3- Jeddah Development Plans
3. The proposed development plans for the Jeddah Historic Area

In view of the important geographic location and strategic role of the city of Jeddah at the local and regional level, the city is witnessing, since the mid-twentieth century, urban changes and shifts at a rapid rate. Current regulations which have been formulated since the eighties no longer keep pace with developments in the modern age and the status quo. Therefore, there is an urgent need for the formulation of new regulations to maintain the outstanding value of the historical area and keep pace with developments in the modern era.

3.1 Overall objectives of growth and development:
The new master plan of the Jeddah historical area has been drafted to achieve a set of integrated objectives, the most important of them is:
- Preserve the architectural and urban heritage represented in the urban fabric of the area and its content of historic buildings, paths and open spaces.
- Development of the Jeddah historical area in order to achieve its prosperity in the light of developments in the surrounding urban areas.
- The development of the surrounding areas to ensure the preservation of the historic areas value.
- Provide opportunities for investment in the city.
- Improve living conditions suitable for residents.

3.2 Proposed development plan:
The proposed development plan for the Jeddah historic area depends on the preservation of the historical and cultural heritage of the area. Based on which the optimal approach to the historic area of the city of Jeddah can be determined. This plan seeks to develop the Jeddah historical area in a manner that enables it to perform its strategic role as a major center for business and housing, with an emphasis on the need to preserve the historical, cultural and architectural value. This plan also integrates with the initiative of nomination of historic Jeddah to join the list of UNESCO World Heritage Sites.

The new plan adopts a set of strategies in support of the historic area and its Surrounding urban areas:
1) Development of the urban environment and improve the historical level to encourage people to live in the Jeddah historical area to help to restore the balance of the composition of the population and help to support the historic and cultural heritage in the area.
2) Restoration of buildings of historical and architectural value and determine the best way to deal with and make use of them.
3) Develop Building Controls and Regulations for construction and development in the area to ensure the preservation of the architectural and urban heritage.
4) Development of the commercial corridors to keep up with the developments of the era, and enable them to perform their role as important business centers at local and national levels.
5) Take into account the environmental dimensions through the development of pedestrian networks and mass transport reducing the reliance on vehicles as a mode of transport

At the level of the surrounding urban areas of the historic area, the plan has been adopted as extension areas along the four directions (north, east, south, and west) and plays an important role in preserving the historic area and the distinctive characteristic of the historical area distinctive architectural and urban value. The plan relies on the horizontal growth instead of the vertical growth, which negatively affects the general character of the area and value, as well as depending on the allocation of the areas to the northern extension to develop recreational touristic corridors linking the area to Al-Baiya’a square which is one of the most important open spaces in Jeddah. The areas of the eastern, southern and western growth have been customized to accommodate new commercial and administrative activities providing a sophisticated urban environment offering all modern requirements for such activities such as larger parcels, improved traffic networks, urban spaces and services to help these areas attract more investment to the city and the historic area and maintain the image of the area as a major center for business and residence. The southern extension offers new residential areas that meet the demand of the city’s residential units. A new area at the western part of historic Jeddah and adjacent to the seaport has also been allocated to include services required by the targeted activities.

3.3 Jeddah Historic core as Nominated Property:
The Jeddah Historic Core has been identified as the Nominated Property to indicate the distinctive historical and architectural significance. This area is considered as one of the oldest urban areas in the history of the Kingdom of Saudi Arabia, and it is the area nominated by the Kingdom to join the list of UNESCO World Heritage.

3.3.1 General description of the nominated property
The area of the Nominated Property is 17.92 Hectares (0.179 square kilometers), which is part of the Al-Balad District, and geographically located in the center of the city of Jeddah, close to the Red Sea coast.
Figure (7): New Plans for the Historical Jeddah Area
The residential areas are divided into six local areas provided the term 'lanes', which are Al-Mazloom Lane, Al-Sham Lane, Al-Yemen Lane, Al-Bahr (sea) Lane, Al-Karentinah Lane and Al-Nadah Lane. Social surveys have been conducted which indicate that the population of the Nominated Property, approximately 30,000 people, is almost a balanced mix between Saudi citizens and expatriates. The area contains a range of commercial and banking activities in addition to the main activities of the residents.

3.3.2 Geographical boundaries
The boundaries of the Nominated Property in the historic Jeddah area have been renewed in which the vast majority of the heritage buildings are located, while still retaining their authenticity and historical value. Figure 8 indicates the boundaries of the Nominated Property. Table 1 shows the coordinates of the boundaries.

3.3.3 Characteristics of the Nominated Property (NP):
Generally, the Nominated Property is characterized by an urban fabric consisting of a set of relatively narrow pedestrian paths or alleyways created by groups of buildings varying in sizes. The NP is divided into two parts: North of Al-Alawi Market in Al-Mazlum Lane and south of Al-Alawi Market in Al-Yemen Lane.

