

QATAR UNIVERSITY

COLLEGE OF ENGINEERING

URBAN REGENERATION OF OLD DOHA IN QATAR; TOWARDS THE  
IMPLEMENTATION OF HISTORIC URBAN LANDSCAPE APPROACH

BY

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## ABSTRACT

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Title: URBAN REGENERATION OF OLD DOHA IN QATAR; TOWARDS THE  
IMPLEMENTATION OF HISTORIC URBAN LANDSCAPE APPROACH

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This thesis examines the causes and the procedure that has led to the elaboration and implementation of a new conservation tool and adaptive recover of the modern historic cities. The new tool is the Historic Urban Landscape approach. The goal of this thesis is to confirm an improved framework of the conservation and management of the property; this framework follows the international charters of conservation.

The thesis is based on the case study approach by applying the Historic Urban Landscape (HUL) approach on the case study of Old Doha, Fareej Al-Najada as a model. The methodology is purely empirical, geared to the individual conditions, and deriving its conclusions from the specific local context it analyses. Also an imperial investigation used a comprehensive fieldwork undertaken through several sites visits, along with a number of informal interviews and discussions with some heritage players. Also Mapping, Measuring, and Visualizing the Urban Landscape. The new approach is developed to deliver a more comprehensive method of the urban heritage conservation; this is due to experiencing the successes and the failures of conservation of heritage in different cities. The new approach is a significant tool for the cities that requires managing their heritage assets; it is the new trend of the urban conservation. This thesis will examine the possible outcomes of the implementation of Historic Urban Landscape (HUL) in the local level

based on the guidelines of the national level strategies. The main limitations faced are that this topic is a new topic and there are limited resources raised this topic. The challenge of the historic sites in the old Doha that it is occupied by low income workers, also the sites are facing the rural exodus and urbanization. The consumption and production shift throughout the world has conveyed the cultural resources into the sustainable development plan. This is due to the evolution in different aspects including economic development, population growth and increasing individual's needs. The gulf has faced problems in terms of adjusting the current needs and changes. Cultural capital plays a significant role in the economic attraction, new business and investments as it is a powerful economic tool.

Keywords: Historic Urban Landscape, Conservation, management, Urban heritage, Old Doha

## DEDICATION

*I dedicate this work to my parents, fiancé, my brothers and sisters for their blessing and support.*

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## CHAPTER 1: Introduction

The largest city and the capital of Qatar is Doha. Doha was an isolated gulf city, which had a very small population until the mid-20th century. Before 1939, the economics of the city were sea-based, dependent on fishing and pearling (Boussaa, 2014). After 1950, the discovery of oil led to the dramatic development of the city. In 1949, Qatar started to export oil to neighboring countries. During the early 1970s, the construction field boomed, mainly with buildings for governmental authorities and ministries, as well as administrative office buildings (Khalil and Shaaban, 2012).

Qatar has developed to be one of the richest countries in the world during the last two decades. This is an outcome of the rapid economic evolution from the export of oil and gas. The quick development in the economy directed to the introduction of new industries in the city and to the growth of the construction industry. Consequently, the city experienced an uncontrolled and unmanageable urban growth (Khalil and Shaaban, 2012). This resulted in different urban problems, such as urban slums, located in the borders of the city. In the early 2000s, towers and modern, high-rise buildings were established in the west bay of Doha. The contemporary architecture of the city has played a major role in the identity shift, as Doha has changed dramatically and has a different identity from the old city.

Globalization has also affected the historic city of Doha and the uncontrolled transformation has impacted the old buildings. The unruly urban growth led to the disappearance, demolition and damage of many old buildings. The demographics of old areas has been changed, due to the displacement of the local owners of the houses to other,



newer districts. The traditional houses were occupied by low income workers and labors. The historic districts started to lose their identity and value due to the lack of conservation guidelines or non-regulated repairs. Few districts in the old city of Doha have survived. Those that have survived are in very poor conditions, such as Fareej Al Najada.

The city of Doha is faced with many challenges now. These challenges are related to the unstable and rapid growth of the changing city. The context of the city has changed as follows:

1. Changes in the Demographics: the demographic change, including the urbanization and growth of population;
2. Changes in the structure: the change in the economics and the growth in trade due to ties with other countries and globalization ;
3. Changes in the environment: the decline of natural resources and climate change

These changes are obvious in the old city of Doha and present greater challenges for conservation and protection. The urbanization of the city is concentrated in the central part, which is now at peak vulnerability. In order to establish a conservation criterion, the change has to start from the city and convert these challenges into opportunities.

In particular, historic urban landscape is a fresh approach, based on an international legacy practice. Chapter 4 delivers an outline of the historic urban landscape' approach, discussing its origins and aims in the world heritage field, together with the goals and objectives of the approach and how it has been applied.

In the last ten years, the development of a new concept of urban heritage has appeared. Today, it is called the historic urban landscape (HUL) approach. This approach tries to find new methods of recognizing appreciated urban landscapes, which have changed in the social, economic or environmental contexts, which expose these places to cumulative forces. The basis of the HUL approach understands all the layers of the urban heritage, landscape elements and the various means they are articulated in the environment. The significant difference between this approach and other conservation approaches is that this explores the overall urban area, while other approaches focus on the built environment and the architectural qualities and elements within the urban area.

### **Research Significance**

In Qatar, the understanding of the value of heritage is a new field. The fresh approach of HUL recognizes heritage for its composite and layered implication. In addition, the application of this approach allows the communities to be the holders of some legacy values and the main sources for respecting and understanding those values. The communities are concerned about different types of local and regional heritage studies, so they are part of identifying the values, and are not only knowledge-holders.

The meaning of preservation is to recall the places cultural importance, by exploring all the values of it in an integrated process (Rodwell, 2012). The conservation has different forms, but this study will be focusing on the urban conservation of historic areas to maintain the heritage values of the historic area and protect it from declining. The value of the urban landscape in different scales is increased in the process of the urban regeneration as an important element of conservation. Social, economic and environmental factors are the main components of the sustainable urban conservation.

The protection of historic districts and heritage influences the economic, social, and environmental incentives:

1. With the proper preservation and salvation of the historic district, it can stay active and alive. During organized conservation programs, economic and social activities may use heritage districts as a hub, thus contributing to the overall economy of the city.
2. One of the ways to ensure future generations respect of the urban heritage, is to conserve the historic districts, and to revive the historical stories of the area. The national identity of the city consists of traces of the cultural and social layers of history, thus conserving these preserves the identity of the city.
3. Livable cities with a good quality of life can be achieved through the urban conservation, as it is a component of sustainability.

The shortage in the regulations and conservation institutions in the state of Qatar have led to unplanned conservation projects. Souq Waqif and Msheireb heritage quarter are further studied in chapter 2 as the main two conservation projects in the old Doha. The lessons from the two projects and different case studies from other regions will be used to establish urban conservation strategies and approaches for the city of old Doha, according to the HUL approach.

### **Aim of the Thesis**

The goal of this thesis is to confirm the approved presentation of the unique ruins in the old city of Doha. In addition to this it recommend a new structure for the management of the urban landscapes that compliments to the international charters. The upcoming trend

in heritage supervision is the landscape-based method, such as the one directed by HUL, in addition to a key sign for sustainable urban growth.

According to the selected application of HUL for this study of old Doha, such as the model of Al-Najada district, three distinctive research aims have been recognized:

1. To carry out a primary analysis of different layers following the HUL of visualizing the old Doha.
2. To draw on the findings of international case studies and the local cases of conservation to provide recommendations, inform and shape the HUL approach for old Doha.
3. To form baseline knowledge to evaluate the long-term influence of HUL in the old Doha for reiteration in the public, planning, and research frameworks.

On November 10, 2011, the recommendations on the HUL adopted by UNESCO's Conference that acknowledged the values within are documented as being of general international concern. Yet, to use this instrument in local conservation, it should be integrated with the legislation of the local district, as well as, work in coordination with a legislative institution that determines the local context and implementation.

### **Research Question**

**Question 1:** What are the significant elements of HUL that strongly facilitate knowledge development for the highest numbers of possible end users in the historic district of Doha? What are the tangible and intangible attributes in the district of the old city of Doha?

**Question 2:** What are the main impacts of HUL for different stakeholders, including historians, academics, designers and community members?

**Question 3:** To what extent is the HUL used efficiently to capture records that can shape evidence-based knowledge that is relevant to government, researchers and the community?

**Question 4:** What are the lessons learned from the application of HUL in different cities that can be utilized for developing an integrated management tool according based on the HUL approach for conserving the historic urban landscape of old Doha?

**Question 5:** How can the cultural and urban heritage be conserved according to a comprehensive urban conservation strategy?

### **Specific Objectives**

Identifying the livable nature of cities and their urban heritage complexity, that are the main purposes of the new approach that is exemplified in the ‘historic layering’. This is applied to the old and contemporary urban fabric, values, nations, behaviors and experiences. The acknowledgement of the diversity of all of these features is important.

According to(UNESCO, 2011), Article 11, the HUL approach has two main drives; the first is to understand the HUL approach and how it is executed, and the second is to look for novel tools that will help a better organized and planned conservation process of all the tangible, social and cultural attributes. The aim of the approach is to ensure the livability of the open spaces and to preserve the value of the living environment, while also ensuring a sustainable urban place and enhancing the productivity of the places. At the same time, it promotes social diversity and helps to identify its active functional character. It mixes the objectives of urban heritage management and socio-economic growth. It

balances the urban and natural situations of the place in a sustainable relationship that satisfies the requirements of current and future generations, as well as the heritage from the past.

The main objective of the thesis is to deliver a general, evidence-based and integrated analysis of the old city of Doha, according to the HUL and the layering of the urban heritage. This analysis will create a rich understanding of the values of the city, resulting in a statement of significance, leading to the development of guidelines for the holistic management of the old city. In addition to developing a management tool for the old city of Doha, it will also ensure the attributes of the urban landscape that have to be preserved for the future. The objectives of the thesis are as follows:

1. To understand the variety of the perceptions and values of the community engaging with the communities in the city of old Doha, while distinguishing between the values of the communities, tourists and researchers.
2. To ensure that the values of urban landscapes are not lost by mapping and recording the values expressed through Doha's historic urban landscape.
3. To understand the external forces that are affecting change of the old city of Doha, and how the vision can be achieved by the municipality.
4. To define the management tools of the urban landscape that is required to maintain the appreciated landscape elements. Some of the strategies, rules, plans and

regulations already exist and others must be designed to fit the circumstances of the old city of Doha.

### **Research Methodology**

A set of recommendations and guidelines will be developed in this thesis for the urban landscape conservation approach of the historic old Doha. This thesis also engages the community in the process of conserving the social and cultural values of the urban heritage of the city. The general methodology is divided into four steps:

STEP 1. Identifying the problem of the urban conservation of the city of Doha, by studying two conservation projects in the city and exploring the related challenges and opportunities.

STEP 2. Using a broad literature review to introduce the new approach of the historic urban landscape, its meaning and origin, its significance, policies and tools, as well as presenting the values outlined by international charters for urban landscape conservation.

Step3. Studying three cities that applied the HUL: one international, one from the Islamic world, and one from the Arab world. The projects have the same characteristics as the old city of Doha and some mutual difficulties of urban conservation that encouraged

the use of HUL to solve the problems of the city.

STEP 4. Developing HUL strategy and guidelines for the old city of Doha, grounded in lessons learned from the three case studies, and the policies for development and conservation.

STEP 5. Using Fareej Al-Najada as a model case study for the old city of Doha. The succeeding tools are used for developing the strategy:

1. Site visits and field observations:
  - a. Walkthrough assessments
  - b. Photography for the existing city
  - c. On-site interviews
2. Literature review:
  - a. History of the old city of Doha
  - b. Identification of the boundaries of the area and a comprehensive survey and recording of the city's natural, cultural and human assets
  - c. Tangible and intangible attributes
  - d. The urban landscapes with significant heritage value, involving stakeholders by having discussions on the values that should be retained for upcoming generations in the old city
3. A survey with the occupants of Doha

The data collected was analyzed according to different areas. The primary subjects are:

1. Engaging people in Doha's historic urban landscape in terms of the accessibility and usability of the approach.



2. Maximizing community engagement by building connectivity and cooperation.
3. Forthcoming planning, knowledge development and occasions.
4. Current management.

### **Organization of the Thesis**

The main areas explored and studied are linked to the following themes on different chapters:

#### **Chapter 2: Urban conservation in Qatar: Problems and opportunities**

This chapter includes the efforts done by Qatar for conservation, the law of antiquities and two projects that has been conserved in the old city of Doha. The chapter concludes with the urban conservation challenges in the city of Doha and the shortage of it.

#### **Chapter 3: Methodology**

This chapter discusses the tools used for developing this study in detail.

#### **Chapter 4: The historic urban landscape approach**

This chapter defines the approach and discusses the significance, explaining and reviewing the urban conservation model. It also includes the historic urban landscape challenges and opportunities.

#### **Chapter 5: Case studies**

The case studies chapter reviews three case studies of cities that applied the HUL

and examines them in terms of their urban heritage, HUL in solving the problems of the city, and the lessons learned from each case to compare the results with the old city of Doha.

#### **Chapter 6: The application of the HUL in the old city of Doha**

Al-Najada is used as a model, by studying the different historical layers of the city and developing guidelines for the urban landscape conservation based on the identified layers.

#### **Chapter 7: Conclusion and recommendations**

The thesis concludes by exploring the future work within the scope of the HUL application in Doha and provides recommendations for the future conservation plans.

## CHAPTER 2: Urban Conservation in Qatar: Problems and Opportunities

### **Gulf Approach to Heritage Conservation**

The field of architectural and urban conservation in the Gulf area started to be recognized in the mid-1990s, thus it is considered a new field. Most of the antiquities and the heritage in the gulf area date to the late 19<sup>th</sup> to the 20<sup>th</sup> century, except for major archaeological sites. Although the heritage of the gulf is relatively modern, it still reflects the cultures and traditions of the area. People have tried to protect the cultural values of the area even after the discovery of oil and the new urban setting due to the establishment of modern structures. The precise approach of conservation in the gulf is based on the chronological closeness of the heritage site to the present, and the decline of the old traditions. This happened due to the conflation of the original and the renewed buildings, as many historic buildings were removed and reconstructed in the past 20 years.

The connection between the community and the landscape can be reached by the renovating the old areas, as these areas can foster a strong sense of the place, by providing links to the past. In the gulf, the heritage locations are a combination of original assemblies: renewed buildings and rebuilt buildings, which all together describe the social heritage of the region. Generally, the original and old buildings are not occupied by their local owners. Most of them are occupied by workers, but they still represent the past and the culture of the original people from the area.

## **Qatar Law on the Antiquities**

The law of identifying, conserving and owning an antiquity in Qatar was generated in 1980s and attempted to regulate and control the protection of antiquities. This law defined antiquities as any valuable remains of the civilizations, or anything left by the past generations that has artistic or historical meaning, dating back 40 years or further. The records and traces of the antiquities are classified and maintained by the tourism and antiquities department. The state of Qatar is the owner of all the antiquities in the country. The people who own the land does not have the right to privately own any of the remains on or beneath this plot (Beardmore, Cuttler et al. 2010).

The antiquities are classified into movable and immovable by the law. The movable antiquities can be moved and changed without any damage, according to their manufacturing. The fixed antiquities are the monuments of the city that cannot be moved, like historical buildings, forts, city walls, mosques, schools and any erected buildings in the historic sites.

The heritage conservation is related to the immovable part of the antiquities. Article 13 of the law states that any conservation, renovation or protection of the immovable antiquities should be permitted by the department of tourism and antiquities. Additionally, the planning of the city and the expansion of the projects in the monument areas must be approved by the same department, as mentioned by article 17.

The law guarantees the protection of immovable antiquities, but the guidelines, structure and organization of the process are not delineated in the law(Mutlu, 2017). Consequently, the state of Qatar should follow the guidelines expressed by international charters of the conservation process. The international charters are summarized in chapter 4. Another solution is to develop a local charter of the state. The results of this thesis provide an initial step to a framework for the conservation process, drawing from the HUL approach.

### **Souq Waqif Restoration Project**

In 2003, a restoration is project was launched for the Souq Waqif by the Amiri Diwan private engineering office. The state government bought the buildings from their original owners, as most of them were owned privately by different people. After surveying and studying the Souq in detail, it was found that only one third of the buildings were destroyed or changed into modern buildings. The other two thirds of the buildings were unique and original(Boussaa, 2014).



*Figure 1* Souq Waqif Zones (source: Adapted from Geo-Portal Qatar by Author)

The actions taken to restore and conserve Souq Waqif happened with the following strategy:

1. The old part of the Souq was restored
2. The old buildings were reconstructed whenever possible
3. The local infrastructure was modernized
4. The advertisements around the Souq were eliminated

A study of the marketplace and the surrounding buildings was carried out as a foundation for the conservation project of the Souq. The main aim of the project is to protect the historic structures from collapsing and eliminating new modifications and additions. This served as a trial to keep and recover the memory of the place. To accomplish the aim of the conservation, numerous new structures were destroyed. The elements of the new buildings were replaced with traditional ones, for example: danjal and bamboo was used for the roof of the buildings in addition to clay and straw, instead of the metallic sheets.



*Figure 2* Wooden Roof (source: Author)

Traditional insulation methods were applied to protect the buildings against the harsh weather and the extreme heat. Wooden doors and windows were used as a replacement for the glass doors. The process of renewing the Souq took seven years and created a sense of the place and living heritage of the area. The position of the Souq has been strengthened, as well. For locals, it is considered as a major hub as it represents their culture. It has also become an attraction for international visitors, due to its diverse urban spaces and activities. People visit the Souq for different activities, shopping, restaurants, and to walk and relax in the area.





*Figure 3* People Walking In The Souq (source: Author)

Souq Waqif represented a uniquely controlling management for conservation. The Father Amir of Qatar and his wife initiated the idea of the conservation of the Souq, which was supervised by the Amiri Diwan in Qatar with the private engineering firm. The shops in the area stayed privately owned until the government bought them from their private owners to start the process of the conservation. This has accelerated the process of conservation and reduced the possible problems that could result from the different ownership of the shops



*Figure 4* Souq Waqif - Open Space (Source: Author)

### **The Msheireb Conservation Project**

The location of the Msheireb area is in the old city along the coastline of the city of Doha. Currently, the Amiri Diwan, the chief management building of Qatar, is located in the northern part of this area. Souq Waqif, the lately conserved souq of Doha, is positioned in the southern part of the area (See Figure 5). Four main streets surround the area: Al-Diwan Street, Jassim bin Mohammed Street, Alrayyan Street and Meshireb Street. Al-Diwan Street and Jassim bin Mohammed Street connect the area to the Doha Corniche. Al-Diwan Street is in the northern part and Meshireb Street is in the southern part.



Figure 5 Location Of Msheireb In Doha (source: Adapted from Geo-Portal Qatar by Author)

In the past, the area of Msheireb had a significant central location in old Doha, as it neighbors the city’s foremost trading market. Now, it still has a strategic location, since it is adjacent to Souq Waqif, the main tourist attraction in the area. It is also adjacent to the Amiri Diwan building.

The historic core of Msheireb area is the Msheireb heritage quarter. The quarter is located on the original coastline of historic Doha, in the northern part of Msheireb, near the historic fort, Al-Koot fort, shown in Figure 6.



*Figure 6 Msheireb Heritage Quarter (Source: Mutlu, 2017)*

In the rapid growth of the city, Doha has sprawled greatly. Thus, the west bay area has become the city center of the city of Doha. This resulted in a loss of significance for the old Doha district, which previously served as the main trade hub. The locals moved to large, multistory villas, instead of living in small, traditional courtyard houses. The traditional courtyard houses started to decline due to neglect and lack of repairs. The surviving dwellings were then occupied by laborers and workers.

As an outcome of the changes, the demographics of the old city have been transformed. In the beginning of 2000, the government of Qatar decided to restore the old city into a modern one, but still keeping the cultural and architectural heritage. The renovation project started with the Msheireb area, as it has numerous significant characteristics and was a center of cultural and spiritual power.

The Msheireb downtown project was developed in 2006 by Msheireb Properties. Its main purpose was to renew the area of Msheireb by rebuilding it completely and simultaneously protecting the heritage quarter of the area. The project of Msheireb site covers more than a thirty-five-hectare on the southern part of Amiri Diwan and west of Souq Waqif(Msheireb, 2011).The whole district was entirely destroyed, apart from four main buildings, which are now part of the Msheireb heritage quarter.



*Figure 7* Msherib Heritage Quarter (source: Official website - <http://www.aeb-qatar.com>)

The project of Msheireb downtown is a sustainable renovation project that uses very modern construction technologies. The constructed buildings follow the highest green building standards. The project of Msheireb is a pedestrian friendly project that cares about the communal and social values of allowing the pedestrian to walk through the buildings, in contrast to other growth patterns in the city of Doha that depending on transportation by car and the isolation of all the land uses. The project aims to deliver a multitude of land uses: integrated, commercial, residential and entertainment(Doha, 2016).



*Figure 8* Msherib Heritage Quarter (Source : Official website - <http://www.aeb-qatar.com>)

The heritage of the remaining Qatari buildings in the area used to be integrated with the new developments in the Msheireb downtown project. The project intends to generate a modern cultural center by using the traditional existing environment. The heritage quarter of Msheireb project is nearly completed. The houses in the neighborhood are converted into exhibition halls that showcase the daily life of old Qatari people, their history and their roots. The project follows the international principles for the conservation and renewal, as well as the Venice charter values (Mutlu, 2017).

## **Problems of Urban Conservation in Qatar**

Cities are living organisms that should shape and develop to adapt the needs and objectives of the inhabitants and their generations. The challenge of conservation in all cities, and specifically in the city of Doha, is controlling change by balancing all the forces that affect the conservation and growth projects. To define conservation requirements, an enhanced management of change to mitigate possible negative influences on the heritage meaning of the historic urban location is required.

To achieve this, mechanisms of the conservation process should be combined with the general framework of conservation. Also, the heritage standards of the city should be clearly recognized. These instruments require taking into consideration modernization forces, better standards of living and new needs of the environment. The change in the social values can have a dramatic impact in the urban fabric of the area. The new mechanisms of the management process in the area could be successfully carried out and accommodated by the better understanding the physical control of social change. This can keep and preserve the heritage value of the specified urban area. Also, it is vital to clearly identify the intangible and tangible attributes of the urban area in order to accommodate improvements in civil society.

The urban environment has been altered in an exceptional way in the past century. Many changes have been due to globalization. The demographics have shifted greatly and the uncontrolled growth has impacted the economic forces in the country. These factors have affected the conservation of the historic urban areas. The rapid increase in the



population has led to a high density in the historic areas, while the small rural centers have become neglected as people leave them.

The country's development is shaped by the social and economic factors that grow and decline according to certain conditions. These factors influence the historic areas positively and negatively in terms of the changes happening in the area. The success of conservation projects is determined by their management. Every region has its own specific circumstances that results in a specific effect for the particular area, but the trends and patterns are similar in most cases(Joss, 2010).

The problem of the practice of the urban conservation in Doha is that it does not consider the scale of the area and the different urban typologies. Disregarding the urban typologies in conservation projects leads to undesirable impacts on heritage. For instance, the results of most the urban planning conservation projects are considered on the scale of cities. Urban planners tend to ignore the conservation area's size. Since all the results and assumptions are given according to the city scale, all the solutions to the urban planning problems are based the typology of cities, regardless of the real scale. Conservation practices are often not considered in relation to the common problems of an area and rather, are categorized as one typology. The ability to divide and differentiate across the urban typologies results in strategic planning and giving specific solutions to each urban scale. This allows one to identify the urban heritage and values of each scale and targeting each problem separately.

## **Opportunities of Urban Conservation in Qatar**

The process of conservation is not the protection of one specific building, but rather the revival of the essence of the urban environment and the preservation of the spirit of the area. The success of applying the objectives of the restored area and respecting the needs of the current living population is a key goal of the rehabilitation of a region or a building. The project of the conservation of Souq Waqif is a successful example, as it proved that it can survive even with the presence of contemporary shopping malls in the area. Such projects can be as an opportunity for the city of Doha.

The project of Souq Waqif was pre-selected for the Aga Khan Award for Islamic Architecture in November 2010 among 400 projects to participate against the 19 competing projects for the 11<sup>th</sup> cycle of Aga Khan Award for Architecture (Boussaa, 2014). Spreading knowledge about such projects in the city of Doha and the meaning behind them internationally can affect the country's tourism and economic value. Below are some other opportunities for urban conservation in Qatar:

1. The economic, social and cultural values of the area can be enriched through the revival and activation of the surrounding buildings. This process includes feedback from all parties involved, which inspires everybody to contribute to the improvement and growth.
2. The locals and citizens of Qatar should be encouraged to live in the historic old Doha by introducing a project like Msheireb and maintaining and improving the

current standards of living to uphold the social and cultural features of Qatari society in that region.

3. The development of quality paths suitable for pedestrians and vehicles would increase the social interactions by making pedestrian friendly streets.

Adopting the view that all improvement works in parallel can sustain the unique identity of historic old Doha, by combining successfully historical, architectural and urban standards.

## CHAPTER 3: Methodology

### **Introduction**

The methodology on the landscape-based approach is evaluated by literature and in place studies as the HUL is a growing approach (e.g. Bandarin & Van Oers, 2012). During 2011, the HUL endorsement provides direction on such an approach, by building on the extensive variety of earlier standard-setting tools in the fields of social and urban development and tradition.

The progress of perceptions behind HUL is consequently anticipated to reveal the development of the appeal of a global concept into local strategy. The base of the assessment outline contributes to assessing existing guidelines and regulating local applications of the HUL approach. The structure builds upon the standard of a qualitative environmental impact assessment method (Leopold et al., 1971), an established method to relay project events to conservational factors (Thompson, 1990).

### **Outlining Activities and Considerations**

This case identified fixed activities which are the identified steps by the HUL shown in Figure 9. The concepts behind HUL identify the evolution of the set of parameters. They are determined by three stages:

1. An analysis of qualitative content was directed to expose the main ideas of HUL. The notions of HUL were recognized by studying the reference on the three questions: what, how and who.
  - a. What is the meaning of heritage and what are the over-all values behind it?

- b. How is the tradition being managed? What are the distinct policies and challenges suggested to control heritage?
  - c. Who is involved in the process? Who are the stakeholders involved?
- 2. The initial concepts were traced back in a worldwide cultural strategy to expose their development. The reference of those concepts is approved in the recommendation (UNESCO, 2011) and the introductory study of the practical and permitted characteristics (UNESCO, 2009). The other set of parameters were found in literature by comparing concepts and frameworks.
- 3. The assessment of the relation of the parameters and activities were defined by a scale that will be held in the last stage. The level of agreement with the HUL concept will be assessed by using a matrix and defining it in an objective manner.



