading of such areas includes improving the living and housing conditions of those underdeveloped areas.

#### URBAN UP-GRADING OF UNDER-DEVELOPED AREAS:

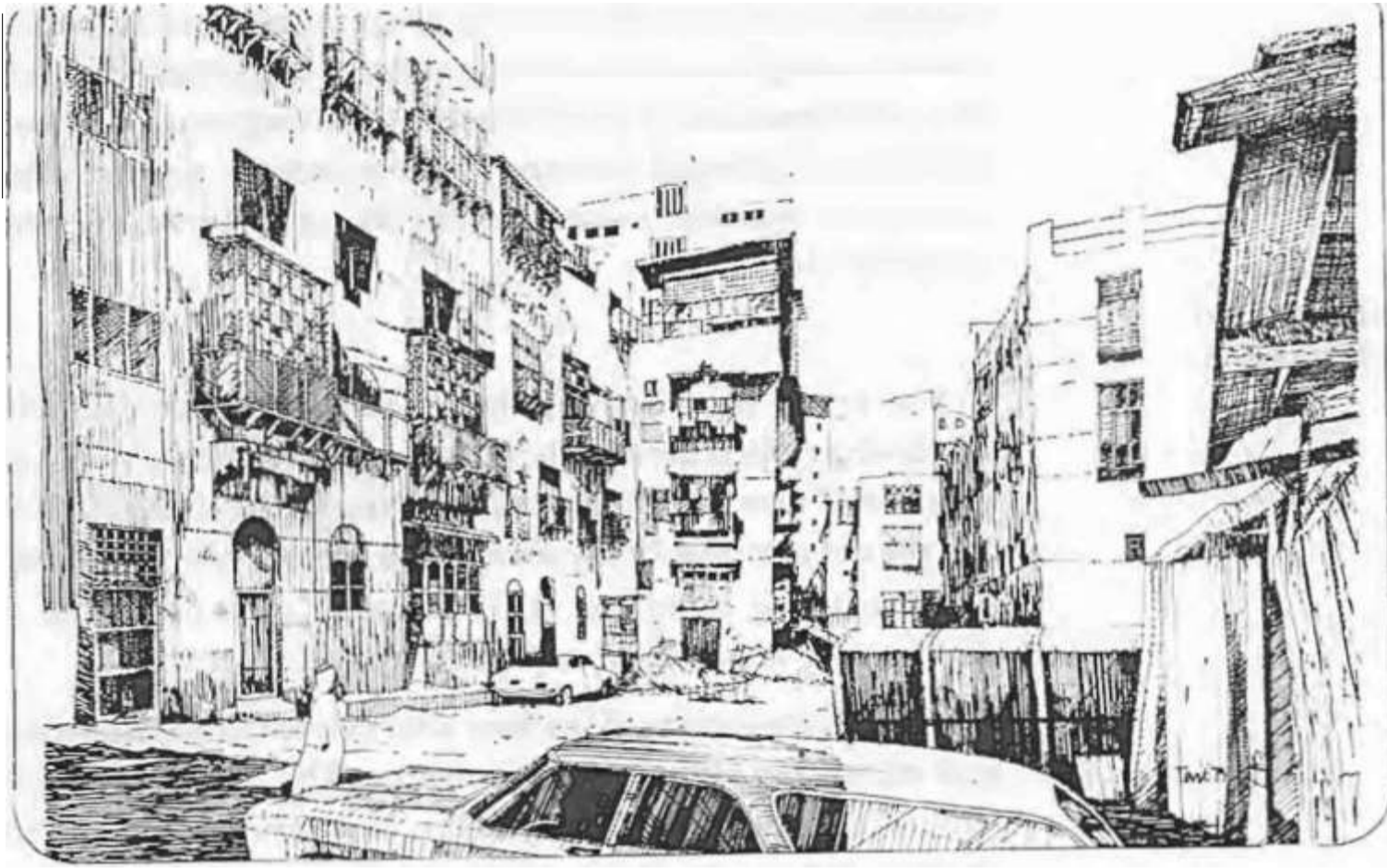
The urban up-grading policy aims to improve the living conditions in under-developed areas either through the removal of the old areas and the erection of new communities providing better living conditions, or through the partial removal of the area followed by a process of improving the state of the existing buildings. This process should cover the area as a whole without the removal of any building.

The determination of the best alternative differs according to the housing and economic status of the country. The complete removal of the area should be applied if the repairing and renewal of the old dwelling units should appear to be a waste of resources considering their present condition. It should also be applied if the area is so close to the city centre that any further extension is out of the question. It should be borne in mind that this alternative is to be accompanied by the government's provision of alternative housing for the individual families. The high economic value of land in the old areas and its utilization in a more feasible economic activity - in order to improve the living conditions in those areas - is a sufficient motive for the application of this alternative. On the other hand, the partial removal of under-developed areas is sometimes preferred as a method of development and up-grading, specially when the housing conditions can be handled and improved. It is to be noticed that the removal of any building before its normal life span is a waste of the national capital and causes a decrease of the existing housing capacity, specially when it is replaced by building new dwelling units at higher cost. In this case, it will be more feasible to use the existing resources in building new dwelling units instead of removal (thus keeping the housing capacity in a more stable condition). There is no doubt, that the complete removal of an under-developed area has a direct economic and social impact upon the inhabitants. They have long had their lives related with the area through their shelter work, and however cannot be compensated for their losses.

