

LECTURE:

UP-GRADING OF HISTORICAL AREAS
"AL-GAMMALIYA DEVELOPMENT PROJECT"

OLD - CAIRO.

BY:

DR. ABDELBAKI IBRAHIM,
PRESIDENT,
CENTER FOR PLANNING & ARCHITECTURAL STUDIES (CPAS),
PROFESSOR OF TOWN PLANNING,
AIN-SHAMS UNIVERSITY - CAIRO,
EX-HEAD OF ARCHITECTURAL DEPT., AIN-SHAMS UNIVERSITY CAIRO.

UP-GRADING OF HISTORICAL AREAS

INTRODUCTION:

The historical areas in the Islamic city are considered of a pure civilizational value to the entire human race. The revival of the deep rooted Islamic values 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 concepts, methods of living and culture to attract the community and the individuals 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, violations, 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 these 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 whole 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

THE UP-GRADING CONCEPTS AND STRATEGY

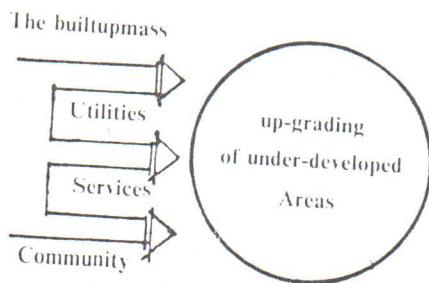
particular that of historical areas. An applied example of Al-Gammaliah district in Islamic Cairo will be discussed as a whole followed by the study area adjacent to Al-Hakim mosque and the Cairo northern wall. The entire reflection of the up-grading strategy upon the up-grading and development process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

The up-grading 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



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.

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 up 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 kinder-gartins, 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 stations

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.

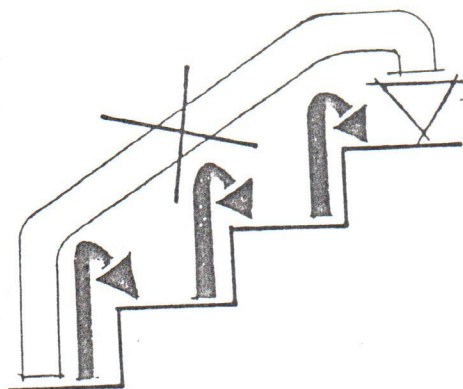
Therefore the comprehensive concept of up-grading is based upon four main items, three specialized items and a more comprehensive one. On dealing with an up-grading project, it is better to overview the subject within its comprehensive aspect to attain the required goal. Dealing with an up-grading project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

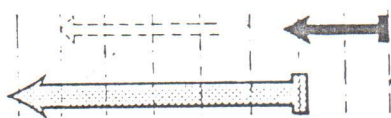
2. UP-GRADING AS A GRADUAL PROCESS

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, while 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 is a sequential process that could not tolerate any leaps

3. "SELF HELP" AS A MAJOR INCENTIVE OF UP-GRADING



The state's role in up-grading lies in providing the potentialities, supervision and control. As for the community's role, it lies in stimulating the up-grading process through "self help".

4. SELF FINANCING OF AN UP-GRADING PROJECT

of the previously mentioned fields of action necessitate the sequential operating of the up-grading process. This could be clarified furthermore considering the long time and great effort exerted to change the social structure, a change that results in the slightest outcome while the economic up-grading needs less effort and time to reach greater results. Similarly, the up-grading of the built up mass and the surrounding environment takes less effort and time to achieve immediate results.

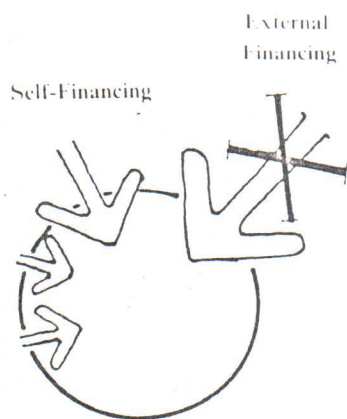
Stepping an up-grading project is the most appropriate procedure to coordinate between the various fields of action within the community's actual needs.

Since the up-grading of any 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 co-ordination between the community and all systems involved and that is the Government. The community-as a benefitor-can play an important and vital role in the up-grading project through "self help" along the different fields of action.

These "self help" actions can proceed along different phases in the same time e.g. training, self financing, practising and sharing in the tasks and duties... etc. In the case of social up-grading, the public approval of the social change requirements is itself a vital role-taken by the community- to ensure the success of the project. The "self help" concept initiates a feeling of belonging to the place which ensures the community's approval and supervision over the other up-grading projects in the area e.g. up-grading of the infra-structure, services, built up mass and the surrounding environment. This in turn ensures the perfect utilization of these elements, thus decreasing repairing 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, school and university students could participate in carrying out improvement work of the surrounding environment such as clearing up swamps or garbage and refusal collection or gardening of open spaces. Such tasks and duties do not need a high technical efficiency but a muscular capability. The utilization of youth efforts in such tasks decreases the projects's costs-an economic benefit and invests and utilizes the youth's energy during vacations. Furthermore, it initiates a feeling of belonging to the area-a social benefit.

