

Evolution of the Urban Environment Development in Egyptian Historical Communities

تطوير تنمية البيئة العمرانية في المجتمعات التراثية المصرية

Foreword: The historical Egyptian urban place is a reflection of the Arab Islamic culture. It is governed with a clear expression of successive historical periods and it possesses an identity charged with symbolic meanings. The urban Egyptian historical zone is distinctive for its origin, growth development and its present urban activities. This distinction is clear on observing typical Egyptian historical forms which comprise significant buildings representing many historical layers. Their identity is maintained through the character of their independent urban entities segregated by irregular street networks and integrated in extremely compact fabrics with their particular socio-economic factors & cultural values.

The significance of Islamic Cairo which was included in the World Heritage list in 1979, has been internationally recognized integrated within the Metropolitan Area. The city was exposed to many political and cultural influences throughout its history.

All the restoration projects in medieval Cairo, being the most significant Egyptian historical area (it contains about 40% of the Egyptian heritage and 7% of the total area of the Gamaliya which is 614 Feddan) however seem to have been undertaken without any clear plan of conservation & rehabilitation of the old community in general. Fig. 1

Historical Area	Approximate Area Km ²
Monmarte, Paris, France	1.2
Green Beach, America	1.75
Center of Historical Halab, Syria	0.2
Heart of London, England	2.5
Tunis	2.7
Medieval Cairo	3.7
Historical Venice, Italy	4.5

Fig. 1 Areas of Historical zones in some countries

In the 1950's the monuments & traditional buildings registered were over 500 but due to uncontrolled planing & misuse and neglect they have decreased to 346 registered buildings & monuments.

Another zone under debate for preservation & rehabilitation is the zone of old Cairo where "Amr Ibn El Ass Mosque, Babylon and the huge historical Coptic complex of "Mary Guirguis" (The hanging Cathedral & Kasr El Shamaa.... etc) are situated. Fig. 2

Most of the Islamic monuments in G.C.R. are registered & numbered & have complete Files with their diagrams; but it is important to point out that Egypt includes a large number of valuable unique buildings built in the 19th century and the beginning of the 20th century, not registered but should be preserved & maintained and their environment rehabilitated and should be considered as focus points in the overall rehabilitation plan of G.C.R (about 110 buildings). See Appendix.



Fig. 2 Historical Areas in G.C.R.

A question raised more than 150 years ago, when the "Comite de Conservation des Monuments Arabe" was established, is still valid; how can Cairo maintain its architectural heritage and accommodate the modern needs of its inhabitants at the same time without losing its identity?

PROBLEM STATEMENT:

Over the past two decades the form & structure of the traditional historical urban Egyptian areas suffered substantially from deterioration, decay and loss of its intrinsic historical culture which was abandoned, neglected & misused. The remnants of the traditional fabrics have become increasingly isolated & physically remote. This outstanding urban heritage is in jeopardy and stands to vanish due to numerous threats concerning:

1. Urban Conservation:

1-1 The historic city is highly distinct by the heterogeneity of its urban form in which the unity & variety of interacting different developments are structured together in a hybrid pattern. It is characterized by the coexistence of many traditional elements of complexes, built forms and open spaces. The main morphological changes are the segmentation of the old city by construction of new avenues along the old wall, and the extension of new streets & deterioration of old haras. Also the demolish of old houses & decay of some of the traditional monuments and the appearance of new residential areas of small areas made of reinforced concrete leaving vacant land adjacent to them. Opening new haras by deducting areas from traditional buildings or widening new streets for vehicle movement and leaving small vacant land plots which ultimately have been turned into waste disposal areas^{*1}

2. Environment and Socio-Economic Conditions:

2-1 Since the beginning of the century the average population growth of the area has been much slower than the rest of Cairo. An actual decline has occurred over the past fifteen

*1 Urban Planning legislations: rule No 3, 1982 states that the smallest building land should not be less than 100m². The area has 55 building plot / hectare should be 33/hectare.

years. It is estimated that population in the area has dropped by 25 percent, partly as a result of the 1992 Earthquake.

They abandon the area because the existing housing stock is in poor condition & their is lack in maintenance, poor level of public utilities, no community & public services, high population densities and uncontrolled development of unused & polluting activities.

- 2-2 The traditional buildings are either abandoned or neglected or inhabited by homeless residents unaware of their value or they are re-used in commercial, crafts, manufacture & storing activities. This implies a process of extensive uncontrolled reuse of the building stock leading to its deterioration.
- 2-3 The main problem is the assault of informal developments (squatters) on several historical centers, Fig. 3, some are rural immigrants, others are ignorant homeless people with low incomes with no "feeling of belonging" to the area and aiming at exploiting all the resources surrounding them. These areas are established in an anarchic, confused & unplanned pattern representing a chaotic mix of rural & urban character. It's common characteristics are the deteriorating building stock, poor streets & open spaces, squatter buildings multi-storied not respecting the narrow hara they overlook, unattractive visual environments, overcrowding unbalanced densities and a high rate of land occupancy creating a high water table, exploitation of all open spaces & court yards; on the whole a complete destruction of the original overall structure & urban fabric.

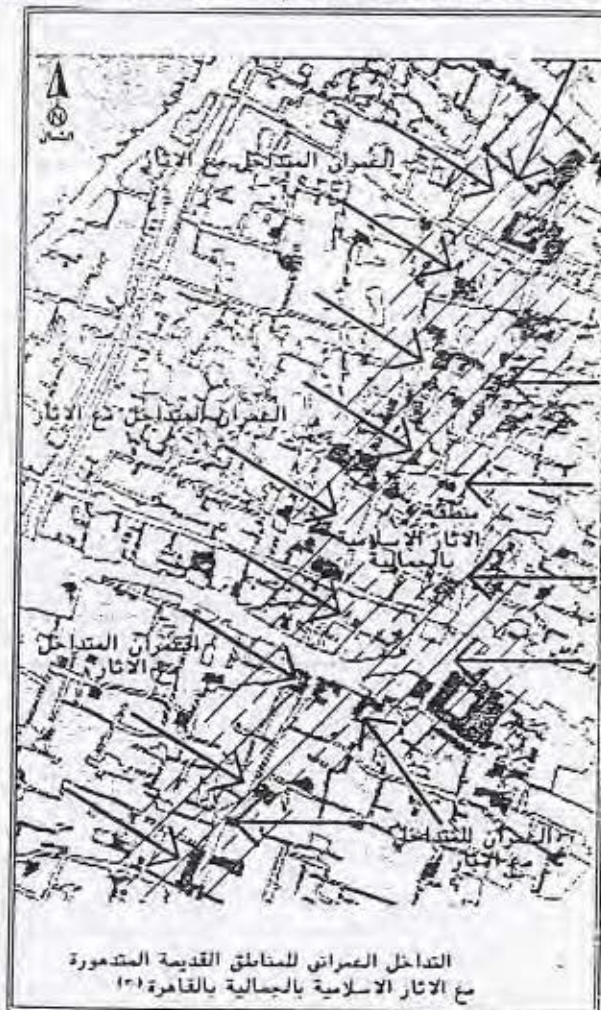
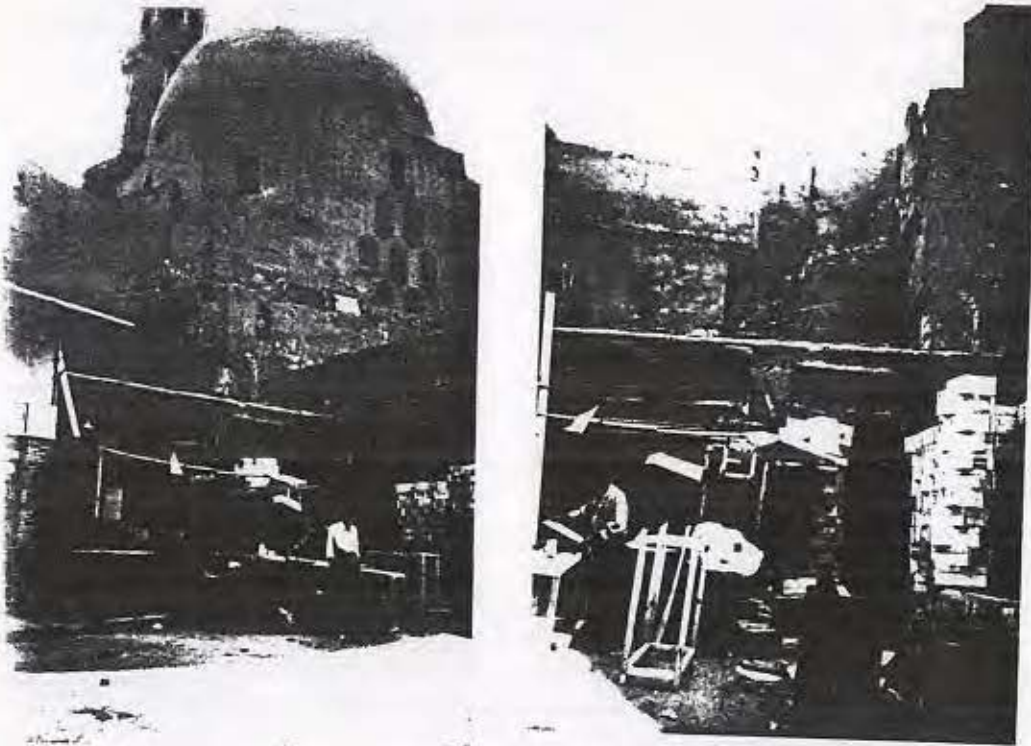
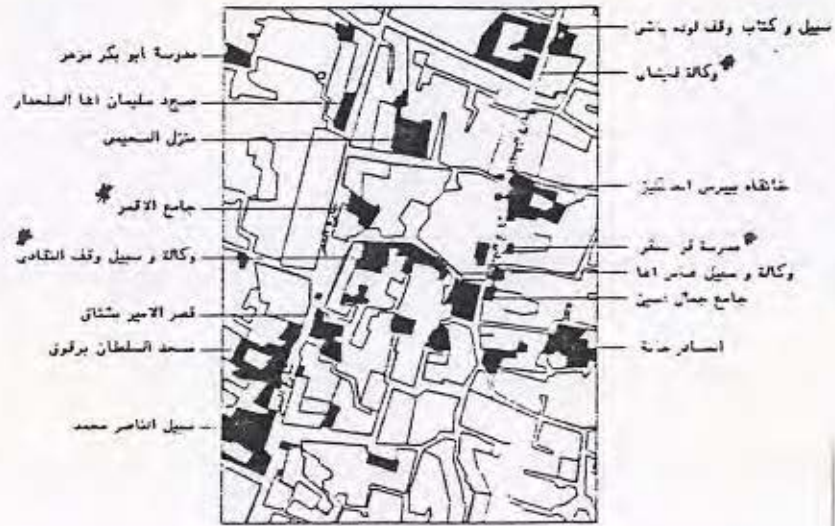


Fig. 3 Integration of Urban Squatters with Historical Areas.