Yet, it should be borne in mind that the improvement and development process in the existing under-developed areas is not as easy as it seems, specially when it is concerned with the reduction and renewal of the infrastructure network as well as improving the approaches to the area and the road network.

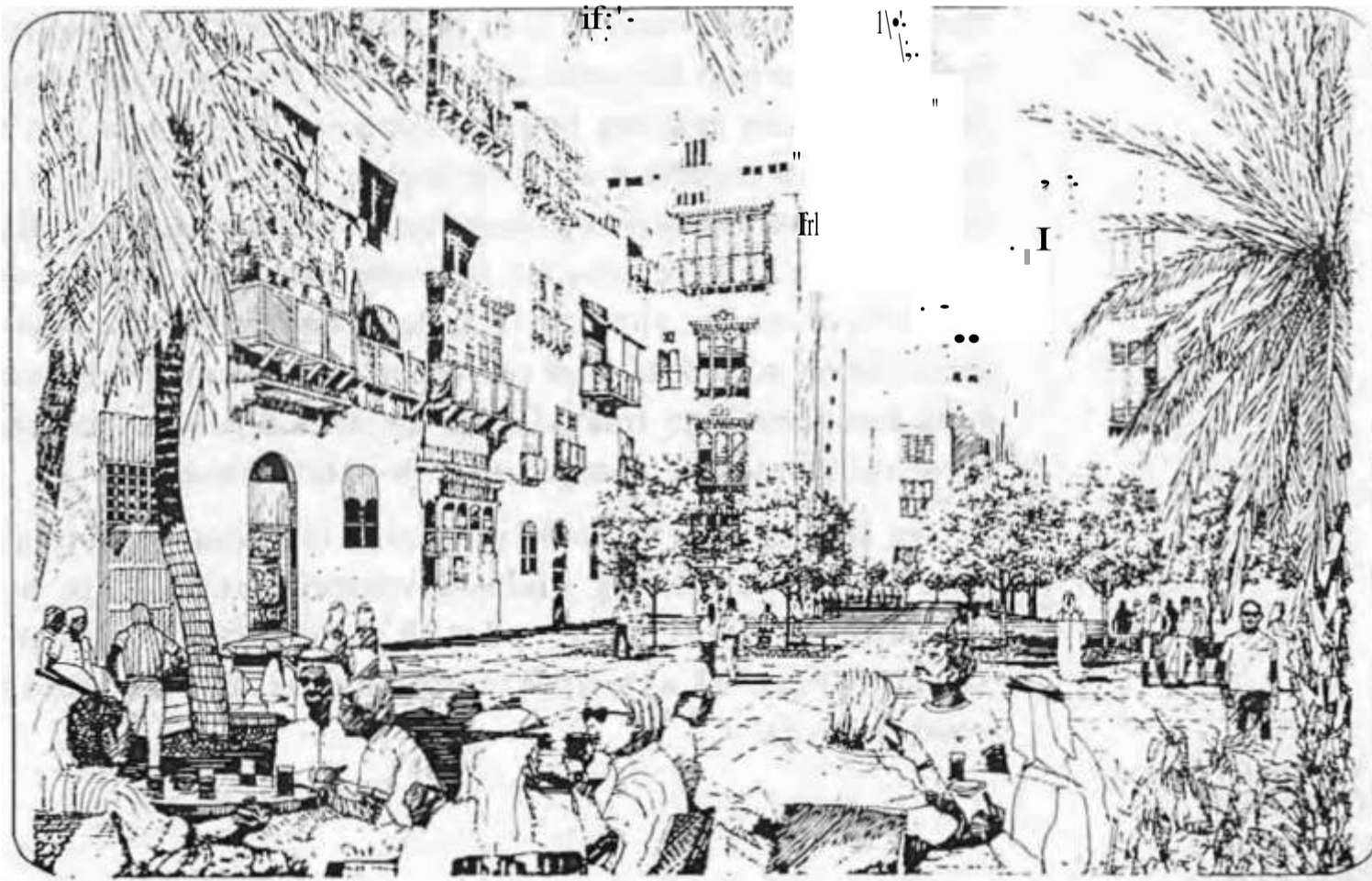
#### THE STANDARD DEFINING THE SELECTION OF UNDER-DEVELOPED AREAS SUBJECT TO UP-GRADING PROCESSES:

Any up-grading process aims to improve the individual's economic and social living status through an amelioration of the housing conditions and the



جدة ... المدينة القديمة قبل التطوير

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جدة القديمة .. إقتراح للتطوير

*Dr. Ali Sabri, Yassin*

- DR. ALI SABRI 'ASSI'