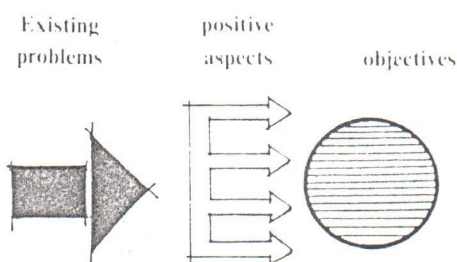
On the other hand, the role of the government lies in taking the initiative "giving the first push", supervision and control. This "self help" policy enables the government in directing several up-grading projects at the same time with less expenses and responsibilities.

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



The successful project is the one that incorporates self financing.

5. INVESTMENT OF THE POSITIVE ASPECTS OF THE EXISTING PROBLEMS



The existing problems could be utilized within their positive aspects to achieve the objectives of the up - grading process.

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

The financing of an up-grading project is considered a major problem to governmental organizations in developing countries- due to its considerably high costs, specially when it is treated 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 the luxurious suburbs neglecting the underdeveloped deteriorating areas.

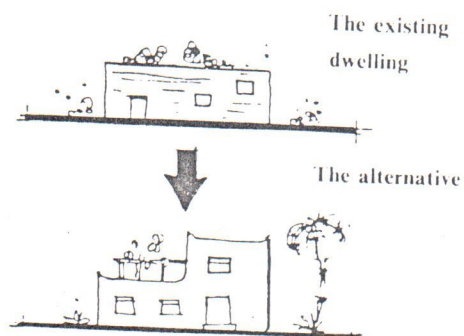
The self financing of an up-grading project could be well understood considering the following example: suppose hypothetically the existence of swamps, pools or garbage yard in the project area. If this area was cleared up, on one hand it improves the general form and environment, on the other hand it 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 incomes could be utilized for the up-grading project's financing.

Though underdeveloped areas undergo a number of serious problems yet they are dealt with through their negative aspects only. But in an up-grading 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 ensures the community's association in the up-grading project through self help and indicates the appropriate standards for the up-grading process as well as the public requirements and their priorities. The study of the existing problems determines their positive aspects as well as their priorities of solutions. As a matter of fact, some problems-if solved-in the early stages of an up-grading 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 informal 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 up-grading project through "self help". A compromise could be undertaken in such a way that the occupants' tenure could be legislated; in return they should take part in the up-grading project. In this way, the public approval could be obtained through utilization of an existing situation in order to push the up-grading process.

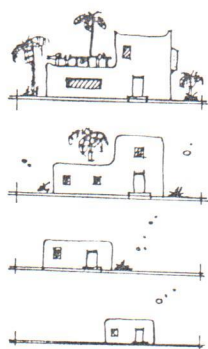
This could be further clarified considering the phenomenon of violations upon the open areas surrounding the governmental low-income housing where the inhabitants tend deliberately to enlarge their dwelling units by adding one or more rooms in the open space between the houses. This case is that of illegal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

6. RELATIVITY OF EVALUATION OF UP-GRADING PROCESSES



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 alternative.

7. STANDARDS OF AN UP-GRADING PROJECT



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

8. DECISIONS CONFLICT & CONTRADICTIONS

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"

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.

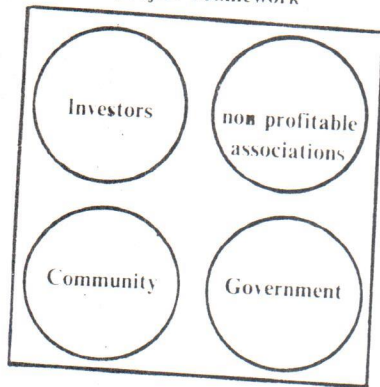
To illustrate this concept, consider an existing shabby hut. This hut is looked upon from various points of view that differ from the field researcher to the decision maker to the economist to the user himself. To the field researcher it may be viewed as to be in a bad condition and should be removed. To the decision maker this hut if removed 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.

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 low 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.

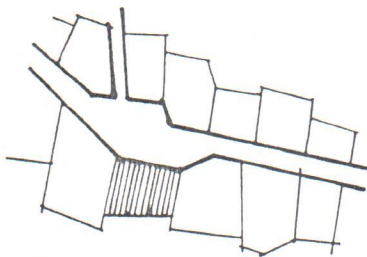
The conflict and contradiction of decisions concerning any project, and in particular an up-grading project, causes a complete distortion in the up-grading process, inspite of the fact that those decisions were undertaken based on specialized specific studies. This contradiction evolves from the application of a number of decisions that are perfect on their own, but when applied within one entity they conflict leading to the project's failure. This conflict could be overcome by turning the outlined policy into executional decisions and studying the possible conflicts. This evaluation process might

Project Framework



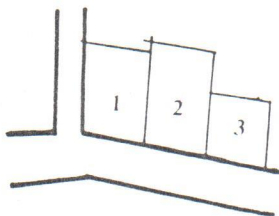
The successful up-grading project should enclose various concerned parties to participate in implementation

11. METHOD OF TREATMENT OF THE EXISTING BAD CONDITIONED BUILDINGS



The delapidated building is generally undergoing a structural failure. The removal of a delapidated 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 evaluated separately to set its own up-grading programme.