Figure 9 Application Of HUL (adapted from UNESCO, 2011)

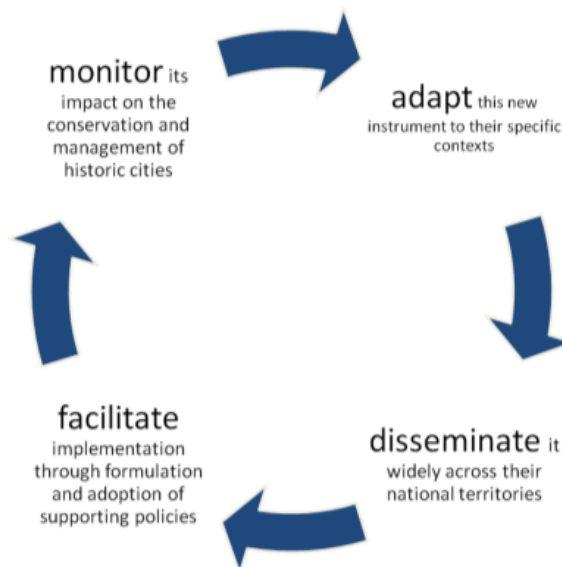


Figure 10 Critical Stages Of HUL (Adapted From UNESCO, 2011)

### *Stage 1: Main Concepts*

By evaluating the recommendation of the HUL approach, the main concepts of the HUL are recognized as the following:

1. What is heritage: The definition of heritage in the HUL is a historic layering of social and natural standards and qualities that result in an urban area. It includes the wide-ranging urban context and its topographical situation and extends outside the idea of “historic center”. The definition of heritage in terms of cultural aspects extends to a wider range that includes tangible and intangible attributes, without an exact physical segregation. All the layers of cultural heritage are included in the concept of urban landscape, not only the aesthetic, historic, and logical values, and their interpretations, but also values of economic, social, ecological or political context.
2. Why the heritage is being controlled managed: the comprehensive and combined HUL method for the documentation, valuation, protection and management provides direction on sustainable urban heritage supervision, by means of the consequence of urban landscapes within a general sustainable expansion framework.
3. How is heritage being managed: tools and challenges are encouraged to be redeveloped by national and local establishments? They are sensitive to native standards and requirements related to:
  - a. Controlling systems and actions.
  - b. Ecological (influence) valuations.
  - c. Contribution processes.

- d. Size and capacity of building sustainable social and economic growth.
4. Who are the parties involved: A variety of stakeholders are involved in the HUL to address the strategy, governance and supervision concerns, including local, national, provincial, global, public and private actors in urban growth development. A participatory approach is strongly promoted involving societies, decision-makers, specialists and supervisors.

### ***Stage 2: From Development to Parameters***

Over recent years, heritage as a notion was modified in its sense in many directions. The development further exposed here is that of the primary concept, defining heritage (Jokilehto, 1998; Mason, 2008). In the 1960s, heritage dealt mostly with the tangible and fixed, or what was identified clearly, such as the object, structure, or group of buildings, and their direct setting. According to the investigation of the set of 28 documents from the last quarter of the 20<sup>th</sup> century, this changed.

First, the historic areas and cultural landscape becomes more segregated. Further, a modification and management plan in a values-based direction investigated on the conservation “significance,” before starting the conservation of the object itself. The importance is no longer only the cause for preservation. Even though what remains significant, the object to preserve becomes a second parameter. The procedure itself converts to the goal of protection as an intangible value.

This means, the intangible and tangible attributes are not dependent on each other and their outcomes are not linked. It also moved to intensify the separation of areas, and instead considers the features and values as spread over the entire urban settlement. This



shift from considering out-buildings or areas (exclusiveness) to considering the whole (inclusiveness) leads to the conclusion that everything is heritage. The implication limits the acceptance of the change, which depends on its level of cultural significance, not on its setting or location inside a chosen area. This can be read from left to right in Table 1. The main categories of assessment and the categories for data collection are based on this evolution. Table2 and Table 3 are constructed based on the development of parameters.

Table1 and Table2 are respectively defining tangible and intangible attributes; also the categories are ranging from exclusiveness to inclusiveness from the object to the cultural landscape area. They also answer the question of what, how, who and why and describe the level of significance.

Table 1:

*Tangible Attributes - WHAT*

URBAN SETTLEMENT NO DEMARCATION	CULTURAL LANDSCAPE DEMARCATION	AREA DEMARCATION	ENSEMBLE/COMPLEX	OBJECT
All levels of significance layers	Collection cultural attributes	Interchange of cultural and natural attributes	Selection of cultural attributes District/townscape	Buildings + context Groups of buildings Urban elements building Building elements
<b>A. MAP RESOURCES</b>				
<b>B. REACH CONSENSUS ON WHAT TO PROTECT</b>				
<b>C. ASSESS VULNERABILITY</b>				
<b>D. INTEGRATE A,B &amp; C IN URBAN MANAGEMENT</b>				
<b>E. PRIORITIZE ACTION</b>				
<b>F. DEFINE PARTNERSHIP</b>				

Table 2:

*Development of Intangible Parameters*

<i>process</i>	evolution Development
<i>society</i>	Human / practices, tradition People / community
<i>use</i>	Relation with society / man Use/function
<i>asset</i>	typology Built context character
	<b><i>Period / style</i></b>

In the 1960s, the evolution of intangible attributes started by defining the results of tangible values on intangible elements as the character or the style of the area. According to this, the categories of the intangible attributes have been defined ranging from the assets to the use and process according to the use of people and the sense of people in the place. In the tangible heritage, the usage and relation with the context were careful in relevance to the extent to which they are protected or where it is reflected. The importance of societies and their sustainable increased in the 1970s and 1980s. Actions, traditions, people and societies are included as independent qualities resulting from sustainable growth. Procedures such as development and growth also expanded on their own in the advance stage of the idea of cultural landscape after its introduction in 1992.

### *Stage 3: Assessment Scale*

The local policy analysis must be completed per the HUL steps (Table1), considering factors from A to F used the in the framework. The groups and the subdivisions can be scaled by giving them a grey-scale, presenting the application range from “no, never” to “always,” as shown in Table 3. This range assess the number of times a certain activity occurred, which can be measured by the number of activities done for one project or group of projects or if the specific activity was done multiple times for one of the projects or multiple of projects, as shown in Table 3. As such, the outline will expose if a specific activity is done as an experiment or in an organizational setting and on which scale. Four steps are outlined to set the overall methodology:

Table 3:

*Assessment Scale (The Gradual Changing Of Color Indicates the Scale of Conservation Application)*

Don't know
No never
Yes once for one project
Yes once for multiple projects
Yes multiple times for one project
Yes multiple times for multiple projects
Yes always for everything

In order to accomplish the approach of HUL for the historic old city of Doha, Al-Najada as a model, the following steps are followed:

**STEP 1. Review of the relevant literature:**

- Definitions, concepts and meanings
- Investigation on the HUL and the urban heritage
- International charters and institution who consider the HUL in urban conservation

**STEP 2. Analyze regional and local cities that follow the HUL approach:**

- Selection of cities
- Study of each city according to the HUL role in solving the problems of the city
- Comparative analysis of the HUL and defining the lessons learned from different cities

**STEP 3. Establish a set of guidelines for HUL in Qatar, built on the literature review and the study of the HUL concept in the other cities.**

**STEP 4. Prepare tools and polices related to the HUL approach for Fareej Al Najada**

**Literature Review**

The literature reviews contain four main parts. The first part is an introduction of the HUL concept, a basic understanding of the HUL approach to explore the heritage and historical environment, as well as the significance of the concept of HUL as a relatively new idea.

The second part of the literature studies the UNESCO endorsements in the HUL concept. It also exposes the urban conservation paradigm according to UNESCO recommendations. Challenges and opportunities for the HUL are also discussed in this part.

Part three of the literature review discusses the background of the historical center. Also, it discusses the evolution of this concept and the theoretical assessment of the idea of the urban center as a place to protect. Also, the physical and the social aspects of the urban center and the influence of the contemporary planning of the city on the urban center are discussed.

The fourth part exposes stakeholders and the parties involved in the process, such as international charters that set guidelines and principles of the urban conservation process. This part also reviews policies, strategies and tools of the conservation in the contemporary planning as agreed upon by institutions. It also introduces urban conservation in Qatar and the law of heritage and urban conservation that was established in 1980.

### **Case Studies: The Application of HUL Approach in Regional and Local Cities**

Three historical cities are carefully studied with the aim of identifying an overall strategy and principles under the HUL concept for the conservation of urban heritage in the historic area of Qatar. The cities studied have different historical backgrounds, scales, timelines and impacts of the conservation principles.

The criteria for selecting the three cities were due to the historic background of each city, as all the cities followed the HUL approach. The selected cities were selected according to their regions to have diversity. One of them was international; the other one is an Islamic city and the third is a city in the Arab world. The cities share similar historical backgrounds

and structures to Qatar. The cultural and social aspects were also considered.

All the chosen cities followed the HUL approach in the conservation process. They were analyzed according to three aspects: the historical background of the city, the urban heritage of the city and the HUL role in solving the problems of the city. The conclusion of the three aspects resulted in lessons learned from each case. The study of all the cities considered tangible and intangible values in the city, the urban center of each city and the conservation process, as well as the parties involved in the process.

For each city, the information was gathered from books, articles and the documents of development plans of that city. The development plans are prepared by the institutions of each city. After studying the HUL approach for each city and the conservation process, a comparative investigation was made accordingly. The following aspects are compared in this analysis:

1. Historical background of the city: the size of the city, the population, the evolution of the historical area
2. The site's morphological analysis: characteristics of the site, climatic features and landscape.
3. The analysis of the built environment: physical analysis, form of development, street patterns, urban spaces and the elements of the area (paths, nodes, edges, landmarks and districts)
4. The HUL conservation approach: the framework of conservation process for the selected cities.
5. Project governance: the organizational structure and the public and private sectors' involvement in the process.

6. Socio-cultural impact: the social and cultural impact in the HUL approach in each city.

### **HUL Framework for Fareej Al Najada**

To prepare the framework for Fareej al-Najada, the gathering of primary and secondary information is the first step in addition to identifying the urban heritage and the values of Fareej al-Najada:

1. The primary data: field observation by visiting the area in different times during the preparation of the thesis. The data collected at each site was in the following forms:
  - a. Assessments of the site
  - b. Photographic surveys
  - c. On-site interviews
  - d. Interviews with professionals
2. Secondary data: Information is collected from:
  - a. Books, maps, documents
  - b. Research articles
  - c. Documents provided by authorities

The historical evolution and the current conditions of Fareej al-Najada are analyzed and described based on the gathered information. This data is used to prepare the conservation framework based on the HUL approach for Fareej al-Najada. A survey is



developed to measure the level of people's awareness about the historical cities in Qatar and the opinion of people about the conservation of the area, also impact of the conservation of the Fareej al-Najada in the cultural and economic aspects according to people perception. Similarly, a number of interviews are developed for organizations and stakeholders to measure the HUL approach as a fresh conservational tool.

The result of the conducted surveys, the gathered information and the overall collected data, result in the design and construction of a conservational plan taking into consideration the HUL approach in conservation.

### **Mapping of HUL for Fareej Al-Najada**

To recognize and investigate different layers of the development of Fareej Al-Najada's urban landscape, built on comprehensive literature review and urban situation of the area, six urban fundamental elements have been recognized:

1. Historical landmarks and monuments
2. Old neighborhoods (eg. *Mahallas*)
3. Commercial activities and areas (eg. bazaars)
4. Street network and vital urban corridors
5. Open spaces and squares
6. Parks and intangible heritage resources

The mapping and analysis of layers was done using maps via Google Maps and applying the data collected on them. The tangible and intangible heritage values will be included as elements of the city assets, as shown in Figure 11. The social and physical fabric of the HUL is created, in addition to the commercial and traditional aspects. An

inclusionary process is made by the selection of intangible heritage where various layers are combined. Investigation surveys and other data analysis tools are used for the mapping. For classifying the current land use and urban pattern of the defined study area, the supplementary layers are used to comprehend the morphology of the Fareej al-Najada area. The figure-ground analysis is also carried out.

The list below contains the key factors used in describing the study area:

- a) The physical boundary of the city by defining the major roads
- b) The evolution of the historic city and its development
- c) The density of the area (specifically medium to high residential)
- d) Defining the historic organic settlements and the new planned development
- e) Distinguishing between old and new in terms of characteristics
- f) Commercial sites of the area
- g) Existence of traditional architectural style of residence units

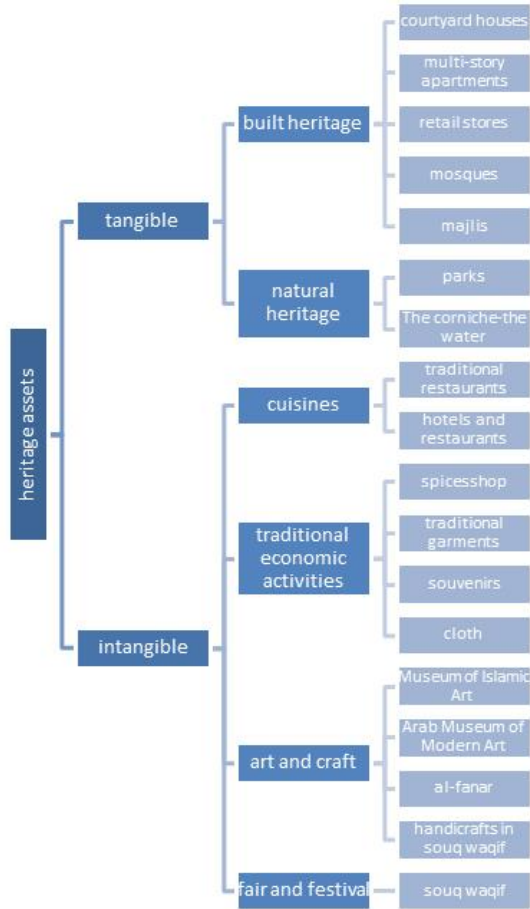


Figure 11 Heritage Assets In The City Of Doha ( Source: Author )

## CHAPTER 4: The Historic Urban Landscape Approach

### **Introduction**

Cities are hubs of diverse ethnic groups, cultural activities and knowledge. They are also centers of different industries and businesses. The performance of cities is essential to mark their development, as they act as the keys to innovation and change in the society. Cities accommodate a large number of the population, which interacts in this space to influence and build the cities. In various ways, cities are born from the evolution of nature and humans, as both nature and people affect the growth and development of cities.

The cultural assets protection or the management of the cultural heritage was mainly regarding the conservation and the regeneration of the historical ruins, also when the cultural significance of physical or non-physical attributes occurs in an urban area (Veldpaus, 2015).

In the process of sustainable development, the rapid growth and urbanization across the world have influenced many cities. The urban quality of cities is strongly linked to the planning and implementation of plans. Poorly planned urban growth is directly linked to a decline in urban quality. There are numerous issues facing the growth of cities, divided into natural and human issues: The natural issues are associated with the unsustainable use of the natural assets and climate change. The human issues are from the population growth, the density of the buildings, and the harm of public spaces and facilities due to planning issues. The introduction of globalization and the extreme demand of modernization led to the loss of integrity and identity of cities. It also impacted the historical, cultural and social development of the cities. The urban heritage was also affected by the uncontrolled and

intense globalization, which resulted in the loss of sense of place and the communities in the cities.

Cities are in competition nationally and internationally in the era of globalization. They have developed to be mostly similar in terms of financial situation, knowledge and patterns of development. Technology aids in the development of cities. However, heritage and the cultural aspects are the main differentiating factors between cities. The conservation of the cultural identity and heritage in cities can help in the production of livable cities that have an innovative environment, act creatively and attract different groups of people. On the other hand, reflecting the international image of cities and placing them within a global range make cities lose their unique character (Verdini, Re et al. 2016).

The historic urban landscape approach (HUL) is a multi-disciplinary and a holistic approach. HUL discusses the traditional and heritage resources management in a comprehensive manner, the active and continually fluctuating settings and aims to control transformation in historic cities by focusing on the tangible and intangible values of the city. The approach is established based on the identification and acknowledgment of different layers of the city. It also involves in highlighting relation of natural and social, global and local characteristics existing in any urban area.

The HUL is considered a new method of realizing cities, as it has values that help the management and development of the city. As a tactic, it delivers the foundation to combine urban conservation with a general sustainable growth context. This occurs by the presentation of variations tools adjusted to local context in terms of being traditional and advanced. As a concept, it enlarges the historic locations consideration, assisting to classify

the compound landscapes that create cities 'uniqueness and make their sense of place. The historical layers establish a fertility that desires to be recognized and improved in management and city expansion strategies.

### **Definition**

The basic understanding of the HUL is an updated understanding of the heritage and historical surroundings. The HUL is defined by the reference to the outcome of a significant layering of the historical urban environment, based on ethnic and natural principles and characteristics, spreading further than the idea of 'historic center' or 'ensemble' to comprise the wider urban environment and the topographical and physical setting. This extensive setting contains particularly the site's landscape; morphology and natural structures; constructed environment, both contemporary and historic; ground works above and below the ground; public open areas and gardens; spatial organization and land use patterns; insights and visual connections; as well as all other features of the city organization. It correspondingly contains communal and social performance and morals, in addition to financial procedures and the immaterial scopes of heritage as connected to variety and individuality (UNESCO, 2011). Accepting our cities and environments in this way brings us to significant understanding of how to control planning choices and accomplish the change.

The concept of HUL is very new and has added a substantial importance to the debates of global groups on urban heritage conservation. Likewise, to further terms of the traditional heritage model, it does not branch from academic circles, but it will surely have consequences for academic discussions on urban studies, since it deals with various spheres of attention for human and community sciences. Bandarin and van Oers are two of the

HUL pioneers describe the approach and define it as the modern idea to understand the ideal of urban conservation in their latest books: (The first book is *Historic Urban Landscape: Managing Heritage in an Urban Century* and the second book is *Reconnecting the City: The Historic Urban Landscape Approach and the Future*. Through presenting the idea of utopia, they demand to relate to the multiplicity of meanings of conservation of the built environment in addition to considering this term in the urban planning history.

The meaning indicates clearly the vital complexity of modern maintenance of the urban historic areas, which requires not only the capability of urban developers, planners, architects and economists, but also of historians, sociologists, social geographers and anthropologists. These letters, nonetheless, were less complicated in the determining of the concept of HUL, which is bonding burdened terms, which have different, even opposing implications in different sciences.

### **Concept and Meaning**

The HUL tactic involves considering the local setting of every historic city. While this would result in dissimilar management methods for each different city, there are six overall steps suggested to enable the application of the HUL approach.

- The first step is to take on wide-ranging surveys and plotting of the city's natural, social and cultural incomes and resources.
- The second step is to spread agreement via public participation in the planning process and investor discussions on what standards should be followed to protect the city's values for upcoming generations and to control the qualities that convey these values.

- The third step is to measure the weakness of these characteristics to socio-economic pressures and influences of environment and climate change.
- The fourth is to incorporate the urban heritage standards and their exposure status into a broader basis of city expansion, which intends to deliver signs of zones of heritage understanding that necessitate careful consideration for planning, design and application of expansion projects.
- The fifth and sixth steps are to rank activities according to priorities for conservation and growth and create the suitable corporations and local supervision frameworks for each of the recognized schemes for protection and development, alongside progress instruments for the organization of the numerous actions among different actors, public and private (UNESCO, 2011).

The effective control of the urban heritage in composite settings demands a healthy and frequently developing toolkit. This should comprise a variety of interdisciplinary and advanced implements, which can be structured into four categories, each of which is discussed by giving a list of recognized methods, actions and tools. It must be noted that in order for urban heritage supervision to be successful, the strategies and schedules in these four groups must be modified for local application.

The four categories are: the engagement of the community, planning tools according to knowledge, controlling systems and financial tools. Community engagement would authorize a cross-section of investors to classify important standards in their urban areas, improve ideas, set objectives, and decide on actions to maintain their heritage and



endorse viable development. These tools ought to ease intercultural exchange by learning from the population its past, backgrounds, morals, requirements and goals and by enabling intervention and cooperation between opposing benefits and individuals.

The knowledge and planning would support in protecting the reliability and validity of the qualities of urban heritage. This would allow the acknowledgment of national implication and variety and provide observation and supervision of modification to recover the quality of life in the urban space. In this component, attention must be given to the mapping of social and natural landscapes, while heritage, public and conservation effect valuations should be used for backing sustainability and stability in the planning and design. The regulatory systems might contain special rules, performances or announcements to realize tangible and intangible components of urban heritage, considering communal and environmental standards.

Traditional schemes must be documented and protected as essential components. The last category is the financial tools that aim to recover urban areas while protecting their heritage ideals. The purpose of these tools is to build dimensions and provide advanced income-generating growth fixed in tradition. Furthermore, to manage international funds from global agencies, economic tools must be organized to encourage private assets at the local level. Tools to make HUL economically sustainable include micro-credit and new flexible backing devices to fund local enterprises, in addition to a diversity of models, such as public-private partnerships.

## **The Importance of Historic Urban Landscape Approach**

In November 2011, the wide-ranging session of UNESCO accepted the Reference on the HUL, which shows that this seven-year-old term has expanded to a main position in arguments about urban centers around the world. According to the draft of the endorsement in the UNESCO conference 2011, the requirement of this high level description of the term is in some measure clarified by the great number of the municipalities concerned. Historic cities today establish the largest heritage “group” on the Domain Heritage List, and hold 250 inscribed locations out of over 900 locations.

Expansion and the changing appeal of city centers corresponds with the general scope of the global heritage protection of the historical sites, so it is not surprising that the former often clashes with the latter in developed places over the last decade. In developed cities like Cologne, Dresden or Vienna, this clash received universal consideration, in others, such as in Budapest, it stayed at the UNESCO-member national level, but the individual differences between the numerous social performers required an overall explanation, or at least a common outline of the problem.

The city of Vienna was documented as a biosphere heritage location in 2001. Afterward, it was endangered and categorized as a site in danger because of the planned building of high-rise towers nearby the city center, which held the first session on HUL in 2005 and provided a place to draft the Vienna Memorandum, which was the earliest authorized introduction to term the HUL.

## **Appraising and Reviewing the Urban Conservation Model**

In the debate announced by the world heritage commission in 2003, the key discussed question was the urban conservation paradigm. In 2005 during the South African session in Durban the debated question was delivered to UNESCO. The session in Durban was the 29<sup>th</sup> session and it requested the adoption of new recommendations matching the updated existing ones on the same subject of “the conservation of HUL. “It also required distinct reference to the necessity of linking the contemporary architecture with the historical urban context. In order to reinforce this request and emphasize its importance, the World Heritage Resolution has introduced the 15<sup>th</sup> Universal Gathering the was held in October 2005 at the headquarters of UNESCO in Paris, where the HUL Statement on the Conservation was accepted (van Oers, 2010).

UNESCO has arranged different professional meetings and prearranged public workshops in the subsequent six years, they are paralleled to the international managements and contributed in community arguments, and this is in order to reach the core of the problem. The problem was that urban conservation has turned into an “affecting mark, to which a fixed method as inherited from the preceding century is exclusively insufficient, or may become possibly absolute negative” (van Oers, 2015).

In brief, existing historic cities show features that essentially turn about three opposing, and at times connected matters that need acknowledgment and consideration if this appreciated assets is to be achieved and conserved for the advantage of current and coming societies. These features are as follows:

(1) Continuous requisite for revision and innovation in the lifetime and cycles of capitals that increase, develop, decay and then renew or otherwise drop.

(2) A dispersion relationships through a broadening range of stakeholders and beneficiaries that need cooperation and conflict mediation.

(3) Changing ideas of what should be measured as traditional legacy, which desires an expansion of methods for appreciation and presence (Bandarin and van Oers, 2012).

The conservation sceptics would debate that the key purpose of the protection is omitted when the “adaptation and modernization,” has the total importance as noted in the first point above; or “negotiation” as described in the second point, which would essential dilute the benefits and be long-lasting and “varying ideas of urban heritage”, which is in opposition to a group with symbolic and accurate knowledge and skill in this topic.

Neil Silberman argues that this is precisely the issue. He promotes a novel model of heritage understanding based on Habermas’s ideal of coherent public dialogue, which is important to communal agreement and shared action and should prioritize “procedure, not product; association, not “expert-only” performance; reminiscence public, not tradition audience” (Silberman, 2013). The process can also be extrapolated from national and urban backgrounds to “an environmental model to assets that have frequently been intentionally detached out from their evolutionary framework, into a further fixed realm of a chosen and endangered site where the actual act of labelling a cultural scenery as a documented item of value may commence to weaken its reliability,” as discussed by Smith in 2013 . Founded

on the primary realms of Canada, he evokes a declaration that national sites are not exposed by observation, but through contribution, and frequent practice into reality is required in order to be constant (Bianca, 2010). This reinforces the point the necessity to reflect and recognize the wider cultural scope in which developments are created and are manifested in the culture and the built environment of different appeals and continuing quality.

In brief, HUL would organize a sequence of activities to shape capacity in local managements and societies to increase the cities' possibility of expansions with the intelligent use of accessible urban heritage incomes. The planned events would:

1. Structure urban preservation general plans in the local growth developments, and endorse the significant HUL method specifically.
2. Increase community responsiveness of, participation in and provision for the HUL method, while finishing the improvement of tools and distribution of awareness.
3. Retain world heritage locations from the influence of recent universal encounters, such as urbanization, climate change and mass tourism forces.

By means of the influence of capacity-building so obvious, it was necessary to appeal to the system of companion campuses allied with UNESCO for the arrangement and application of the HUL concept. Towards the motivation of global association and a conversation of philosophies and practices, for each of the three nominated preliminary metropolises, either an external and local college or academic organization were designated for the operation of combined events in close assistance with the local establishments

accountable for world heritage location safety and administration.

### **Challenges and Opportunities for the HUL**

Current UNESCO endorsements classify the important appeal of significant areas in modern cultures. These references also classify several exact burdens to the conservation of historic urban areas and deliver general philosophies, rules and strategies to meet such experiments. The HUL method replicates the statement that urban heritage conservation has both the discipline and practice area developed meaningfully in recent decades, permitting policy-makers and executives to deal more efficiently with new experiments and events.

The HUL approach supplies societies in their mission for expansion and revision, while recalling the features and values related to their antiquity and cooperative memory, and to the location. In the past eras, because of the severe increase in the world's urban populace, the scale and rapidity of expansion and the changing economy, historic urban centers and their important areas have developed drivers of financial development in many areas of the world and have occupied a novel role in national and public life. Consequently, they have also originated collection of new pressures.