2-4 Assault of vendors on the monuments using the monument's walls as a background for their wares. (Fig. 4 a,b,c.)

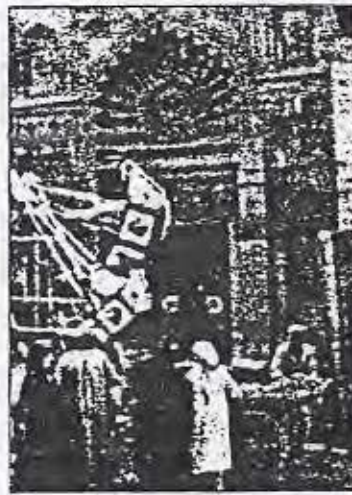


تمدى الانشطة الحرفية (ورش النجارة) على وكالة وسبيل وقف النقادي
تداخل العمران مع المباني الأثرية بمنطقة الجمالية

Fig. 4 (a): Assaults of Vendors & Workshops on walls of Monuments.



الورش المتعدية على وكالة قايتباي



الاشغالات امام مسجد الاقمر



التعديات على مدرسة قرا سنقر

Fig. 4 (b&c): Photos showing assaults of Vendors & Workshops & Activities on Monuments.

2-5 Medieval Historical Cairo Demographic statistics, as an example:

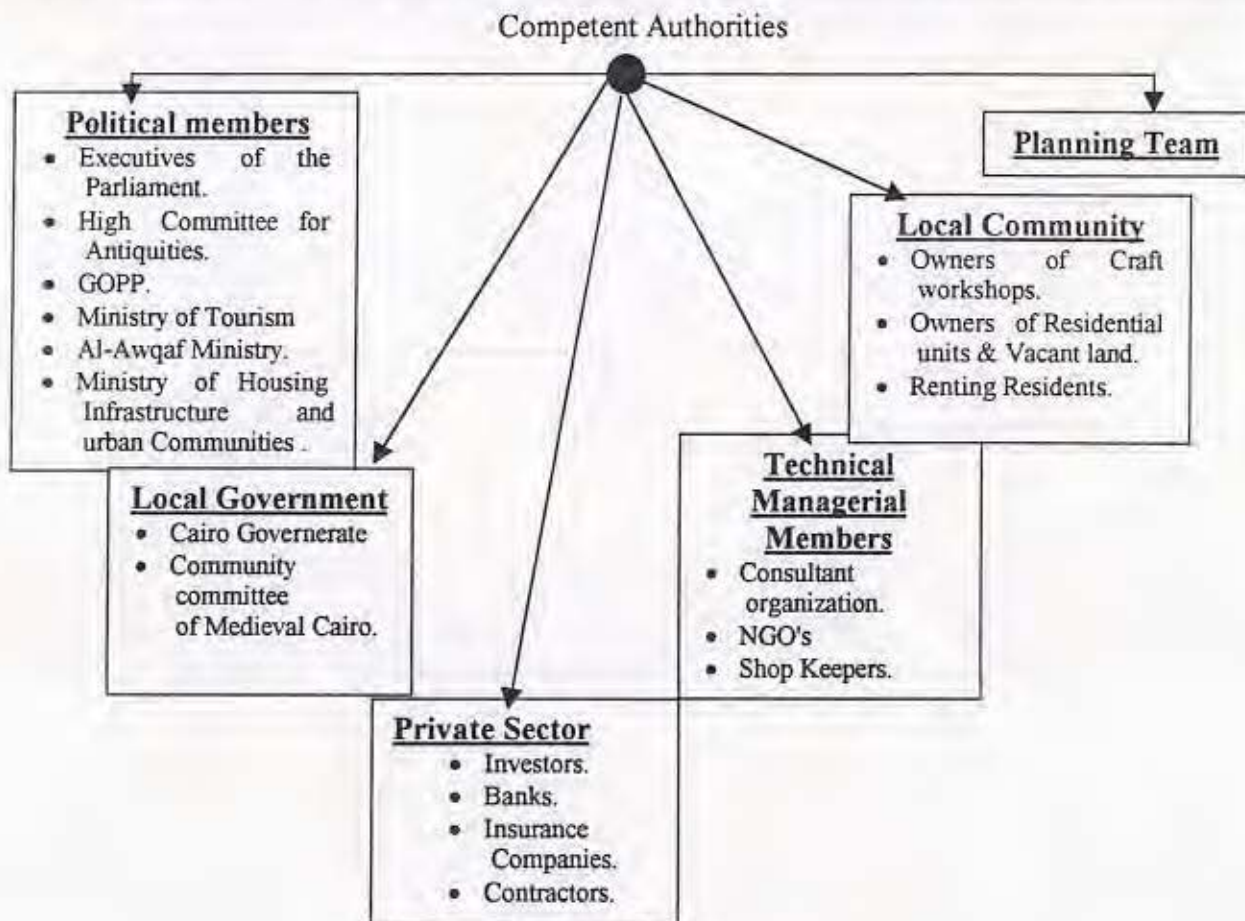
- 2.5.1 Population density ranges from 160-1725 person / hectare in its five administration boundaries giving a medium of 715 person / hectare. G.C.R. is 280 person / hectare expected to be 355 person/ hectare by 2001.
- 2.5.2 Illiteracy rate ranging between 14.4%-40.5% giving a medium of 27.52% about 85.440 person. G.C.R is 23.3%.
- 2.5.3 Unemployment rates ranging from 9.4%-20.1% medium 14.56%. G.C.R = 12%. Unemployed women = 4617=23.03% of women in area.
- 2.5.4 Crowding Ratio = 70847 families in the area to 83226 residential units giving a rate of 1.17.
- 2.5.5 Percentage of Residential & Residential commercial are 40% about 265 Feddan and the rest are workshops & shops & ware houses & stores.

- 2.6. Individual Responsible Entities have previously upgraded small projects in historical Cairo but no overall policy concerning all valuable traditional areas in Great Cairo Region has been made.
- 2.7. Traditional crafts & traditional construction skills are slowly vanishing; the reason being that the workshops are being closed after the original craftsmen die leaving behind them no trained legacy to continue in their work.

3. Authorities & Management:

Several organizations have many Authorities, often overlapping, over the old city affecting the growth and development of the Area: "The High Council for Antiquities" within the Ministry of Culture is responsible for the Archaeological activities including preservation and restoration. The "GOPP" is responsible for planning & housing in the Area. The Executive Organization for Islamic Neighborhoods" has limited responsibility for controlling the reconstruction projects. "Ministry of Housing, Infrastructure and Urban Communities" responsible for housing, rehabilitation & relocation. The Ministry of Waqf own many of the properties and lands involved in the urban tissue of the Area. "The Ministry of Tourism & Ministry of Social Affairs" have some authorities over the area. "The Governate of Cairo", which tends to be the strongest agent in the area is issuing building & demolition permits.

Coordinating all these organizations & others is quite a difficult task especially as the administrative boundaries in the area do not respect the location of these historical buildings.



Research Objectives:

Developing Strategies for Upgrading the Urban Environment of Historical Communities. These strategies envision a future for these districts in which a stable residential core is enlivened congruent with the traditional fabric and sustained by a capillary system of small workshops & retail activities, supported by essential infrastructure and community facilities and made more attractive by well maintained open spaces & monuments which could create economical feasibility & job opportunity if well administrated.

Conditions must be established to encourage a stable, self sufficient, participating population. Improving the economic climate, addressing community development issues and physically upgrading the area & involving the community in all these issues is a prior consideration. Reconnecting the relation between the environment & its residents in the historical area by concentrating on their cultural scope & historical awareness.

An analytical survey for previous experiences is done for the upgrading & Rehabilitation of the Historical Urban Environment in Greater Cairo Region.

Finally Reaching to a number of Development Strategies for upgrading & developing the Egyptian Historical Urban Environment.

PREVIOUS STUDIES & RESEARCHES & PILOT PROJECTS DONE FOR THE UPGRADING & REHABILITATION OF THE HISTORICAL URBAN ENVIRONMENT IN MEDIEVAL CAIRO:

Over the past five Decades studies have been made, projects proposed and plans drawn to revive the Environment of Historical Cairo. Renovation & Restoration projects ebbed in the 1950s and urban planning schemes of the 1960s did little to improve the situation. A Cairo master plan was drawn in 1955, a plan for Fatimid Cairo followed in 1960, and the Great Cairo planning Agency came up with a major scheme to revive Medieval Cairo in 1969 Planners of the 1960s looked into land use and traffic solutions in Historic Cairo and come up with proposals that involved the removal of some historic buildings.

In the 1980s UNESCO declared the area a world Cultural Heritage site. As grants & technical Aid began to flow in, rehabilitation projects emerged:

First: The Conservation of the old city of Cairo. Unesco performed 1980 and Renewed 1984:

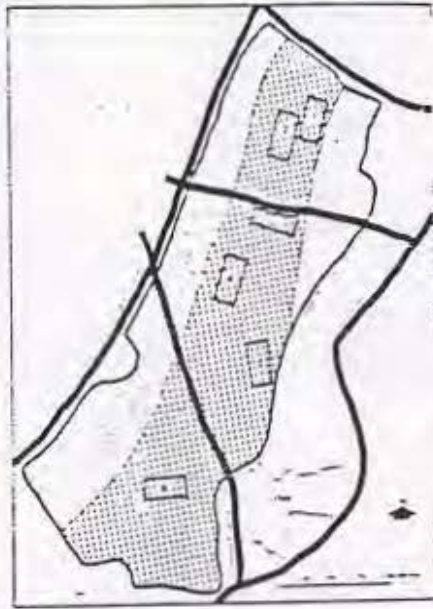
The studies included the Area between Bab El Fettouh & Bab El Nasr North and Ibn Touloun Mosque South & Port Said Street West & Salah Salem Street East Fig 5. The Area of width 500m divided in the middle with El Moezz street. All the traditional buildings were studied, registered or not registered, to define those that needed attention first. Six clusters of buildings were chosen Fig.5 containing important traditional Building integrated in urban environments. The studies included:

a survey for all the activities & land uses in the six zones differentiating between crafts & other manufactures, wholesale retail, workshops & stores.