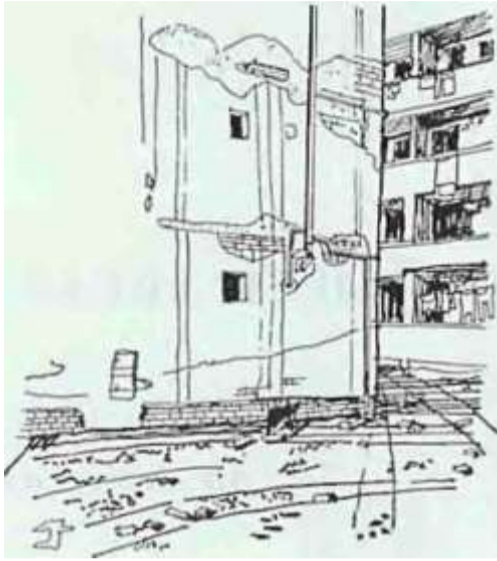
- Expert in Economic Development and Urban Planning
- B.Sc. 1946 - Diploma in Economics 1954.
- M.Sc. in Economics 1961.
- Ph.D. in Economic Development.
- He carried out many studies and researches in economic development, housing, financial and co-ordination of urban projects in underdeveloped areas and Urban Economic and Management.

THE GENERAL PRINCIPLES  
OF  
THE URBAN ECONOMY

Any urban project aims to satisfy the various social and economic requirements of the inhabitants. Unless the project is capable of satisfying these requirements within reasonable cost limits, it will be a failure and a waste of resources. The urban economy of any project should be dealt with within the existing national economy framework.

Any urban project should be defined as a public or a private one. The public sector's urban projects include establishment of new urban communities, new cities and towns, supply of utilities and necessary infrastructure, renovation and up-grading as well as other miscellaneous urban processes. The projects are always carried out by the government. As for the private sector projects, they include establishment of communities, commercial centres, utilities (health, entertainment, ... etc). These projects utilize all the elements of land, labour and capital. Such resources represent the construction capacity expressed in the form of available building materials, contracting companies... etc. If ever this capacity was to be subjected to any stresses, it would greatly affect the establishment of these projects. The lack of those construction capacities increases the cost of erection of urban projects due to the long time needed for operation. This case necessitates the determination of priorities of public urban projects with respect to the requirements upon the local and regional level.

In order to attain an efficient utilization of resources, the urban project must achieve a total surplus in the production capacity on a national level.



An unfavourable housing situation is the result of the deteriorating living conditions due to lack of maintenance.

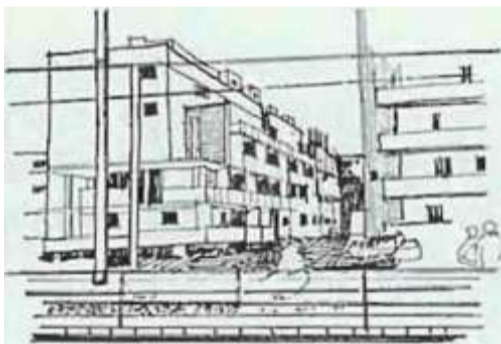
and the (deteriorating) living conditions. This is a characteristic feature of informal housing although the formal sector is also affected.

1. a. 1. 1. 1.

smaller over years when city authority connects these areas to service networks under the pressure of their inhabitants. But it seems that the problem of garbage collection is more complicated. The absence of acceptable garbage collection system leads to the accumulation of garbage in the streets, lanes or in relatively open places. This situation contributes to the unhealthy condition of informal environment.

4. The environmental character of these settlements is not urban but is rather that of the original areas of Inigraos. In the case of Cairo, the dominant characteristic is rural. The habits and modes of behaviour are clearly rural such as raising cattle and birds in their houses.
5. The financial relations between owners and inhabitants are satisfactory to both sides although these relations do not comply with rent laws set by the government. A family pays an average rent of 30% of its income; while the government could not achieve this percentage in governmental housing. But we can say that in general the economic rules and principles which control formal housing equally control informal housing on all levels such as land price, building cost and labour wages.
6. All attempts to limit informal housing were unsuccessful. Informal areas are still growing around the borders of Cairo mainly on arable land. Despite the defects and negative points of informal housing, its contribution in solving the housing problem on the national level cannot be denied.

The General Organization for Building, Housing and Urban Planning Studies carried out an intensified study upon informal housing in some areas in Cairo and Beni-Suef. This study included the following:



the Governmental housing sector.

... which led to various informal activities, "which are the result of the inhabitants' attempt to overcome their material problems, through self-help. One of the commonest informal actions is the erection of a building adjacent to the existing one in an attempt to enlarge the

C. 1. 1. 1. 1.

1. Official statistics.
2. Architectural and planning aspects of the area.
3. Social aspects and behaviour between different social groups.
4. Population and family aspects.
5. Infrastructure and utilities available.
6. Economic aspects including incomes and expenditure patterns.
7. Utilization of spaces within the dwelling units and the occupation ratios.

Eventually, the development of areas of informal housing should take place with the least external interference; in such a way that does not disturb the contemporary patterns of life. Contrary to this, the development of the informal areas should occur through the inhabitants' and self-help.