### **International Charters**

Associate countries and universal administrative and non-governmental establishments should enable communities thoughtfully and participate in the operation of the HUL method, by disseminating best practices and lessons learned from diverse sources to reinforce the system of capacity-building and knowledge-sharing.

Fellow states must promote international collaboration among local establishments. Global

development and support agencies of member positions, non-governmental organizations and fundamentals should be stimulated to grow practices that consider the HUL approach and discuss support programs and schemes relating to urban areas.

The concept of the HUL and the Vienna Memorandum must be implicit in the theoretical development of the term, traditional heritage. All significant global documents on urban conservation focus on this term, placing it at the center of organizing public, cultural and financial improvements connected to the changing appeal of collective memory of the past. Even though the fundamentals of urban space protection may be outlined from the 1933 Athens Charter, which determined the settings of city protection, it was the 1964 Venice Charter that solidified these principles. Also, the 1972 World Heritage Resolution tied it to the overall framework of heritage security established at sites. The UNESCO organized and established cultural heritage in the early 1970s. The invention of the concept of cultural heritage was a reaction to numerous social and cultural changes.

The oriented modernist method was progressively substituted for postmodern presentism. The term of social heritage regularly combined nearly all of the suggestions of the past initial matters and memorials: cities, lands and the landscapes, species and also the human groups. Countless ideas clarifying social growth were used from social sciences, including the financial side of urban studies, and assumed a set of pattern changes, usually classified as “turns”. Urban planning could not escape these developments by the start of the 1980s. The growth of the social heritage paradigm brought new features into the determination of the city centers. Updating plans remained necessary to urban habilitation

in city centers. The environments of the historic areas expanded increasingly with an expanded consideration from just protection and reassessed old constructions with less architectural attention. A kind of urban hermeneutics industrialized increasingly in urban planning of historic city centers, in which not only the planners, architects and engineers are involved, but so are the users, stakeholders and inhabitants. Perception was also brought to attention. The expanding scope of investors leads to the parliamentary process of contribution in numerous Western countries.

The social and cultural context of the 1972 World Heritage Resolution has varied significantly in the 20th century. The growth of the idea of cultural heritage guides the constant redefinition of the urban heritage. The protected city centers are no longer measured as merely aesthetically pleasing with historically important groups of structures and monuments, rather as social environments, which must be conserved in agreement with their natural locations through consultation with their existing communities. However, the World Heritage List comprises limited protected urban interpretations, such as Budapest, 1987 and Paris, 1991, yet the majority of protected urban sites venture to build memorials or a constructed area of historic interest.

Various UNESCO agreements and references show the theoretical assessment of the notion of the urban center as a protected place since the mid-1970s to the 2011 endorsement. In the opening, the historic area was referred to as the city center. Later, the historic area was reflected more precisely in the Vienna Memorandum in 2005, once the term historic urban originated. These intangible changes appear to shadow the social and



cultural variations listed earlier. Subsequently, the three standings refer to longitudinal entities and give the impression of disclosing intelligible growth overtime; therefore, the investigation by the approach of social history can be simply reasonable.

In line with the civilizations of French history, Daniel Nordman advises that space converts territory over and done with the procedure of distinctiveness of the building through the design of places of remembrances in a specified land. The assumption of space and the making of a logical territory take place through value and allocation. Hence, the level of territoriality of spatial objects can be dignified by the appeal of their seizure, value and allocation for the given culture or community. Definite terms have their place in the spatial record. Some, for example, are not adopted, have no singular value and have unclear limits, though others are territorial, are assumed by a country, have an important name and have limits. Respectively, appropriation has its particular antiquity and definitions in history. There are certain eras that desire the amplification of definite terms. In the 19<sup>th</sup> century, European nation-building was categorically strong on the meaning of country and homeland.

The standings of the UNESCO disclose a development that both zone and landscape are assumed and elected, particularly with the “historic” characteristic. The alteration of the level of territory can be defined through this phenomenon and clearly explained by the characteristics listed, however, mediated by its restriction. While the zone should be obviously delineated by a boundary line, the landscape does not have any limits, or its parameters are ambulant, so they invoke the contemplation of the viewer. Although

the landscape appears to state a subordinate level of appropriation, this usage is more discrete and more elastic than that of space. If the replacement of zone appeared to be essential in the documents of maintaining the city centers, one might question why it is not transformed into a further exact urban notion of the townscape. This word also accounts for the eye of the beholder, so it is less territorialized than space, but fits into the inventory of urbanists, architects and similar actors, so the usage is more precise than the landscape. Hence, the urban landscape is the most suitable term to define and incorporate all the composite changes that have been popular in city centers since the 1970s.

There are numerous mutual features of the protection of urban locations, which are extant from the actual first documents: the claim for conservation, the exceptional attention agreed to local urban practice, the examination tactic, and the endorsement for programming and planning, and the participation of the locals in the administrative processes and decision-making, and the educative worth of the historic locations. Therefore, these fundamentals did not defend the selection of a new term. Among other reasons, the newest documents highlight the significance of the arrival of the intangible cultural heritage to UNESCO's national heritage management.

The application of the new term of land appears to be elucidated by this growth of the concept of cultural heritage. While townscape belongs to the entirety of the tangible social heritage places and urban settlement, the landscape is theoretical to show the intangible features of the urban social heritage. Hypothetically, the landscape might bond the levels of local achievement via presence of the individual through his or her

interpretation, the public through its value-bound meaning and the society by considering the local wisdom. According to the determination of the heritage protectors, landscape articulates the “layering of the implications,” i.e. the fortification of diverse levels of old urban achievements through conserved tangible frames, done by documentation of these achievements.

Subsequently, the subordinate level of territory of landscape permits the inclusion of a wider scope of stakeholders. Whereas zone or even the townscape is specified by an exterior hand or opinion, landscape enhances this by the interpretation of the viewer. By this logic, the individual, who can be a memorial protector, an architect or a historian, is likely to adjust the scales of his or her view from the role of a viewer to that of a facilitator. The intensifying consciousness of the locals is not imitated by the regulation of the participative values, but by the settings of memorial protection by the shifting fields and appeals of scholarship.

The HUL considers the difficulty of contemporary-historic city centers: they cannot be labeled through their exclusive functions and the traditional urban activities, only contrasting other parts of the country sociologically, geologically, from the opinion of the urban planning, or by the memorial protection simple aesthetical assessment. They are measured as a carrier of local individuality, which is articulated by detailed, immaterial and cultural factors. The description of the city center by its individuality desires a new theoretical toolbox, which assumes a post-turns arrangement of the fundamentals of outdated disciplines. In response, the alarmed disciplines themselves owe modification by

this accrual.

### **The Urban Centre and the Historic Urban Landscape**

In the European context, specifically protected urban locations, the idea of the urban-historic center came to light when the advantaged cities misplaced their territorial intactness over the territory of the contemporary state and made their city-walls vanish and their land participate in the metropolises. The formerly secure cities must have released themselves, both physically and socially, to the adjacent parts. The previously complete closed cities and settlements developed to have open city centers and were subject to the elements updating or historicizing urban planning. The developing apprehension for urban conservation is frequently disconnected with the threatened parts of the rest of the city.

By the most recent years of the twentieth century, urban planning progressively was shown to be less certain about its points and devices. Following the components of the social legacy worldview, from its pioneer (future-based) approach, it was sliding gradually to a more presentism approach, in which protection attained an essential significance. Gathering disappointment communicated by progressive eras of urban organizers concerning the thoughts and deeds of their progenitors and in addition, the slow ruin of extraordinary current social speculations relieved the first energy of correcting social issues and imbalances by urban planning. Since the assembled condition neglected to reflect the perfect society, this perfect society was increasingly hard to imagine. Practicality and assurance of the current condition turned into the standard. At the end of the day, urban planning has encountered its social turn, as philosophies were gradually supplanted by

characters.

Considering all these social advancements, HUL is by all accounts the best possible method to portray the substance of the contemporary historic urban and the questions identified with its definition. It also points to the reintegration of the notable, secured zone to whatever remains of the city. The lower level of region communicated by the decision of division permits a larger extent of social on-screen characters to recognize themselves with this regional substance; however, the intrinsic reference to the immaterial social legacy prompts the inquiries of utility of this characterized idea in an always showing signs of a changing urban setting. The interrelatedness of place, nearby group, neighborhood practices and neighborhood characters through enactment and utilization of urban social legacy assurance has introduced itself as another energizing field for the sociologies.

In previous year, sustainable expansion remained primary of all established procedure on handling economic development and wealth, and assisted also in a co-evolutionary perception of the environment. The experiment of sustainable growth was initially been about renewing economic means, which has not yet been accomplished, over new journeys of worth creation since the 2008 economic crisis.

Cities require investment to improve their capital production in the direction of sustainable development. Originality and novelty are not only suffering in the exploration and social industries, but also a capital's administrative structure, which has to turn out to reduce waste.

New original methods of value formation and creation are grounded on round processes. The smart city appearance should be connected primarily to information that contributes to a less dispersed and more effectual city association. Sustainability and interactions are the broad values for smart cities' sustainable development.

A significant expansion opportunity is conceivable for Port cities and port zones.. They might bring into line on a key characteristic in the beginning of a smart sustainable expansion model, mainly from native cultural assets for the stimulation of the original procedures of a circular economy through synergistic tactics, uniting the harbor's economic, logistical and manufacturing actions with a national inheritance revival, with the originality of residents. Those cities are main spaces where financial assets, social capital, worldwide demand, populace and movement processes are progressively focused. They are research facilities of innovation, empowered by their social memorable scenes. Frequently the old city limits correspond with the harbor region, with its old distribution centers, storehouses, wharfs, mechanical archaic exploration, and beacons, among others. This scene is sometimes perceived as a UNESCO world legacy site.

Some great practices of a city's financial recovery process are identified with social legacy rejuvenation as a key neighborhood advancement asset. In numerous nations, some great practices of beneficial interaction beginning from the mechanical exist. The remaking of relationships between a city and its port region suggests the connection of the modern beneficial interaction with a legacy financial improvement

display, and with the social monetary framework. An incorporated point of view is then required.

The proposition of this paper is that astute practical advancement of port ranges and urban communities must be molded on the premise of three standards for the recovery of city riches: the collaboration rule, between various present establishments and frameworks, like the social and monetary framework; the sustainability guideline, which involves reuse and recovery, like the characteristic framework association; and the innovativeness rule, presenting novel changes. This theory compares to the old proposition of Patrick Geddes in 1915 to decipher the city as a creature in advancement. A city, similar to some other living being, develops after some time, adjusting to fulfill human needs.

A city, as a dynamic complex framework, is portrayed by: relationships, such as human-made, regular, and social capital; indirect procedures, which spark innovativeness; and cooperative energies, which augment the strength limit.

Social legacy is a key part of the city framework. It must be seen as a versatile element subsystem that advances after some time, with changes, under the weight of a wide range of strengths, influenced by financial development, advertising weight, and recovery forms, while as yet maintaining its character, uprightness and congruity. Accepting Geddes' understanding, social legacy, conservation and administration are described by a dynamic point of view, portrayed by cooperative energies, indirect procedures and innovativeness.

With this foundation, the HUL turns into a valuable approach for utilizing city advancement while moderating spots for overseeing changes in motivating indirect procedures and collaborations between city major participants, perspectives, distinctive sorts of specific information, and others. Indirect procedures advance flexibility and cooperative energies and empower imagination, and along these lines, manageability. The HUL can motivate the usage of smart city improvement, by incorporating its extension, frequently restricted to mechanical developments.

New instruments, strategies and methodologies for arranging and overseeing unpredictable and dynamic urban frameworks are required to cultivate the innovativeness, flexibility and manageability of the city, lessening the contention between specific interests and general ones. Specifically, new devices are required to enhance city administration. They can be based on pilot tests, which are used to determine how to enhance decisions and advance the procedures of an indirect economy, through the reuse and recovery of materials, delivering and utilizing sustainable power sources, and recovering the social legacy of urban areas. Smart city advancement depends on developments in city association, on creative progress and on a solid city social premise (UNESCO, 2011).

**Growth and globalization:** The spirit of many historical urban areas has been converted due to the urban evolution. It is influenced deeply by the International developments; this also affected the standards credited by societies to urban areas and their surroundings, and on the insights and authenticities of their populations and consumers. While development delivers economic, public and social opportunities to recover the



quality of life and outdated appeal of urban areas, the unaccomplished deviations in urban compactness and growth can weaken the logic of place, the reliability of the urban fabric, and the distinctiveness of societies. Some important urban areas are losing their functionality, old roles and inhabitants. The historic urban site approach may promote in handling and justifying such influences.

**Development:** Financial developments propose methods and means to ease urban deficiency and promote communal and human expansion. The greater accessibility of innovations, such as data technology and sustainable development and design and building performs, can expand urban areas, consequently improving the quality of life. When correctly achieved through the HUL approach, new meanings, such as facilities and tourism, are significant economic enterprises that can donate to the well-being of the public's life and to the conservation of significant urban areas and their social heritage while confirming economic and collective diversity and the domestic purpose. Inadequately capturing these opportunities leads to unmaintainable and useless cities, just as realizing them in an insufficient and unsuitable way leads to the obliteration of heritage resources and matchless damages for future generations.

**Environment:** Human disbursements have continually adjusted to climatic and ecological changes, including those subsequent from ruins. However, the strength and rapidity of current variations are inspiring composite urban environments. Concern for the situation, especially for energy consumption and water, appeals to methods and new replicas for urban living, founded on environmentally sensitive strategies and benchmarks intended at establishment of sustainability and the excellence of built-up life. Many of these enterprises, though, must participate with the natural and social heritage as assets for

sustainable growth. Fluctuations to historic urban regions can also be of consequence for unexpected disasters and expected struggles. These may be underdeveloped, but can have permanent effects. The HUL approach may support in handling and justifying such impacts.

### **Policies of the HUL**

Contemporary urban protection strategies, in parallel to current international references and agreements, have established the phase for the conservation of historic urban areas. Nonetheless, existing and upcoming encounters need the description and application of a new group of communal rules classifying and defending the historic layering and equilibrium of cultural and natural principles in urban locations. Preservation of the urban heritage must be combined into overall strategy planning and reforms, which must be connected to the wider urban framework. Rules should deliver tools for complementary preservation and sustainability in short and long terms. Particular weight should be put on the harmonious incorporation of existing interventions into the historic urban fabric. Particularly, the duties of the different investors are the following:

- a) Associate countries should participate in shaping urban heritage preservation policies into nationwide growth strategies and programs using the HUL approach. In this outline, local establishments must make urban expansion plans justifying the area's standards, including the setting and other legacy values, and landscapes associated therewith.
- b) Public and private investors should collaborate, through organizations, to guarantee the successful presentation of the HUL approach.
- c) Global governments dealing with sustainable expansion developments should

incorporate the HUL approach into their plans, procedures and processes.

- d) Domestic and international non-governmental administrations must contribute to mounting and distributing tools and best practices for the implementation of the HUL approach.

All levels of management, local, regional, national, should contribute to the meaning, strengthening, application and valuation of urban heritage preservation rules. These strategies should be created through a sharing approach by all stakeholders and harmonized from both the standard and sectorial perspectives.

### **Tools of the HUL**

The method based on the HUL suggests the demand of a variety of traditional and original tools modified to local environments. Some of these challenges, which requires establishment as part of the development linking the diverse stakeholders, might comprise:

- a) Public engagement tools must contain a varied cross-section of shareholders and authorize them to recognize main principles in their urban areas, mature ideas that imitate their variety, agreed aims, and settle on activities to protect their heritage and endorse sustainable growth. These tools, which establish an important share of urban power subtleties, should ease intercultural interchange by knowledge from societies about their antiquities, traditions, standards, needs and aims, and by enabling negotiation and cooperation between assemblies with contradictory interests.
- b) Knowledge and development obstacles should defend the reliability and validity of the qualities of urban heritage. They would similarly allow for the credit of cultural meaning and variety and deliver the witnessing and organization of

alteration to improve the quality of life and of the built environment. These gears would include certification and plotting of cultural and natural features. Heritage, social and ecological influence valuations must be used to enable policymaking practices within an agenda of sustainable growth.

- c) Controlling systems should imitate local circumstances, and may contain lawmaking and supervisory actions intended to preserve and organize the tangible and intangible qualities of urban heritage, as well as their public, ecological and social values. Traditional and usual schemes should be documented and secured as necessary.
- d) Economic blocks must be considered in the scope of alternative income-generating processes, entrenched in convention. In addition to administration and global reserves from global agencies, fiscal tools must successfully work to establish private assets at the local level. Micro-financing and other flexible financing to support local enterprises, as well as a variety of models of corporations, are also necessary to making the HUL approach financially sustainable.

### **Summary**

Since the 1976, the historical significant cities are cities that are intended to be occupied by any collection of buildings, assemblies and open spaces including archaeological sites. This will confirm the unity of the place by establishing human settlements in urban or country circumstances, respecting the archaeological, architectural, ancient, historic, appealing or sociocultural values.

Amongst these “parts,” which are precise and diverse in nature, it is imaginable to differentiate the following: ancient sites, historic towns, deep-rooted urban accommodations, townships and villages, as well as standardized massive groups. Historic

urban areas, large and small, contain cities, towns and historic centers, organized by their ordinary and man-made surroundings. These areas exemplify the standards of customary urban values. Urban heritage includes three key classes: massive heritage of brilliant cultural worth; non-exceptional heritage fundamentals, but current in an intelligible way with a comparative richness; new urban origins to be measured. Some examples follow below:

- The urban assembled form;
- The open space: roads, community-exposed places;
- Urban substructures: physical systems and equipment.

The Urban conservation is a multi-disciplinary method that is not restricted to the conservation of one historic building. It observes architecture as one tangible element of the whole urban context. The historic urban landscape conservation lies under the urban planning field. The heritage built form consists and is shaped by different elements, some of them are natural and the others are created by humans. The conservation of the landscape approach is concluded from the International Union for Conservation of Nature (IUCN). The conservation choices in the landscape level are generated by the World Wildlife Fund (WWF). The landscape conservation method involves critical decisions in the urban heritage such as the creating new streets, plantation on the open spaces, changing the land uses and activates in the area across the landscape. The unique character of the city is defined by the location of heritage buildings or historical sites.

## CHAPTER 5: Case Studies

This chapter is studying three cities that have applied the HUL approach in order to help in the designing the approach for the city of Doha. The choice of the historic cities is according to the similarities in context or in the values with the city of Doha. Rawalpindi has cultural and Islamic values that are similar to the city of Doha. The case study of Napoli is a sea port city that depends on the sea based economic for the city economics which is similar to the historical situation of the old city of Doha. The city of Tyre is a small city in size with different ethnic groups and different cultures that can also be compared to the city of Doha.

The main intention of selecting the three cases was to target cities from different part of the world with different backgrounds to present how the cities have dealt with the HUL Approach in different conditions, that is somehow near the conditions of the city of Doha as it was affected by globalization, and it is originally an Arab city with Islamic character. The selected cases were carefully selected to have one international, one from the Arab world and the third one from the Islamic world. The three selected cases are mainly chosen according to one common criteria that the three cities have applied the HUL approach which is the main subject of this thesis. The other criteria of selecting the three cases that one of them is international, one local and the third one is from the Islamic world, this is to put Doha in the comparison with different scales. Rawalpindi has the same Islamic and cultural values as the city of Doha, in terms of the handcrafting and some other intangible attributes, the landscape structure of the city is also like the city of Doha as both are following the Islamic principles of design. Tyre city is a city from the Arab world which is

small in size and have a variety of ethnic groups which is a similar case to the city of Doha from the population side that will affect the urban landscape, how people contribute with the urban landscape. Napoli is a port city; the old Doha as well is a port city which both have a lack in integration practicality for both the historic center along with the Port this can be solved by the HUL.

### **Case 1: Rawalpindi, Pakistan**

#### ***Introduction***

Rawalpindi is an organizational city also called “the interim capital of Pakistan” since it supports Pakistan economically. The city of Rawalpindi acquired its existing compact from 1968-1996 due to great expansion force. The city has a very strong economic base because it was a military headquarter. Islamabad is also an important multiplier for the economy of the city, as they are twin cities. An extensive number of people of Rawalpindi have a career life and this element has added a great deal to the physical growth of the city.

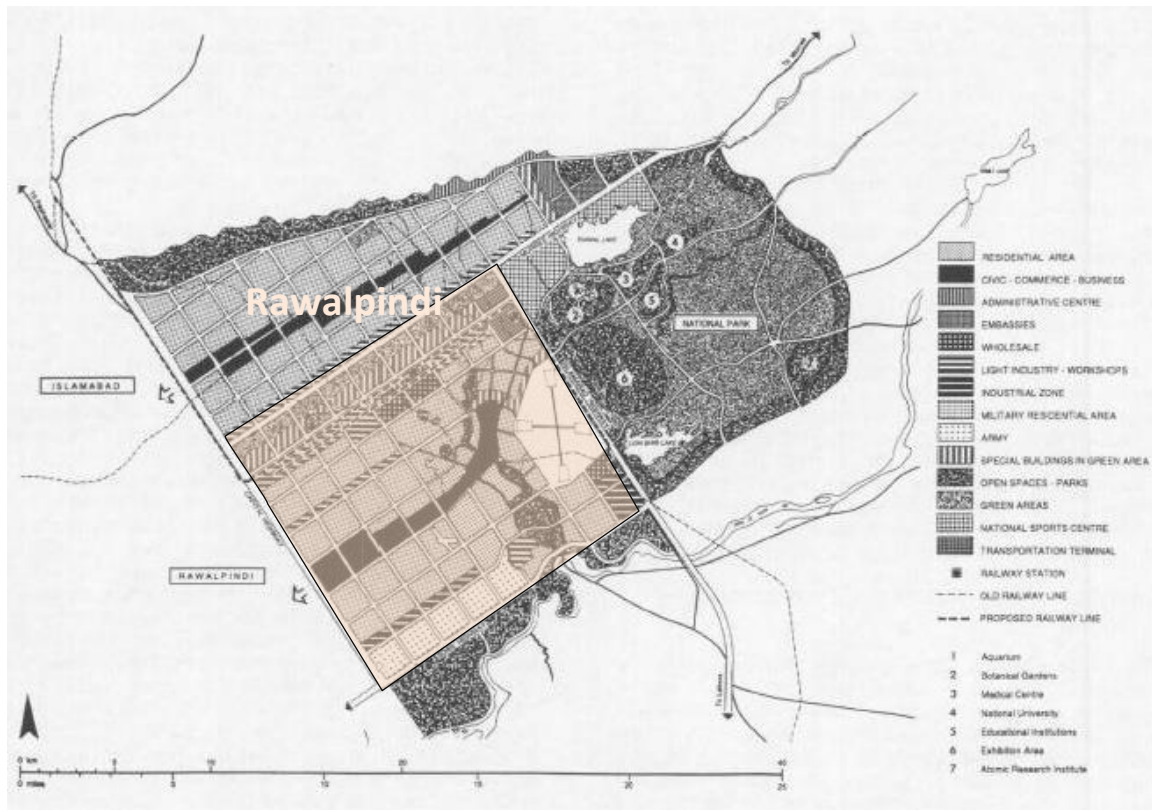


Figure 12 Rawalpindi Location Map (Source: Maria And Imran 2006)

The history of Rawalpindi has spread over numerous periods, extending to ancient times. Starting from the decomposing era of Buddhism, the attacks of the Macedonians and then to the beginning of the Muslim period, archaeologists consider that a different culture succeeded on this ground from 3000 years back. The material leftovers found on the sites of the city of Rawalpindi verify the presence of Buddhist establishment.



The overall knowledge level of Rawalpindi area is 70.5% and it is ranked 1<sup>st</sup> out of 34 regions of Punjab in terms of learning degrees. The number of public schools available in the district Rawalpindi is 2,463. Out of which, the primary schools are 1,706, the middle schools are 306, the high schools are 334 and 117 are higher education institutes (colleges/technical schools, professional institutions and religious *Madaris*) (NEC. 2005).



*Figure 13* Rawalpindi Streets In 1890 (Source: <https://Defence.Pk>)

After the formation of the state of Pakistan, Islamabad becomes its capital as one of the fast-growing, modern urban cities. The master plan for Islamabad was developed in 1960 by considering the city of Islamabad as a fragment of a large urban area and integrating the city of Rawalpindi, as it is considered a twin city. Both cities reflected a high dependency on each other in general urban expansions. Though, the first master plan covering the city of Rawalpindi was not carried out. In fact, in the twin cities, numerous planning and official preparations were set up to improve urban areas. This fragmentation caused many problems: among them, the urban transport system and the housing scarcity, besides others.

### ***Historical Background***

The ancient core of Rawalpindi has a dense fabric. It contains bazaars and *mahallas*, or neighborhoods, which have formed naturally, leading to a durable and strong form of urban life. This outline appeared in its original establishment and can be read in modern Rawalpindi. It stands as an indication to a heritage and belief where Hindu, Sikh, Jain, Muslim and Christian religions and nations interacted and existed. It is articulated in the countless diversity of spiritual buildings of different beliefs. It has a complex of old bazaars, which have different languages, worship and spiritual carnivals, art and music, food, and daily life events.



*Figure 14* Rawalpindi Saddur Bazar (1910) ( Source: <https://Defence.Pk> )

The old city retains an important number of commercial and residential buildings from the 18<sup>th</sup> to 20<sup>th</sup> centuries, in which each building is unique in design or decoration. They form a collection of decorative forms that still has not studied, merging western and oriental materials and style. The regular and orderly skyline of Rawalpindi is interrupted at intervals with the vaults, domes and spires of temples and the minarets of mosques. Each is unique and serves as an environmental marker that signifies its location and directs the people of the city through the compressed maze at street level. With bazaars linked to nearby housing and *mahallas* by narrow winding passageways, it forms the fixed outline in which life has been existed in Rawalpindi over eras.



*Figure 15* Lockhart War Memorial, Rawalpindi (1910 AD) (Source: <https://Defence.Pk>)

The old city of Rawalpindi has an organic fabric. It has never been planned, designed or conserved at any point in its history. The sustainable built form of the city has survived due to the people's desire to maintain the traditional city for future generations, not only the built form, but also the sense of the place and the lifestyle in the city. This public unity, or social wealth, has conserved what the past has left over and turned into an adhesive to guarantee the permanent smooth operation of the city. Even though there are many forces that affect the city like its compactness, poor infrastructure and social pressures, the intangible living heritage established within the built form of the city gives worth to historic Rawalpindi.