- The traditional pattern of the residential unit of the residents of the zones.
- The study of the traditional buildings & monuments in the six zones.
- The study of the traffic movement & pedestrian lanes inside the zones.

The Unesco Study Aimed at:

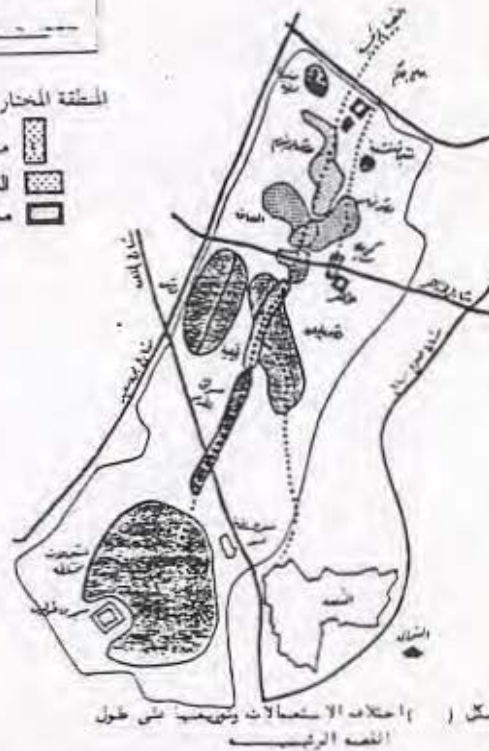
1. Upgrading the conditions of the residents and the prevention of building any new polluting commercial & industrial activities creating a new active, self-sufficient community.
2. Proceeding with other programmes concerning infrastructure and finding methods to decrease the water table in the area.
3. Improving the streets and cleaning the streets & collection of waste, improving the housing conditions and maintaining the traditional streets & squares.



المجموعة	عدد المساكن الأثرية
١	١٣
٢	١٤
٣	٩
٤	١٣
٥	١٦
٦	١٢

(١-٦) عند لعمى الأثرية لمسجة ولعمر مسجة
بلموقع لسة لمخترة لأثرية لتضوير

المطقة المختارة للدراسة ومواقع التجمعات السنة
منطقة الدراسة
الشريحة قرنيسية حول شارع المعز
مجموعت لعمى الأثرية لسة لمخترة



شكل ١ احتلاف الاستعمالات وتوزيعها على طول
العمى الرئيسي

Fig.5. Unesco Project For Conservation of the Old City of Cairo. 1980 renewed 1984.

Result of the Unesco Study:

1. A number of monuments were maintained & their environments cleaned & landscaped.
2. The Ministry of Culture & the High Council for Antiquities were reorganized.
3. Urban Upgrading Strategies were proposed for the six zones Fig. 6 a,b.

The Unesco study finally gave two main recommendations:

1. The establishment of a national organization to develop, upgrade & rehabilitate Historical Cairo in the historical boundaries of the old city. This proposed organization is authorized to do all the responsibilities of the different competent Authorities concerned with upgrading the area. It is assumed to be an individual administrative unit

responsible for executing the job of upgrading & rehabilitating the area as has been done before in similar areas e.g. Fes, Tunis and others.

2. Concentrating on increasing the Public Awareness to the value of the area by the Media & educational programs directed to the residents of the area to attract their attention & encourage them to participate in the conservation & beautification of their environment.

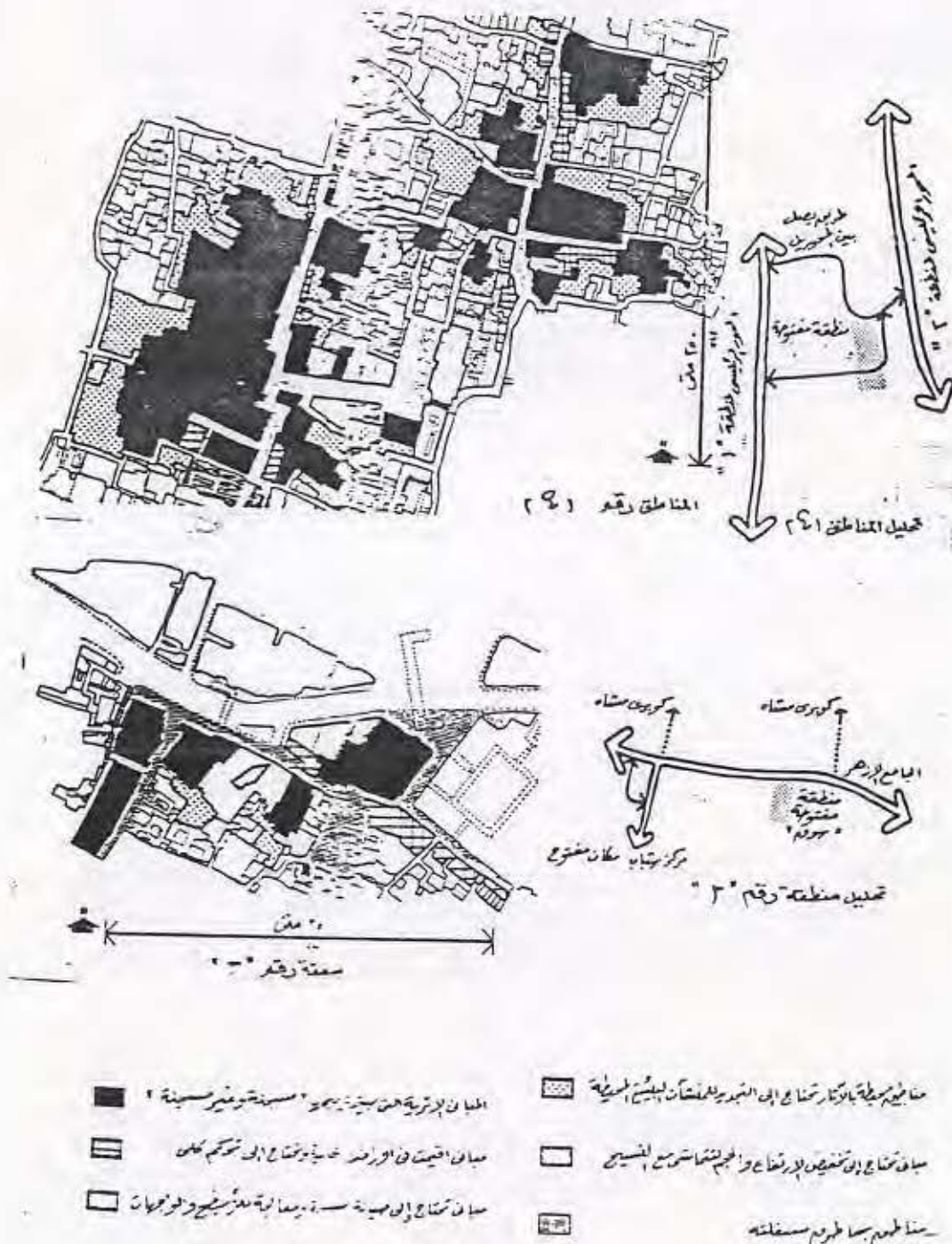


Fig. 6 (a): Zone 1, 2, 3.

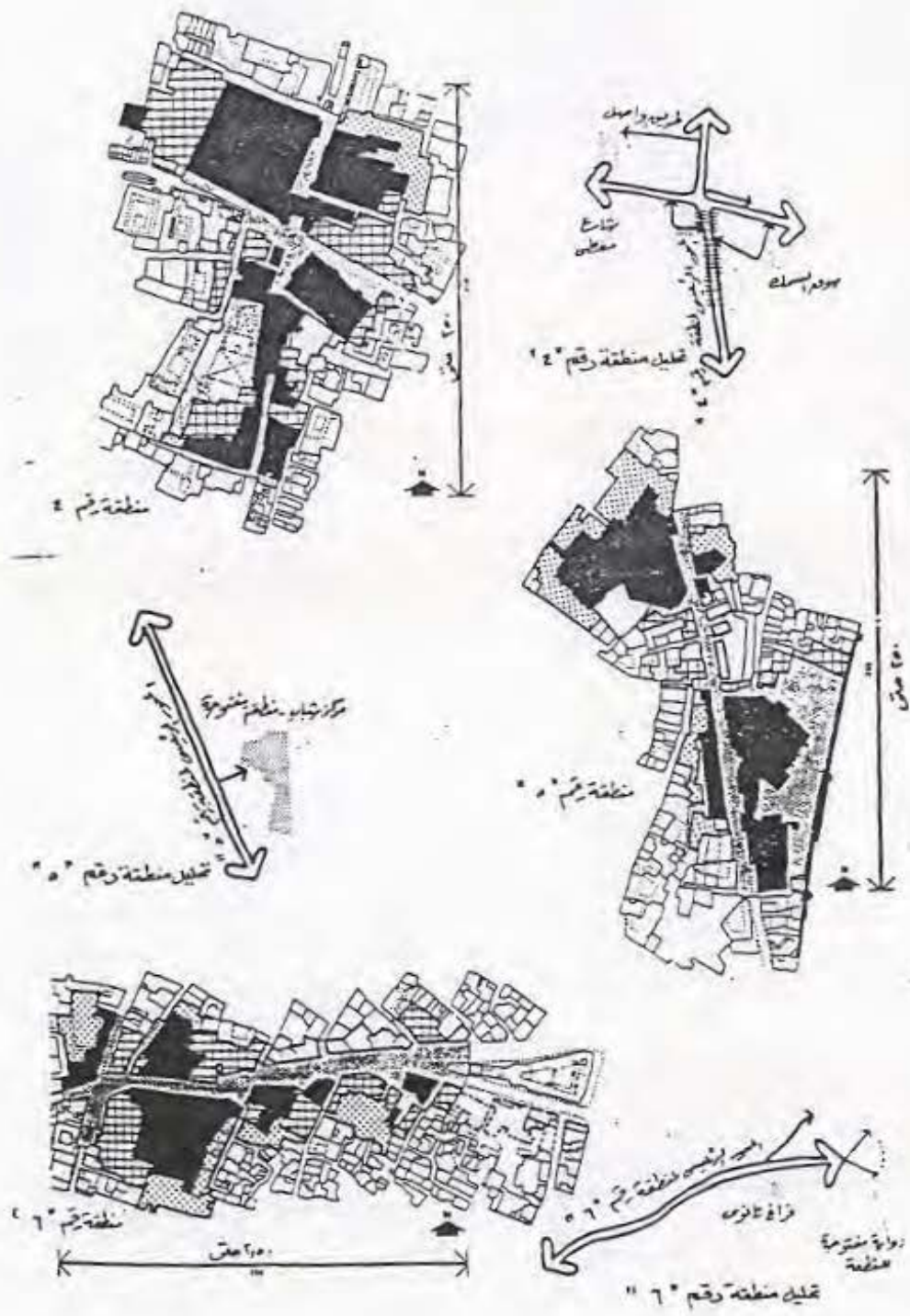


Fig. 6 (b) Zone 4, 5, 6.