13. METHOD OF TREATMENT OF THE EXISTING GOOD CONDITIONED BUILDINGS

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

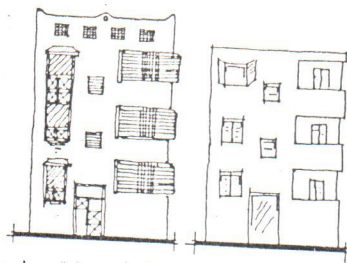
The governmental organizations can play an important role through the supply of the necessary infra structure networks and utilities and through the establishment of the appropriate organizational and administrative frameworks. The investor plays his role through investment projects, commercial, tourism, 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, programmes, 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-non profitable committees or through the individual; it can take part through co-ordination of self help activities.

These buildings are those having a serious structural failure that could not be repaired or if repaired will need high expenses, or those buildings built by inconvenient building materials such as tin, straw, tents... etc. The up-grading 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 traditional outline. It is better to overcome all the administrative, financial and tenure problems to rebuild on the same tenure within the same character. It should be borne in mind that the removal of 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 same overcrowding and high densities.

The up-grading 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 condition buildings are those which do not undergo any structural failure and can be renovated with less expenses than their removal and rebuilding.

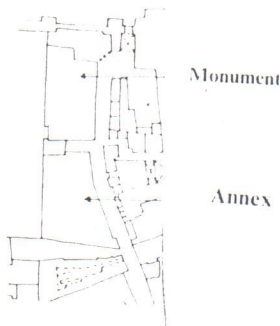
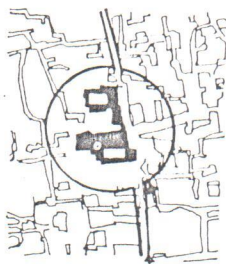
These buildings should be evaluated each on its own to determine all the repairing work and requirements. After the outline strategy is laid, the decision is made whether or not the repairing will include the interior and exterior of the building. A detailed report should be prepared with a cost estimation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

The up-grading project must not be related only with the bad conditioned and underdeveloped areas, but it should include a



Facades of the existing good conditioned buildings in historical areas ought to be provided with the characteristic local style.

14. METHOD OF TREATMENT OF HISTORICAL AND ANTIQUITIES:



AN APPLIED EXAMPLE FOR THE UP GRADING OF HISTORICAL AREAS:

conservation and preservation programme of the existing good conditioned buildings. This programme could be applied either within a long-termed 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 whose modern form seems odd to the cultural and historical heritage of the area.

Dealing with a historical building - through upgrading- differs entirely from the ordinary existing buildings which can be dealt with through removal 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 only but will include all the buildings within its visual perspective as well as their approaches.

The existing historical buildings undergo a serious problem as being included in the service sector, thus having those buildings renovated, repaired preserved and conserved is considered a consumption of the available financial resources. The best and appropriate approach to the upgrading of historical areas is through having them invested in social, economical profitable projects, i.e. using the building according to its nature and capabilities, or resources - as a restaurant, a hotel, a culture centre or a public library ... etc. These functions should be carried out within certain limits to prevent the misuse of the building or deterioration of its utilities.

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

The historical building should not be subjected to any modification.

Forbading the transfer of any mosque to any other function.

Forbading the interference of any activity or function irrelevant with the Islamic culture.

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

To illustrate the process of up-grading of historical areas, the up-grading project of Al-Gammaliah district will be reviewed. The up-grading project was prepared by the Center of Planning and Architectural Studies in Cairo (CPAS). The teamwork working in the project include prof. Dr. Abde Lbaki Ibrahim and prof. Dr. Hazem Mōhamad Ibrahim 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 concepts for Al-Gammaliah

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



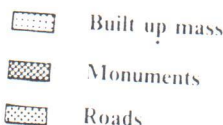
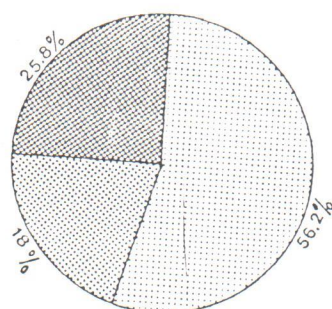
Cairo.. The Historical Islamic Area-
Al-Gammaliah Beit Al-Sheimy

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-Seqely 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 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-Darrasah hills to the east and Port said and Mohammed 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 cemeteries while Portsaid street separates the area from that of central Cairo west wards.

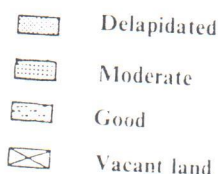
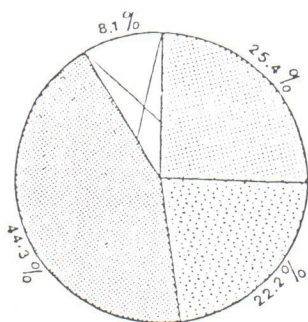
The urban pattern of the area is built along the spine of Al-Moez Ledin Allah street that passes north-south, and the area between it and Al Gammaliah street is known as Al-Qasabah. Along Al-Qasabah, several economic, commercial and social activities evolved as well as historical buildings, while light 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 intermeddling of functions within the same buildings and amongst the different floors. 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 infra structure network; the existing services and utilities are deteriorating rapidly and affecting drastically the other existing buildings in the area specially the historical buildings. In 1982, the population of the area was 300,000 inhabitants of an average density 857 person/ha. This population is doubled during the religious festivals. On the other hand, the existing social services do not satisfy the existing poulation's needs and requirements. During the last hundred years, several urban changes took place. The green

EXISTING CONDITIONS OF THE ACTION AREA IN AL- GAMMALIAH



Land use in Action Area



Building Conditions

patches and gardens that surrounded large houses were replaced by poor residential buildings to accomodate new 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.