*Figure 16* Rawalpindi Gate(Source: [Https://Defence.Pk](https://Defence.Pk))



*Figure 17* View Of The Railway Station(Source: [Https://Defence.Pk](https://Defence.Pk))



*Figure 18* Queen Victoria's Statue, Rawalpindi, 1939(Source: <https://Defence.Pk>)

### ***HUL Role in Solving the Problems of the City***

Rawalpindi is considered different from many HULs in Pakistan, as hundreds of typical urban centers exist in the country. There are different historic centers in Pakistan, including Rawalpindi:

1. Historic center without landmark or iconic buildings
2. Historic center without area renovation
3. Historic center resulted by transformation of the area
4. Historic center that formed by mass tourism of globalization, not perceived as “heritage” initially

The levels of “cultural awareness” are very low in Pakistan, because of the limited heritage safeguard in the country and the limited knowledge in preserving historic cities. However, the undeveloped principles of HUL are fully embraced and spontaneously accepted by all associates from historic property owners and bazaar traders to state planning specialists. The implementation process of the HUL concept is raised in debates, moving swiftly from the question of what is the HUL. The development of the city of Rawalpindi is based on:

1. The contract on strategic collaboration between the city regional organization, Rawalpindi government and the National College of Arts in Rawalpindi, in addition to the responsible body of the renewal of the historic center of Rawalpindi
2. The Rawalpindi Historical Urban Landscape Planning (RHULP) was demanded to inscribe contribution on the HUL methodology in sustainable urban planning and growth as a portion of the contemporary Pakistan 2025 vision. The vision document communicated at the state level (Government of Pakistan 2014).

The three specified HUL objectives:

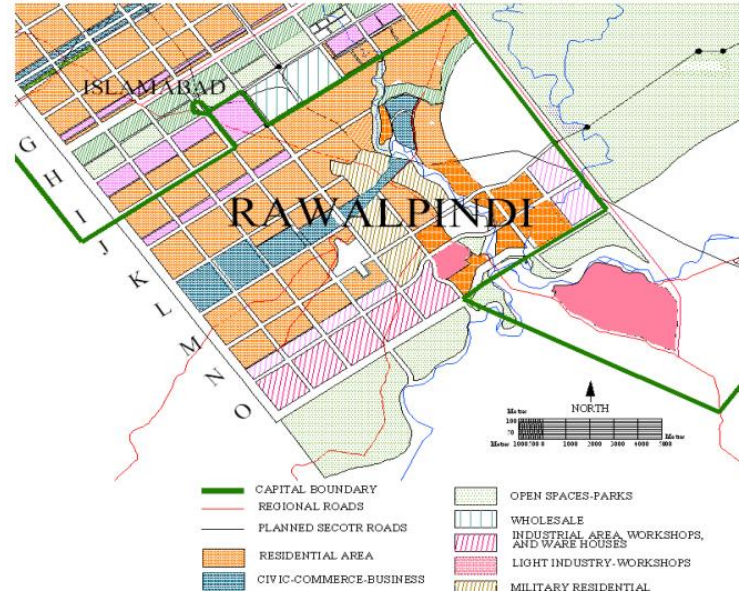
1. Management of the transformation and preservation projects.
2. Refining living conditions of local societies.
3. Producing a “worthy sequence” in urban preservation (van Oers & Roders, 2011).

The design of large-scale training movements for organizations that control the HUL process and government specialists in Pakistan, organized on the border between development, heritage protection, local maintenance, and sustainable urban expansion. The Pakistan Planning and Management Institute (PPMI), located in Islamabad, raised two

tools to increase the standard of protection for the HUL:

1. A draft plan will arrange listing of assembled and active heritage for formation of a method for tangible and intangible heritage at the level of urban region administration.
2. Outline the heritage control valuation with the Global Union for Protection of Landscape and Natural Assets to press for the presence of social and natural legacy into Pakistan's ecological influence assessment (EIA) system to shape the achievement of their preliminary combined art and heritage works created for low income, internal urban community schools, many of which are spiritual establishments or accommodated in historic houses. Kids are presented with a collection of art supplies for charting their districts, city heritage and the cultural variety of the city.





*Figure 19* Upcoming Initiatives Must Be Seen In The Context Of Two Accomplishments Of The Development Plan In Rawalpindi Up To Date( Source : Rawalpindi Development Plan )

The introductory phase of the RHULP started the initial three stages of the HUL method in order to set the foundation for upcoming submissions of the HUL approach in the historic city. In the first phase, a quantity of fast catalogs agreed on built heritage. The traditional bazaar profession was noted and spiritual centers were identified, creating a visual symbol of the cultural range and multi-faith environment. It has been developed by plotting ecological conditions and leftover green spaces. Studies of dwelling names, old foods and soundscapes, were also conducted to reach an agreement with all investors,

including the population, retailers and various levels of the administration.

The second phase has created a sequence of high level conferences and seminars with art workshops for inner city schools and wide street-level discussions. The outcome was spreading knowledge of the principles of the historic city and the characteristics, which are required to be protected. Evaluation of the weakness of these qualities by socio-economic forces was approved in third phase, concentrating on manufactured heritage, traditional professions and bazaar flexibility, social variety and the spiritual landscape.

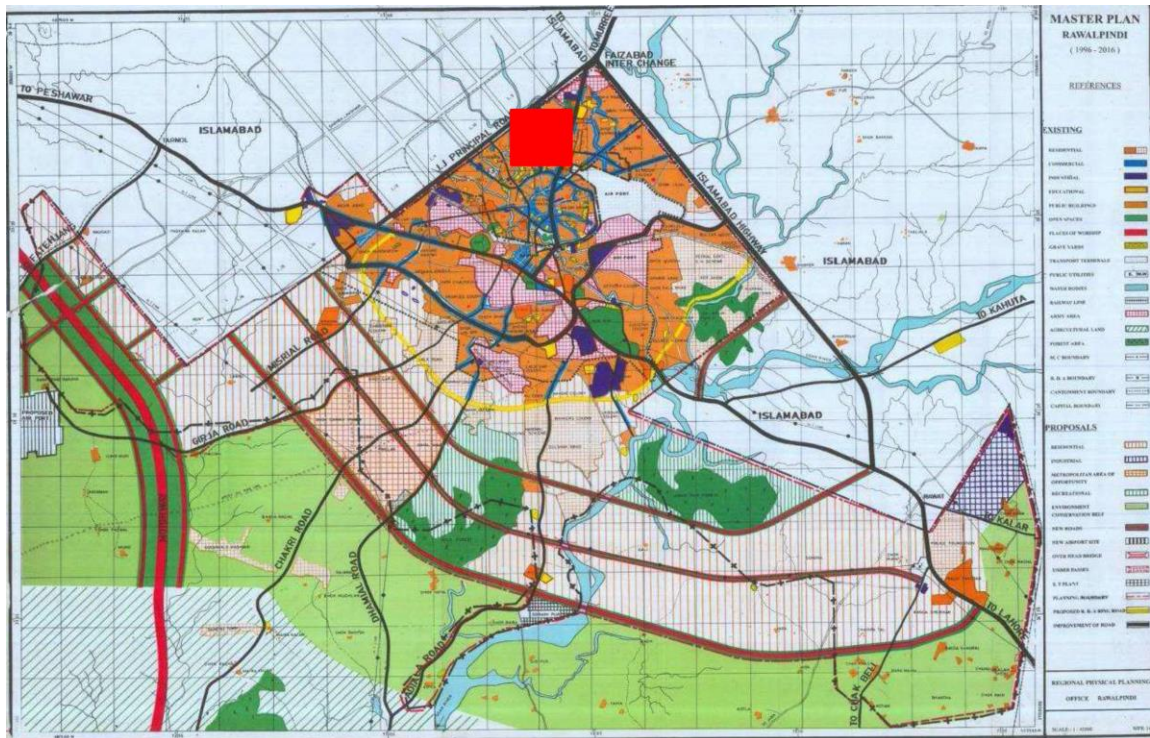


Figure 20 Previous Map Of The Old City ( Source : Rawalpindi Development Plan )

Evaluating the risk of these characteristics to socioeconomic forces by using threat and vulnerability assessment.

1. The historic built environment:

- Vulnerability: The historic old fabric of the city is delicate and undetermined due to the shortage of resources like funds and the knowledge of the criteria of the preservation.
- Threat: the land is physically degraded until it is stated unsafe and is compulsorily destroyed and then substituted with unsuitable in-fill.

2. The structure of a traditional bazaar:

- Vulnerability: Traditional bazaar configuration is based on enormous numbers of small shops clustered by trade type and offers direct communication with buyers at street level; founded on traditional skills and professions counting traveling and portable sellers.
- Threat: The land is gaining aggressiveness due to the construction of unsuitable “shopping plazas” and malls, which extinguish the structure of traditional bazaar

3. Cultural diversity:

- Vulnerability: Several historic spiritual structures and places with smaller faiths have been “desacralized,” though the places have been leased for commercial or residential practice, leaving sacred communities isolated.
- Threat: The loss of multi-faith and valuable cultural diversity, which was a main character for Rawalpindi prior to the partition in 1947.

4. Religious landscape:

- Vulnerability: The top structures of religious buildings traditionally assist as points to recognize parts and direct through the compactness of the city. It is recognized as a form of intangible heritage.

- Threat: An overwhelming amount of these landscapes and indicators are lost because of the construction of modern high-rise “shopping plazas,” which leads to the harm of spiritual buildings degrading and collapsing

5. Traditional professions:

- Vulnerability: Traditional crafts and professionals are founded on a structure of master and trainee that is frequently permitted on services without reference to modification.

- Threat: The failure to increase the traditional products in the contemporary market led the fresh skilled workers to leave the trade as they cannot have suitable living conditions.

6. Social wealth and control of change:

- Vulnerability: The configuration of spatial relations in the historic city generates a sense of place, which symbolizes the public capital as an essential part in the societies and dealing with the modification and transformation in the city.

- Threat: Spatial variations owed to insensitive development decisions can permanently change the social bonds of the ancient city which reinforce its morals: forced “extensive” growth or choosy regeneration initiatives that will incrementally adjust the earnings the community has positively gained over the changing period.

Adaptive recycling plan:

1. The plan is prepared in close partnership with the Principal Architect and Developer of Rawalpindi Development Authority (RDA)
2. An appraisal and alteration of current authorized regulation and guidelines concerning management and safeguard of historic assets
3. Adaptive reuse of historic buildings by increasing strategies to allow the public and private vendors inside the city to be introduced into present Punjab Puda construction by rules
4. The design and enlisting of an exemplified “Reuse Guide” for owners of historic assets
5. A specific emphasis on the effective reuse of significant commercial buildings that are under stress of improvement into contemporary squares
6. District improvement by greening and tree planting:
  - a) Project implemented by native schools to recover the direct environments of heritage places.
  - b) For example, the Management Christian School, which was the former foreign school erected in Rawalpindi in 1856.
  - c) In collaboration with Pakistan Botanic Garden System Secretariat to endorse HUL perceptions, such as communal sense of place, ecological consciousness and protection of urban heritage among young individuals of the old city



Figure 21 Rawalpindi Significant Historic Center (Source: Rawalpindi Development Plan)

### ***Urban Heritage***

Rawalpindi is unlike many HULs, yet holds characteristics of hundreds urban hubs in Pakistan. Compared to Rawalpindi, these are dissimilar kinds of historic cities: some of them without landmarks, iconic structures, historic region restoration, subsequent refurbishment, mass tourism or globalization. They are not apparent as “heritage” at authorized levels, but are favored by their residents as the physical form of the strong social center that is their true heritage.

The levels of “heritage awareness” are low in Pakistan, as it is a republic with restricted heritage security and little knowledge in protection of historic cities. Although, the basic uses of HUL are completely grasped and spontaneously accepted by all associates, from historic landowners and bazaar suppliers to national planning establishments. Debates with all investors transfer rapidly from the subject of the definition of HUL to the best ways to apply the approach.

The initial master plan of the city was developed in 1968-69 for a 20-year period. Yet, it was not applied in its accurate spirit, thus subsequently there was an unplanned evolution of the city and random settlements spread all over. The main causes of the unsuccessful application of the master plan are as follows:

- First, the representatives of the Urban Institute, the organization accountable for the implementation, did not make an effort to go through the details of the plan and understand it clearly.
- Second, due to moving of the Federal Capital from Karachi to Islamabad and Rawalpindi, a huge number of government staff also moved to Rawalpindi. The need for residential and office accommodation for the workers made them to change the plan to ensure the accommodation of this staff in a short time. Later, transportation arrangements were prepared by overseeing the plan proposals.



*Figure 22* View Of Rawalpindi Bazar (Source: UNESCO, 2011)

In sight of the rapid growth of the city, the Executive Metropolitan Planning Manager at the RDA proposed a Directed Expansion Plan in 1990s. The key objective of the plan was to confirm the right of flow of roads in the development zones of Rawalpindi. The RDA has been fruitful in ensuring the correct system of some roads planned in the conducted development plan to a certain extent. However, this proposal was not fully accepted by the consultants. The most recent development tool has been executed in the procedure of Rawalpindi master plan (1996-2016).

The master plan (1996-2016) of Rawalpindi was prepared to have an inclusive framework for urban growth and development. The master plan is demanded to deliver comprehensive strategies for a methodical and planned development of the city. The noticeable structures of the plan connected to the land improvement and controlling are clarified below.



Planning process: The Punjab government decided to appraise the Rawalpindi master plan for 1990 and consequently, the outline was accepted in 1991. The Rawalpindi master plan (1996-2016) preparation process was delivered to Local Physical Planning Office. A management committee controlled by the official and involving all the regional Heads of Country Building Organizations was founded by the Punjab Government to create an accurate and practical master plan. The proposals of the plan are grounded in comprehensive initial surveys and the minor data composed from different departments. The updated draft of the plan was accomplished in 1996. The approach of the plan specifies that it lacks the assurance of all stakeholders and it simply trusted the management committee. In 1988, the Department of Local and Rural Development of the government of Punjab accepted the updated plan.

Population forecasts: A very comprehensive explanation has been mentioned in the plan to indicate the population growth trends between 1901 to 1981. Population information has also been quoted in the file, but the development rate has varied. This is due to the statement that only the 1981 survey data was accessible. Consequently, a major survey was piloted by RDA to gather socio-economic statistics. Population predictions were plotted out using three development rates of numerous sources (socio-economic study, Punjab urban areas, inter-censual period).

Land use study: The project office carried out the task to conduct the land use by undertaking surveys. According to the survey carried out, the results showed that the residential land use is the most available land use in the area. It has been figured that 55.68% of the uses are residential. The land uses have been allocated in the area using the national reference manual (NRM) standards. There are various land uses for all activities:

residential, commercial, industry, recreation, and public buildings, among others. It has also planned a green belt across the city to ensure ecological safety. Though, it all appears theoretical, which has no combination with the predictable populace statistics and expected future appeal of the city.

Spatial plan: The strategy contains the concentrated area of the metropolitan to deliver extensive coverage. It splits the entire city into three fragments: (1) the public organization area, (2) cantonment board area and (3) a portion of Rawalpindi Tehsil, stated as 'listed area' by RDA. This limits the city expansion to the western side, since it is surrounded by two natural and artificial physical obstacles, i.e. Lei Nullah and the railway track. Consequently, the city is growing towards the north along the G.T. road. Nevertheless, it is possible to draw an alternative plan for the city with existing technical growth to challenge these obstacles completely. This approach will be valued more in the city expansion environment. In general, the proposal highlights the incorporation of the twin city idea, which has been encouraged by the combination of the road network. Attempts have been made to integrate the street network with Islamabad, the capital city.

Two bypasses and an orbital road have also been recommended. However, this is a completely theoretical determination, which can be figured out only on the map. Meetings with the stakeholders clarified that there is not sufficient space to keep the external ring road proposal. Furthermore, the RDA has not recognized this policy.

### *Lessons learned*

Generally, the improvement plans have prompted the development offices to maintain their responsibilities. It also helped in making the urban planning practices familiar among the community and policy makers. However, the assessment of progress plans of five great cities, and argument with concerned planning administrators and other investors exposed overall weaknesses about their subjects, planning process and implementation mechanisms. These ideas have been equipped with the key mutual objective of managing and controlling the growth of capitals for indicated time periods. This objective could not be accomplished efficiently. Even incomplete application has caused segregation of numerous land uses and development of street network schemes. The uncertain blocks in the application process of these strategies and reason of their incapability to manage cities is the absence of a sense of rights of plans.

The lack of a sense of ownership of the plan document through the responsible parties for the application process has a direct correlation with the non-implementation. This matter has risen due to the two distinct activities that have been accountable for the preparation and implementation of the plan with fluctuating understanding and opinions on determining urban difficulties. For example, the master plan for Rawalpindi was developed by The Housing and Physical Planning department (H&PP), but most of its suggestions did not succeed in being accepted by the city government. Similarly, with the RDA, once the proposal was accepted and handed over to the agencies for application.

Missing risky layers of the HUL in Pakistan:

1. Archaeology: the link between the urban saving archaeology and the HUL concept

## 2. Women's involvement in the historic city: the women's team

For Pakistan's alteration, it is important to see how such historically and ethnically varied bazaar hubs are observed and preserved in Pakistan by tradition specialists, protection establishments and the community.

For the HUL, the model is a notable urban city whose standards lie in active bazaar legacy and communal investment reflected in spatial modeling.

Forward suggested stages of the HUL development:

- Incorporating urban heritage principles and their vulnerability position into a broader outline of urban development
- Ranking strategies and activities for protection and development
- Launching the suitable corporations and local organization agendas and emerging instruments for the direction of diverse actors, community, private and municipal.

## **Case 2: Napoli**

### ***Introduction***

Napoli, or the "New City" in the ancient Greek language, is the capital of a far south region called, Campania. With a population over three million people and more than 1100 km<sup>2</sup> in size, Napoli is considered the third largest city in Italy, giving it both social and economic importance. Geographically, the coastal city is located next to Mediterranean Sea, establishing its port one as one of Italy's most prominent and busiest, especially in goods & human transportation, as well as ship trafficking cruises. The economic growth in the city is generated by the revenues from tourism and cultural activities (Alexander , 2006).

Being a seaport city, Napoli port has a significant role in trades, especially in the Mediterranean basin, as evidenced by the ever-growing commercial traffic. The city benefits tremendously from its superb location as a financial and trade bridge between two major continents: Asia and Europe.

A network of multiple highways and railways serve as an important intermodal connection in the city's commercial zone and the passengers' traffic between them is an essential commodity that amounts to more than 9 million per unit, which includes coastal navigation, cruise travelers and gulf island travelers. The cruise has traffic has seen an increase in its revenue with an over 150,000 passengers increase in the year 2009, compared to year 2008 (De Rosa and Di Palma , 2013).

Furthermore, UNESCO World Heritage added Napoli's historic center to its prized list of unique and ancient sites that hold both historical and cultural value worth protecting. According to criteria II, Napoli is a unique Europe city of the most ancient cities, whose present urban fabric keeps the features of its extensive and lively history. Per criteria IV, its street pattern, its means of historic buildings from many eras and its location in the Bay of Napoli provide it an exceptional universal importance without equivalent and one that has had a deep influence in many zones of Europe and beyond (Attardi, De Rosa et al. 2015).

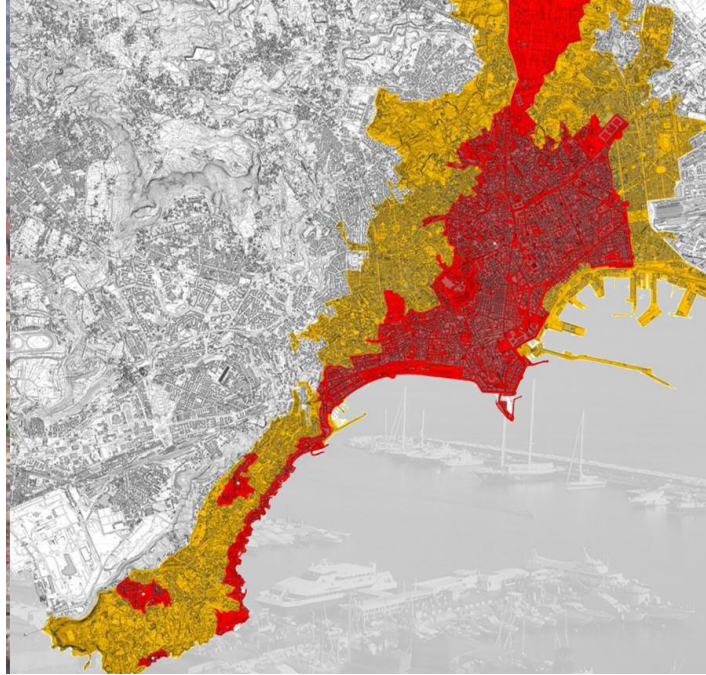


*Figure 23* Napoli UNESCO Historic Center (Source: The Historic Center Management Plan)

The criteria highlights the city's rich history as a coastal town of vital cultural importance, not only in Italy, but in the whole European continent (Cerreta and De Toro, 2012). Paradoxically enough, being a coastal city played an importance role for the city to be selected by UNESCO. The seaside acts as physical barrier that separates the city from its surrounding. There are three distinguished modern areas that can be located on the

coastline of Napoli: the eastern area, central eastern area and the western area. The eastern area extends from Vigliena to Molosiglio, furthermore the area historically separated the city from the sea, acting as barrier between them. Also, the area contains all the manufacturing and port-related businesses.

The eastern central area extends from Molosiglio to Posillipo and has the city's most prominent lands that face the sea, where a promenade system is in place. The third area, the western area, often called the Bangnoli's industrial area, acted in beginning of the twentieth century as a separation zone between the sea, the nearby Pozzuoli Gulf and the city itself. The city had two major local plans: the City Plan in 1972 and another one in 2004. Both plans had an issue that is yet to be resolved as they did not contain any long-term strategy to deal with this separation zone.



*Figure 24* Napoli Heritage Site (Source: The Historic Center Controlling Plan)

### ***Historical Background***

Napoli's first ever recorded history can be traced back to the earliest years of the seventh century BC, when group of Greek settlers decided to expand their Italian colony of Cumae. The newly established city was named Parthenope. Cumaeans then built another city near Parthenope and called it the New City or "Neapolis" in ancient Greek. Thus,



ushering in the history of city that will be known as Napoli, one of Europe most ancient cities.

Due to the city's strategic location and the heavy support from the dominant Greek state, Syracuse, the city experienced a rapid growth in population and economy. Soon the city became an important ally to to newly emerging superpower, Rome, especially during the Punic wars with Carthage. Rome reigned supreme in the region, absorbing Napoli and other provinces during the second century BC.

In the fifth century AD, the Roman Empire was crumbling on the verge of collapse. Its last emperor, Romulus Augustulus was defeated and exiled to Napoli. Years later, the Germanic Ostrogothic Kingdom captured and rule the city. Their rule over Napoli was short lived, for the Byzantine Empire reclaimed the city under the command of General Belisarius in the year 536 AD. After years of feuding, an independent Duchy of Napoli was finally born in 840 AD.

Germanic tribes took hold of the city again, but this time, under the occupation of Normans forming the kingdom of Sicily. Napoli in this period flourished intellectually with the founding of the University of Napoli in 1224 AD and Gothic culture and architecture spreading throughout the city, including the city's main church, the Napoli cathedral. Napoli continued to grow culturally, socially and economically with the arrival of numerous Renaissance scholars and artists, along with merchants, traders and craftsmen from around the globe, despite the violent political disputes during that era.

The royal Spanish house of Argon conquered the city after battling with the kingdom of France, and governed the city till the early years of the eighteenth century. During the Spanish era, the city grew exponentially in size and population, rivaled only by

Paris in the European continent. It was becoming a cultural powerhouse. The Tuscan architecture started to be noticed in the city with the construction of Castel Nuovo and the Royal Palace.

In 1815, with help and blessings from the Austrian Empire, the newly established kingdom of Napoli united with the kingdom of Sicily to form the kingdom of the Two Sicilies. At the congress of Vienna, Napoli was chosen to be the capital of the combined kingdom. In the years that followed, the modernizing, urbanizing and industrializing of Napoli began with the establishment of many factories throughout the city and the construction of a railway network, the first of its kind in the Italian peninsula.

The kingdom of Italy has joined the kingdom of the Two Sicilies in what is known as Italian unification of 1861. This unification continued until the present day. Napoli is rich with heritage and historic landmarks where various races and kingdoms contributing the finest of the what their culture has to offer to the city's progress and development, making Napoli one of the most unique, diverse and culturally-rich cities in the world.

### ***HUL Role in Solving the Problems of the City***

The HUL (HUL) was presented as one of the earliest management plans for the historic center instrument as it embodies preservation and development methods. The *Napoli Fuoco del Mediterraneo*, or Napoli Focus of the Mediterranean Sea, utilizes the HUL tool as its strategic vision, which effectively places Napoli in middle of a much wider regional system made up of five other sites that are enlisted in UNESCO. The vision also places Napoli's port at the epicenter and as the connection point for the whole system. From this point of view, the government of the city has devised a scheme that would reshape a protective buffer, which will shield the inscribed property from any urban

expansion, considering the various principles of HUL in practice.

The sea acts as another protective buffer, which guard the city's integrity through invoking millennium old relationships between nature, landscape, economy and social interactions. Though the Management Plan considered for the city historic center is a model approach to preserve and protect the city influenced heavily by HUL principles, the plan has many limitations in practice mostly due to:

- a) The planning tools, i.e. the Management Plan, lack the integration practicality for both the historic center along with the New Port Plan, because of UNESCO buffer zones size increases that have engulfed the port area.
- b) The lack of any construction that has a unified vision and purposes of the plan that represents all the various factions in the civic society that is dependent on well-established values.

The land from western La Pietrs to eastern Pietrasa is inclusively considered in the New Port Plan. Not being bought or run by the private sector in regional provinces gave the port of Napoli a uniqueness over other ports in the region and in the world as whole, thus the Port Plan tool was designed to have the flexibility to use the port areas, emphasizing the versatility that the Napoli port possess as an economical resource. By taking into consideration the aforementioned premise, it almost took a decade and a half for the Port Plan to be written into existence. It recognizes the so-called "wings of the port": San Vincenzo, which is located on east side of the waterfront and the Nuova Darsena di Levante located on the opposite side of the waterfront, as the pinnacle of transformation plan. Both wings, which are found on the edges of the port, represent the most vivid and

reliable focused changes that can act as a starting point for the renovation, streamlining and reconstruction for the harbor as whole. Therefore, concentrating on the wings is defined by upgrading the two wings, after which follows the development of the strengths of the city economy, such as the container and cruise traffic.

Nevertheless, the necessity of reestablishing the bond that connects the port area with the historic center of the city via common and comprehensive strategy and through ground-up operations is the key behind modern planning in Napoli.