Second: Rehabilitation of Mediaeval Cairo:

A study done by the Arab Bureau and completed in December 1980.

The work was done by a group of Egyptian specialists interested in the study of the historical area. The aim was to find a comprehensive strategy by a complete planning policy to rehabilitate the organic urban unit and conserve the urban Fabric of the area. The strategy was to coordinate between preservation & maintenance of the monuments on one side and the development of the community culturally, socially and physically on the other side.

The Bureau Study Aims at:

1. Revitalization of Medieval Cairo through a complete comprehensive plan:
 - a) Conservation & Maintenance of Historical Buildings.
 - b) Upgrading living conditions of residents & the urban environment.
2. Revitalization & rehabilitation of the organic unit of the urban fabric of the area by creating successive attraction magnets all along the Qasaba (El Moezz street) every magnet with a certain activity.
3. Treating Medieval Cairo as one organic unit by designing traffic Networks and infrastructure, Public Services and moving the main traffic arteries to its fringes and forbidding penetration by cars in El Azhar Street & El Moezz Street.
4. Moving Polluting Activities & whole sale shops out of the area and planning parking spaces & emergency lanes.

The study then presented four different planning alternatives and after considering the four alternatives, the committee then chose the second alternative. This alternative proposed the rehabilitation strategy by deciding on five local successive communities from the North:

- a) Bab El Nasr Community.
 - b) Kalawoon Community.
 - c) El Azhar & El Ghoury Community.
 - d) El Mouayed Community.
 - e) Bab Zouella & Khayamia Community.
- Every community is a comprehensive unit with its historical & traditional crafts center and its historical complex. They are all attached along El Moezz Street but separated horizontally by streets dividing the area into communities Fig. 7.



Fig. 7 Project for Rehabilitation of Medieval Cairo. December 1980.

- Clearance steps then begin by infiltration of the population density from a - e communities by moving some of the residents to new areas out of the area of Medieval Cairo and also moving the polluting activities out of the area.

The chosen alternative proposed a tunnel for cars under El Azhar Street and keeping El Azhar Street a pedestrian street and suggested the areas that needed clearance and the others that needed renewal Fig. 8.



Fig. 8 the Chosen second alternative for Rehabilitation of Medieval Cairo

Recommendations of the Study:

1. The Establishment of an authorized organization to rehabilitate Historical Cairo bestowed with all exceptional authorities.
2. Reuse of the traditional buildings in their original function.
3. Preparing programs for developing public awareness to the value of the area.
4. Upgrading the infrastructure and preparing urgent programs for improvement & maintenance Fig. 9.



Fig. 9 Recommendations and Strategies for the Project of Rehabilitation of Medieval Cairo

Third: Upgrading Old Historical Areas – Rehabilitation Project for Al Darb Al Asfar, 1994:

The area surrounding Bayt al Suhaymi in al Darb Al Asfar alley of al Gamaliyah Fig 10, once a neglected Back water of blighted buildings and decaying services, has acquired a new image. In a difficult process of documentation and preservation that began in 1994, several unique buildings, including the houses of al Suhaymi, Mostafa Jafar and Al Khorazati, have gained a new beginning. The nearby school of Kitas and other nineteenth & twentieth century residential buildings in the area were also restored in a project managed by the Ministry of Culture and the Supreme Council of Antiquities & financed by the Kuwait based Arab Fund for Social & Economic Development.

- Converting the alley into a pedestrian zone paved with limestone.
- Facades of other buildings painted, doors renovated and lighting posts replaced Fig. 11,12.

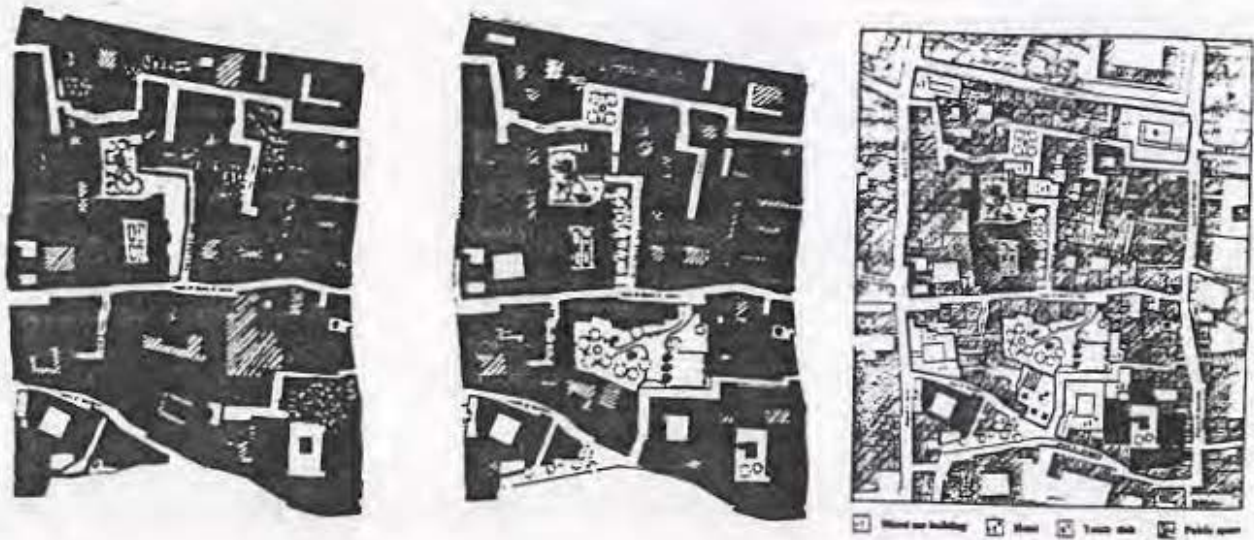


Fig. 11 The Rehabilitation and Development Project of al Darb al Asfar (after GOPP/IUARIF)

- 1- Existing Situation 1999.
- 2- Possible solution.
- 3- Master Plan



Fig. 12 General View of Darb al Asfar after restoration



***FACADES OF BUILDINGS PAINTED,
DOORS&MASHRABIYAS RENOVATED,
CONVERTING ALLEYS INTO PEDESTRIAN
ZONES PAVED WITH LIMESTONE.***



FIG.12 GENERAL VIEWS OF DARB AL ASPHAR AFTER RESTORATION.

The local community encouraged to participate by designing ways to keep their neighborhood clean.

- Regular meetings to be held with over 100 families to discuss various aspects of renovation in the community.
- Al Suhaymi's house will be used for cultural meetings & concerts Fig. 13. Mostafa Ja'far's house will be used as a neighborhood center for social & cultural services. It will house music, computer & literacy classes. Al Korazati's house will provide quarters for tourist services and a café. The inclusion of social & environmental work in conservation represents a new approach to urban renovation in historical Cairo and it can be replicated in other comprehensive restoration projects. Not that it has not been proposed before. The plan to renovate Darb Al Asphar, prepared by the Urban Planning Agency in the early 1990s was particularly emphatic in supplementing restoration with a full-scale social rehabilitation of the area. This plan and the recent restoration in Al Darb Al Asfar should provide guidance and inspiration for the rest of Islamic Cairo.

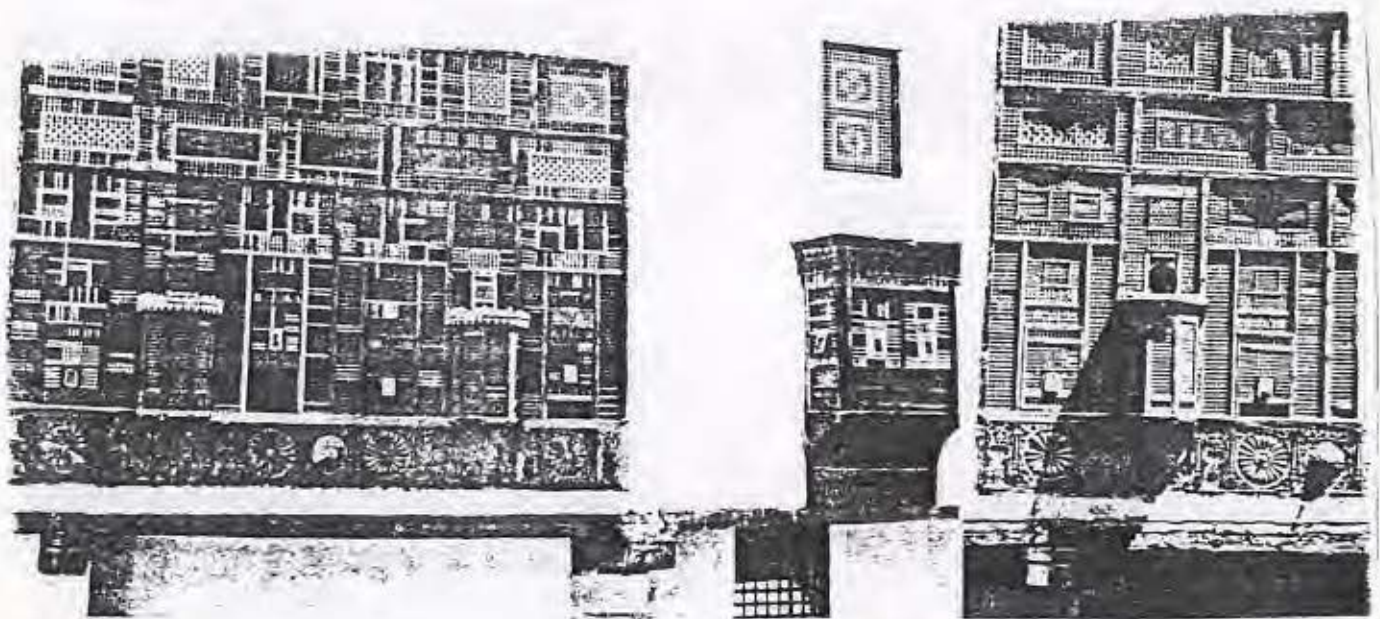


Fig. 13 The Mashrabiya of Bayt al Suhaymi before and after restoration

Fourth: The Agha Khan Programme for Urban Conservation and Development in the Historic Darb Al Ahmar District of Cairo 1997:

This planning project is carried out under the Auspices of the Historic Cities support Programme HCSP of the Agha Khan Trust for Culture AKTC in partnership with the Governate of Cairo, the Supreme Council of Antiquities of the Ministry of Culture, and the Ministry of Awqaf. The programme exhibited an outline for the importance of developing and enhancing the area with the support of the Community living there.