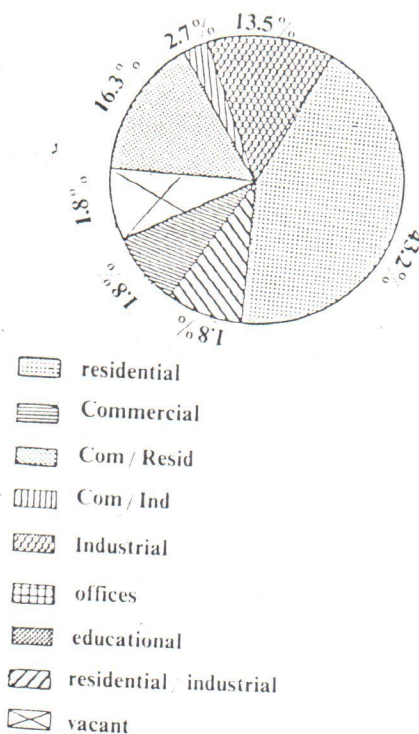
According to the up-grading plan laid for the region, a demonstration area was selected to carry out the necessary studies. The demonstration area covers 14.3 ha. It is located to the south of the northern wall, it represents the northern part of Al-Qasabah. It is characterized by a high concentration 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 bulk 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-Schimi, Sabil Al Selehedar, Al-Selehedar mosque, Sabil and Kottab Auda Pasha and others.

The land use pattern in the area is greatly intermeddled. 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 39.25 %, 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 22.5 % 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 6700 inhabitants, the gross denisty is 203 pers / feddan. The occupancy rate ranges from 1-6 pers / room by an average of 2.36 pers / room. It is noted that there is no direct relationship between the occupany rate and the income levels; when the occupancy rate was 1 pers / room the average monthly income was 70 LE / month, on the other hand, when the occupancy rate was 6 pers / room, the average monthly income was 143 L.E. / month.



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

It was noted as well that more than one family shared the same dwelling unit such that the house hold sharing rate of the dwelling unit is 1.14 family unit. The survey showed that the highest sharing rate was 1.47 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 levels in the same area, as well as the considerably high average income, which means that a large sector of the inhabitants are not amongst the low income sector. This is the case considering that 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 encloses other 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, warehouses, 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 of the area as follows

1. APPROACHES

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

2. FOCAL POINTS

The historical area is to be considered a major focal point for the various economic and social development projects in the area specially the northern historical complex. The state's tenure can be as well considered a focal point for various up-grading projects. This area includes Cairo wall, Bab Al-Fotouh, Bab Al-Nasr, Al-Hakim mosque and Wekalet Qait 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 ware houses 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.

4. THE EASTERN AND WESTERN AREA

The eastern and western area of the qasabah should be confined as residential areas in the first place. Every building should be studied within the up-grading policy with respect to its existing condition. The whole area should be developed within the existing land use pattern except for the workshops and ware houses.

5. ROAD NETWORK

In the first phase of the development plan, El-Moez Ledin Allah street and Al-Gammalah street are to be repaired. In the later phases these streets will be transfered to pedestrian routes only.

6. INFRA STRUCTURE NETWORK

The existing infrastructure network is to be repaired as a preliminary step for the other social, economic and touristic development processes as well as the road network development.

7. DEVELOPMENT PRIORITIES

The development process should start with the qasabah region giving the priority to the investing economic and social development projects as they do not need any governmental funding. The up-grading of the other areas are to be carried out in later phases.

PROPOSED PROJECTS FOR DEVELOPMENT IN THE ACTION AREA

WEKALET QAIT-BEY TOURISTIC HOTEL

Wekalet Qait-Bey is to be restored and eventually transformed to an Islamic touristic hotel. The existing buildings on its southern side are to be removed and replaced by an annex including the services of the hotel, the kitchen, the laundry, the emergency generators and the storage and any other functions that can harm the monumental building. This hotel could be managed through one of the international hotels working in Cairo.

DEVELOPMENT OF MAIDAN BAB AL-NASR AND ESTABLISHMENT OF AN ARABIC GARDEN AT THE NORTHERN WALL.

The demolished part of the northern wall is to be reconstructed. The existing violations at Midan Bab Al-Nasr should be removed. Also, the existing buildings and violations between harat Al-Otouf and the northern Cairo wall should be cleared. Instead, an Islamic Arabic garden would take their place supplied by an oriental arabic restaurant and cafes. The complex should be treated within the Islamic architectural character.

ESTABLISHMENT OF A MULTI-PURPOSE COMPLEX TO THE SOUTH OF AL-HAKIMI MOSQUE

The existing delapidated buildings, ware houses, stores, workshops and stables lying to the south of Al-Hakim mosque-between Al-Moez Ledin Allah and Al-Gammalah street - should be removed. A multi-purpose complex including a handicraft school, oriental 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 Kottab of 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-Moez Ledin Allah street. The existing dilapidated buildings (Waqfs property) are to be removed and replaced by the multi-purpose complex.

DEVELOPMENT OF MAIDAN BAB 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 Mohammed, 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 requirement 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 up the implementation of the project.