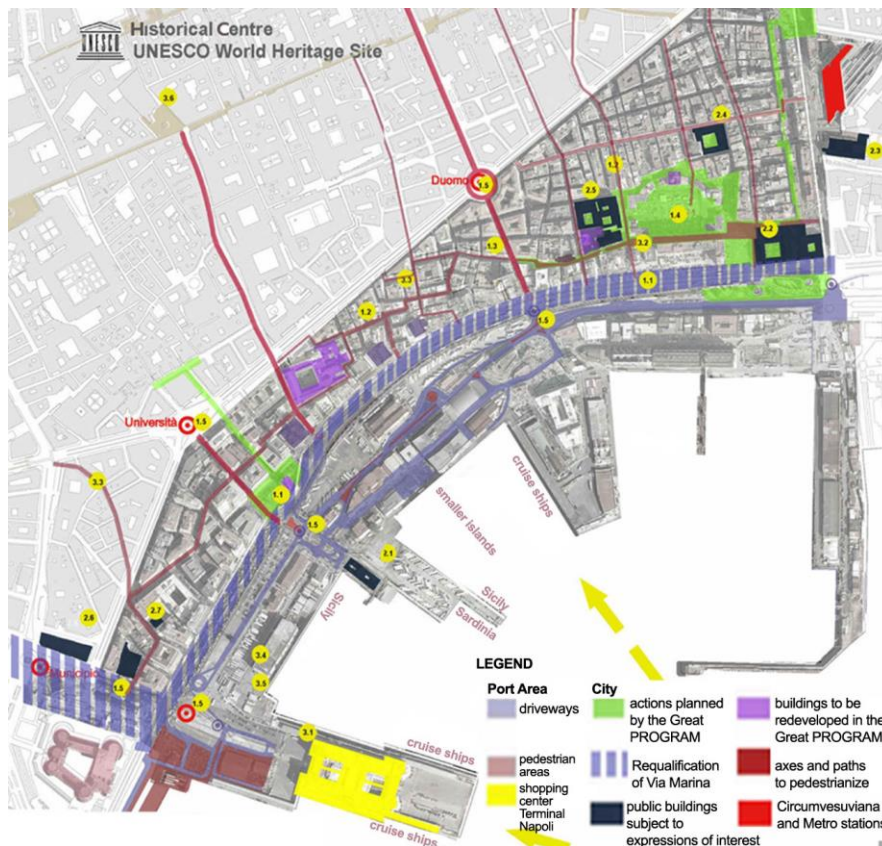


Figure 25 City of Napoli (Source: URBACT Local Action Plans)

As instructed in the Territorial Cooperation Program, URBACT II 2007–2013 proposal, it is necessary to examine original forms of collaboration and assistance on highly significant issues to reestablish the bond between the port and the city through a Local Action Plan (LAP), which is a feasibility study specific for this purpose.

The focus of LAP is a city called Città Bassa, aimed toward sustainable

development by enhancing and upgrading the cruise tourism section, which will be accomplished by: renovating and improving the massive waterfront area nearby the historic municipal area, assigning more roles to both the city and heritage port for purpose of urban reconditioning, and taking full advantage of cruises both socially and economically, along with modernizing the lower city quarter.

In the recent times, this area faces abandonment and continues to deteriorate despite once being a commercial stronghold. However, initiatives like the Consortium Antico Borgo Orefici, which is run by individuals, have been successful with the help and assistance of the Municipality of Napoli, proving the possibility of streamlining the area and having a positive influence both socially (i.e. invigorating the environment, stimulating the growth of new businesses and revitalizing the environment, among others) and economically (i.e. the creation of specific jobs, making the location more attractive commercially, and onward).



*Figure 26* Napoli Current Historical Area (Source: Alesso Re)

Still, the cost of individual actions does not fall under the URBACT program budget directly, but the operation leads toward the same realization, and plugs them into a program with the predetermined intention of the city getting a glimpse of the next project. The Local Action Plan can be treated as road map, a study of the practicality of the proposed method, which enables the realization of helpful solutions to a specific dilemma in an integrated manner. Moreover, LAP recognizes the potential of funding from different regional and European sources.

An agreement has been reached among various actors affiliated with URBCAT Local Support Group to see the whole processes from idea to fruition.

Representatives of stakeholders, government officials, local and expat, firm, individuals and higher education institutions are all part of the URBACT Local Support

Group, along with any stakeholder who can contribute to planning, designing and execution of LAP.

In LAP first phase, all shareholders can make contribution to the plan construction, suggesting a few conceivable actions directed toward the Città Bassa area, which is branded as the area of the thematic networks intrusion, cruise traffic and urban regeneration (CTUR) along with Heritage as Opportunity (HerO). The modern redevelopment of the area from Piazza Municipal to Piazza Mercato, which was often referred to as Città Bassa quarters, and the formation of local support group are the two driving forces behind the project's early motivation.

Generally, the LAP suggest the validation and the interaction between ideas, intrusions and concepts targeting a specific zone, focusing of urban fabric revival, as site listed in UNESCO, addressing the surging numbers of tourists, especially from cruise traffic.

The physical rejoining of the two urban fabrics: the Città Bassa and the historic city by means of streamlining while simultaneously proposing a plan for a business environment that depends on the renewal of the tourism section and the succeeding commercial and high-skilled craftsperson activities recommencement, along with improving the housing conditions for the area inhabitants.

This plan to physically reconnect the historic center and the port through the Città Bassa. Through the design and building of pedestrian pathways to commercially motivate cultural and recreational activities. In addition to the urban voids redevelopment, renovate and maintain ancient historic buildings and structure which are culturally important. Also the creation of trade and crafts activities, upgrade the infrastructure for roads and



transportation systems, the information system, etc.

Thus, Città Bassa has the possibly of being a practical alternative to the standard roads and highways that cut through the historic center. It could also have a positive impact on artisans and commercial activities as a cruise tourism magnet, due to its strategic position located near the harbor and maritime station, which will economically benefit the district and Napoli city.

From a vision of sustainable urban growth, 16 indicators of urban sustainability were defined in Table 4, indicating cultural, environmental , economic and social aspects (De Rosa and Di Palma, 2013).

Table 4:

*Dimensions of sustainability and related indicators (source: De Rosa and Di Palma 2013)*

Dimensions	Indicators
Environment	1. CO <sub>2</sub> emissions (t)
	2. Recovery/recycling/regeneration of waste materials (%)
	3. Green spaces (% urban surface)
	4. National/international awards for virtuous policies (number)
Society	5. Employment ratio (%)
	6. Ethnicity (%)
	7. Crime (n)
	8. Festivities/celebrations in the year (n)
Economy	9. Active businesses count (n)
	10. Tourist port flows (passengers number)
	11. Port cargo—gross weight of goods handled (t)
	12. Funds for the protection/enhancement of cultural heritage (euro)
Culture	13. Universities/research centers (n)
	14. Cultural organizations (n)
	15. Cultural (national/international) events (n)
	16. UNESCO area (ha)

Conducting a comparative analysis on various case studies requires synthesizing the most important features in each separate case to enable the understanding of the connection between a unique phenomenon and its context and recognize the key factors for success (Fusco Girard, 2013). Consequently, the potential of the sustainability profile for each of the examined cases was delineated by verifying the achievement results for the four sustainability dimensions separately (Fusco Girard, 2013).

The data classification using suitable, well-defined indicators is a useful tool to identify the correlation that exists between the different sustainability features and the necessity of an approach with multiple dimensions to recognize the solutions for a viable modern development. This approach of analysis enables the understanding of the key factors that goes into the formulation of viable futuristic choices (Nijkamp, Fischer et al. 1991).

### ***Lessons learned***

Seaport cities have been considered one of the main targets regarding merchandises and people for trade. The ongoing crisis has shown the disadvantages and extremal factor that effects the development model concentrated only on trade, where the port turns into a logistics machine, isolated from the city. The continuing crisis gives a substantial chance to switch into the urban development new model. Also, the economy of the city has changed, it is no longer depend on the trade; however, it is used for exchange of knowledge (Fusco Girard, 2013). The renovation projects clearly illustrate that for any urban

development required to solve the crisis, culture has to play an important role in devising a model.

A variety of seaport cities made investments in the culture as a way out of the obvious declination in post-industry and regaining the connection between the seaport and the city. Effective intervention starts from allowing the culture and knowledge economy to be included in a bigger role of the urban development (Lee, Song et al. 2008). Despite of the variety and the difference of the urban aspects in Napoli compared to other cities, it creates a vivid picture on how the management is gradually being enhanced by respecting the fundamental principles of the city's stability. Napoli is measured as one of the important and largest areas based on UNESCO, compared to other cities (Garcia, Melville et al. 2010).

Compared to the European experience, Napoli has insignificant opportunities to improve the city, regarding cultural resources, social aspects and traditions. Not to mention that the environment factor of urban development is being overlooked in Napoli compared to other cities. It is clear that European counties have been suffering from an economic crisis, but that has not been an obstacle to creating a strategy to enhance the environment. One method of encouraging environmental reform in urban development is engaging the community and the organizations to support such a cause by activating the presence of awards, which will eventually lead to the benefit of the environment. Valencia City, for instance, has successfully been able to install an environment management system that can handle goods from seaport.

This displays that the success of the urban transformation development based on the capability to make additional revenue, moreover on public and human investment. This

carefully bonds to the interventions management methods and how differing branches can work together to produce one outcome. The context drives the historical cities to compete each other in order to survive, to endorse their image to invite tourists and to use city impacts to be placed on the world stage, but this derives the country to be at risk by focusing only on the city itself whilst ignoring other towns and this also occurs when mega-events are not handled properly.

The model based on the cultural values is not just about the enthusiasm of the urban image and the appearance of its cultural heritage, it is essential that urban development has an urban character and identity to its context. Relationships must be fostered through public private partnerships as well as the individual cities. Also by creating co-operative networks that improve common cultural exchange, according to the co-evolutionary approach (Holling, 2001).

The model planned by local development is created based on an economical value with three key pointers: ecological, cultural and social. In this strategic model, the third sector consists of social initiatives, foundations and non-profit establishments that carry out a significant role. The public economy funds and builds relationships (Cerreta and Mele, 2012). The third sector recognizes the importance of intrinsic compared to instrumental values. It also assumes a time plan of the medium to long term goals and produces outcomes as a result. From this perspective, the notion of relations and of common good, such as landscape, cultural heritage and environment are apparent. The HUL approach of the UNESCO Supervision Plan and URBACT initiatives, CTUR and HerO, indicates how sustainable improvements of the cities such as Napoli essentially pass

through the recovery of the association between the port area and the UNESCO historic center.

The municipal planning tool suffers from a whole lack of consideration to Napoli's requirement to renovate the ancient connection with the sea, which has since diminished. The proposed city plan in the lower quarters is restricted to the problem of mobility. The implementation of the plan for parking spaces and the linking between the vital complex parts and public works for access to the city center emphasis on the need for connection between bordering areas of the city and the most gravitating zones.

In addition, the port area also suffers from the lack of rules in the Port Plan, which is waiting for approval and implementation. Moreover, this does not provide the much-needed relocation of commercial activities from port areas to more specialized areas. Napoli is one of merely scarce port cities in the world where a diversity of utilities co-occur from shipbuilding and commercial movement into its components of cargo, oil and container (Cerreta and De Toro, 2012).

Urban associations and social ones can be guaranteed between ranges whose identity matrix is hard to determine, where authentic zones that need major restoration are obviously observed. The urban routine with regards to the city starts from the recorded necessities of the inhabitants, however at the same time, can't be settled without an urban interconnection design with port ranges whereby homogenization between the different arranging strategies in both the neighborhood and more extensive territory. Napoli is a city

situated in the World Heritage List (WHL) of UNESCO for its sole urban and compositional legacy.

The authority development, specifically, organizes between the establishments, the academic and the business sectors, is a necessary ingredient. It considers tradition and innovation as critical factors for the success of a winning formula for territorial development. The experiences of CTUR and HerO are a first, although significant steps have been made in the direction of a diverse practical approach to city planning, which need certainly to base its sustainable improvement policies on the retrieval of the association between the harbor area and the historic center (Girard and De Toro, 2007).

The analysis of the greatest performs defined above illustrates that port areas can comprise the entrance point and vital spaces for sustainable development for the complete urban system. It is the preliminary point on which to shape future plans for the revival of Napoli. The HUL approach can become a real outcome through integrated conservation (Charter, 1987).

As indicated by the HUL approach, the administration design expects a basic part as a tool for completing new and inventive instruments. Specifically, the administration program for urban economic advancement of Napoli ought to be a device to diminish clashes amongst open and private interests, to enhance institutional association by making a great domain for coordination between partners, invigorate investment between tenants to various open decisions with respect to basic products, to spread the way of life of socially

as social legacy shapes a scaffold between the new and the old (Pickett, Cadenasso et al. 2004).

### **Case 3: Tyre Lebanon**

#### ***Historical Background***

Tyre is a coastal city that has a historic core and it is located 83 km south of Beirut, the capital of Lebanon. Sour is the modern town of Tyre, which includes two different archaeological locations, the old port for fishing with some antique maritime sunken installations and the historic medieval city.

Tyre has a diverse religious population. The population is mainly Muslim, with a minor but visible Christian community. Also, it is home to more than 60,000 Palestinian migrants who are mostly Sunni Muslim.

According to Herodotus, Tyre was founded around 2750 BC and was initially assembled as an enclosed city with a wall around the center of the city. In the early 1300 BC, the name of Tyre appears on monuments of Byblos (in Eusebius) according to the estimation of the antiquarian specialist Sanchuniathon, Phoenician author, who asserted that it was occupied initially by Hysuranius. In the district of Tyrian camp, the Phoenicians settled in communities nearby Memphis, south of the shrine of Hephaestus. As a coastal city, Tyre was famous for its production of purple dye, which was an extraordinarily expensive color. It is created from the murex shellfish, identified as Tyrian purple. The color was, in earliest cultures, kept for the use of nobility or the royal family at least.

In 539 BC the Achaemenes Empire occupied the city and it kept under the Achaemenes rule until Alexander the Great conquered the city, occupied and demolished it in 332 BC. Alexander's successor also began his own siege of Tyre in 315 BC.

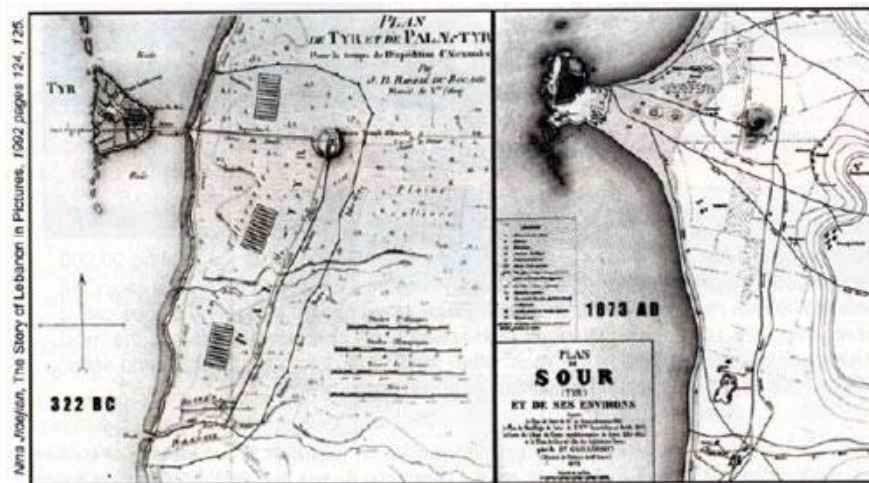


Figure 27 Old Map Of Tyre (Source: [Http://Www.Biblearchaeology.Org](http://www.biblearchaeology.org))

Tyre recovered its independence from the Seleucid Empire in 126 BC. It was permitted to retain much of its freedom, as a “civets federate,” when the zone converted to Roman authority in 64 BC. Tyre continued to preserve much of its commercial significance



until the Common Era.

Tyre at the present days covers a great part of the original island and the city has extended and covers a large part of the causeway (Figure 28). As the result of silt deposits on either side, the city had grown critically in size over the centuries. The old part of the island is not included in the modern city of Tyre, as it is an archaeological site showcasing ruins of the city from earliest times.

In 1984, according to endorsements from the International Council on Monuments and Sites (ICOMOS), the old city of Tyre was added to the World Heritage List. For the significant conservation and management project, the city of Tyre had international financial support. Tyre has a homogenous fabric with an historic center that is located adjacent to the modern part of the city surrounded by an important natural context. This leads to the selection of Tyre to apply the HUL approach as a small historic city nominated in the Mediterranean basin. All these previous settings permit this announced world heritage city to be an appropriate model for the application of the HUL management approach.

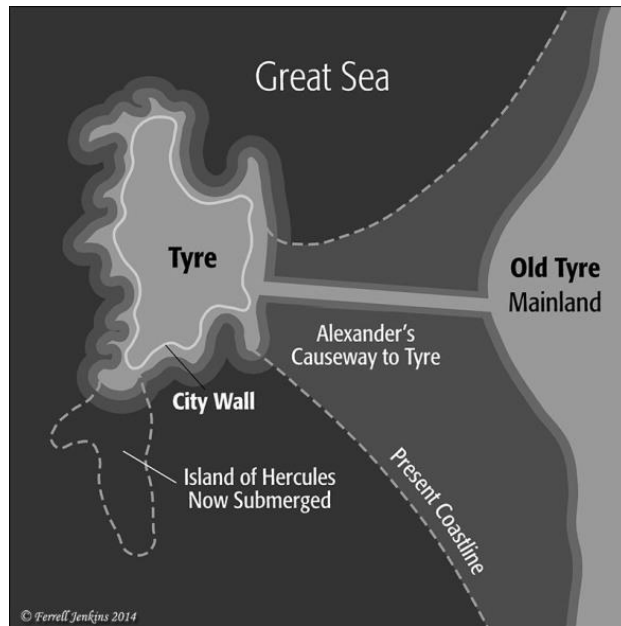


Figure 28 Causeway From Old Tyre To Present Tyre( Source Byers ,2010)



Figure 29 Modern Tyre ( Source Byers ,2010)

### *Urban Heritage*

Ancient traditional heritage of Tyre comprises growth forces and the prohibited antiquities trade. In 2011, a highway planned was built in zones that were estimated to be sensitive archaeologically. A limited geophysical study indicated the existence of archaeological ruins at planned construction sites. Despite the transfer of a future traffic interchange, the absence of exact site borders confuses the concern of site conservation.

The UNESCO Director General declared a "Heritage Alert" for Tyre's historic site, as it was at risk due to the conflicts of the 2006 Lebanon War. The experts have visited the ancient city of Tyre and observed that the city was not damaged after the ceasefire in September 2006. In the 1970s, due to the conflict, the architecture and the urban planning of the area were poor in the quality. Also, there was a lack of maintenance, a decline of exposed constructions due to absence of rainwater controlling and the falling-off of permeable and soft gravels.

Three master plans of Tyre were generated by the Directorate General of Urbanism (DGA) commissioned in 1964, 1990, and 1995. In the 1964 master plan, the old town was classified as a tourist archaeological district; however the same area was unnoticed and avoided in successive plans. The Bureau Technique d'Urbanisme et de Travaux Publics engineering office has proposed two master plans in 1996 and the more recently in 1998. The recent plan was developed by Mudun, an architectural firm in Lebanon. The last master plan ignored the connection between the significant archaeological sites and the ancient Roman axis that was planned originally in the 1966.

In Tyre, the historic center and a sequence of archaeological sites, such as the Roman Hippodrome and the Roman baths, are in the cultural heritage districts. The fortification wall includes a Byzantine church altar and crusader cathedral ruins, as well as a crusader spire. Different buildings from the Ottoman era are still located in the site of the old city of Tyre. These include ritual buildings like an Ottoman mosque and several churches, in addition to private houses and schools.

The property of the modern city of Tyre involves two different sites:

1. The first is located on the headland, the projected land from coastline into the sea.
2. The second one is located on the landmass of the Necropolis of El Bass.



*Figure 30 Tyre Historic And Cultural Sites (Source Byers, 2010)*

The first sector of the site contains archaeological ruins, though a great part of the ruins are sunk into the coastline of the sea. The leftovers of the Roman baths, the arena, the Roman colonnaded path, the residential neighborhood, the palestra, as well as the ancient Crusader castle are the most significant structures in the site. El Bass, the second sector of Tyre establishes the main entry to the town in old times, including the leftovers of the necropolis, on both sides of an extensive monumental walkway controlled by a Roman great arch from the 2<sup>nd</sup> century AD. One of the largest leftovers of the Roman world is the hippodrome dating to the 2<sup>nd</sup> century and is located in this part of Tyre.



*Figure 31* Old City, Residential Structure (Source: <https://www.Ancient.Eu/Tyre/>)

Tyre city becomes the historic center of the maritime and land trade in a rapid manner as the capital of Phoenicia in history was very significant for its great beauty. The Phoenician ruins represent the supremacy, power and riches of the merchants of Tyre. The warehouses of the merchants of Tyre city were filled with goods from the water of the Mediterranean Sea as a result of wide colonies in the coasts of the Mediterranean.

According to the town plan of Tyre, the zones of the city are protected by the local legislation as the precise borders of the site have not been officially approved. The tangible attributes of the outstanding worldwide value of the property are included in the boundaries

of the site. However, some of the valuable physical leftovers of the antique necropolis and some other areas are still buried, and they are situated outside the protected area. The complete level of the potential elements is not specific as the general archaeological prospection is unfinished.

The integrity of the land is still endangered by urban slump and building conjecture. This is due to the uncontrolled planning by the authorities during the period of civil war (1975-1991). Also, the urban development of Tyre progressed regardless and frequent tower constructions were built in the immediately surrounding area of the property.

The former glory of the city of Tyre is reflected by different significant attributes of the property. One of the key attributes is the impressive remains from the Roman city and the mediaeval structure of the Crusades on the earlier island, and the mainland. Additionally, the cemetery, massive path, aqueduct and hippodrome are physical ruins that are important to the city of Tyre. They are, however, extremely vulnerable and in need of protection and under pressure to improve as these structures could grow weaker and diminish the ability of Tyre to express fully its significance as an influential port city.

The conservation of the property is controlled and assured by the DGA. It is protected by the Antiquities Law No. 166/1933, and the law on safeguard of cultural assets, No 37/2008. According to this, a protection and improvement plan is being arranged. The aim of the conservation plan is to ensure an enhanced presentation of the exclusive ruins and to build up a new system for the safeguard of assets that complement the international charters. A master plan for the city is previously accepted. The goal of the master plan is to offer the highest protection to the surrounding property and respond to the trend of urban sprawl that critically affects the archaeological districts. All the permits of the construction

and the restoration are controlled by the DGA.

The area is conserved by the project developed by The Cultural Heritage and Urban Development (CHUD). The World Bank is responsible for financing the CHUD project. It covers a great part of the essential actions for the protection and management of the property.

The criteria of land protection are accomplished by defining the vacant lands and zones as they belong to the state. The conditions for the conservation of the property by banning the building of more than three story buildings in the immediately surrounding area of the protected monumental remains.

Below are the characteristics of the city of Tyre and the old city:

1. Tyre serves as a local hub with a possibility for expansion.
2. In 1984, Tyre was added to UNESCO's World Heritage list, as it has a rich cultural heritage. This guarantees it important global attention.
3. The cultural, leisure and biblical tourism value of Tyre, is due to the proximity of the city to Qana and other sacred sectors in the zone. Also, the huge extension of sandy beaches makes it a satisfactory node for any type of tourism.
4. The political status of the city of Tyre makes the visitor turnover due to the severe effect by the regional political instability.

The old city is:

1. The industry of fishing in the city of Tyre is known even though it is declining nowadays, as the city has a special location that is orientated to the sea.
2. The historic area of Tyre covers a 7,000 year old history. This part is a simulated archaeological site that is occupied by human habitation continuously. The ruins



of the old city of Tyre occupy approximately 50% of the archaeological remains. The ruins mainly belong to the Phoenician and Roman eras. A few Ottoman assemblies also exist.

3. The historic core of Tyre city is characterized by the large number of zones of publicly preserved land, especially around archaeological sites.
4. One of the archeological sites is surrounded by Palestinian refugee camps.
5. The old city is characterized by low income and high-density population, as it has an ancient urban growth.
6. A multi-religious belief and cultural values population occupies the historic core.
7. The negative and positive interactions of local stakeholders are mainly in issues linked to the city's heritage.

The problems of the conservation, protection, cultural heritage and development in Tyre are the same faced at the national level with complex land structures, inadequate legislative frameworks and practical limits.

The property owners facing problems in the improvement and renovation of their assets due to the restrictive building regulations:

The building permits types: For the rehabilitation or renovation of a structure, there are three different categories of licenses:

1. The permit for renovation: This permit includes the interior renovation, roofing, painting and other interior related changes. This permit can be obtained easily as it simply needs an approval by the DGA, by previously having a letter from the municipality.

2. Adding work and renovation permit: This permit includes an extension to the existing building, which needs a permit by the main DGU in the capital city of Lebanon, Beirut, alongside the municipality approval. Both approvals will be submitted to the DGA. If this permit is approved by the DGA, a letter will be sent to the DGU to inform the municipality that it is approved. The process of this approval is long and the major work occurs when the permit is processing in the capital city in Beirut, according to Tyre municipality.
3. The permit of new construction: If the structure is more than 10,000 square meters and the buildings are higher than 40 meters, then additional steps are required for the process. The process of the new construction required for structural work entails an agreement from the Higher Council for Urban Planning.

### ***HUL Role in Solving the Problems of the City***

The HUL approach, as identified earlier in this thesis, is a landscape approach that includes, protects and controls the historic areas within their urban context borders. The conservation of this city applying the HUL approach is depending on the HUL recommendations (UNESCO, 2011). The tools used in the application of the approach in the local context of the city are a range of traditional and original tools. The following are the suggested trial and application tools:

1. The public participation tools, where an involvement of the public is suggested on the policy levels;
2. The knowledge and development tools, where the urban settlement layering should be identified and established in all the scales and complexity levels;

3. The controlling systems, and
4. The economic tools are discussed in brief.

***Public Participation Tools: The Participatory Approach***

According to the 23<sup>rd</sup> article in the recommendations paper of the HUL approach, a participatory approach should be followed in the urban heritage conservation strategies. The involvement of all institutions, public, governmental and private sectors and coordinate the conservation according to the point of view of all (UNESCO ,2011) A set of definitions of all groups and local actors who can participate and contribute in the approach of HUL for the management and conservation of the area is established on Table 5.