Darb Al Ahmar lies in the heart of Islamic Cairo, near Al Azhar Mosque and Khan Al Khalili Fig. 14. Al Darb Al Ahmar, a densely built-up urban triangle bound by Sharia Al-Azhar, the Darassa Hills and Sharia Darb Al Ahmar suffers from problems found in many other parts of Islamic Cairo.



Fig. 14. Location of Darb al Ahmer in G.C.R.

The area is undermined by inadequate public services and a building stock that is in very poor condition, the combined result of a series of social, economic and physical factors:

- a) A deteriorating housing core due to unrealistic planning constraints, limited access to credit and wide spread rent controls as well as to the poor response to the 1992 earth quake.
- b) Low family incomes and an economic base that often lags behind development in other part of Cairo.
- c) Continued deterioration of monuments & historic structures.
- d) Lack of both public investment and regular upkeep of city infrastructure.
- e) The absence of essential community facilities Fig.
- f) Unemployed young people.
- g) A big percentage of literacy rate in women of the area.

But the area also presents significant strengths and potential for both immediate and long term action. Its strengths emerges from its pedestrian scale, distinctive building fabric and its active community of skilled workers & shop keepers who are the source of the area's vibrant character. It has a closely integrated physical & social fabric:

- a) A Traditional layout & pedestrian orientation where housing, open spaces, commerce, mosques & places of social gathering are integrated.
- b) A well established community with a population largely employed in productive activities.
- c) An outstanding collection of medieval monuments & historic buildings.
- d) A dense residential core where neighbors help and depend upon each other.

Public Misconceptions:

Darb al Ahmar is often perceived as a slum area where crime and drug related activity are thought to be high, where residents are presumed to be recent immigrants involved in marginal activities and where traditional values & a sense of community are supposedly lacking. The AKTC's surveys showed that most adults are gainfully employed and that crime is negligible. More than 60 percent of the people have lived in the area for thirty years or more and almost 20 percent have been there for more than fifty years Fig. 15.

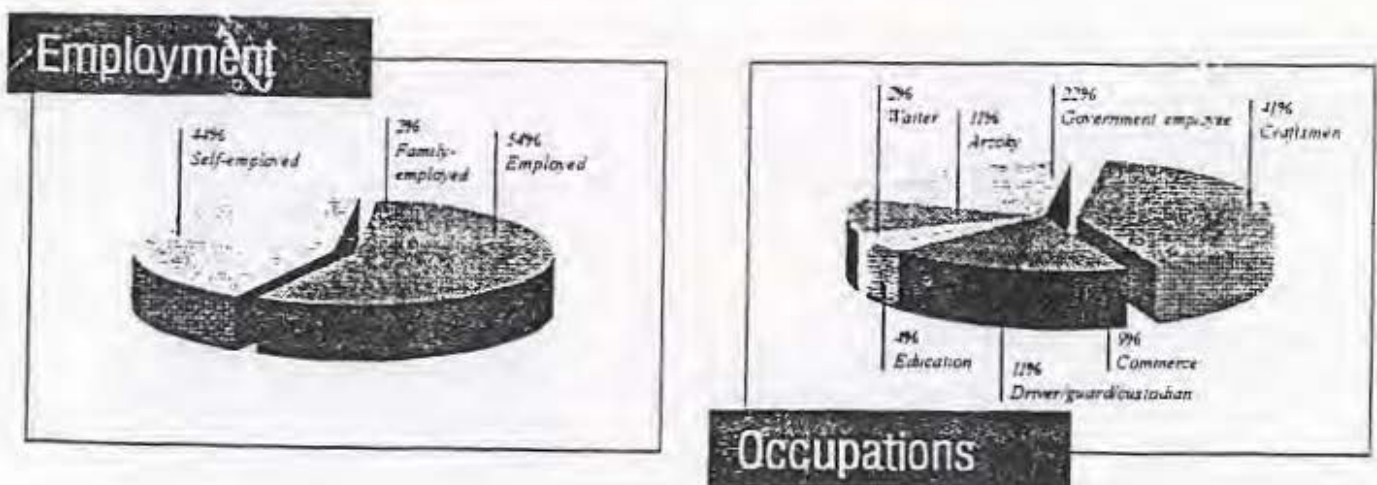


Fig. 15. Employment & Occupation rates.

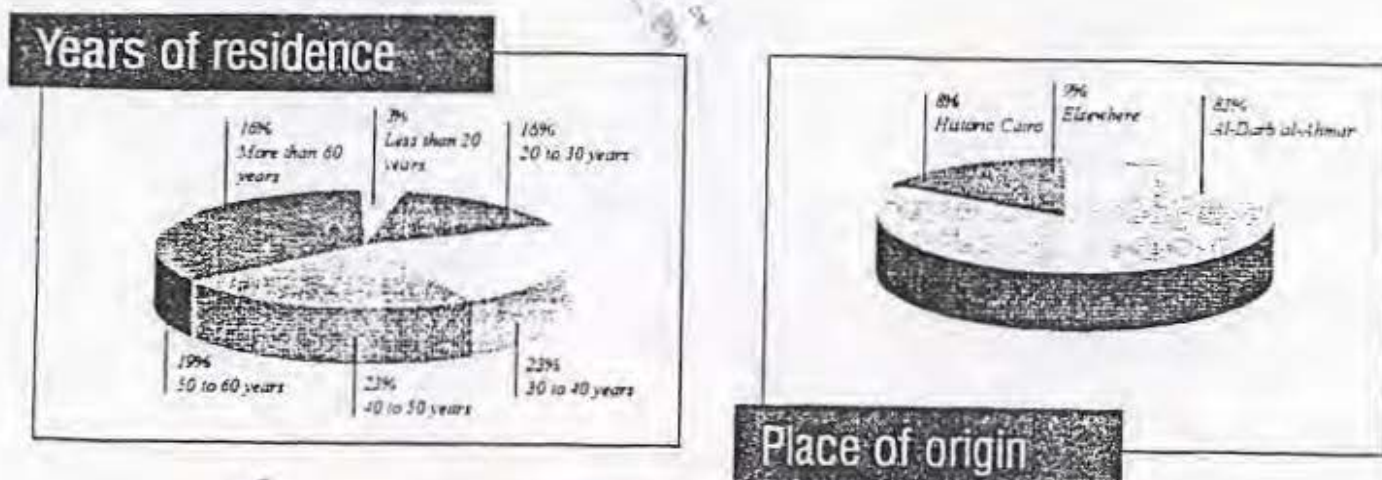


Fig. 15. Years of Residence & Place of Origin.

Length of residence was found to be the result not of necessity, but of choice. Most inhabitants feel comfortable & safe in their neighborhoods. They cite the proximity of family and mosques as well as the support of their neighbors as reasons to stay, thus highlighting the very traditional values and sense of community which are said to be lacking in the area.

Most important is that the residents of Al Darb al Ahmar are ready to invest their own resources to improve their living conditions.

Discussions between the AKTC & its institutional partners and local NGOs & national & municipal institutions, neighborhood representatives, businesses as well as people living and working in the area, helped in identifying the general planning policies aimed at the preservation and appropriate development of the area.

Aim of the AKTC Pilot Projects:

This strategy envisions that conditions must be established to encourage a stable and self-sufficient population. In turn, this requires improving the economic climate, addressing community development issues and physically upgrading the area.

Actions must be aimed at:

1. Facilitating access to and creating sustainable employment opportunities for unemployed young people.
2. Providing health and educational facilities particularly for women and school children.
3. Upgrading open spaces and the urban environment.
4. Improving the existing stock, as well as restoring key monuments and historic structures.
5. Strengthening civic groups and local institutions that will steer and sustain future actions in the district.

Recommendations & Proposals:

1. The issue of creating sustainable employment for unemployed young people will depend on several interrelated programmes that provide employment services, support existing enterprises and establish training in traditional crafts & construction. The conversion of a traditional building Abul Dahab Tekkiya into a business and job development center. Small enterprises and workshops and retail businesses are the backbone of Al Darb Al Ahmar's economy. Historically Al Darb al Ahmar has been an area of workshops managed by craftsmen who learned their trades as apprentices:

To promote & revive this system:

- a) Placement of young unemployed persons as apprentices in area businesses.
- b) Establishment of an association for participating workshops & businesses.

- c) Individualized management advice and training for participants.
- d) Promotion and marketing of products for association members.
- e) Development of new local financing mechanisms.

Also a programme should be made for training in traditional crafts and construction by:

- a) Development of curricula & detailed training plans.
 - b) Recruitment of traditional craftsmen & conservation specialists as trainers.
 - c) Selection of trainees.
 - d) Classroom and on-site training in the various traditional building trades.
2. Former Darb Shoughlan School, a prominent early twentieth century residential building is proposed to be converted into a new community center (Adult education, Children's library, Health Services, Community garden & Outdoor Cinema, Seminar rooms, Family counseling offices, exhibitions, bookstore & shop and Dining Area).
 3. The complex monuments behind the Blue Mosque are proposed to be used as a permanent performance space by local artists and musicians where festivals, children's shows, folk dramas and musical events can take place & provide a focal point for the community that highlights its sense of place and identity.
 4. Better housing conditions is the primer that can reverse the current decline and preserve the area's traditional social & urban fabric. Steps proposed were:
 - Gradual rehabilitation of existing residential structures & units.
 - Re-development into new housing in ruined buildings, vacant plots & blighted areas and the ATKC study gave a designed proposal for the redevelopment and reuse two houses.
 - Definition of appropriate building regulations, technical standards, rehabilitation criteria & guidelines for new construction.
 - Technical & Financing Assistance (small grants & loans, community financed contributions, pooled savings to provide interest – free loans according to an agreed upon schedule).