EVALUATION OF THE
EXISTING CONDITION FOR
THE FIRST ALTERNATIVE

* The Required Areas

— Wekalet Qait Bey	m ²
(Antiquities — state property)	1552
— Adjacent building	686
(to be ex-propiated. Waqf property)	

TOTAL AREA 2238m²

* Required Building Floor Area

— Existing buildings in Wekalet Qait Bey	m ²
(to be restored)	
- Ground floor (shops and workshops)	225
- 1st & 2nd floor (residential)	2063
- Adjacent building	686
(shops and workshops to be removed)	

TOTAL AREA 2974m²

* The Inhabitants & their Activities

— Wekalet Qait Bey	
- Population	156 persons
- No. of Families	27 families
- No. of occupied rooms	26 rooms
- Average monthly income	134 L.E./month
of parent	
— The removed building	
- No. of shops and workshops	5 shops

* Required Areas for the Different Elements

— Wekalet Qait Bey touristic hotel (to be restored)	m ²
(antiquities - state property)	1552
— Annex (to be built on the adjacent land)	686

TOTAL AREA 2238m²

* Building Floor Area

— Wekalet Qait Bey touristic hotel	m ²
- 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)	100m ²
- Kitchen, utilities, warehouse	550m ²
- Restaurant and cafeteria (275 pers)	550m ²

TOTAL AREA 5991m²

EVALUATION OF THE EXISTING
CONDITION FOR THE SECOND
THIRD ALTERNATIVE

* Investment Elements

No. of hotel rooms	120 rooms
Capacity of cafeteria & Restaurant	275 pers
No. of shops	18 shops

* The Required Area

Wekalet Qait Bey	m ²
(antiquities - state property)	1552
Adjacent buildings Waqf property	686
Private property	1840
TOTAL AREA	4078m²

* Building Floor Area

Existing buildings in Wekalet Qait Bey (to be restored)	m ²
- Ground floor (workshops and shops)	225m ²
- 1st & 2nd floor (residential)	2063m ²
Buildings to expropriated, (to be removed)	
- Waqf property (shops and workshops)	686
- Private property A (stores)	1380
- Private property B (residential)	920
TOTAL AREA	5274m²

* The Inhabitants & Their Activities

Population & Families	
- in Wekalet Qait Bey	156 pers (27 families)
- in adjacent building	60 pers (12 families)
No. of occupied rooms	
- in Wekalet Qait Bey	26 rooms
- in adjacent building	50 rooms
No of shops and stores	
- in Wekalet Qait Bey	14 shops
- in adjacent buildings (to be removed and rebuilt)	5 shops
Average monthly income of parent	134 L.E. month

* Required Areas For The Different Elements in The Second
Alternative

Wekalet Qait Bey touristic hotel (antiquities - state property) - to be restored -	1552m ²
Annex (an entirely new building to be rebuilt on adjacent land)	2526m ²
TOTAL AREA	4078m²

* **Building Floor Area**

Wekalet Qait Bey (touristic hotel)	m ²
- ground floor (14 shops)	225
- to be restored -	
- 1st & 2nd floor (60 rooms)	2288
- to be restored -	
- 3rd & 4th floor (60 rooms)	2288
- to be rebuilt -	
Annex (an entirely new building two storeys	
- Shops (14 shops)	230
- Hotel rooms (95 rooms)	2860
- Cafeteria & Restaurant (320 pers)	600
- Multi-Purpose Hall (300 pers).	500
- Kitchen, utilities, ... etc.	2000
TOTAL AREA	10991m²

* **Investment Elements**

No. of hotel rooms	215 rooms
No. of commercial shops	28 shops
Capacity of Cafeteria & Restaurant	320 pers.
Capacity of multi purpose hall	300 pers.

* **Required Areas for the Different Elements in the Third Alternative**

Wekalet Qait Bey touristic hotel	m ²
(antiquities - state property)	1552
- to be restored -	
Annex (an entirely new building to be rebuilt on adjacent land)	2526
TOTAL AREA	4078m²