Lately, two up-grading and development programmes were carried out in informal housing areas in Ismailia and in Helwan.

The development of urban environment takes place in several phases

— The first and major phase is the planning phase which includes the following:

- (a) Providing new approaches and paths for the traffic and pedestrians. This process might necessitate the removal of some buildings
- (b) Supplying the area with the infrastructure network.
- (c) Supply of social services e.g. clinic, schools, police stations.

—The second phase is the architectural phase and it includes the following

- (a) Removal of delapidated buildings
- (b) Repairing of deteriorating buildings through strengthening of foundations and addition of columns
- (c) Carrying out external finishing work e.g. plastering.
- (d) Establishing new focal points in open spaces.
- (e) Carrying out several architectural renovations of facades, ... etc.

The third phase is the development of trade and handicraft work through the development of workshops and supply of new equipment. Programs should be set to train the working labour.

**Irregular Pattern.** Represented in traditional sections of the study areas which were built up areas before 1950. Informal dwellings are constructed in a fill-in manner on vacant lots adjacent to existing residential, commercial or industrial structures. Street widths vary from 2-3 m. to 10 m.

**Linear Pattern.** Represented in recently-developed sections which became built-up areas during the late 1960s and 1970s. Informal dwellings are constructed in a regular pattern as a result of re-zonings to provide unobstructed rights-of-way and layouts that do not diverge completely from zoning guidelines. Street widths vary from 3-4 m.

**Fragmentary Pattern.** Represented in agricultural sections within and outside the cordon on the urban periphery where subdivision and conversion to residential use is being undertaken. Spacing between buildings distinguishes this pattern from the irregular pattern in which dwellings are attached to form blocks. As these areas develop into residential neighbourhoods they usually assume a linear pattern.

surrounding environment. This process takes place through two main phases.

The First Phase: It depends upon a comprehensive development plan that covers not only the underdeveloped areas but the city as a whole. This plan includes all residential buildings whether they need restoration or repair or renewal of infrastructure work.

The Second Phase: It depends upon the selection of old underdeveloped areas that were built informally and are considered suitable for living. Conditions to be considered in the development process.

The two phases are not optional but can be applied together at the city level. The first phase is more valid in the improvement process and is more capable of directing the available resources to achieve the required goal. The strict application of this policy will prevent the deterioration of complete areas considering the existing law in Egypt. It entrusts on the owners to carry out the necessary restoration and repair work and sometimes renovation of the deteriorated parts. While this policy does not cover up the development and up-grading of the economic and social status of the inhabitants as a major goal.

The existence of several under-developed areas within the city necessitates the determination of the up-grading and development or the up-grading and development plan if these areas are well. The priorities of execution imposed by limited resources are other different economic and social factors: The national and regional housing plan is considered a major determinant in this field. This could be further explained considering the entire or partial removal of derelict housing. This necessitates the provision of alternative housing for the inhabitants. These houses must be provided prior to the removal process. Similarly in the infrastructure network in underdeveloped areas cannot be carried forward without the previous supply of near-by electricity, water, sewage resources, etc.

On the other hand the location of the underdeveloped area is a determinant of the priority of the development and up-grading process. Being very close to the city centre makes it vitally important to start the up-grading process in this area rather than another area. The deteriorating social and economic condition of the area with respect to other under-developed areas or other parts of the city may also have a well known serious effect case could be.

TITLE: PLANNING PHASES  
01. TITLE: I.P.C. (DI) (P)  
O.C.S:

After the selection of the underdeveloped area that is to be subjected to the development and up-grading process there are two points to be considered:

The components of the up-grading process.  
The focal points of the up-grading process.

- \* The up-grading process includes several items :
  - Improving the dwelling units.
  - Installation of the necessary infrastructure network and carrying out the restoration work .
  - Installation or supply of utilities.
  - Supply of the economic and social development requirements.

It should be borne in mind that these components need a schematic plan to be followed. The existing dwelling units cannot be improved unless the necessary infrastructure network is provided. In some projects the public utilities are to be provided before improving the dwelling units.

On the other hand , the up-grading process should cover the entire area through sequential stages closely related to each other in order to ensure the efficient utilization of resources. For example, Al Gammaliah district - 300,000 inhabitants - was subjected to several ideas for the development phases as follows:

- The district is divided into homogeneous zones sectors, e.g. the residential sector, the industrial sector, the commercial sector .... etc. Such a homogeneity induces through a development plan with respect to the surrounding environment. In this way the more effective sectors are first subjected to the plan, then the less effective sectors and so on.
- The district is divided equally into adjacent zones having similar volumes and requirements.. Thus the development plan will start with those zones close to the power resources and then the adjacent zone and so on; thus accelerating the urbanization process and ensuring the efficient utilization of resources.
- The district is divided with respect to the approaches and the main axes and location of the central activities. In this case EI-Moez Ledin Allah street - being the vital axis of the area having all the activities concentrated along its length is considered the focal point after which the development process extends gradually along its length.
- The old historic monuments that are considered a touristic centre are primarily subjected to the process of development and up-grading. Then the process extends gradually to include the surrounding areas. In this way the development process is linked with the heritage preservation policy ( Revival of traditional rooted traditions)..