Al Darb al Ahmar contains sixty-five distinctive registered monuments and several hundred architecturally significant buildings. Strategies should aim at the stabilization & long term maintenance of these structures, as well as their integration into the social, recreational & educational activities of the district Fig. 16.
 5. Upgrading public open spaces: Small neighborhood squares could be targeted for low cost improvements designed to encourage informal contacts & community life. The commercial street scapes should be improved by street paving, public lighting, signage as well as facade and store front upgrading. Important public squares & public concourse areas require comprehensive reorganization & spatial planning. The promotion of public markets; as they create movement, stimulate economic activities and promote social interaction.

The AKTC pilot projects

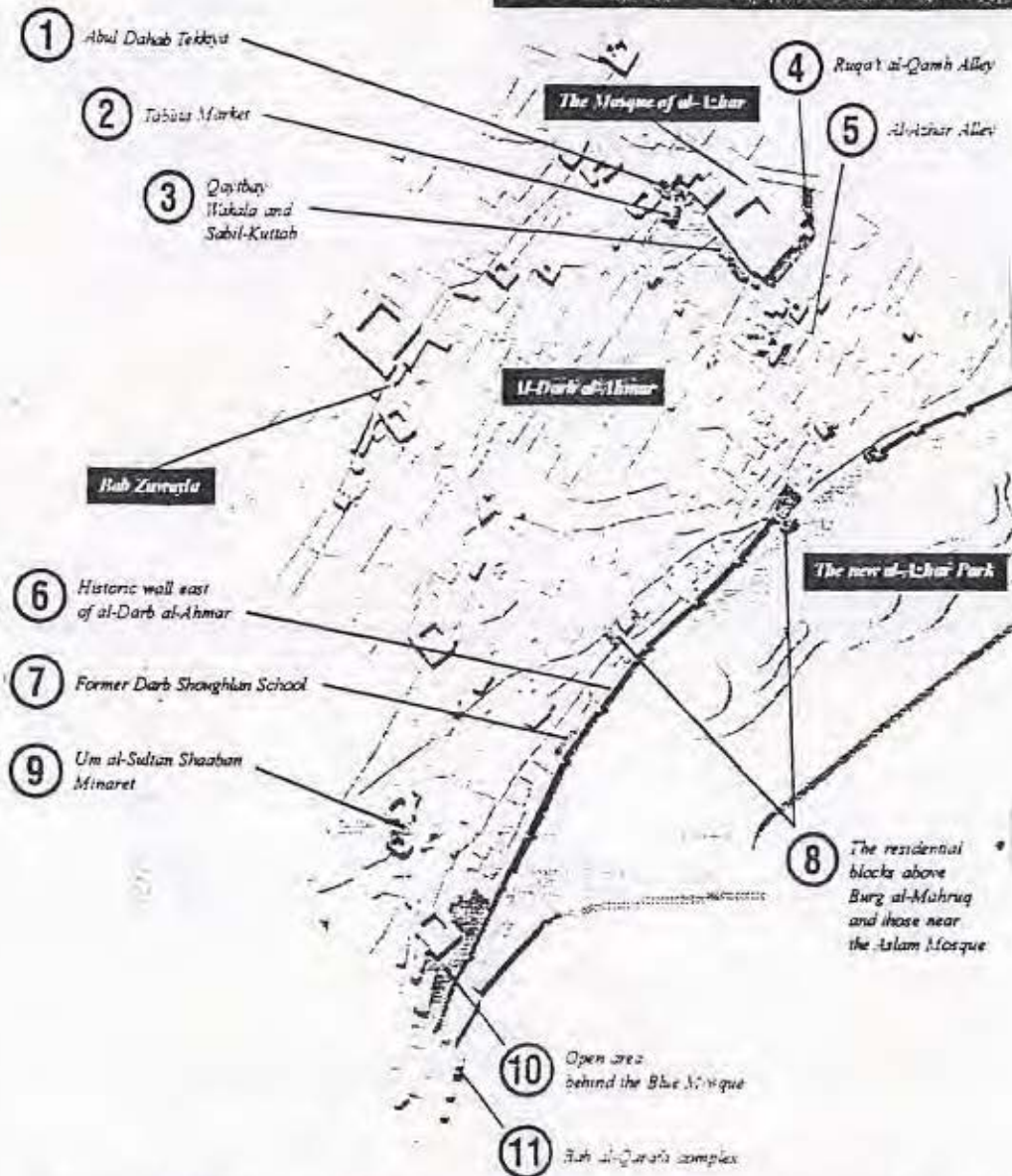


Fig. 16. The Renovation & Re-use Pilot Projects of the AKTC Pilot Projects

The research work surveyed, discussed & analyzed four pilot projects for the rehabilitation & conservation of different important areas in Medieval Cairo. It is important to point out that a number of other projects were done since 1980 up till now:

1. *Upgrading & rehabilitation of the Gamaliya Quarter. Cairo 1983 Arab Bureau.*
2. *Rehabilitation of Historical Cairo 1988 (GOPP & IAURIF).*
3. *North Gamaliya project, May 1990.GOPP.*
4. *Restoration & Renovation of Al Azhar Mosque and development of its Urban Environment, 1994 Arab Bureau.*
5. *Rehabilitation of Historic Cairo, December 1997 (UNDP & SCA & CG).*
6. *Rehabilitation project for an Islamic Community in Cairo Versailles, France 1985-1988. Then later Cairo workshop. Versailles France 1996-1998.*

and others

CONCLUSION

The major concern of this study is that the urban context, in the Arab historical cities, needs a compatible design policy. The reason for developing such a compatible approach is mainly due to the incapability of the existing urban design practice to cope with the recent challenges of urban developments in the Egyptian historical areas.

The previous experiences analyzed & surveyed have presented a general perspective for the urban context. It can be concluded however that all the trials done & researches made, have agreed upon a group of successive guidelines for the development of the urban environment in Historical Egyptian Communities.

To develop any community we have to consider three main components;

- * The human element.
- * The physical environment.
- * The administrative authorities.

The Human Elements:

- The area should be defined by a certain population density^{↑ activities & in} that should be considered UET (Ultimate Environmental Threshold) for each area specifically according to its particular characteristics.¹

This appropriate population density could be achieved by:

- a) If the density of the area is decreasing due to deterioration of building stock then the proposed approach should be improving the existing stock & careful In-fill & interweave new residential units in the urban fabric.
 - b) If the population density of the area is higher & increasing, the proposed approach should be the infiltration of the area by moving residents in deteriorating housing to other areas out of the historical core. The eviction of the dense population in demolished historical areas should be done by gradual replacement; either to another less condensed area in the zone, after redevelopment or rebuilding the units; or to a new zone out of the historical area but not far from their work. Community participation could be used in this stage. The residents could be afforded a site & services area with lenient loans to encourage the people to move. The vacant areas should be either transformed into attractive urban spaces or reused in facilities useful to the community.
- Creating job opportunities & apprentice businesses and development of old crafts & workshops for young people.
 - Providing health & educational facilities particularly for women & school children.
 - The establishment of essential community facilities & diversity activities, social, commercial, entertainment & various cultural activities.
 - Strengthening civic groups & local institutions that will steer & sustain future actions in the district.
 - Concentrating on increasing the Public awareness & especially the residents of the area to the value of the area by media & educational programs.
 - Encouraging the resident's to participate & benefit from jobs concerning the touristic activities.

¹ "In my judgement the infrastructure of old cities tends to collapse when density reaches 400 people per acre (1000 people per hectare). Not only is the absence of adequate sanitation facilities contributing to pollution and unhealthy environment, but it is also causing Significant problems for existing monuments & historic spaces, leading to their deterioration". Ismail Serageldin. Vice President of Special programs in World Bank.

The Physical Environment:

- The registration, conservation, maintenance, preservation restoration and reuse of the historic monuments & valuable buildings. An argument has been debated about if the area around the historic monument should be considered as a prohibited area for activities & building. Some have argued that if it is left without activities, that by night, it would be a dead zone. However it is important to point out that this issue depends upon the cultural awareness of the benefiting residents.
- Gradual rehabilitation of existing residential units & structures.
- Re-development & reuse of ruined houses, vacant plots & blighted areas.
- Improvement of small neighborhood squares, street paving, street furniture & the promotion of public markets.
- Treating the area as one organic unit by designing a traffic network and infrastructure, public services and moving the main traffic arteries to its fringes.
- Moving polluting activities out of the area.
- Reinforcing a complete integration of place within the wider context (the over-all framework of the old city).

The Administrative Authorities:

During the last fifteen years many governmental & non governmental institutions & agents have initiated countless efforts for the rehabilitation of Historic Cairo, using traditional planning processes. These endeavors produced outputs of limited impact & were mostly blue prints with un-implementable rehabilitation schemes.

Dealing with this complex web of issues necessitates a look at problems of urban management. Fragmentation of responsibilities among multiple Agencies, municipalities, central governments, local governments, Waqf and Public Works authorities and private parties leads to institutional paralysis and to the inability to marshal the resources, administrative talent or political will to bring about the significant improvements required.

One possible solution would be to create through the passage of a single piece of legislation, a geographically defined Historic Area (designated conservation & action area) where a new Historic Area Development Corporation (HADC) would administrate unopposed. Such a legislation would provide not only effective & efficient means for dealing with the problems of revitalizing historic cities but also the basis for an equitable approach to sharing costs & benefits among interested parties. This legislation, the framework for a new private – public partnership, could also provide the means to overcome the many obstacles that presently impede action for the conservation and revitalization of historic cities in many parts of the world. This corporation would incorporate the key elements of the historic area as well as sufficient interconnecting spaces to allow for a comprehensive & meaningful urban design in terms of land use, transport, infrastructure, facilities, and economic base. It should be large enough cover the extent of the area needing conservation but small enough not to threaten the municipal authorities responsible for the entire city. This corporation should give voice to local residents as well as outside investors & partners. It should have the authority to restore all monuments, defining & enforcing building codes & regulations to conserve the character of the historic area and undertaking mandatory reviews of all new construction in the area. It would also undertake the bulk of the infrastructure & commercial development in the area, with an aim of integrating land use, transport, residential – commercial construction, infrastructure, open space, landscape and management of services.

an aim of integrating land use, transport, residential – commercial construction, infrastructure, open space, landscape and management of services.

The HDAC would be responsible for overall financial management and would have financial authority to borrow without government guarantee and would be able to use some of these borrowings to provide working capital.

So powerful a mandate must be subject to checks and limits & monitoring to protect the public from exaggerated & insensitive development and from abuse of authority.

An expert panel of recognized international authorities, for example UNESCO, could undertake protection or restoration of important monuments as well as the review & approval of new construction. Periodic reviews of the work should be presented to both the executive & the legislative bodies of the related country at the appropriate level. The HADC should also submit their financial accounts to government auditors. It should published an annual report, available to the public including audited financial statements.