* **Building Floor Area**

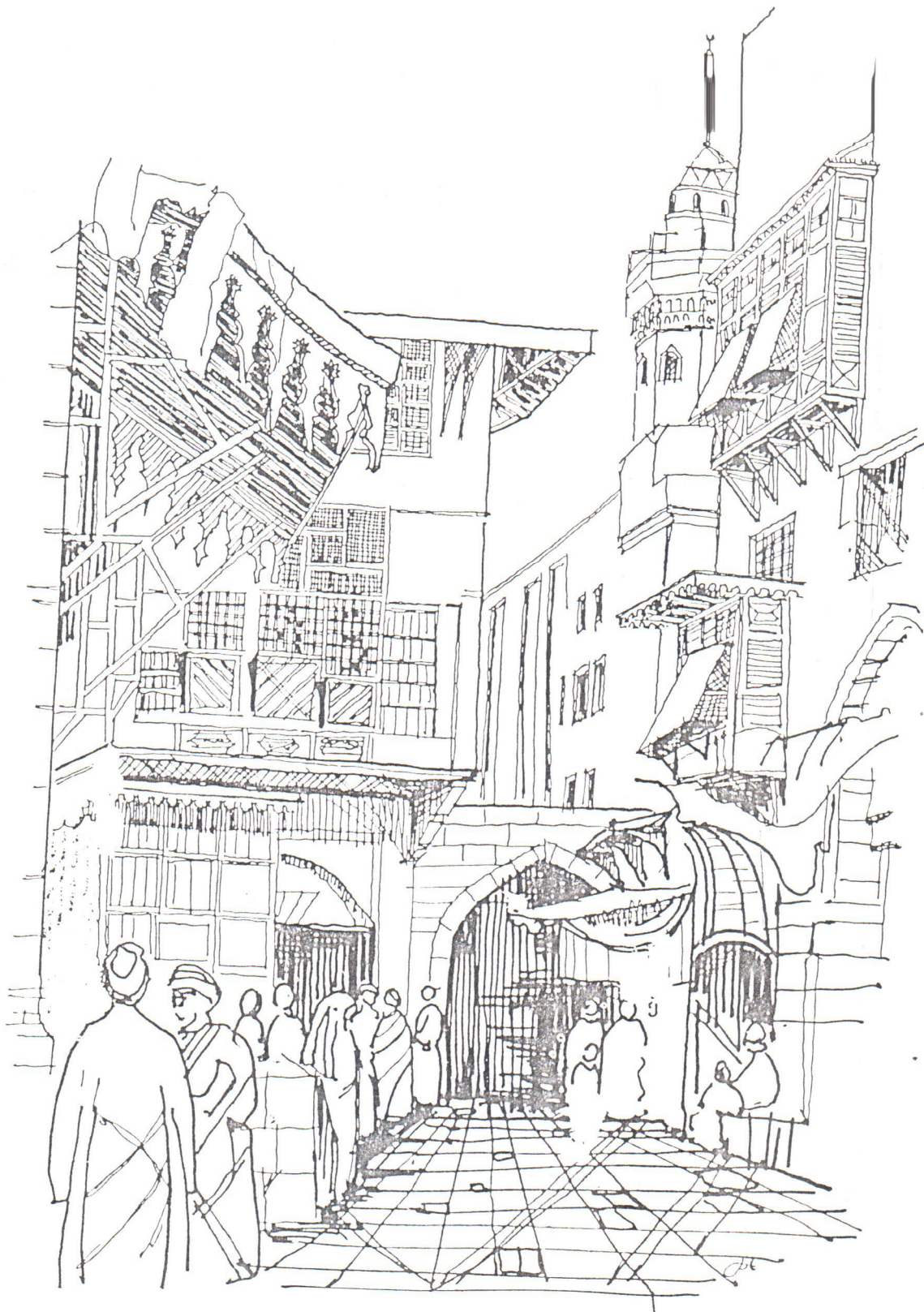
Wekalet Qait Bey touristic hotel	m ²
- Ground floor (14 shops)	225
to be restored	
- 1st & 2nd floor (60 rooms)	2288
to be restored	
- 3rd & 4th floor (60 rooms)	2288
to be restored	
Annex (an entirely new building)	
- two storeys -	
- Commercial shops (19 shops)	4100
- Cafeteria & Restaurant (300 pers)	590
- Turkish bath (Hammam) (150 pers)	400

- Arabic Garden (Oriental restaurant - 150 pers)	645
- Multi-purpose hall (100 pers)	150
- Stores, Kitchen, Utilities, etc.	650