THE  
ECONOMIC INDICATORS  
UPON WHICH THE  
FEASIBILITY OF THE  
UP-GRADING  
PROCESS IS  
BASED:

The up-grading process should be based upon an economic feasibility study to assess the decision making process in order to determine the necessity of carrying out the project as well as the best and most vital alternative with respect to the project nature. It includes also the different indicators essential to select the appropriate up-grading process in comparison with others.

The most important item in the feasibility study is the cost benefit

analysis. It should be borne in mind that the previously mentioned benefit is not in the form of extra money, but it rather a social benefit through the elevation of the individual's standard of living and housing conditions.

The cost benefit analysis is rather a comparison between the expected benefits if the same resources were utilized in another project; for example consider that the up-grading process of a district of 50,000 inhabitants will cost 100 million pounds. If this cost estimate is equivalent to that of establishing an entirely new district somewhere else, then it will be more feasible to cancel the up-grading project. Usually the cost estimate of the installation of water and electricity network in a certain sector is considerably higher in comparison with another sector, it will be more feasible to apply the same process on the latter sector.

Thus the cost benefit analysis together with the economic indicators assist the realization of the up-grading process and its procedure. However, the economic feasibility study is gradually viewed upon a wider scale the financing processes as well as the administrative work for the project are considered among the major items of the study.

#### FINANCING OF UP-GRADING PROJECTS:

#### BALANCING THE GROSS FINANCIAL CAPITAL WITH THE INVESTMENT REQUIREMENTS

Financing of up-grading projects is a very important item in the feasibility study. The financing process is considered a success once the urban planning process and the economic plan in particular can achieve a gross increase in the individual's income and a remarkable improvement in the social and economic standards of living.

The financing of an up-grading project has several aspects: the first is the provision of the necessary capital before execution i.e. the necessary costs are to be estimated and the resources are to be made available to avoid any delay in execution due to a deficiency of the required resources. This in turn necessitates a phasing schedule of planning and execution. For example, improving the housing conditions in a certain area could not be achieved - except through the provision of the necessary infrastructure network which in turn depends upon whether or not the government has provided the whole area with the necessary infrastructure network.

The cost estimate of urban projects is not as easy as it seems. The urban projects take a long time to be executed. Bearing in mind that the prices are steadily increasing; the project must be divided into integrate phases to reduce any change of costs and to check the cost estimate.

There are several main resources to finance up-grading process as follows :-

#### UTILIZATION OF FINANCIAL RESOURCES

- Governmental Budget
- Loans
- Individual and Organization Contributions
- Self Resources.

The governmental budget is the main and unique financial resource in most Arab countries. There are certain up-grading operations that



necessitate the government's financing such as:

- The electric power supply as well as water and sewage.
- Road network
- Supply of public utilities and services as health cultural centres.

In order to ensure the continuity of the up-grading process, it is better to provide additional financial resources other than the governmental budget e.g. independent agencies banks etc to avoid any irregularity in financing. On the other hand loans are considered another main resource for funding the up-grading process either through governmental organizations or specialized banks. These loans should be paid back within a definite period

of time. As for local committee councils they can pay back the loans specially if they have their own private resources. In some countries these councils have the right to impose certain fees or taxes upon those making use of the up-grading processes, through the increase in the rental value of the dwelling units and the land prices. In this way, the individuals can take part in the up-grading process though it takes the form of fees and taxes yet it is apparent that improving the living conditions in under developed areas encourages the individual to take part in the restoration and renewal work. However, the concerned authorities should provide incentives to encourage the owners to carry out the restoration work.

#### FINANCING OF RESTORATION WORK IN A.R.E.

The existing economic and legal conditions greatly affect the state of many residential buildings which need an entire process of restoration and renovation. Defining the rental value of the dwelling units as well as the laws restricting any raise in the rents led to the owner's deliberate neglect to carry out any repairing and restoration work. Although these regulations aimed to protect the occupants, yet they caused a serious deterioration in the housing conditions.

The new law NO. 49 (1977) laid down the organizational regulations concerning the restoration and renovation of deteriorating buildings. According to this law, the administrative authorities are responsible for examining the buildings and making decisions concerning the partial or entire removal of demolished parts. If the owners refuse to carry out any repairing and restoration work, the administrative authorities should carry out the necessary work at the owner's expense. On the other hand, the necessary financing is made available by bank loans tailored for easy repayment. This law provides that the tenants should share with the owner the costs of repairing and restoration work.

#### THE MAIN CONCEPT OF THE ADMINISTRATIVE FRAMEWORK FOR THE UP-G

#### GRADING OF UNDER- DEVELOPED AREA :

The organizational process of up-grading is necessary to achieve the required goals. It helps to co-ordinate between the various parties concerned and responsible for the up-grading process. It is necessary to differentiate between the planning and the executional phases of the same process.







To ensure the success of the administrative framework of the up-grading process:-

1. The sufficient number of well experienced working staff should be provided covering the different administrative, urban specializations.
2. Responsibilities should be determined within every specialization.
3. The necessary information should be accurately made available with the provision of the adequate communication channels between the staff working on site and those entrusted with decision making.