Table 5:

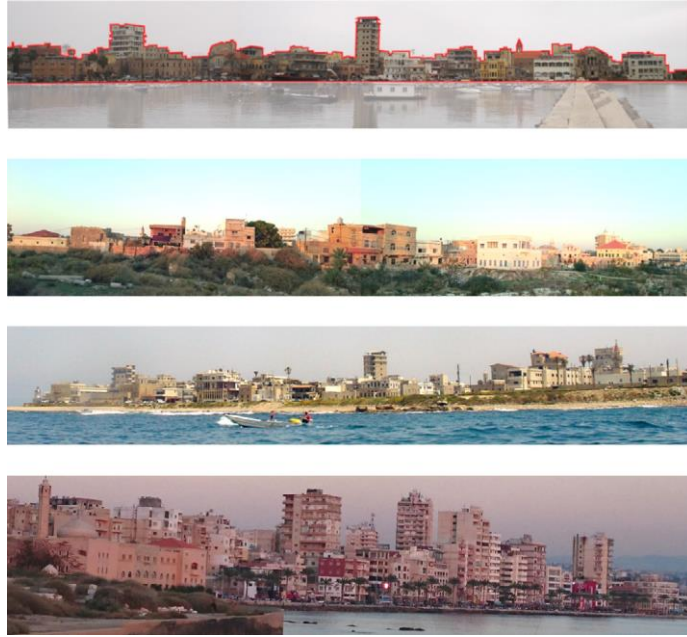
*Stakeholders Groups' Definition, Based On(Borrini-Feyerabend And Buchan 1997)*

<b>Stakeholders groups</b>	<b>Definition</b>	<b>Typical main assets</b>
<b>Community based groups (CBGs)</b>	CBGs are formal and informal groups of local people established to support the socio-economic and environmental interests of their community	Local knowledge, skills and resources; built-in flexibility; direct responsiveness to local interests; socio-cultural cohesiveness with local communities; and Confidence and trust of the local people
<b>Nongovernmental Organizations (NGOs)</b>	NGOs are non-profit groups acting in society based on common concerns and specific capacities	Professional expertise in a specific subject; demonstrated effectiveness in pursuing common concerns; capacity to communicate and establish links at various levels; responsiveness and flexibility; and Social standing and autonomy
<b>People's Associations (PAs)</b>	PAs are district, regional or national bodies established with the explicit objective of representing a category of people	Large membership; capacity to serve the interests of the members; social standing and autonomy; Accountability to members

The participating groups in Tyre are divided into two categories, directly affected groups and indirectly affected groups. The directly affected groups are the community, residents, owners and people who have industry in the area, such as the fishermen. The indirectly affected group is the institutions and planners who solve the cultural problems and deal with the issue in a professional point of view. This tool is used in significant projects in the city of Tyre and the results was successful, below are some of the projects the had successful results with the participatory tool (Villamor, Palomo et al. 2014)

1. Adaptive reuse and restoration by property owners: the rehabilitating of numerous homes for either the private use or the public use in the project's scope has begun. Some of the renovated houses are used as motels and restaurants, for example the waterfront hostel and restaurant, La Maison de La Merand and restaurant Al-Fanar.
2. Al-Kharab Park: A communal park was built due to the participation of local members of the community. A coastal land was planned to be used for the garbage dump and the community members, with the assistance of the Association of Rural Improvement, approached the municipality about converting it to a public garden. A small public fund was established due to the involvement of the public in the funding of the project. Furthermore, the UNDP delivered an allowance of \$80,000 for landscaping the project.

The communities' collaboration and participation in the conservation process can elaborate to a higher level of communities (Rodwell, 2012). According to UNESCO, it endorses the improvement of grouping and subgrouping of metropolises to form associations, and the embellishment of minor and human scale developments where societies' contribution can be empowered (UNESCO , 2011).



*Figure 32 Waterfronts And Elevations Of Tyre City, Elevation01 From The Northern Side, Elevation02 From The Southern Side Of The Old City, Elevation03 From The Western Side, And Elevation04 From The Southern Side Of Al Raml District (Source: Zeaer And Mansour, 2017)*

***The knowledge and development tools,,: composite layering of urban settlements:***

Five physical key features are included in the HUL recommendations that define the broader context of the historic area:

1. The natural features of the site, site's morphology, geomorphology, hydrology;
2. Historic or contemporary built environment;
3. Above and below ground infrastructures;

4. Vacant lands, open spaces, and parks. Also, the spatial organization and the patterns of the land use.
5. The urban structure elements, Perceptions and visual connection;

The approach of HUL is investigated by Whitehand in this field. He studied the urban morphology of Tyre, the geographical conditions and historic layering, as this can help in understanding the present HUL and involve it in the controlling, managing and conserving the urban landscape (Whitehand and Gu 2010). The Conzen's in 1966 morphogenetic approach is recommended by Whitehand as a tool. This tool is a morphological approach for the urban management and conservation of townscape. The priority of the maps generated by this method is for the age of the created physical form, according to the historic periods (Whitehand and Gu , 2010).

Figure 33 determines four key zones as follows:

1. Two archaeological locations
  - a. The first is in the headland of the town (limited city)
  - b. The second is located on the continent, the Necropolis of El Bass.
2. A covered area of 45,000 square meters, which is the old city of Tyre, contains the northern zone of the previous island of Tyre. It also includes a compactly occupied zone that has different activities such as a port for fishing, and a commercial district that includes a commercial port.
3. Al Bass camp of Palestinian refugees that forms a western boundary for the city.
4. The continuous extension of Tyre from 1930 until today, called the district of Al-Raml.

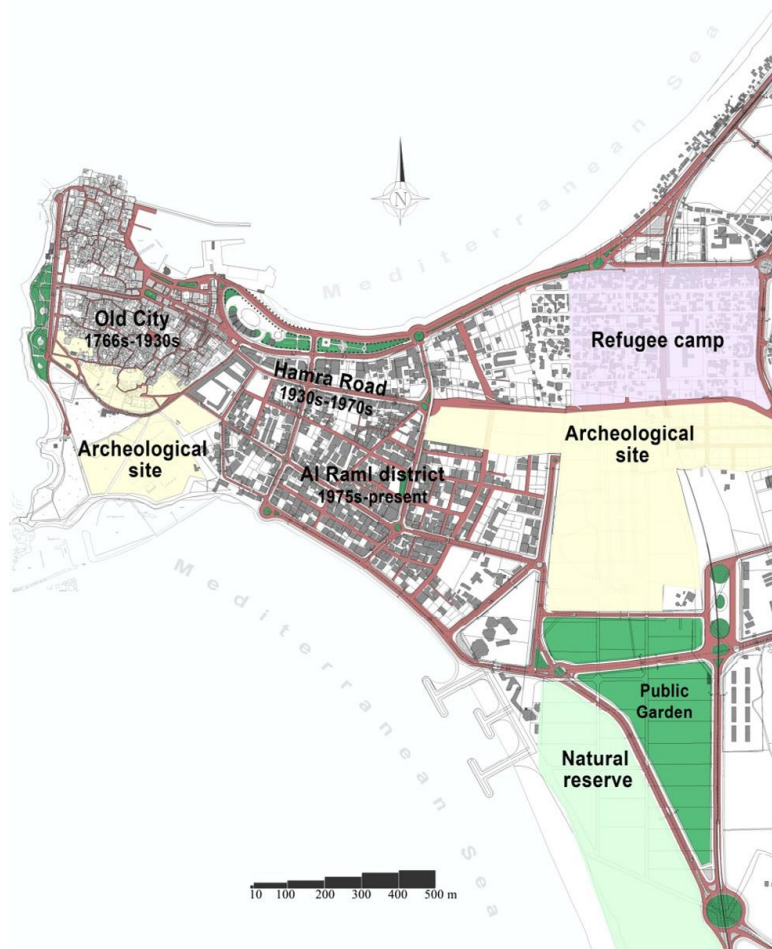


Figure 33 The Archaeological Locations (Source: Zeayter And Mansour, 2017)





*Figure 34* Old City, Southern Sector ( Source: <https://www.Ancient.Eu/Tyre/>)

A set of topics required for investigation and their recommended methods and challenges are summarized in (Appendix A) to achieve comprehensive surveys and mapping of the city's architectural and natural resources illustrated in the endorsements of the HUL.

Socio-economic environmental analysis is required to be prepared to measure the exposure of the aspects of socio-economic forces and influences of climate change. The following attributes require examination to determine the demographic structure of the populations and users of the region(Doratli, Hoskara et al. 2004):

1. The current commercial activities and pattern of employment
2. The present rules, guidelines and regulations

3. The present local policy by the authority and government
4. The stakeholders' involvement in the conservation activities, either official or non-official.

Tyre has areas with high heritage sensitivity, due to the combination of the urban heritage principles of the old city, with a wider framework of city expansion. This entails more consideration for planning, design and application of improvement projects. Two of many buildings that need crucial management plans for conservation and adaptive reclaim are illustrated in Figure 35 .



*Figure 35* Significant Historic Buildings Without Conservation Plan In The Old City Of Tyre (Source: Zeayter And Mansour, 2017)

Diverse attraction points in Tyre city are expressed in Figure 36. The key challenge is to accomplish a sensible management by connecting these touristic centers to the sustainable growth strategy of the city. The stable management complements the environmental, social economic and cultural attributes together. The HUL landscape approach should respect all the tangible and intangible attributes in the city. The components are including the conservation of natural resources, historical old locations and significant historic tissue, the critical redevelopment risk, the financial forces and the building pathology.

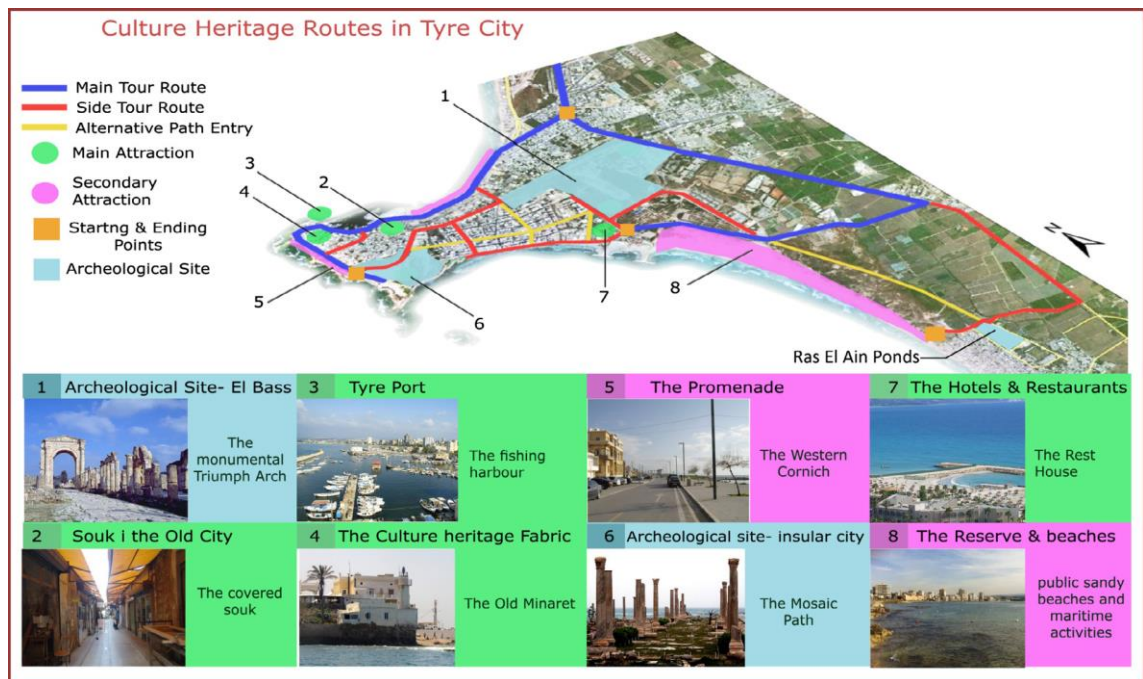


Figure 36 The Cultural Tourism Routes And Paths In Tyre City (Source: Zeayter And Mansour, 2017)

### ***Regulatory Systems***

As specified by UNESCO the regulatory systems must permit the conservation and controlling procedure through the respect of the local situations (UNESCO, 2011). In addition, the social, environmental and cultural standard must be considered as a part of the monitoring processes in urban heritage supervision. As a start, a collaborative management should be done by the local authorities in Tyre. This can happen by connecting with investors earlier, which leads to planned decisions and converts these

protection choices into strategic regulation and promotes broad values on the local level (UNESCO, 2011).

### ***Financial Tools***

Tyre is supported financially by international agents for chief conservation and supervision projects. The World Bank is providing international funding to the city in addition to other administrations, such as France (Agence Française de Développement) and Italy (Italian Cooperation), funded extensively through the Culture Heritage and Sustainable Growth project for the improvement of the cultural heritage (Zeayter and Mansour, 2017). Until present-day, there was not an elaboration of a complete management and supervision plan for the historic center of Tyre as the World Heritage Centre required from the Lebanese establishments.

### ***Rehabilitation of the Urban Environment and Community Participation***

Five interconnecting features should be addressed in the future master plan for the improvement of Tyre's historic urban fabric (Turner 2011):

1. The historic fabric of the Ottoman Tyre, which is to be renewed and conserved.  
This would comprise zones presently occupied by local inhabitants.
2. Define the borders of archaeological zones. Some are apparent inside the residential fabric and can develop as attraction for numerous activities.
3. The waterfront, and fishermen harbor zones, should be renewed and improved.
4. Harshly dilapidated structures are occupied in definite zones within this area. These can be converted into minor archaeological quarters or landscaped public places.
5. Preserving specific entities or structures in need, depending on planned routes and significance of structure.

The following list outlines difficulties and problems of the stakeholders and the physical problems of the historic city (Berthelemy, Dessus et al. 2007):

1. Struggle in applying DGA strategies in restoration and renewal.
2. The DGA freezing the property.
3. The shortage of public amenities such as a fire department, fresh schools and health facilities.
4. The absence of tourist services, such as coffee shops and public toilets.
5. Lack of tourist pedestrian routes and the deficiency of public spaces near the important historic structures and archaeological locations.
6. Disregarding the public in decision making, regarding the conservation and renovation of the cultural heritage.
7. Random renovation of single structures.
8. The decline of important ancient buildings such as the housing quarters, the church, and the Ottoman neighborhoods.
9. The construction of fences leading to the obstruction of citizen access to the hippodrome. The aim of the fences is to protect this archeological site, but they are an obstacle for the public to visit this significant public site in the city.
10. Separating the old city and the contemporary surrounding by boundaries. This led to lack accessibility to the old city. The result of this is a poor landscaping and vehicular overcrowding of numerous open space zones, such as Sahat al-Manshiye.
11. Poor infrastructure led to an environmental hazard in the old city due to the sewage outlet into the sea. The sewage system and water network are not updated.

12. Garbage: The bad organization of garbage and remains gathering in the old city.

The existence of an enormous number of garbage dumps in the center of the Muslim quarter in the old city. Garbage is also neglected into the port, causing environmental pollution for adjacent residential areas. The present position of the fish souk within the Muslim neighborhoods of the city.

### ***Lessons learned***

The climate change, urbanization and the force from unmanageable tourism are new global challenges that affect the historic sites, which need to be protected against these threats. The HUL approach application in the city of Tyre improves the awareness of the public and the participation of the community in some of the management plans. The framework of the HUL approach tries to solve many problems and challenge of the sustainable growth of the city. The cultural sustainability is guaranteed by the addition of intangible heritage attributes to the management strategies in the sustainable development conservation of the historic city. Additionally, the HUL outline cannot be allocated, lacking legislative and financial supports.

### ***Summary***

The following table (Table 6) is summarizing the three cases in terms of the Urban heritage, conservation challenges of the city, the results of the application of HUL and the funding agencies:

Table 6:

*Comparative Analysis of the Three Cities (Source: Author)*

The Historic city	category	Urban Heritage	Key challenges	HUL Application	FUNDING
Napoli 2010 - 2011	International	<ol style="list-style-type: none"> <li>1. Historic port area</li> <li>2. Historic center with traditional commercial zone</li> <li>3. Ancient street patterns with historic buildings</li> </ol>	<ol style="list-style-type: none"> <li>1. The Survival of the significant meaning of the historic city</li> <li>2. The protection of local cultural identity of the city</li> </ol>	<p>The approach introduced a management plan for the heritage resources</p> <p>Emphasized on integrating the cultural and economic sectors in the urban heritage management</p>	<p>European Union funding system (The Municipality of Naples )</p>
Rawalpindi 2013 , On Going	Islamic	<p>Historic city of Rawalpindi :</p> <ol style="list-style-type: none"> <li>1. densely Bazaars</li> <li>2. residential areas</li> <li>3. religious places</li> </ol>	<p>The historic city does not have a heritage buildings ( it is managed by the federal or international antiquities law )</p> <p>At the level of the city , there is no agency responsible for the historic built environment that lead to many problems in the urban fabric of</p>	<p>A common ground for the management of the local heritage is founded by applying the HUL , it leads to the development of a protection system</p>	<p>Funds of Netherlands in at Reliance at UNESCO</p>



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the city  
at City District

Young skilled  
people left their  
trade due to  
improper living  
levels

Insensitive  
planning choices  
lead to spatial  
changes

Tyre (2013, On Going)

Arab World

The property of  
the modern city  
of Tyre  
involves two  
different sites:

1. The first  
one is  
located on  
the  
headland  
the  
projected  
land from  
coastline  
into the sea.
2. The second  
one is  
located in  
the  
continent  
of the  
Necropolis  
of El Bass.

Key challenge to  
accomplish a  
sensible  
management by  
connecting these  
touristic centers  
to the sustainable  
growth strategy  
of the city.

The HUL  
approach  
application in the  
city of Tyre  
improves the  
awareness of  
public and the  
participation of the  
community in  
some of the  
management plans

The World Bank  
France (Agence  
Française de  
Development) Italy  
(Italian  
Cooperation)

## CHAPTER 6: The Application of HUL in the Case Study of Old Doha

### **The Layers of History**

The history of Qatar is rich and complex as it was influenced by different periods and dynasties. It has a closer relation with Mesopotamia, influenced by the Babylonian king Kassite, Alexander the Great and the Seleucid period. Also, the Graeco-Roman, Parthian and Sasanian periods had an impact in the history of Qatar. Finally, the Portuguese and the British influence in the 18<sup>th</sup> century also changed the fabric of the nation's past (Jaidah and Bourennane, 2009).

The old urban growth in Qatar was based on the formation of cluster housing units. The gatherings were the soul of the Qatari traditional architecture, which can be defined as architecture of social values (Jaidah and Bourennane, 2009).

In the 20<sup>th</sup> century, Qatar urban development transformed and was affected through three different periods: the first period is the pre-oil, the second one is when the oil was first discovered in the city and the last one is the post-oil period (figure 37).



*Figure 37* The Development Of Doha In The Mid-20th Century (Source: [Http://4ddoha.Co](http://4ddoha.Co))

### *Observing the past from the present*

Doha was founded in 1825 and it is a significantly young city. It was founded together with AlBidda. AlBidaa was founded slightly before Doha. Through 19<sup>th</sup> century, both settlements co-existed. The foreigners considered Doha and AlBidda to be one settlement, but for locals there was a clear difference between the two (Carter and Eddisford, 2013). When the power shifted to Doha, the start of the wealthy improvements and growth of the minor seaside town was noticeable.

In the late 1930s, and after the discovery of oil, the modern history of the city of Doha started. The greatest share of history in Qatar is for the old Doha area. It is also referred to as “the heart of Doha”, due to its significant location and features that endorsed it to be the focal point of development and growth in the city. The old Doha has a central

location in the city of Doha. It is located near the corniche and surrounded by the oldest settlements like Al-Koot fort.

Over the last few decades, Qatar has perceived an unparalleled development, disturbing the physical, cultural and economic attributes. The urban position also has been affected; it has improved its economy from fishing to diverse economic activities grounded mainly in the production of oil and natural gas (Khalil and Shaaban , 2012).

### ***Shaping the land***

Many historical structures and heritage houses that are historically valuable are established in old Doha. The original houses and historical structures are shown in the oldest aerial photo of the city of Doha in 1947 (see. Figure 38). The traditional urban form of the city of Doha remained as is and was not damaged until the urban evolution of the city started in the middle of the 20<sup>th</sup> century(Salama and Wiedmann, 2016). The vernacular architecture and urban form of the city of Doha was a result of the people and the human interaction throughout the development of building and expansion of the city.

The development of the infrastructure of the city of Doha started after the oil boom as the revenues were invested in urbanization. Doha is developing very rapidly starting from the initial master plan generated in 1972, to the present day. In the period between 1950s and 1960s, old traditional assemblies were gradually replaced. This process of modernization was not controlled or managed. The application of a first masterplan and land renovation during the 1970s were critical stages in Doha's current urbanization. The implementation process in the 1970s was carried out by an entirely new public organization(Wiedmann, Salama et al. 2012) .

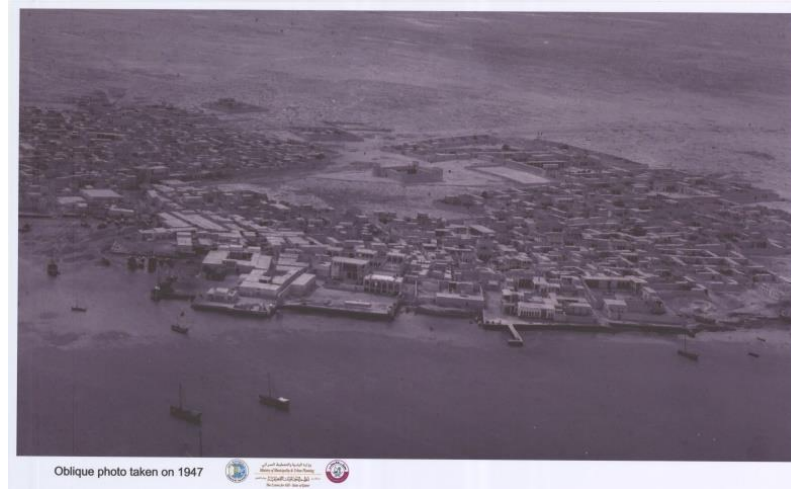


Figure 38oldest Aerial Photo Of The City Of Doha In The 1947 -( Source: MMUP)

The very fast rate of growth resulted in the congestion of the city of Doha. The expansions were not able to cope with such growth. Expansion and the massive transformation in the urban fabric of the old city is a danger to the valued heritage of the city.

The fast rate of expansion of the city to accomplish the upcoming goals, such as accommodating the World Cup 2022 and achieving the Qatar National Vision 2030 as an international city, could lead to severe results. This puts the heritage and history of the city at a minor importance and could lead to fragmentation of the city and harm to the old urban fabric and its traces, leaving the buildings of the city to be separated from their context.

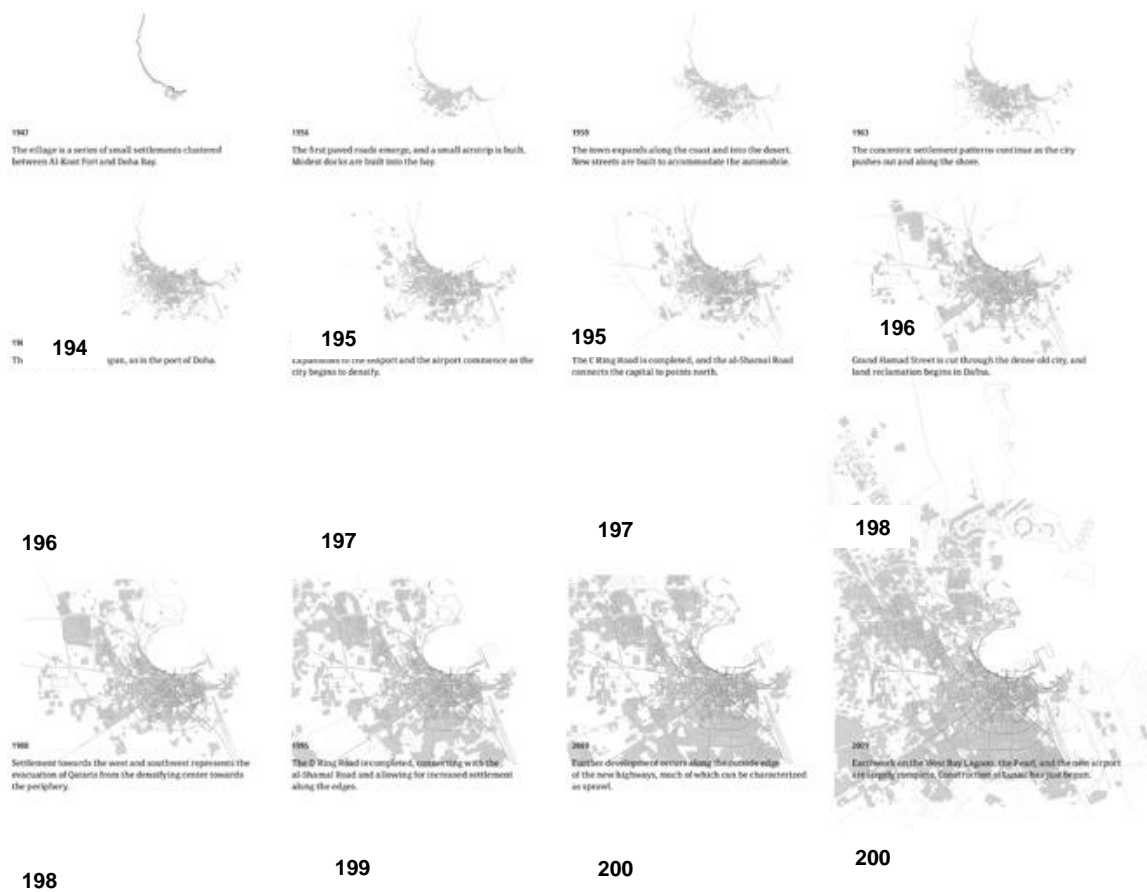


Figure 39 Monotonic Development Of Doha Urban Fabric (Source: [Http://4ddoha.Co](http://4ddoha.Co))

The infrastructure of Doha has expanded and developed in addition to advanced projects, but the old Doha area has received little attention in the urbanization process. The area is declining due to the low-income workers and population dominance. The low-income laborers are generally occupying the area and living in the historic houses. Lately,

there have been plans to relocate the laborers to the industrial area; however the historic buildings have been affected due to the modifications done by the workers to fit their needs, so the buildings still need restoration and conservation.

### ***Peopling the Land***

The native populations of the state of Qatar in the 18<sup>th</sup> century were Arab Bedouin, living in the Arabian Peninsula (Figure 40). Later, most of the tribes in Qatar established their own houses and lived in the city known as “Hadar.” The income generated in this time was through commercial activities of fishing, pearling and the trade through the seaport. During this time, the economy was sea-oriented, away from the desert. Many of the tribes in the city of Doha moved from Najd and Al-Hasa due to harsh situations in their areas. They situated and lived in Qatar. Some other families came from Oman. In early 2017, the inhabitants of Qatar reached about 2.6 million inhabitant and the majority of them, more than 92%, live in the city of Doha(Authority, 2013).