TOTAL AREA 7646m²

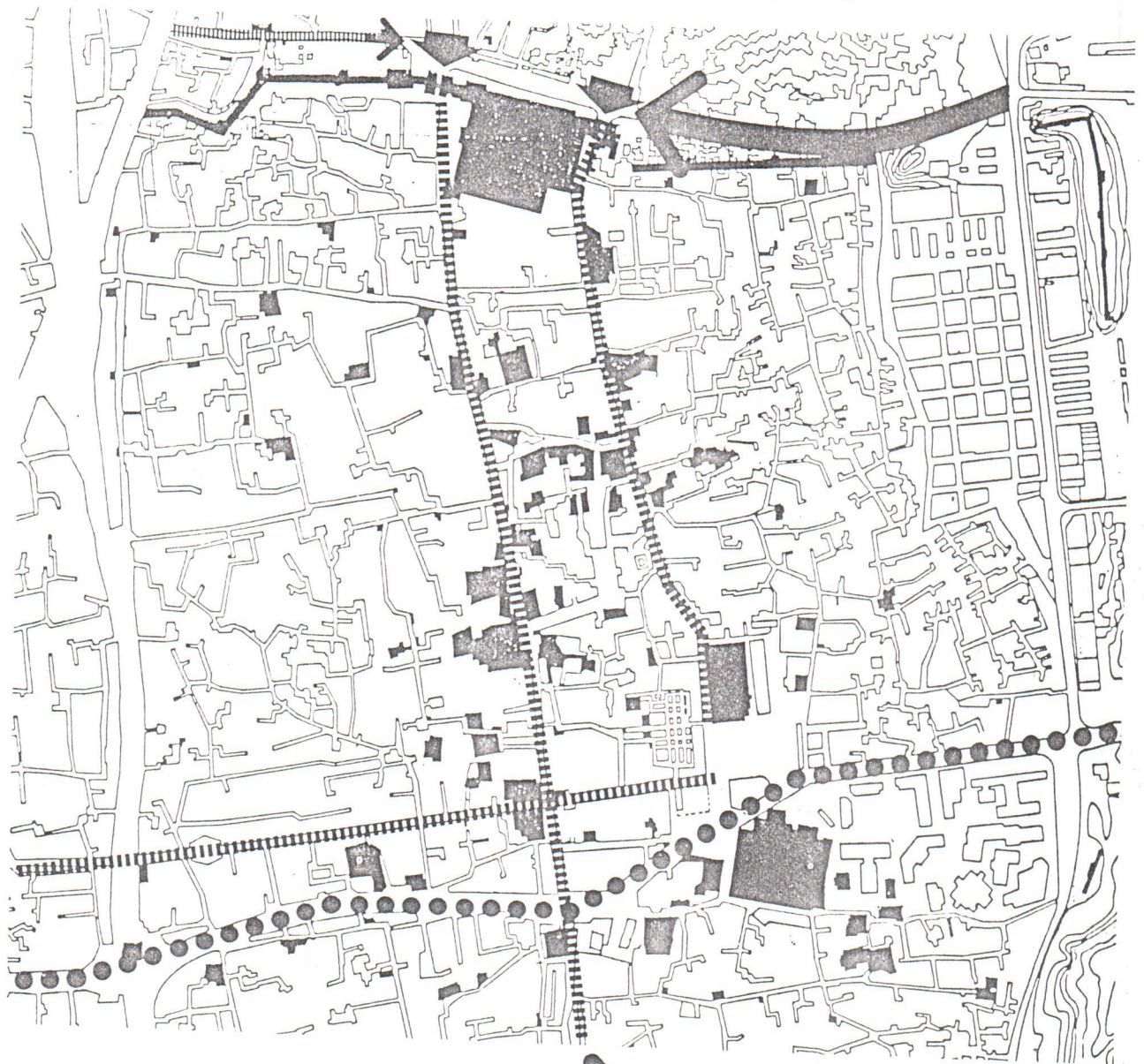
*** Investment Elements**

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



CORNER A GENERAL VIEW OF THE HISTORICAL MONUMENTS

MAIN APPROACHES AND CIRCULATION
محاور الوصول والحركة والمداخل الرئيسة



MAIN APPROACH



محور الوصول الرئيسى

SECONDARY APPROACH



محور الوصول الثانوى

ENTRANCES



المداخل

MAIN TRAFFIC ARTERIES



محاور الحركة الرئيسة

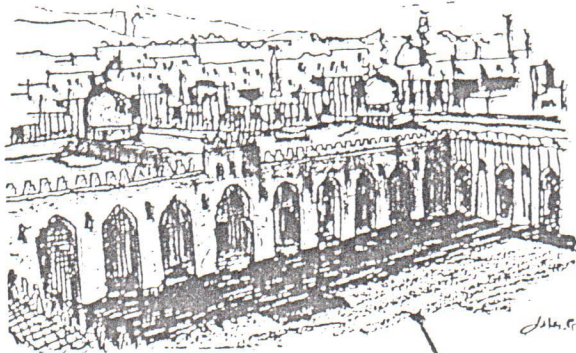
AL-AZHAR AXIS



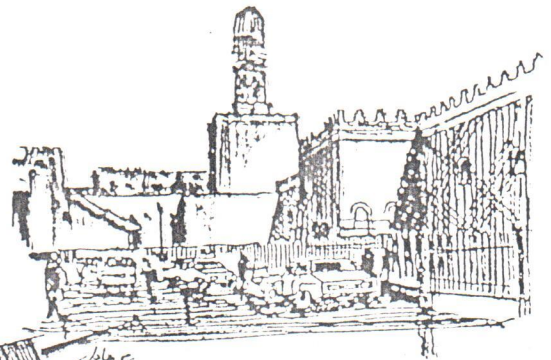
محور شارع الازهر

MONUMENTAL BUILDINGS
IN AL GAMMALIAH

المباني الأثرية
في الجمالية

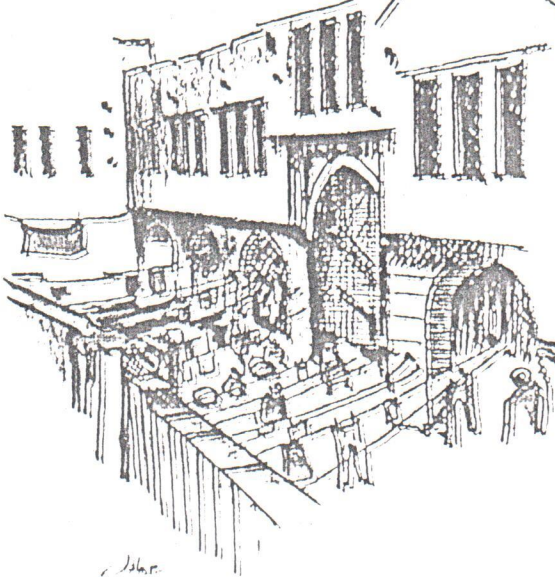


① — Al-Hakem Mosque