The basic idea is that the HADC should be designed like a modern corporation or like the "limited liability partnerships". These partnerships vest the management of the enterprise in the hands of a designated "general partner", who may only hold a minority state in the total partnership. The other partners have limited liable authority.

The government, as its share in the partnership would bring to HADC all the real estate that it controls in the area. This could include vacant lots, streets, alleys as well as public spaces, buildings & other government owned land. For example in old Cairo, government buildings account for 11.94% of the total land area, while vacant lands account for another 8.94% of the area. Streets & alleyways account for 33.74%. Here the government without exerting any effort or money could just put assets at the disposal of HADC & have a significant amount of shares in the corporation to anchor the public position of the public – private partnership.

All the remaining actors in the boundaries of the Historic Area would become partners within HADC with shares allocated in direct proportion to the commercial value of their holdings. Tenants in proportion to their tenancy and so on.

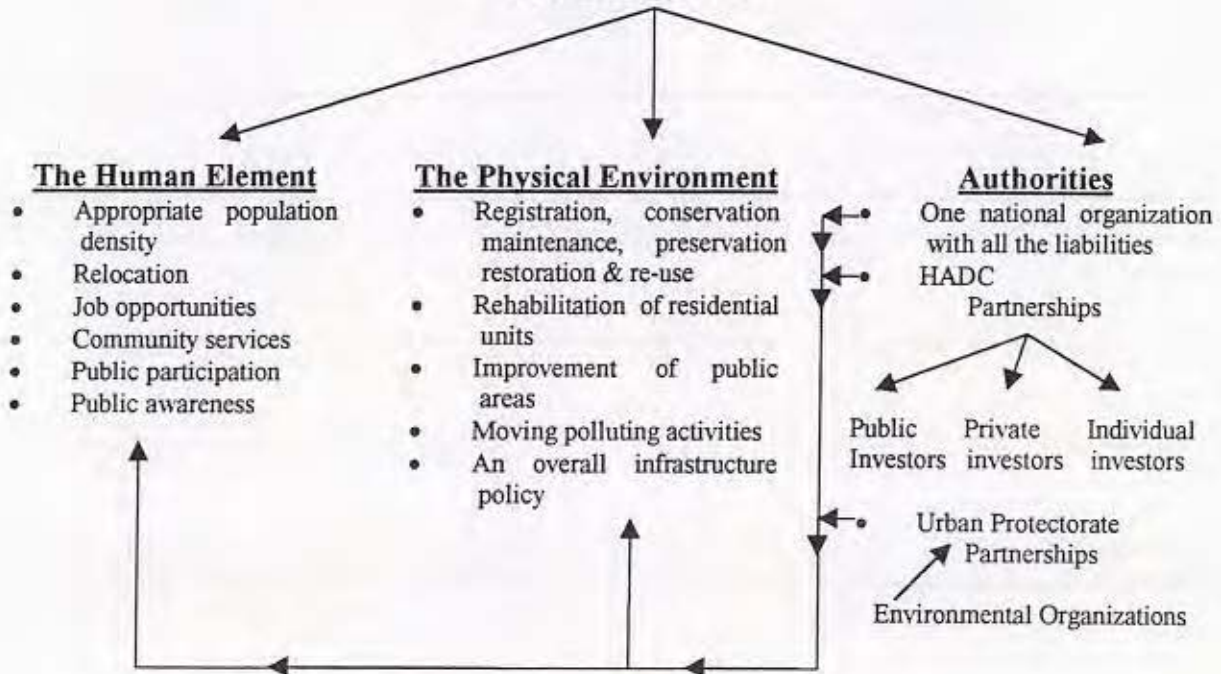
The waqf properties that are deemed of historic merit should be listed as national monuments and the waqf authorities could be compensated with public land outside the historic district.

The HADC would be in a position to collect charges to cover all the improvements it introduces into the historic area. The HADC could also use other methods of raising funds such as sales, rentals, leases or cost-recovery services. Government taxes, which would increase in proportion to the improvements in the whole area, should go directly to improving public facilities, schools and dispensaries...etc. Institutions like "Unesco" & the "International center for the study of the Preservation & Restoration of Cultural Property" should be involved in every one of the Issues surrounding the historic monuments.

Another possible solution is that the area be considered an "URBAN PROTECTORATE". It will combine all the previous Jobs of HADC in addition to the participation & involvement of environmental organizations concerned with sustainability issues and who would prohibit any development in the area without their agreement & supervision & monitoring.

Intervening in these special areas requires a combination of skills and philosophy that simultaneously honour the past, celebrate the present and invent the future.

Development Strategies for Historical Communities



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NOMENCLATURE:

GCR	Great Cairo Region
GOPP	General organization for physical planning
IAURIF	Institute d'Amenagement et d'Urbanisme de la Region de l'Ile de France.
AKTC	AGHA KHAN TRUST for Culture
HCSP	Historic cities support programme
NGO	Non Governmental Organization
UNDP	United Nations Development Programme
UET	Ultimate Environmental Threshold
HADC	Historic Area Development Corporation
SCA	Supreme Council for Antiquities
UNESCO	United Nations Educational, Scientific and Cultural Organizations.
MOW	Ministry of Waqf
MOC	Ministry of Culture.
MOH	Ministry of Housing, Infrastructure & New Communities

APPENDIX

مبانى ذات قيمة تراثية ومعمارية (بجمهورية مصر العربية)
(القرن التاسع عشر وأوائل القرن العشرين)

ناصية شارع البستان وطلعت حرب.	١- النادي الدبلوماسى
١٠٩ شارع العباسية.	٢- فيلا من دورين
٥ شارع بستان الجيش - العباسية.	٣- فيلا خاصة
شارع شبرا.	٤- معهد قرأت شبرا للمكفوفين
شارع القصر العينى.	٥- دار الحكمة
شارع خليل اغا - جاردن سيتى.	٦- عمارة سكنية
شارع الحرس - جاردن سيتى.	٧- إدارة غرب القاهرة التعليمية
شارع احمد باشا - جاردن سيتى.	٨- فيلا سراج باشا
شارع عماد الدين.	٩- المبانى الخديوية
شارع رمسيس.	١٠- هيئة المواصلات السلكية والاسلكية
شارع عبد الخالق ثروت.	١١- المصرف العربى الدولى
ميدان العتبة.	١٢- مبنى مطافئ القاهرة
ميدان التحرير.	١٣- وزارة الخارجية
ميدان التحرير.	١٤- المتحف المصرى
شارع القصر العينى.	١٥- وزارة الرى
شارع محمد مظهر - الزمالك.	١٦- سفارة الهند
١٤ شارع السراى الكبرى - جاردن سيتى.	١٧- عمارة كساب
ميدان السكاكينى - القاهرة.	١٨- سراى السكاكينى
٣٣ شارع السكاكينى - القاهرة.	١٩- عمارة سكنية
٦ شارع الشيخ قمر - القاهرة.	٢٠- عمارة سكنية
٢٧ شارع رمسيس - القاهرة.	٢١- عمارة سكنية
شارع النيل - العجوزة.	٢٢- قصر مخصص لسفير الهند
شارع رمسيس - القاهرة.	٢٣- المستشفى القبطى
شارع ٢٦ يوليو - القاهرة.	٢٤- عمارة اليهودى
باب اللوق.	٢٥- وزارة الأوقاف
٢٣ شارع احمد عمر - الحلمية الجديدة.	٢٦- قصر الغداء
ميدان العتبة - القاهرة.	٢٧- عمارة ترينج
٢٣ شارع سيد الببلاوى - الحلمية.	٢٨- قصر الفقراء الروحية
شارع الشيخ ريحان - القاهرة.	٢٩- مدرسة القرية (بنين)
شارع يوسف الجندى - القاهرة.	٣٠- مدرسة الحوياتى (بنات)
شارع شامبليون.	٣١- مدرسة الناصرية (قصر سعيد حلیم باشا)
ميدان سيمون بوليفار.	٣٢- مدرسة على عبد اللطيف (بنات)
شارع الجيش - طنطا.	٣٣- بنك مصر فرع طنطا
ميدان المحطة - طنطا.	٣٤- محطة سكة حديد طنطا
شارع المدارس - طنطا.	٣٥- مدرسة الأزهار الابتدائية
ميدان الساعة - طنطا.	٣٦- مجلس مدينة طنطا
شارع الجيش - طنطا.	٣٧- البنك الاهلى المصرى
ميدان المحطة - طنطا.	٣٨- عمارة الاوقاف
٢٩ شارع الجيش - طنطا.	٣٩- قصر بهودى
شارع صدقى - طنطا.	٤٠- كلية القديس لويس
شارع رمسيس - القاهرة.	٤١- معهد الموسيقى العربية
شارع عبد الخالق ثروت.	٤٢- البنك الوطنى للتنمية
شارع الحسينية.	٤٣- مدرسة الحسينية