Around 88% of the populations are foreign workers. The largest community living in the country is the Indians. According to a report in 2017, some other nationalities like Nepalis, Bangladeshis, Filipinos, Sri Lankans, Pakistanis and Egyptians are occupy the largest portion of the population of foreign workers, after the Indian (Fromherz, 2017).



*Figure 40* Image Of The Past. Painting Of Bedouins In Qatar, (Source : Circa ,1880)

The image of the urban area has been affected in the last few years, as the poor conditions of the housing of laborers in old Doha have not only had a physical impact, but also a psychological impact. Today, the area of old Doha is viewed by the community as a laborer place, rather than a valued heritage area. The old Doha and most of the historical areas in Qatar are facing difficulties in conservation and preservation of the cultural heritage values of the city while addressing the needs of modern life. Those challenges must be dealt with extreme care in order to take decisions and actions without losing identity and cultural values.





*Figure 41* Doha's Migrant Worker (Source: Author)

### ***Transforming and managing the land***

In the early 1970s, when the expansion of Doha started, many new developments and projects were planned and erected. In the historic old area of Doha, only Souq Waqif and Mushairb have been conserved and survived through conservation process. However, they have suffered a loss of the cultural essence and historical value, due to the replacement of the old valuable structures with modern buildings. The transformation and management of the land is based in Qatar's law of antiquity, discussed in chapter 2. Qatar Antiquity Law No. 2 of 1980 states:

*“Antiquities are divided into two categories: immovable and movable.*

- 1. Immovable antiquities shall mean the ancient antiquities permanently constructed on land and which cannot be moved without causing destruction or permanent alteration to them. Such antiquities shall include the ruins of cities, buildings,\*- archaeological mounts, caves, valleys, fortresses, fences, citadels, religious buildings, schools and others; whether above or belowground or in territorial waters.*
- 2. Movable antiquities shall mean those which can be separated from the land and which may be moved from their locations without being damaged or altered”*

This law strengthens the process of conservation and management and reinforces the values and the cultural heritage of the country. Shaikh Abdulla Bin Jassim Al-Thani Palace was the first building to be conserved and protected in Doha. The palace is located on the corniche of Qatar. After the renovation, it was transformed into the national museum of Qatar. After the conservation of the place, some other zones in the country gained attention for conservation, such as Souq Waqif. It has since become one of the most visited attractions by citizens and tourists in the city of Doha. For local authorities, the conservation of heritage is a priority as it is one of the goals of Qatar National Vision 2030. It also was expressed in the UNESCO World Heritage Committee during the 38th session that was held in June 2014.

## **The old city of Doha: Al-Najada as a Model**

### ***Historical Background***

The original people who established Fareej Al Najada are from Saudi Arabia, specifically from Najd, as there were harsh conditions in the area at that time. According to an old man who is an owner of one of the traditional houses in Al-Najada, several people moved also from Iran and developed their houses in this area. The shifting of people from other regions like Iran and Saudi Arabia affected the architecture as the people brought their own architectural memories and applied it in the area.

Many examples of the vernacular architecture in Qatar suggest that it was built by Iranians or is in some way affected by the architecture of Iran. In addition, many mutual elements in the houses of Doha are inspired by the architecture of Najd. Many buildings in the Arabian gulf have similarities in their style, but the key differences between them is the funds available for the construction (Richardson, Bae et al. 2000).

Fareej Al-Najada covers almost 186 thousand square meters. Various land-uses are available in the area. It has residential (old courtyard houses and apartments), commercial (retails shops and shopping malls), ritual buildings (*Masjid*) and public facilities (*Majlis*, parking spaces). The area contains old valuable buildings in addition to modern, new structured buildings.

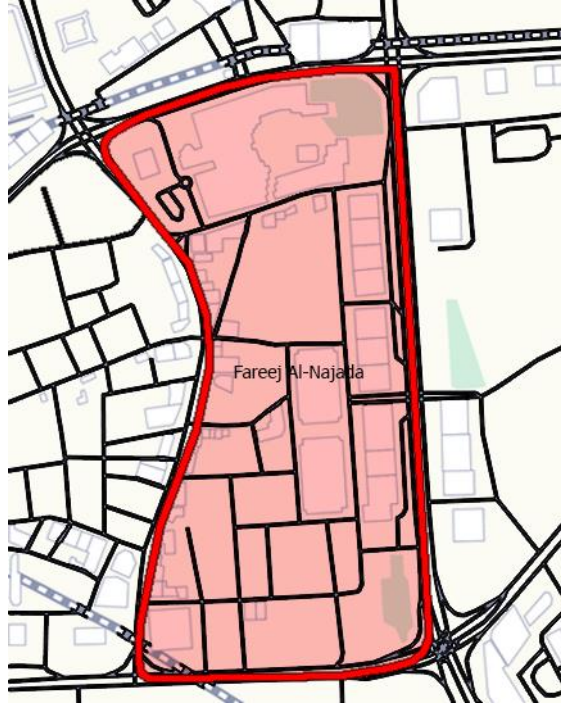
The first offered map of Fareej Al Najada was from 1947, alongside the other historical sites in the area. In the 1947 map, the streets are not shown clearly, but the old courtyard houses are easily observed. The connection between the houses is shown by passageways, similar to many old Islamic cities. Through the years, the area has expanded

as shown in the 1952 map. The density of the settlements increased, and the urban fabric of the area became denser. In the 1963 map, the introduction of narrow streets became noticeable. After the introduction of streets, other elements of the road, like the roundabouts appeared in 1970s map and the roads and networks between other regions have developed and become richer since the 1970s.

### ***Boundaries of Fareej Al-Najada***

The sense of the communities is connected to the boundaries of the place, as it forms and shapes the way of involving a place and other people in the place. The boundaries are also defining the identity, as the shared cultural and social aspects are definite to a specific area in specific boundaries. To measure if people in a community feel the sense of the boundaries of the place, one can pose the following questions:

1. Where is your neighborhood? The specific and detailed answer would measure the association with the community.
2. What do you think about your neighborhood? In this case, what do you think about Fareej Al-Najada?



*Figure 42* The Site Boundaries (Source: Author)

According to the municipality divisions in the area, Fareej Al-Najada has the zone number 5 in the municipality of Doha. The functional borders of Fareej Al-Najada have grown in the 1980s.

Fareej Al-Najada is in the historic old city of Doha and is surrounded by many significant and different types of boundaries.

The first boundary of the area is the two conserved historic sites: the Souq Waqif and Mohammed Heritage Quarter in Msheireb, which were mentioned in chapter 2 as

conservation projects in Qatar (Figure 43).

The second boundary is four main important roads in Qatar. The first road is Grand Hamad street, known as Al-Bank street in Qatar. The second street is Al-Asmakh street, which is connected to Al-Asmakh area in Qatar, one of the oldest rich sites (Boussaa, 2014). The third is Ali-Bin Abdullallah street, and the final one is the A-ring road (Figure 43).

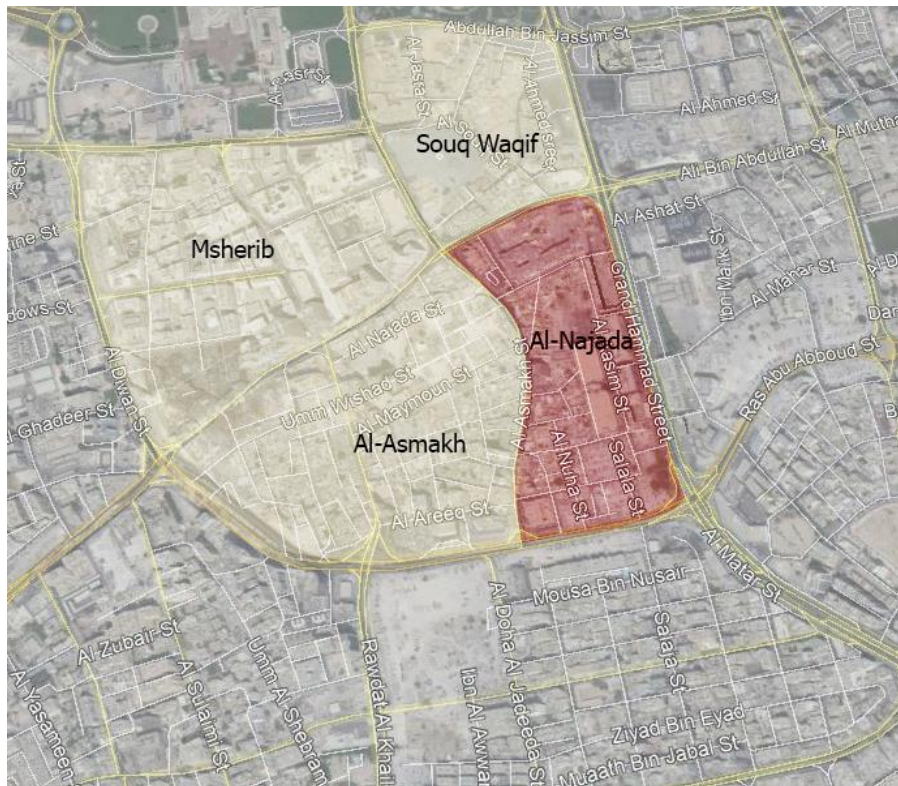


Figure 43 Location Of Fareej Al Najada (Source: Modified From Google Maps By Author)

### ***The Shape of the Land***

The geometric pattern of the area is a mostly rectangular pattern with different sizes according to the age of the unit. Some of the units are vernacular, clustered together from the old pattern, and some of them are rectangular, as they are newly planned. The geometric pattern of the surrounding property boundaries and streets shapes the form of Al-Najada land. The topographic terrain of the area is mostly flat and sandy; the elevation heights of the land of Al-Najada are varied from 9 meters to 15 meters.

### ***Land Use of the Area***

Based on the latest land-use map provided by MMUP in 2008, part of the area is considered as “under study” by the government. The existing land uses in the area are varied between residential, commercial, public facilities and open spaces.

**Residential:** The smallest urban settlement that produced the urban pattern of the area is the house. The family and social life is formed in the past by the courtyard house, the courtyard provides daylight and ventilation to the house as it is open to sky. The local activities are carried out in the courtyard as it is private space. Also, multistory apartments are newly constructed in the area that accommodates families.



*Figure 44* Resedential Building In Fareej AL-Najada ( Source : Author )

Commercial: The area has different commercial buildings. The first old Souq of Al-Najada exists in the area in addition to some other retail shops. New buildings that are mostly buildings for business and banks are also in the edge of the area located on Grand Hamad Street. A new shopping mall is also located in the Fareej





*Figure 45* Banks In The Bank Street In Fareej Al-Najada ( Source : Author )



*Figure 46* Retail Shop For Fabric In Fareej Al-Najada ( Source : Author)

Public Facilities and open spaces: The northern corner of the area has a *majlis*. It is in poor condition, but it still used for gathering and prayers by the people. It is located at the back of a new shopping mall. An open, large area is used as parking spaces in the area, as it is crowded most of the time.

Barahet Al Jufairy is an open area in the intersection of Fareej al-Najada that is the most crowded area in the Fareej. Historically, it was used as a market place that acts as a commercial center to the area. The name means it belongs to Al-Jufairy family, one of the known tribes in the area.



*Figure 47* Old Gathering Area In Fareej Al-Najada (Source: Author)

## **HUL tools for Fareej Al-Najada**

### ***The public participation tool***

Al-Najada in the memory of people and through history has had an important place and a significant value, even though it is accommodating the migrant workers and the low-income population now. Doha's old center passed through many demolitions and removal notices that affected the buildings in the historic area of the city. The future decisions for the historic city of Doha should be based in the interest and needs of the users and the groups that live in the area. The process should be changed from being a top-down base to be a bottom-up strategy.

The development of the city can be best done by listening to the population's needs and interests as the architects and planners are not living in the conditions and cannot guide the process themselves. In order to conserve and develop the city, the social and cultural aspects that are considered key attributes in the conservation process must be explored under the physical surface.

The researcher spent time with the locals of Fareej Al-Najada to understand how the public and the community observes the values of the neighborhood by examining their sense of place from their point of view, based in four main aspects:

1. Boundaries: What are the boundaries of Fareej Al-Najada?
2. Place names: Are there local names for particular places, and what is the story behind these names? Are these names still well known or being lost?
  - a. The names and identities of places

- b. The list of location names
  - c. Are these names still well known or being lost
3. Special places: What are the special places in Fareej Al-Najada? Places that locals like to go to and the places they take visitors to?
- a. What is heritage to people in Al-Najada?
4. Qualities: What is it that makes Fareej Al-Najada distinctive?
- a. What they like about Al-Najada?
  - b. What do they imagine for Al-Najada?
  - c. What do they want to retain in Al-Najada?

As some people who were living in Al-Najada talked about their neighborhood, and expressed some stories about the reshaping of the area and how the landscape has changed, the stories presented a strong sense of history. They also highlighted that some areas have to be conserved according to their value, and suggested particular streets and buildings. The different housing types, styles and different forms of roofs are all included in the valued character of the area. The four main roads around the neighborhood make the area distinctive and identify the borders of Al-Najada.

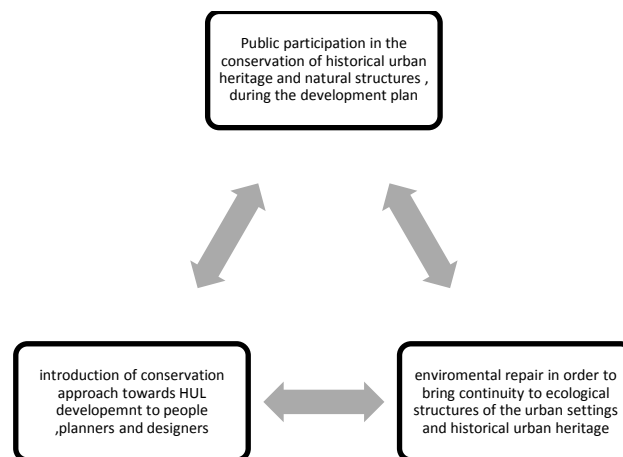
In instant, the intention of the historic urban landscape approach for the city of Doha as follow:

1. To engage the conservation process with the sustainable development
2. To take overall approach of the landscape planning, controlling and involvement in

the urban environment

3. To involve the stakeholders in the conservation process
4. To learn from the history and the local community perceptions (UNESCO, 2011).

In accordance the planning of a historic urban landscape should occur in different scales. The connectivity and interactions among the historic elements should be reflected in this planning. This is because the approach of historic urban landscape is the result of human and nature interactions. This lively system has developed over time after its formation; numerous methods of the human and nature relations grow and generate the historic urban landscapes (English Nature, 2009).



*Figure 48* The Process Of Sustainable Conservation Planning, In Line With The Development Of Doha Historic Urban Landscape (Source: Adopted By UNESCO, Author)

***Knowledge and development tools:***

Monitoring and managing the change is a result recognizing and documenting the attributes of the area, the natural and cultural, tangible and intangible values. In Fareej al-Najada the approach should be collaborative and allowing the communities to be involved. The knowledge about the historical values of the area can be communicated by the old people who lived in the area and the current population. This knowledge should draw on the experience of the people in the place, the networks of the community and the memories of them by the shared stories. All of these are considered as sense of identity for Communities.

In order to undertake this, it should be considered that the communities are dynamic, and the people living in the area are moving, so the memories can be changed according to the type of people who are occupying the area. For the case of Al-Najada most of the people living in the area is the low income workers. The values of the area changed according to the needs of the current population. Over the last 50 to 60 years the values of the area has dramatically changed as a result of the change of the demographics. The contemporary sense of place should be managed taking into consideration the groups living in the area should be refined, to create the balance between the demographics and the values of the area.

***Regulatory systems:***

According to UNESCO the conservation and the management process must be controlled by the regulatory systems, it should respect the local context (UNESCO 2011). In addition, the urban heritage management should include the social, environmental and cultural values. In order to start with the procedure, a combined administration should be

done by the local establishments in the city of Doha. This can occur in the local level , by involving earlier with stockholders, this will lead to have managed decisions that can convert the conservation resolutions into strategic guideline (UNESCO, 2011).

**Financial tools:**

The conservation projects in the city of Doha are financially supported by the government as most of the projects are governmental. Some of the governmental funding institutions are mentioned in the Qatar national vision (ex. Ministry of Economy and Finance. Emiri Diwan Ministry of Environment, Qatar Petroleum, Qatar Development Bank, Qatar Financial Centre). Also in addition to that s stakeholders are contributing in the governance of the conservation of urban projects. A historic urban landscape conservation approach can be effectively accomplished under frequent authority structures. Suitable management plans should be recognized and tracked thoroughly for the particular governance arrangement.

**The Results and Discussion for the Historic Urban landscape Conservation approach of Fareej Al Najada**

This thesis recommends an urban conservation plan for Fareej Al-Najada based on the HUL principles derived from the assessment of the charters for urban management, the literature about HUL conservation, and the analysis of the historic urban conservation plans for three different cities.

The proposal is prepared following the conservation framework developed by UNESCO. According to this, the preliminary plan should start by analyzing the layers of the place, the cultural significance of the elements and the heritage values of them. The methodology starts with identifying the boundaries of Fareej Al-Najada , the historical

background of it , the population and how the land was shaped .This information is presented in the previous section .

The second step in order to understand all the factors of the site and identify them, a walk-through site observation was performed. The observation is included the buildings, streets and open spaces current conditions. On site interviews were conducted with the people living and the people working in shops during the walk-through studies.

The third step, a survey was conducted with professionals. Also a survey with people living in Doha was conducted in order to measure there awareness about the conservation projects in the country and about Fareej Al-Najada.

### ***On-Site Interviews***

Interviews were conducted with limited people, who were living on the area, the recent population and the shop owners. The number of conducted interviews was limited and most of them was informal conversations with people. The major difficulties of interviewing people were the level of education of them, the language as well as the gender of the interviewer. The visit to the site was with one of the professionals from Qatar museums.

The original people of the area has already moved from the area and adopted a different life style in other locations. One of the old house owners have been interviewed, he reported that even after the renovation of the area he would no longer live in Al-Najada.

The shop owners of Al-Najada stated that the number of shopping complexes in the area is making the area active and they are satisfied about their business, according to this they would keep their shops in the area if it is renovated.



For the site observation a landscape assessment sheet that was used as a field record sheet was prepared in order to define and describe the attributes of the site. (Appendix B) The described attributes are summarized in the next section by using different types of analysis.

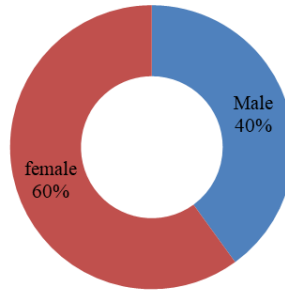
***Survey Study:***

A survey(Appendix C ) was conducted in the neighboring districts of the area, in order to measure the awareness of the local community about the conditions of the urban landscape of Al-Najada. About 60 surveys were conducted with different people.

The sample is consisting of roughly 40% male, 60% female, 30% old and 70% young participants as shown in Figure 49 and Figure 50. The nationalities of the surveyed people are shown in Figure 51. Most of the people who responded to the survey are young specialists' in the age group, 25-34. The nationality of the respondents varied between Arabs, Qatari's and other nationalities, 30% of them are Qatari citizens, 65% are Non-Qatari Arab and 5% are other nationalities.

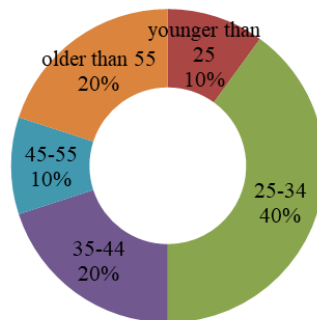
The Questions are divided into three parts, the first part of the survey aimed to define the sample's demographics. The second set of the Question is measuring the awareness of the people about Fareej Al-Najada .Only few people of the respondents know about Fareej Al-Najada, its exact location and boundaries. Most of the people who know the areas are Qatari's 82% of the people who heard about Fareej Al-Najada are Qatari's.

**What is your gender?**



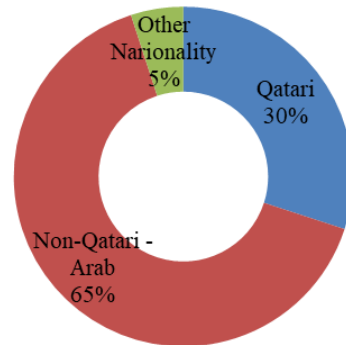
*Figure 49* The Gender Of Surveyed People (Source: Author)

**what is your age group?**



*Figure 50* The Age Group Of Surveyed People ( Source: Author )

### what is your nationality?



*Figure 51* The Nationality Of Surveyed People (Source: Author )

Another Question in the second part is asking about how frequently people are visiting Al-Najada, 27% of the people responded that they have visited Al-Najada in order to go to the Souq. Also some of the respondents were architects and in the construction industry, they have visited the area for some projects allocating there.

### have you heard about Fareej Al-Najada?

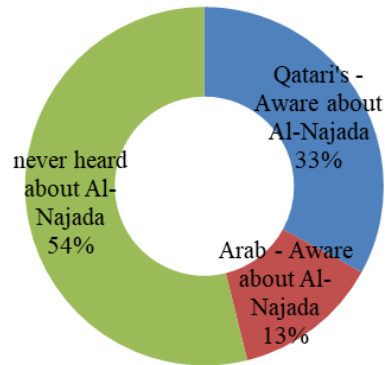
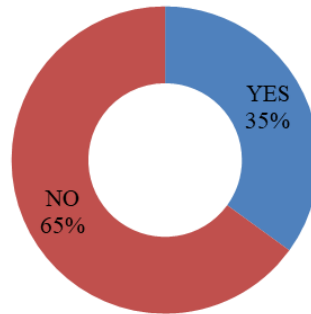


Figure 52 The Awareness Of Surveyed People About Fareej Al-Najada (Source: Author)

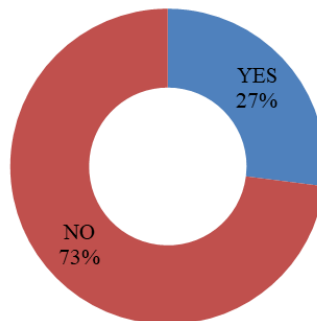
The majority of the respondents said that they never visited the area. 35% of the respondents knows some of the places nearby the area, some of the names in the area, but they do not know that they are located in an area called “ Fareej Al-Njada “. Most of the people who knows the area are Qatari’s, the expatriates knows some of the names there , like Al-bank street , but they never heard about Al-Najada. The results of the survey indicates that the majority of the people in the country did not heard about Al-Najada before , even it is located in a lively area that is full with known attractions in the country.

**Do you know nearby places of Fareej Al-Najada**



*Figure 53* People Awareness Of The Surrounding Of Al-Najada (Source : Author)

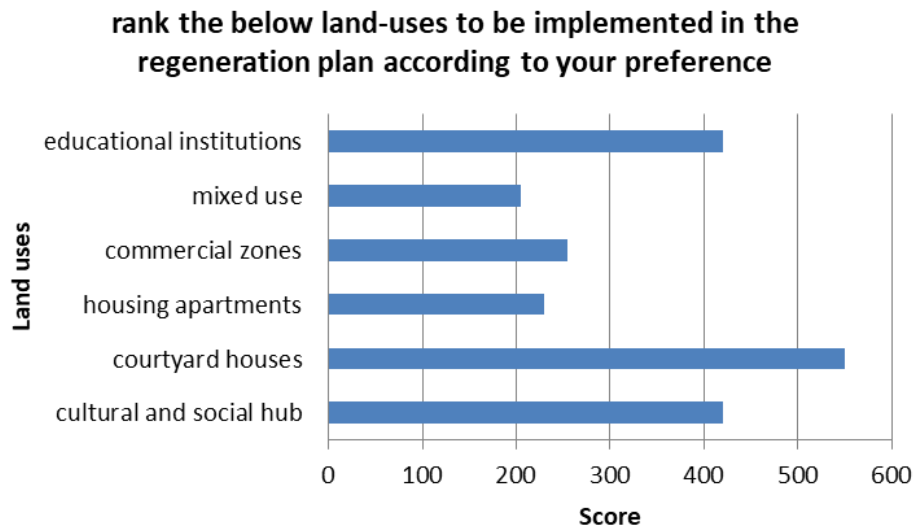
**have you ever visited Fareej Al-Najada**



*Figure 54* Measuring If The Participated People Visited Al-Najada Or Not ( Source: Author)

The last set of question aimed to explore the opinion of people about the conservation of the area, what they like about it, what they want to maintain and how they can improve the area in their point of view. One question was to draw a sketch of how people imagines the area after the conservation .The other questions were ranking questions about the land uses of the area and what people think the area lacks . 32% of the respondents ranked that they want the area to be a socio-cultural hub for people gathering and introducing the history of the area. 53% of the people preferred to renovated the courtyard houses and increase the number of them to be like the old neighborhoods and revive the past. 15% of the people ranked the desired uses in the area to be commercial and mixed uses.