#### UNDER DEVELOPED AREAS AROUND HELWAN.

The studies carried out by the American Aid experts in a joint project with the Ministry of Housing in Egypt, covered through a survey most of the underdeveloped areas in Greater Cairo. Accordingly a comprehensive development plan was laid with respect to the economic and social standards. The district of Helwan-at a distance of 30 Kms Cairo - was selected to be covered by an up-grading process.

The informal housing that has erected around the city of Helwan is merely inhabited by the low income factory workers. This informal housing resulted from the housing problem and the increasing costs of dwelling units specially when the area is considered as a major industrial centre.

The economic and social survey carried out in the action area showed the erection of nearly six informal communities around Helwan of an average population of 6900-27000 (in 1978). The existing dwelling units in the action area are deprived of the proper healthy conditions as well as water, electricity and sewage networks. The internal roads are out of order and non-efficient besides the absence of the necessary public utilities. The average income of 70% of the families varies between 20 to 60 L.E. /month which is far below the proper living standards.

#### THE MAIN OBJECTIVES OF THE UP-GRADING PROCESS:

The up-grading process covers all the economic and social aspects of the action area as well as the restoration work of the dwelling units. Thus the project's main objectives could be translated into two main items:

First: The Community in the action area: This includes provision of the proper living conditions and utilities as water, electricity, sewage and garbage collection systems as well as elevation of economic and social standards of living to encourage the inhabitants to take part in the up-grading process.

Second: The dwelling units' improvement: This includes renovation of the deteriorating dwelling units and building new units with better living conditions.

The social objectives of the up-grading process include the establishment of health centres, schools, clubs in a way that satisfies the

inhabitants' needs. On the other hand, the economic objectives tend to elevate the individual's income level and working opportunities through:

- Establishment of labour training centres for the different building trades such as carpentry, brickwork sanitary work. In this way the inhabitants can actually play a vital role in the restoration and renewal of their dwelling units and the other inhabitants' units. This trend enhances the labourer's technical expertise in such a way that improves the individual's income level besides sharing in the up-grading process.
- Establishment of home industries e.g. textile, clothing industries. This trend utilizes the efforts of the women (housewives) which are considered an unproductive labour constituting 46% of the population. It also improves the living conditions in the action area specially when the project's directorate provides the necessary equipment, materials and marketing centres.

#### FINANCIAL RESOURCES:—

The estimated costs for the projects ranged around 28 million pounds (by 1979 prices) as follows:

Infra structure	15,339 million pounds 63%
Social structure	4,460 million pounds 18
Materials	4,646 million pounds 19 %
Total	24,445 million pounds 100
Loans	4,100 million pounds
	28,545 million pounds

The social structure costs are confined to schools. A co-sponsored funding project between the American Aid Agency and the Egyptian government has been established to assure the financial resources to cover the above mentioned costs.

The dwelling units costs will be covered by the inhabitants themselves. The project's directorate provided all the technical and financial aid as follows

- \* Provision of loans through specialized banks
- \* Provision of the required building materials.
- \* Provision of technical advice as to the best and most appropriate methods of dwelling units' improvement.

#### ORGANIZATIONAL AND ADMINISTRATIVE FRAMEWORK

##### General Organizational Framework:

The success of the up-grading project depends upon the efficiency of the administrative board. The project's organizational framework as shown in Fig (1) consists of the following:

- Planning, supervision committee.
- General planning and purchase committee.
- Assisting funding agencies as the American Aid agencies and the Egyptian Real Estate Bank.