مسجد الحاكم



② — El-Hakem &
the Northern
Wall

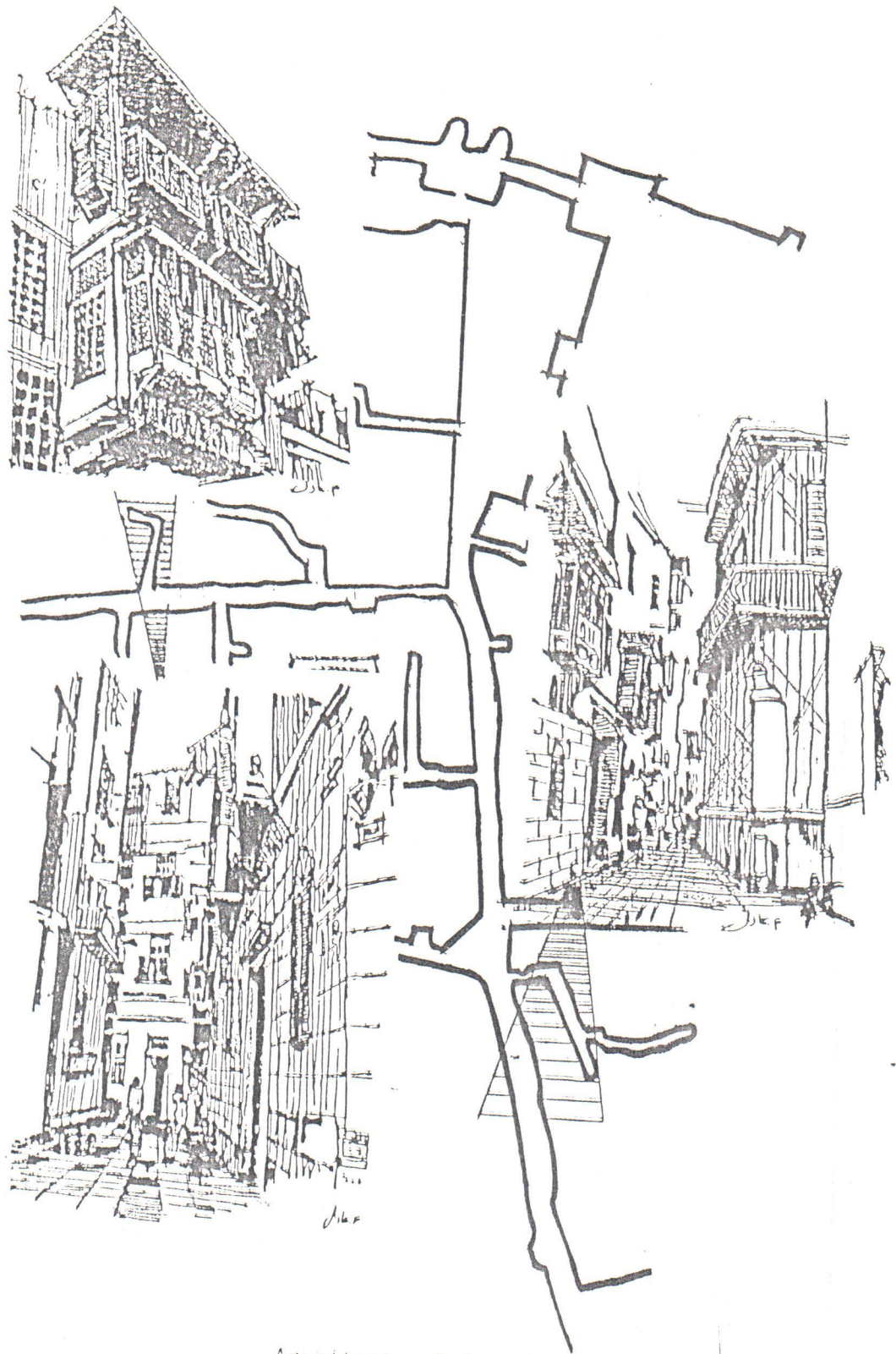
مسجد الحاكم
وسور القاهرة
الشمالية



وكالة قايتباي
Wakalat Qait Bey



مسجد السلحدار
Mosque of Al-Selehdar



Architectural Character
for Al-Gammaliah

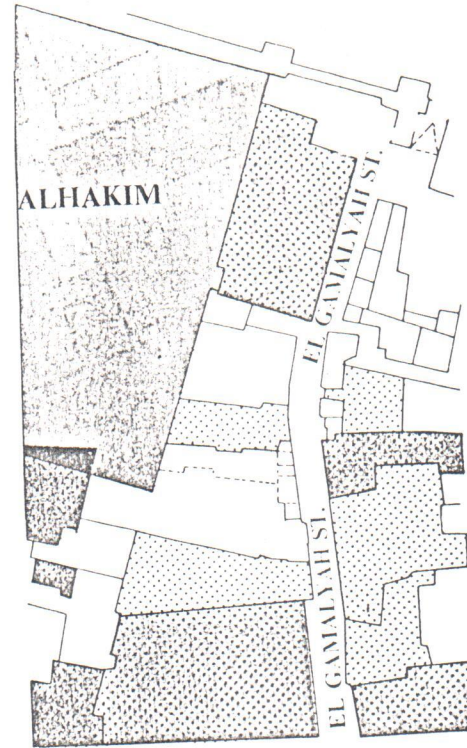
الطابع المعماري في الجمالية

Wekalet Qait-Bey Touristic Hotel and annexed building



Second Floor Use

استعمالات الدور الثاني



First Floor Use

استعمالات الدور الأول

سكني		Residential
سكني تجاري		Residential Commercial
تجاري		Commercial
صناعي		Industrial
سكني صناعي		Residential Industrial
تعليمي		Educational
تجاري صناعي		Commercial Industrial
آثار		Monument
مساجد		Mosques