ناصية شارع شجرة الدر - الزمالك.	٤٤ - قصر بن زكى
١٠ شارع الجمهورية - القاهرة.	٤٥ - عمارة سكنية
١٦ شارع افلاطون - ناصية ابن سينا - مصر الجديدة.	٤٦ - فيلا سكنية خاصة
شارع ٢٦ يوليو - القاهرة.	٤٧ - دار القضاء العالى (بمجمع المحاكم)
شارع رمسيس - القاهرة.	٤٨ - مصلحة الشهر العقارى
شارع السرايات - العباسية.	٤٩ - المستشفى الايطالى
شارع رمسيس - القاهرة.	٥٠ - جمعية المهندسين المصرية
شارع السرايات - العباسية.	٥١ - المستشفى اليونانى
ميدان باب الخلق - القاهرة.	٥٢ - متحف الفن الاسلامى
شارع العروبة أمام قصر البارون.	٥٣ - مدرسة مصر الجديدة العامة
ناصية ميدان التحرير وشارع الشيخ ریحان.	٥٤ - الجامعة الأمريكية بالقاهرة
شارع العروبة بجوار نفق العروبة.	٥٥ - مدرسة مصر الجديدة النموذجية بنات
٣ شارع ريدان - العباسية.	٥٦ - فيلا سكنية
١١٣ شارع العباسية - القاهرة.	٥٧ - فيلا البارودى
١٣ شارع احمد عمر - الحلمية الجديدة.	٥٨ - قصر على باشا ابراهيم
١٧ شارع مصطفى سرى باشا - الحلمية الجديدة.	٥٩ - مدرسة مصطفى سرى باشا المشتركة
ناصية ش على باشا ابراهيم - الحلمية الجديدة.	٦٠ - مدرسة الحلمية الثانوية الخاصة بنات
شبرا - القاهرة.	٦١ - مدرسة السيدة حنيفة الإعدادية
شارع إسماعيل محمد - الزمالك.	٦٢ - مدرسة القومية
منيل الروضة - القاهرة.	٦٣ - قصر المناسترلى
الهرم - الجيزة.	٦٤ - مينا هاوس
شبرا - القاهرة.	٦٥ - الخازندارة
١٣ شارع اتحاد أمانة المحامين العرب.	٦٦ - مبنى اتحاد أمانة المحامين العرب
جاردن سيتى - القاهرة.	٦٧ - المجلس الاعلى للشئون الإسلامية
شارع رمسيس.	٦٨ - الجمعية المصرية للاقتصاد السياسى والتشريع
باب الخلق - القاهرة.	٦٩ - محكمة الاستئناف
شارع محمد فريد - القاهرة.	٧٠ - بنك مصر
ميدان الحسين - القاهرة.	٧١ - بنك فيصل الاسلامى
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منيل الروضة - القاهرة.	٧٤ - قصر الأمير محمد على توفيق
شارع عبد الخالق ثروت مع شارع البستان.	٧٥ - نادى محمد على (النادى الدبولوماسى)
شارع بور سعيد - ميدان باب الخلق.	٧٦ - محكمة جنوب القاهرة الابتدائية
ناصية شارع عمر مكرم وميدان التحرير.	٧٧ - وزارة الخارجية
شارع طلعت حرب أمام سينما راديو.	٧٨ - عمارة بهلر
شارع احمد عمر - الحلمية الجديدة.	٧٩ - قسم الدرب الأحمر
العتبة أمام شرطة النجدة.	٨٠ - عمارة البواكى
٢٣ شارع السرايات أمام هندسة عين شمس.	٨١ - عمارة غنيم

٩ شارع المستشفى الايطالى بجوار قسم الوايلى.	٨٢- مبنى محمد علوى الجزار
٩٦ شارع العباسية - القاهرة.	٨٣- مدرسة المأمون التجارى
جامعة عين شمس - القاهرة.	٨٤- قصر الزعفران
٢٧٥ شارع رمسيس - القاهرة.	٨٥- حى سكين
٢٦٩ شارع رمسيس - القاهرة.	٨٦- عمارة سكنية
شارع عبد العزيز - ميدان العتبة.	٨٧- عمر افندى الرئيسى
١٩ شارع صلاح - مصر الجديدة.	٨٨- قصر البارون
شارع شجرة الدر - الزمالك.	٨٩- كلية التربية الموسيقية
شارع الدقى - الجيزة.	٩٠- وزارة الزراعة
محطة المحافظة - شارع الهرم.	٩١- المتحف الزراعى
٢١ شارع محمود بسيونى - القاهرة.	٩٢- محافظة الجيزة
٢٧ شارع شريف - القاهرة.	٩٣- عمارة جروبي
ناصرية شارع قصر النيل وشارع شريف.	٩٤- قصر البارون الفرنسى ديجليون
٦ شارع السد الجوتى - السيدة زينب.	٩٥- عمارة الايمويليا
٢ شارع النوادى، دوران زينهم - السيدة زينب.	٩٦- منزل الأديب مصطفى لطفى المنفلوطى
بين شارع الهرم وشارع فيصل.	٩٧- منزل بيرم التونسى
شارع قصر الشوق - الجمالية.	٩٨- منزل طه حسين
شارع عباس بحى العباسية.	٩٩- منزل طلعت حرب
صحة قسم اول - سوهاج.	١٠٠- قصر طلعت حرب (دار المعلمات)
حى شرق - سوهاج.	١٠١- قصر نجيب ساويرس
الإدارة التعليمية - سوهاج.	١٠٢- قصر عازر روفائيل
مقر حزب الوفد - سوهاج.	١٠٣- قصر صابر عبد النور
المجلس المحلى بجرجا - سوهاج.	١٠٤- قصر فخرى عبد النور
مدرسة الشهيد حجرى - البليتا - سوهاج.	١٠٥- قصر عاطف البارودى
خلف قصر ثقافة أسيوط - أسيوط.	١٠٦- قصر أمين بطرس
قصر ثقافة المحلة الكبرى - المحلة الكبرى.	١٠٧- قصر حبيب باشا
١٩ شارع مؤمن بمحرم بك - الإسكندرية.	١٠٨- قصر عبد الحى خليل
شارع النيل بالجيزة بجوار متحف احمد شوقى.	١٠٩- قصر اميرون
	١١٠- فيلا محمد باشا صبحى



**REHABILITATION
OF HISTORIC CAIRO**





United Nations Development Programme
Supreme Council for Antiquities



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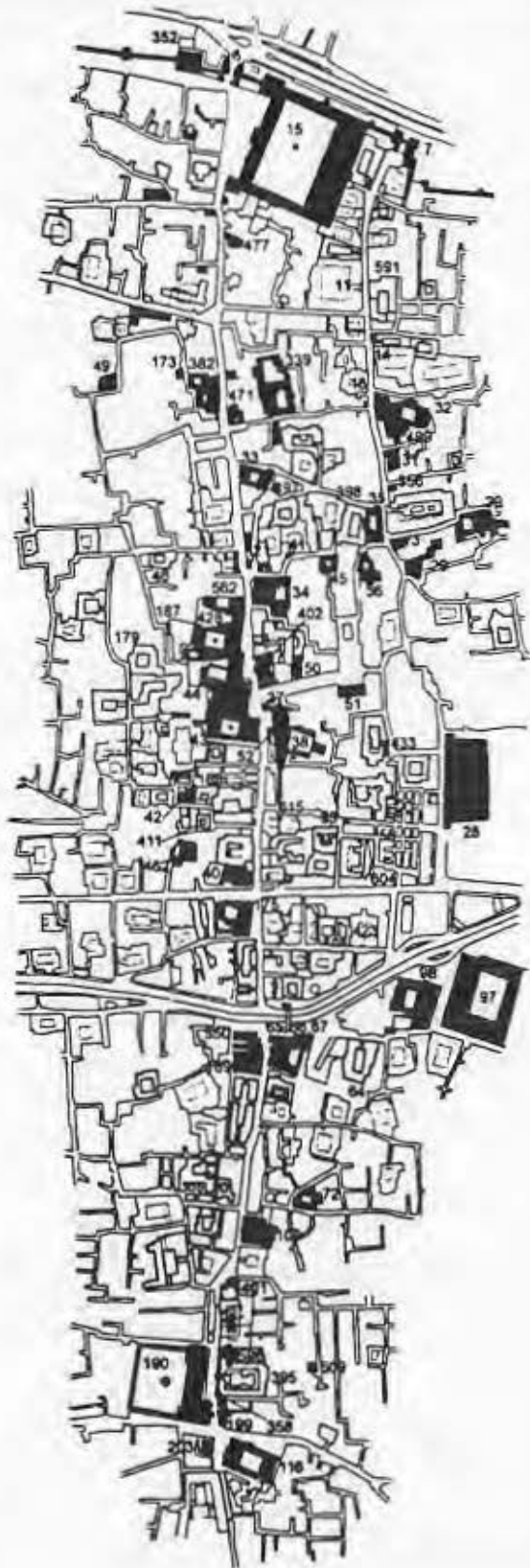


Project Area

-  Monuments
-  The Project Area
-  Project Area Boundary

**Listed Historic Monuments
Located Along Shari' Al-Mu'izz**

- 6 Bab al-Futuh
- 15 Al-Hakim – Mosque
- 21 Abd al-Rahman Katkhuda – *Sabil-Kuttab*
- 33 Al-Aqmar – Mosque
- 34 Al-Amir Bashtak an-Nasiry – *Qasr*
- 37 Sultan al-Zahir Baybars al-Bunduqdari – *Madrasa*
- 38 Al-Malik al-Salih Najm ad-Din Ayyub –
Mausoleum & Mosque-*Madrasa al-Salihyya*
- 40 Al-Shaykh Mutaahhar – Mosque & *Sabil-Kuttab*
- 43 Sultan al-Mansur Qala'un –
Mosque-*Madrasa*, Mausoleum & *Maristan*
- 44 Sultan an-Nasir Muhammad Ibn Qala'un –
Mosque-*Madrasa* & Mausoleum
- 52 Khusru Pasha – *Sabil-Kuttab*
- 65,66,67 Sultan Qansuh al-Ghuri –
Mausoleum, *Bayt*, *Maq'ad* & *Sabil-Kuttab*
- 109 Al-Fakahani – Mosque
- 175 Sultan al-Ashraf Barsbay –
Mosque-*Madrasa al-Ashrafiyya*
- 187 Sultan Barquq – Mosque-*Madrasa* & Mausoleum
- 189 Sultan Qansuh al-Ghuri – Mosque-*Madrasa*
- 190 Sultan al-Mu'ayyad Shaykh –
Mosque-*Madrasa* & Mausoleum
- 199 Bab Zuwayta
- 353 Fatimid Walls (Badr al-Gamali Wall)
- 358 Nafisa al-Bayda – *Sabil*
- 382 Sulayman Agha al-Silahdar – Mosque
& *Sabil-Kuttab*
- 395 Nafisa al-Bayda – *Wakala* (facade)
- 401 Muhammad Ali Pasha – *Sabil* (al-Aqqadin)
- 402 Muhammad Ali Pasha – *Sabil* (al-Nahhassin)
- 428 Sultan al-Kamil Nasr ad-Din & Hassan Katkhuda
al-Sha'rawi – Mosque-*Madrasa al-Kamiliyya*
- 471 *Waqf* Mustafa Ja'sfar al-Silahdar – *Bayt*
- 477 Sidi Abu al-Khayr al-Kelibaty – *Zawiya*
- 550 *Saqqifa* al-Ghuri
- 562 Sultan Inal – *Hammam*
- 596 *Hammam es-Sukrariyya*
- 28 Al-Hussein – Mosque
- 97 Al-Azhar – Mosque



**REHABILITATION
OF HISTORIC CAIRO**



United Nations Development Programme
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**MONUMENTS, "WAKALA",
AND SIGNIFICANT BUILDINGS**

- HISTORICAL MONUMENT
(EXCLUDING WAKALA)
- WAKALA
(UNLISTED AND LISTED AS HISTORIC MONUMENT)
- SIGNIFICANT BUILDING