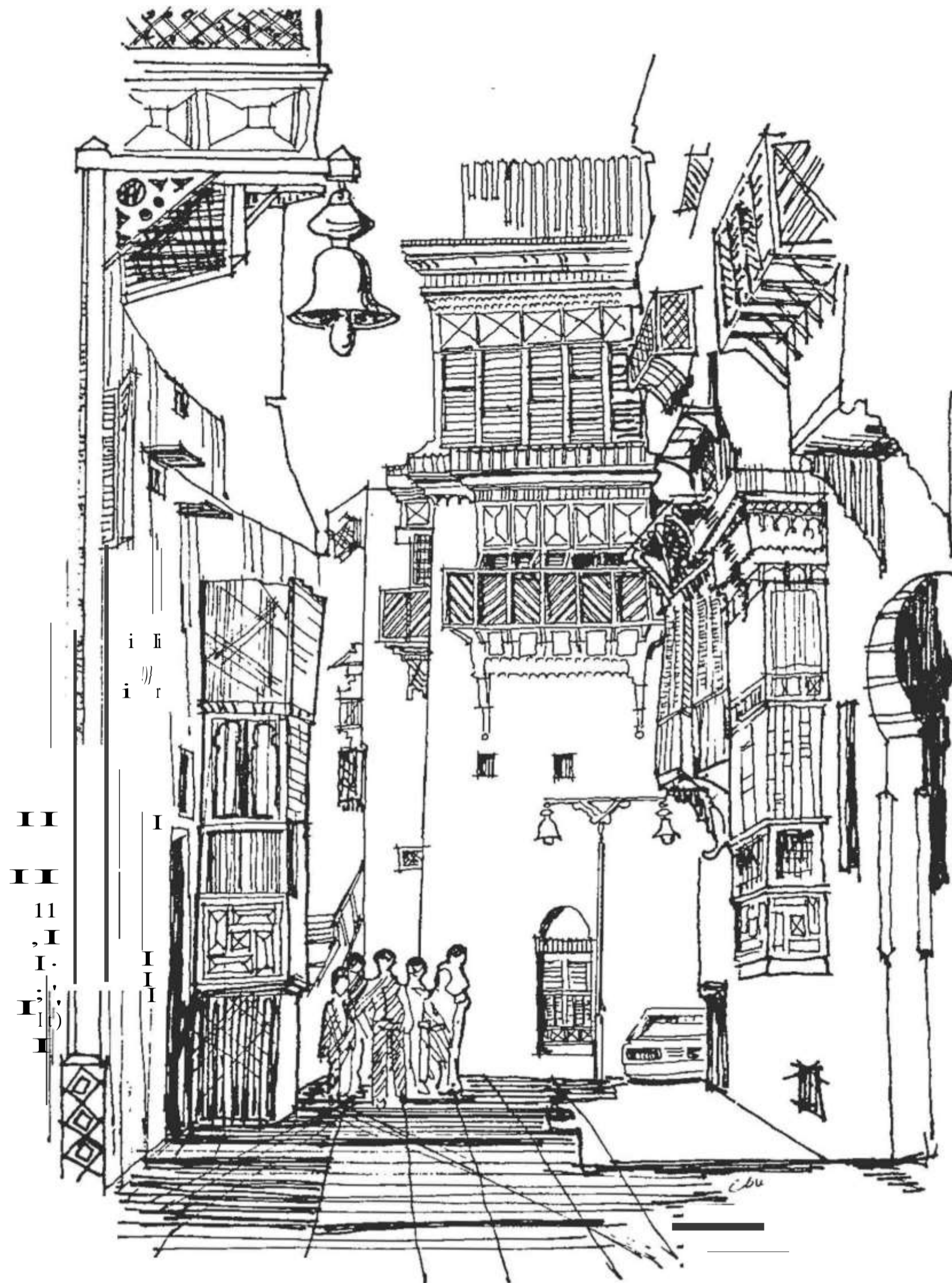
The executive board is responsible for the executive supervision upon the project. The head of the board council has all the prerogatives for supervision and execution.

The executive board as shown in (fig 2) consists of a general technical director and the different administrators that cover up the different aspects of the project.

The organizational framework of the construction committee (as shown in fig 3) is divided in two sections:

1. The first section acts as a link between the project's administration and those working on site through supervision.
2. The second section is concerned with the action area: thus the working staff should cover all specializations to satisfy the various needs on site.

It should be borne in mind that the above mentioned organizational frameworks on their application were subjected to modification: The different administrations have developed with respect to the size of work in the action area.



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Jeddah-The Old City after development.  
 The streets were restricted for pedestrians only. The lamp posts were designed with a typical character



## RECOMMENDATIONS

On the 12th of Moharram 1435 H. the Jeddah Municipality held through its Lectures and Seminars Department its first seminar in co-operation with the Center for Planning and Architectural Studies in Cairo. Or. Mohamed Ali Qattan opened the seminar on behalf of H.E. Sheikh Mohammed Said Farisy, the Secretary General of the Municipality of Jeddah. The seminar schedule included eight lectures that were given along six sessions. Many universities, architectural and consulting Offices in Jeddah and Mecca took part in this seminar, as well as the architects of the Jeddah Municipality. The attendees participated in the discussions and lectures.

The Seminar ended to a number of recommendations as follows:

1. The participants appreciated the establishment of the Lectures and Seminars Department in the Municipality as being of a unique character in the Arab World.
2. The participants recommended setting annual programmes for seminars dealing with the different aspects of urban development or cities.
3. The participants recommended providing the Municipality of Jeddah by the administrative and technical systems necessary for monumental restoration of the old historical buildings in Jeddah.
4. The participants recommended that the Municipality of Jeddah should assess the up-grading process of the urban environment through the establishment of a local handicraft centre that will help the revival of the artistic character of old Jeddah.
5. The participants recommended the preparation of work manuals for the up-grading of under developed areas of the city in a simplified manner. These manuals should be reviewed every now and then to check the outcome results.