The results of the allocated study area within the defined boundary are discussed in detail according to figure ground analysis, mapping of core urban elements and development trend analysis:



*Figure 55* Land-Uses The People In The Community Would Like To Retain (Source: Author)

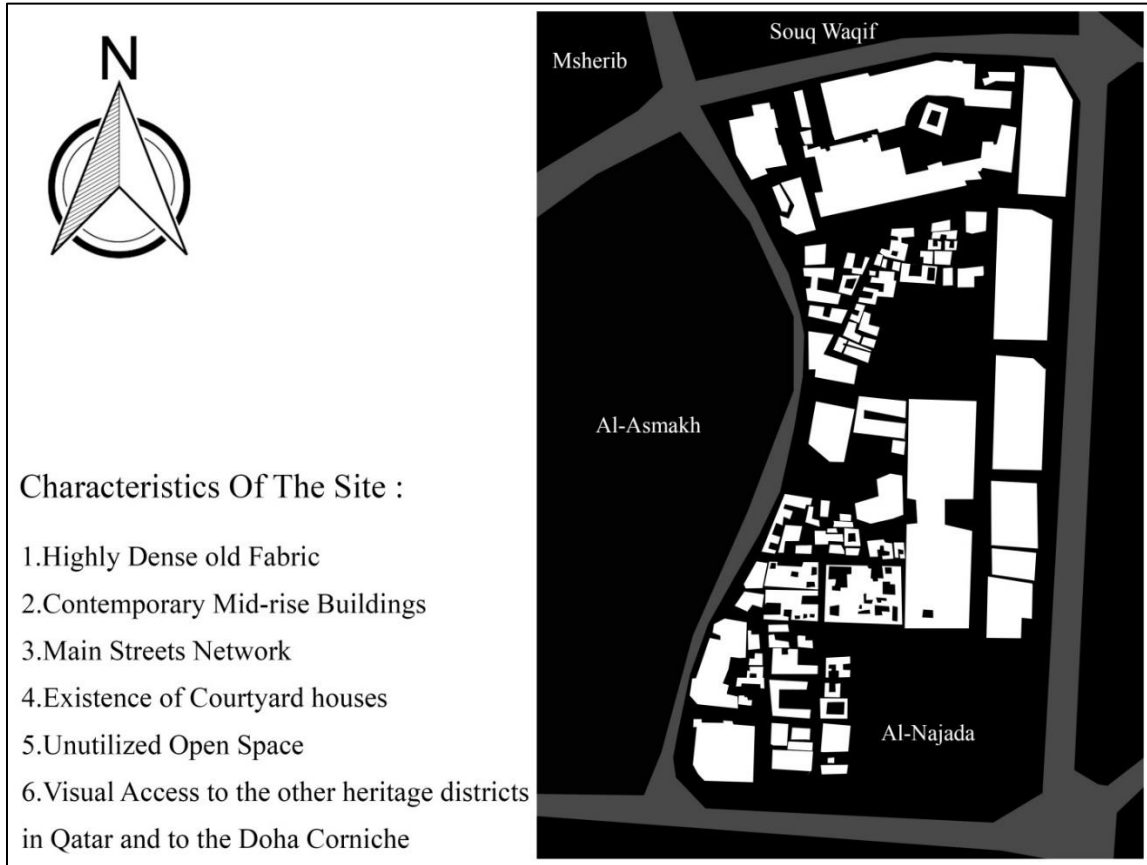
***Figure ground analysis:***

The urban morphology and the settlements pattern in HUL of Al-Najada is revealed in the figure ground analysis. A diversity of open spaces and built up for are exposed in the fabric of the district in the map figure 56. It clearly determines that the old fabric of the district is a dense and congested fabric and the new buildings in the area are large blocks looking at the main street. Different levels of street network are observed with different

widths, narrow lanes and other wider lanes. A strong sense of the old Islamic city planning and principles influenced by the traditional urban planning can be observed in the general morphology of the area.

The historic neighborhood of the old Al-Najada district shows a compact development and social cohesion in the local community. The efficiency of the old settlements enhances the walkability and mobility patterns for their occupants. The most significant aspect of the district planning is the squares or the open spaces which can be observed in most of the old districts of the city, but they are not used properly due to the lack of active public life. The junctions and squares were the most vital meeting spaces in the old district of Al-Najada for the community discussions. Generally, the traditional planned settlements of the Old Doha were powerfully planned bearing in mind the ecological as well as socio-economic sustainability.





*Figure 56* Figure Ground Analysis Of Fareej Al-Najada (Source: Author)

***Mapping of core urban elements:***

The spatial mapping of the district illustrates that most of the main urban corridors are associated with shops functioning historical economic activities. Most of the ground floor in the settlements has the commercial land use and residential land use is on the upper floors. The architectural style in the façade is following the old Qatari architecture.

Different historical settlements and open spaces that are protected are shown in figure 57 but they are in very poor physical conditions. There is a clear conflict shown between the old and the new constructions in the area in terms of the building methods and the materials used which leads to the losing of harmony in the architectural styles.

The street networks and the urban passageway that is associated with the significant Souq in the area is shown in figure 57 . Unique commercial activities are carried out in those marketplaces in Al-Najada district. However, the low quality and poor physical conditions of the old streets in the Al-Najada are not meeting the suitable requirements of the development management guidelines. Several traffic flow problems, congestion and loading issues are observed in the narrow lanes by the sellers and the people using the area.

The old neighborhoods in the district that is traditionally called as “*Fareej*” is shown in figure 57 as another significant component of the social fabric of the city. The old neighborhoods are usually combined with numerous open spaces performing as square, parks and plazas for the community. The word *Fareej* is original old Arabic word which exactly means a district or neighborhood and in other countries it called “*Mahalla*”. The *Fareej* is veiled residential district mainly perceived behind the facades of eventful commercial hubs. The *Fareej* can consist of a number of housing units built along the main street with a narrow side street that can be shaped in a form of quarter. The old street network is used to distinguish and define the *Fareej* with the assistance of local old residents' and related focus groups. The people living in the *Fareej* are mainly belongs to the same tribe.

As mentioned in many of the literature there is a strong relationship between the

social cohesion and the neighborhoods among the community. According to Beumer in 2010 the open space plays a major role in the control of social cohesion in the community. He debated that the personal identity of the residents becomes an extension of the neighborhood, the image and the location of the neighborhood increasingly affected by the social unity. The *Fareej* characterize a remarkable spatial component in an old Doha , the upcoming studies requires to be carry out to evaluate their current social cohesiveness and its influence on the social circumstances.

The Islamic neighborhood is usually structured to include a gathering space, like square, mosque and souq. The main role of those public spaces was to combine the local community within the neighborhood and to endorse a collective participation in the historic urban landscape of the city.

In addition to the above discussed physical urban features of the historic city, Intangible heritage represents the uniqueness and vitality to its older communities. In cultural terms, the city is rich in its old skilled worker which provides a rich means of living.

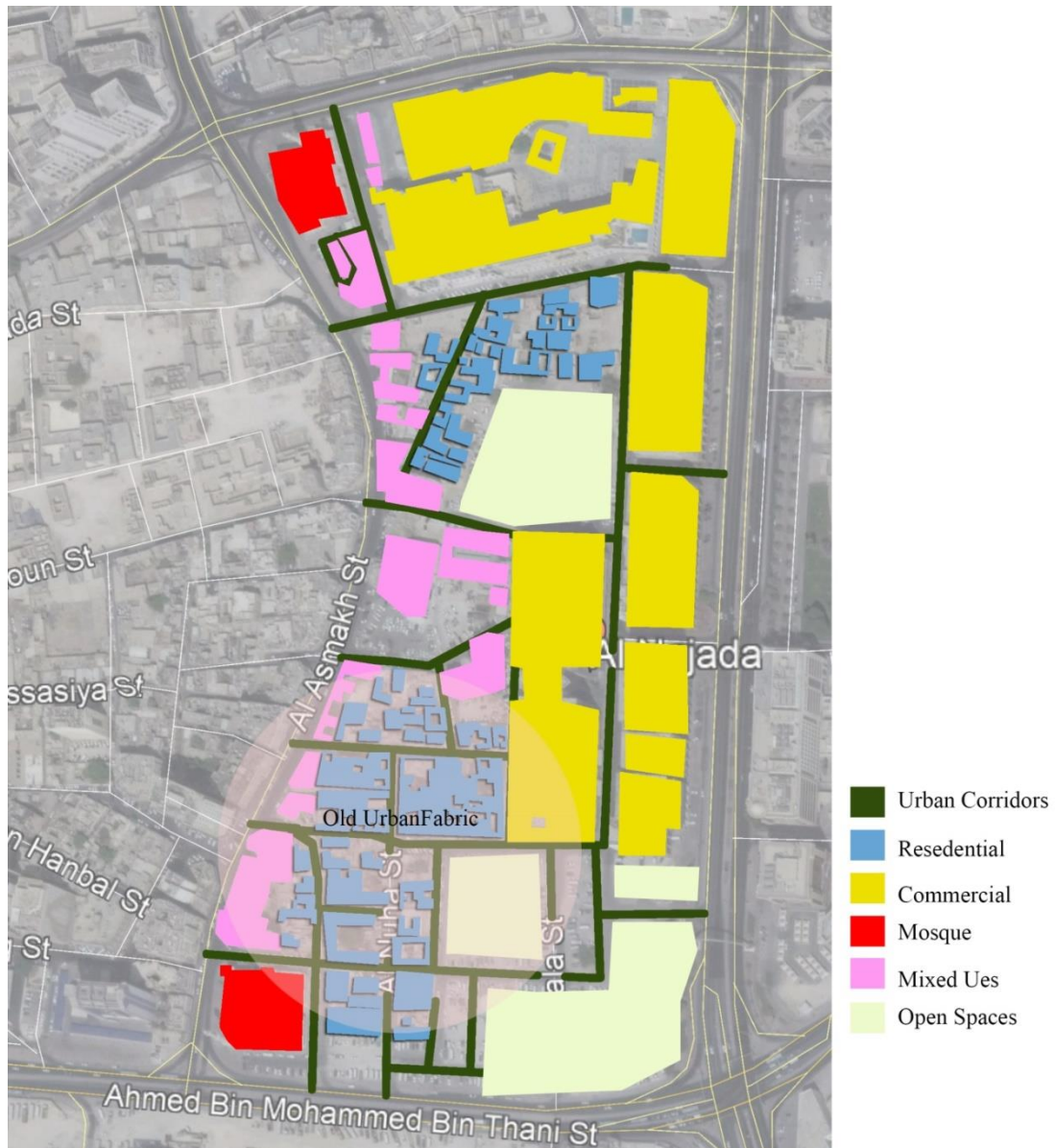


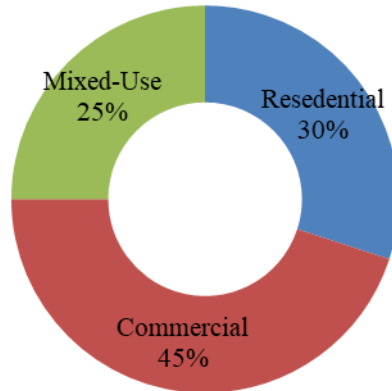
Figure 57 Mapping Core Elements Of Fareej Al-Najada ( Source:Author)

### *Development trends analysis*

The process of decline, transformation, and sub-division affected the typical situation of housing structures. The settlements in Fareej Al-Najada have been dominated by the under-privileged class of people, Most of them are settled there for several years . Many of such establishments were categorized as slums due to very poor situations of the settlements and the lack of elementary facilities and services.

From the deep primary surveys, it has been noticed that more than 57% of the settlements are organic settlements which are inhabited by low income workers. Multiple parts of the assemblies are shared in these settlements which have run to very high residential density. In the old settlement 45% of the land use of the area is commercial, 30% is found to be residential and 25% is mixed use building with commercial and residential activities as shown in figure 58. Analysis of the occupancy of the settlements shows that 60% of the population are Indian 20% Nepalis , 10% Bangladeshi and 10% from Sri Lanka. In addition to this, It has also been detected that about 45% of the settlements were occupied in the 1970s, 55% in 1980's and 22% in 1950s. During those years a shift towards mixed residential and commercial buildings has occurred.

### **The existing Land-uses of the area**



*Figure 58 Percentage Of Existing Land-Uses Of Fareej Al-Najada ( Source : Author)*

### **A Historic Urban landscape Conservation plan for Fareej Al Najada**

The location of Fareej Al-Najada in the heart of Doha makes it significant and gives it the potential to be one of the most important attractions in the country. The heritage values of Fareej Al-Najada can be integrated with its current context in a wide framework for the city development by different steps. The first one is ordering the actions and policies for the conservation and development in priority. The second is finding an appropriate partnership for the local managing frameworks; this can be established by developing

instruments for the public and private sectors.

In order to revive Al-Najada, the following plan is developed divided into Tangible attributes and non-tangible attributes:

***Tangible attributes:***

The tangible attributes are the structures and the elements exist in the area such as the commercial buildings, residential buildings, mosques, Majlis, the open spaces and the streets. The tangible attributes will be developed according to three principles:

1. Adaptive reuse of the built form and the land-uses
2. Upgrade of the neighborhoods by greening the area and planting
3. Utilize the empty lands into public spaces
4. Develop a pedestrian friendly streets

***Adaptive Reuse of the built form and the land-uses:***

By cooperating with the urban planning agencies in the city of Doha and by the Municipality and development authorities, the buildings in Al-Najada can be restored or reused. This can be achieved by adapting the existing regulations and modify on them in order to have a developed conservation of the historic properties according to their uses. Commercial buildings in the Bank Street are modern structures, but the other buildings in the north and west facades of the area should be renewed. The uses of the four facades will be for retail shops and the most attractive activates.

The shops in the northern part of Al-Najada are specialized retails for fabric and other carpentry work. People working in this field are satisfied with their industry in the area; according to this the shops will be renewed and developed to meet the standards of the restoration plan. The suggested buildings materials to be used for the restoration and the building techniques are the traditional Qatari materials.

The residential buildings in the area are two types, apartments located in the mixed use buildings, the ground floor is shops and the upper floors are for residential use, the other type is the courtyard houses, both of them are occupied by workers. There is a plan by the state of Qatar to move all the workers in the labor camps in the industrial area. This will be a solution for occupying the worker and will help in the renovation process in the area. The courtyard houses in the area are suggested to be carefully renovated and revived to have the same soul as the old Fareej as they are sensible elements in the area. Also the apartments can be repaired and both of them can be rented for families.

Other uses that is not considered in the area can be added like a primary school, this will make the area attractive for families , as most of the families prefer to have their children studying in the same location they lives in . The mosque can be restored and the plaza in front of the mosque can be used for the ritual events and gathering like Eid prayer. Also the Majlis as public gathering area can be integrated into the proposed plan of Al-Najada.

### ***Upgrade of the neighborhoods by greening the area and planting***

According to the results of the survey, there was a question asking people how they imagine their own neighborhood, most of them answered to have a green area with plants



on the edges of the neighborhood. The HUL plan will promote a concept that will improve the sense of place and the environmental aspects in the neighborhood.

The courtyard houses can have planting in their inner courtyards. The proposed school as well can improve the surrounding, it can be designed with a courtyard with plantings and green areas, and this will motivate the coming generation and makes them aware about the importance of planting for the environment. The edges of the narrow streets can also be provided by green areas.

#### *Utilize the empty lands into public spaces*

The empty large land that is used for car parking is proposed to be converted into a neighborhood park. The park can have a cultural theme that exhibits some of the traditional cultural values. It will be easily accessible as it is located near the newly proposed metro station. The open public park will have the facilities that attract people, sitting area, playground area and some cafes as most of the people attracted by having activities to do.

Barahat Al-Jufairi was used in the past by the people who were working in the sea, the sailors and the pearl divers. They were gathering in the area deciding about the tools and the instruments they will take for the long trips. Also to select the people who are going to join the trip and gives everyone their tasks. This area is suggested to be revived to exhibit this process and the story of the pearling as it was in the past, it can be used as a cultural gathering area with exhibitions.



*Figure 59* the existing situation of car parking in Fareej Al-Najada (source: by Author)



*Figure 60* The proposed park in Al-Najada (Source: Author and photomontage from an original photo by: el sutton )

### *Develop a pedestrian friendly streets*

The only internal street that will be used for cars is the one that is located behind the banks in the bank street , the other minor streets will be used for pedestrian as they are narrow streets “sikka “. Also some pedestrian bridges will be proposed to connect FareejAl-Najada with other attractions of the area, like Souq Waqif and Msherib.

People can easily access the area as the metro station is located in the northern part of Al-Najada, another way to connect the attractions of the city with Fareej Al-Najada is by using the tunnels of the station.



*Figure 61*current Situation Of The Streets In Fareej Al-Najada (source : Author )



*Figure 62* Proposed View Of The Friendly Streets In Fareej Al-Najada ( Source : Author)

### ***Intangible attributes***

#### ***Social and cultural values:***

The success of the plan can be ensured by reviving the social and cultural values of the area, most of the people according the survey are not aware about Fareej Al-Najada. The aim of the conservation plan is to ensure the social and cultural sustainability by supporting the community appreciation of the traditional heritage. This can be achieved by making this heritage accessible by wider number of audience. By proposing new land-uses like the school, the social and cultural values can be delivered to the younger generation;

this will ensure the continuity of the values to the next generation. Also by proposing cultural hubs of the area, the visitors and tourists can be exposed to the heritage values of the region.

The traditional industries can be supported by having training workshops in order to improve those skills and trades. This will make the area a lively area with full of activities for different age groups of people.

### **Summary**

Historic neighborhoods of Al-Najada are following the old Qatari architecture style with courtyard houses and other elements to be sustainable for the climatic conditions of the area. Nevertheless, after the discovery of oil with the passage of time, the city has encountered the force of after the 1950's. The compact fabric of the old city is revealed by the figure ground analysis. The old neighborhood in the district that is known as Fareej still shows a culturally traditional life. The people in the old neighborhoods were gathering in the squares, Majlis , mosque and open spaces that is connected with their own Fareej . However, these squares are now in bad physical conditions and most of the open areas are used as car parking by the people.

The four main urban components which have been spatially mapped are urban corridors, old neighborhoods, open spaces and commercial areas. Also, the intangible heritage elements connected with the area is being mapped to define traditional economic activities. Primary surveys have been carried out with public authorities, residents and visitors of the old Doha helped in analyzing the developments trend in the area. The historical timeline analysis of the urban transformation of Al-Najada shows the evolution of the area from the pre oil to the present days.

## CHAPTER 7: Conclusion and Recommendations

The HUL approach in the thesis sets a series of values for the urban landscape conservation in the historic districts of Qatar. The principles applied are originated from global heritage conservation charters and different case studies for cities that have applied the approach.

The four tools for the application of the HUL approach are the public participation tool, knowledge and development tool, regulatory systems tool and the financial tool. Before starting the HUL conservation project a thorough study should be carried out, this study includes the elements in the area, the tangible and intangible attributes, the values of them and their significance. The historic structures and old monuments should be carefully defined and analyzed as they are sensible elements. Also the open spaces, public facilities and other land uses in the area must be studied as they create the sense of the place.

A preliminary study was carried out in order to define the borders of the area, the boundaries of the area are four main streets, surrounded by Banks and commercial activities which has the greatest gathering of people and the highest value. The structures with the heritage value are located in the central part of the district.

The conservation process according to the HUL approach should target to have the least changes. The buildings techniques and buildings materials should be adopted whenever it is feasible.

The HUL approach requires considering the urban landscape of the area as layers not as one sole element. The first step in developing this is to identify the different layers of the old district, in order to determine the future urban ideologies of the area. The tangible

and intangible attributes identifies what is valuable in the area and should be conserved, when this is fixed, the physical features like the building restoration strategy and the open spaces utilization will be determined.

The application of the HUL in Fareej al-Najada takes into consideration the social sustainability by engaging the property owners and the current people who are occupying the area in the process. The relation between human and the built environment is considered in this thesis, as it emphasizes on sustainability. The integration between the urban landscape and the social aspects are considering in the regeneration process.

The historic core of an old city has a vital significance from the historical point of view as well as the economic and cultural values. Over the years, the change in the urban ideologies and assertiveness in the direction of the renewal of the distinctive old city regions is obvious from a passive attitude. The shift of the conservation of distinct structure to a further approachable conservation approach of the complete historic urban fabric, this considers different layers of the site, the architectural elements, archaeological, social, historical, cultural and environmental values in a general means.

The historic city of Doha, Fareej Al-Najada is analyzed as representative of a historically significant medium sized city. Its exclusive heritage values and local setting claim special support to convey it to a pleasant and comprehensive method of planning. A comprehensive methodology of a primary and secondary level of data collection was carried out for the macro-level characterization of HUL of Al-Najada district.

The spatial mapping of the 186 thousand square meters of Fareej Al-Najada is built on a figure-ground analysis of historic urban fabric, in order to identify historic urban elements. The trends of the development in the city was analyzed by using the primary data

collection. Regardless the anxious situation of infrastructure in the old city, Fareej Al-Najada still has a great possibility to direct its strengths in the right path.

Many new planned housing schemes and commercial buildings are available in the area , they are directing it to grow as an significant attractive center in the region. This raises additional concern regarding the development of the core city, and how it will be preserved under this fresh stage of development with various sets of objectives and concerns. The thesis concludes that the necessity for renewal in the old cities like Doha, which have a traditional urban fabric and social structure, should not be only tourism based conservation, but the emphasis should be further on the social sustainability which will ensure to achieve long-term sustainability for the local communities.

The thesis recognizes that the historically significant cities in Qatar and other evolving countries require a more holistic methodology of urban revival including the cultural, social, ecological and economic values of its historical settlements. Instead of observing only the physical characteristics and architecture of the constructions, the necessity is to study the requirements of the local communities, mainly families of different living standards, different income and lifestyle.

### **Recommendations**

This thesis developed a set of recommendations based on the historical values and the HUL approach in order to agree on a common method for the urban conservation of the historical districts in the state of Qatar

1. Development of an accessible data base for the community contribution , in order to participate in the future conservation projects .This will increase the awareness



of people about the urban heritage and ensure the continuity of the concept to the next generations

2. The sustainable development values should be followed in all the conservation projects of the city of Doha , either if they are tangible values or intangible values
3. The integration of the city by connecting the contemporary part of the city with the old part
4. Encourage the old citizen of the historic areas to retain the ownership of their properties and contribute in the conservation process
5. adopt the polices and guidelines of the conservation of historic urban landscape to meet the international charters guidelines and to be suitable for the local context
6. identifying all the forces that controls the historic city , this will enhance its connectivity with socio-cultural an economical resources

### **Opportunities for Future Work**

The author proposes to study the micro level of the historical values and characterization of the settlements in the future researches, the framework should be taken to the next level instead of macro level. The micro level for the HUL conservation approach will ensure a proper planning at neighborhood level; it will provide an assessment and appraisal of the quality of life of its community. Also the interaction between human and the space should be considered in the study deeply.

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## APPENDICES

### APPENDIX A: Analysis Topics, Techniques, Methods and Tools Applied In a Historic Urban Landscape

Complex layering of urban settlements				
Physical context study	Analysis topics	Techniques and methods	Tools	
Natural Environment)	The site's morphology (Analysis of	Surveying Techniques	Maps	
	Soil		Tables	
	Landscape-vegetation		Charts	
	Plantation-Flora/Fauna Water Climatic Features		Diagrams	
	Physical Analysis:			
contemporary part of the city)	Analysis of the Built Environment (the Historic center and the	1. Location analysis	Documentary research	Maps
		2. Historic analysis	Documentary research	Data collected from books, maps, documents
		3. Urban pattern analysis	Documentary research	Maps
		a. Form of development	Morphological analysis (Conzen Methods)	3D drawings
		b. Solid-void relations	Solid-void relations	Maps
		c. Street pattern, urban spaces	Figure-ground analysis	Street silhouettes
		d. Elements of the area (paths, nodes, edges, landmarks and districts)	Linkage theory or/ Lynch analysis	3D scaled sketch drawings
		e. The gap sites and vacant plots of land	Photograph	Photograph
		4. Architectural evaluation	Lost space analysis	Maps
			Site surveying	Photographs With sketch and measured drawings and photographing;



information gathered on tables

<b>Infrastructures and gardens</b>	<b>Infrastructures</b>	Technical infrastructure	Documentary	research Maps and reports
	<b>Open spaces</b>	Historical and functional evaluation of open spaces (part of urban pattern analysis)	Site surveying	Maps photographs
	<b>Perceptions and visual relationships</b>	Architectural evaluation	Site surveying	Maps photographs

## APPENDIX B: Field Record Sheet for the HUL Assessment

### Landscape Assessment : Field Record Sheet – Checklist Of Descriptors / Attributes

<b>Location :</b>		<b>Date:</b>	
<b>Planning Zone:</b>	<b>District:</b>	<b>Localities :</b>	
<b>Communication</b>	<b>Subdivision Pattern</b>	<b>Heritage</b>	<b>Themes</b>
Roads	Regular Grid	Farms	Rustic
Track	Irregular	Gardens	Beautification
Path	Curvilinear	Parks	Etc.
Railway	Distorted	Avenues	
Stock Route	Other	Ruins	
Military		Memorials	
Bridges	Lot Size		
<b>Building Categories - Types</b>			
<b>Public Buildings</b>	( Town Hall , Council Offices ,Post Office, Police , Courts , Quarters , Railway Station ) Religious Prescience, Educational Prescience, Hospital Prescience, Monuments, Other .....		
<b>Commercial</b>	Banks, Hotels, Retail Shops, Market, Other .....		
<b>Industrial</b>	Manufacture, Ruins/Foundations, Diggings		
<b>Residential</b>	Apartments , Villas , Courtyard Houses , Family Apartments , Workers Apartments		
<b>Open Spaces</b>	Cemetery , Gardens , Parks ,Sporting Avenues , Avenues , Squares		
<b>Sketch :</b>			

<b><u>Visual assessment</u></b>					
<b>Scale</b>	intimate	small	medium	large	
<b>Texture</b>	Smooth	Textured	Rough	Very rough	
<b>Color</b>	Monochrome	Muted	Colorful	Garish	
<b>Complexity</b>	Uniform	Simple	Diverse	Complex	
<b>Unity</b>	Unified	Interrupted	fragmented	Chaotic	
<b>Form</b>	Straight	Angular	Curved	Sinuous	
<b>Enclosure</b>	Expansive	Open	Enclosed	Constrained	
<b>Visual dynamic</b>	Sweeping	Spreading	Disappeared	Challenged	
<b>Views</b>	Panoramic	Framed	Axial	Internal	
<b><u>Perception</u></b>					
<b>Security</b>	Intimate	Comfortable	Safe	unsettling	Threatening
Stimulus	Monotones	BLAND	Interesting	Challenging	Inspiring
Tranquility	Inaccessible	Remote	Vacant	Peaceful	Busy
Pleasure	Unpleasant	Pleasant	Attractive	Beautiful	

**Other comments**

**Settlement :**

Form : linear , irregular , mixed

Style / architectural period : vernacular , postmodern , modern

Materials: stone , brick , timber

**Streetscape :**

Local , collector , main

Widths, services,

Footpaths , nature steps , fences , channels , drains

Street , trees , gardens

**Summary description : main elements , features , attractors , detractors**

**Key characteristics / attributes :**

**Condition and integrity :**

**Significance :**

**Comments :**

## APPENDIX C: public participation Survey

### Demographics

<b>What is your gender</b>	Male	Female			
<b>What is your age</b>	younger than 25	25-34	35-44	45-55	older than 55

<b>What is your nationality</b>	Qatari	Non-Qatari - Arab	Other Nationality
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### Awareness about Fareej Al-Najada

<b>Have you ever heard about Fareej Al-Najada</b>	Yes	No
---	-----	----

### Do you know nearby places of Fareej Al-Najada

<b>Have you ever visited Fareej Al-Najada</b>	Yes	No
---	-----	----

### What is significant about Fareej Al-Najada ( if you have visited it )

**Name three landmarks in Fareej Al-Najada**

### Conservation of Fareej AL-Najada

<b>If Fareej Al-Najada is conserved are you going to live their</b>	yes	no
---	-----	----

<b>Rank the following land uses to be implemented in the regeneration plan of Fareej Al-Najada according to your preference</b>	Scale	Educational Institutions	Cultural and social hubs	Courtyard houses	Mixed use	Commercial Zones	Housing apartments
1							
2							
3							
4							
5							