6. The participants recommended setting mass communication programmes to elevate the public consciousness with respect to the up-grading of historical or under-developed areas. The organization should direct the inhabitants' participation in the up-grading process in their areas.
7. The participants accentuated upon collection and revision of the lectures and the discussions held within the seminar. These lectures are to be published amongst the Municipality's publications.
8. The participants stressed upon the importance of having the Saudi planners, architects and engineers participating in the seminars held by the Lecture and Seminar Department.
9. The participants recommended the establishment of the appropriate administrative and organizational frameworks to direct the up-grading process. The tasks, responsibilities and detailed job description should be identified within those frameworks, to elevate the organizational level of the various departments responsible of the up-grading of the urban environment.
10. The participants requested the identification and analysis of the contemporary architecture with respect to the local heritage. This general character should be published as a reference for the staff working in the consulting offices and the different local municipalities.
11. The participants stressed upon the importance of the visual analysis that could be utilized as a tool in the up-grading of the physical environment.
12. The participants stressed upon the importance of studying the various economic, social and cultural aspect to remodel the urban environment of underdeveloped or historical areas.
13. The participants recommended that the lectures and seminars department should discuss a variety of subjects in the coming seminars to allow the staff of the municipality to take part in the sessions.
14. The participants recommended the study of the civilizational heritage as an important subject to be laid within the interests of the Jeddah Municipality. Field visits to the historical areas should be carried out.

PRESS REVIEW\.

The lectures and seminars department in the Municipality of Jeddah held a seminar during the period from the 12th- 15th of Moharram 1405 A.H. The subject of the seminar was "The Up-Grading of the Physical Environment of Cities". The Saudi press has thoroughly covered the events of the seminar.

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On the 9th of Moharram 1405 A.H. Al Madina.. newspaper wrote about the establishment of the Lectures and Seminars Department in the Municipality of Jeddah and about nominating Arch. Kamel Abdoullah

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Qomsani ahead of the department. The newspaper wrote as well about the activities of the department and about holding the department's first seminar in the Holiday Inn Hotel in Jeddah.

On the 12th of Moharram 1405 A.H. El-Belad newspaper wrote about the seminar, the sessions programme and the participating lecturers. The lecturers included professors of planning, architecture and economics from the Egyptian universities.

The "Okaz" newspaper wrote about the opening session on the 13th of Moharram, its edition: The opening session started with the Holy Koran then Dr. Ali Al-Qattan made a speech on behalf of H.E. Sheikh Mohammed Saeid Faresy the General Secretary of the Municipality of Jeddah - welcoming the participants and declaring the importance of holding such seminars that aim to discuss the various problems of urban development. with respect to the existing administrative and organizational systems. Then Arch. Barakat Bagoneid the vice secretary of the Municipality of Jeddah made a speech, stressing upon the secretariat's efforts in up-grading of the city of Jeddah. Dr. Abdelbaki Ibrahim, the president of the center of Planning and Architectural Studies and the head of the Architecture Department in Ain Shams University, made a speech in which he stressed upon the seminar's role. The next day's edition wrote about the events of the first session referring to the first lecture given by Prof. Dr. Abdelbaki Ibrahim about the **II** Introduction to Up-Grading of The Physical

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Environment Of The City": the second lecture given by Dr. Hazem Ibrahim Professor of Planning in Al-Azhar University, was about the upgrading of historical areas. On the same day, Dr. Saleh Lamei Mostafa, the professor of architectural heritage in Beirut Arab University, gave the third lecture about the architectural renovation of monumental and historical buildings.

On the 15th of Moharran 1405 A.H the third day of the seminar, "Al-Bclad", newspaper wrote about the final session, "The seminar of up-

grading of the physical environment in the Arab Cities. is the first seminar to be held through the Lectures and Seminars Department in the Municipality of Jeddah. The newspaper wrote in detail about the different sessions, lectures and the discussions that took place.

"Al-Raa", magazine- a political and social weekly magazine wrote twice about the seminar. The first time was on its 16th of Moharran 1405 A.H edition in which it wrote about the opening session and the participating lecturers. In the following edition, a detailed report was presented about the seminar covering the various sessions, lectures and discussions,

stressing upon the seminar's objectives. These recommendations were published in detail. The newspaper commented that the seminar has successfully fulfilled its aims and that in turn this should be an incentive to hold further seminars that aim to improve the urban conditions of the Arab cities as well as the conservation of their civilizational heritage.

On the other hand, "Al-Shark Al-Awsat" newspaper wrote a detailed report about the seminar on its 22nd of Rabi-ul-haram edition. The paper wrote about the main objectives of the seminar, the lectures, the participants and the activities of the Municipality of Jeddah and specially that of the Lectures and Seminars Department. It wrote as well an abstract of Arch. Mohd. Sa'ed Faresy's speech. Arch. Faresy assured upon the importance of raising the civilizational consciousness in order to preserve the architectural heritage in the Arab cities. He stressed upon the mass media's role in this process. The paper held a interview with Prof. Dr. Abdelbaki Ibrahim, the head of the seminar. Dr. Abdelbaki Ibrahim pointed out that this seminar was not held to reach certain solution with respect to the environmental up-grading but it stimulated the discussions which dealt with the various aspects of the urban economic and planning problems related to the upgrading of the urban environment of Jeddah. He added that the urban development process must satisfy the accelerating requirements of the inhabitants.

In another interview, Dr. Saleh Lamei Mostafa said that this seminar approached the Saudi trials of urban upgrading in Jeddah. He added that the conservation and preservation of heritage might sometimes be subject to executional problems and difficulties, yet these problems could be solved through intensified research and studies.