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Table (1): Coordinates of the Nominated Property Area

Figure (8): Nominated Property
Figure (9): Nominated Property and Buffer Zones
Characteristics of the Nominated Property:

The Nominated Property represents the best-preserved part of the Historic Jeddah. It also includes an ensemble of the urban and architectural characteristics typical of Historic Jeddah. It includes parts located in three of the lanes/quarters in which are: Al-Sham, Al-Mazloum, and Al-Yemen quarters/lanes.

The Nominated Property includes more than 250 of the historic buildings covering an area of 18ha. The NP contains residential and commercial buildings with pedestrian paths of organic planning as all are meandering paths of varying widths. Within the dense residential areas, are open spaces (baraha-s), usually located adjacent to local mosques (zawiya-s) and prominent family houses. The area includes a majority of the historic buildings in the city. These buildings have a high historic and architectural value. Its worth mentioning that all these buildings have been previously recorded and documented based on the project of the study of the Jeddah historical area which has been conducted in 1400H 1980- by consultant Robert Matthew and issued special regulations.

The most important architectural characteristics of these buildings are:
- Floor areas are limited with plot coverage often %100.
- Limited height of buildings ranging from one floor to six.
- Roshan’s to deal with the openings of windows and vents. Roshan’s are created of wooden units that have been decorated then assembled into panels of decorative treatment and installed on the facade of the building through wooden brackets, or stone stands. They appear in different shapes, colors, multiple sizes and forms. The Roshan’s have played a very important role for the users of buildings, especially in providing privacy, ventilation and indirect lighting.
- The appearance of high wooden doors in many buildings often consists of two decorated and carved wooden shutters. These doors are surrounded elements carved from stone, especially at the upper thresholds.
- Use of different ornaments with a variety of geometric patterns and plant motifs.
- Buildings tend to use light degrees of colors (often white) on the walls as they use white lime stone in plastering. Wooden items appear in multiple colors.
- Jeddah’s traditional houses do not have courtyards. They are vertically zoned, organized around a core circulation extravereted in planning and urban in character.

Jeddah’s traditional houses provided solutions to cope with the climatic conditions that played a critical role in shaping the urban fabric and the morphology of the area. The street network corresponds to the prevailing breezes, and is oriented north and northwest. Local airflow in alleyways is stimulated by the alternation of light and shade, warm and cool surfaces, and hot and cool spaces.

The majority of the houses were detached or semi-detached units, to generate more streets and increase airflow and cross ventilation in the hot and humid climate of the Red Sea. Their proximity and their height were also important factors playing a positive shading role and protecting the streets from the sun and heat.

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The Nominated Property can be subdivided into three distinct zones:
The northern part, from Madinah Gate to the West-East corridor of Souk al-Juma, is mainly a residential area, characterized by the “Roshan-s tower houses”, unique both for their style and size.
The central sector includes the area comprised between the two major souks, with a high density of historic houses and the largest historic mosque of the city, ash-Shafe’i.

The southern part of the Nominated Property, in the Yemen Quarter, develops along the last part of the north-south commercial spine. The districts importance has grown in the last 40 years with the opening of many shops in the ground floors of former residential houses. It is composed of lower, simpler, traditional houses of 2 to 3 floors. Its smaller-scale urban fabric, divided into fragmented properties and densely aggregated, has developed into an important commercial corridor connected to the modern commercial and residential quarters southwest of the Historic Jeddah area, beyond the limits of the ancient city walls.
Figure (11): Example of Rawasheen and Doors used in the Historical Jeddah Area
Figure (12): Example of Rawasheen used in the Historical Jeddah Area
3.4 Buffer Zones

The buffer zones are the urban areas surrounding the Nominated Property on all sides. These areas play a very important role in the preservation of the Nominated Property and enable it to continue and thrive in the modern times of developments.

3.4.1 General description of Buffer Zones:
The area of the Buffer Zones is approximately 113.58 Hectares (1.13 square kilometers). The setting of the geographical boundaries of Buffer Zones was relied on a set of urban analyses that were made during the preparation of the new master plan of the historic Jeddah. It focused on the site of the historic area and its importance, and the needed extensions to accommodate the requirements of development that are not appropriate for the historic area. It was also set as a preservation method of the historical, architectural and urban values of this area against any counterproductive urban extensions. However, four specific geographical linking points have been adopted:

The development plan, in dealing with the Jeddah historical area, depends on the reuse of historic buildings. Reusing is intended to re-create activities to the historic building, either other activity or activity similar to the one which it has been used for in line with their historical and architectural value. The principle of reusing is considered as one of the most important strategies for dealing with historic buildings of value, which helps achieve a balance between preservation of the building and revitalization of their role in surrounding urban areas.

The reuse of a building is usually associated with some limited and non-essential adjustments, especially on the internal design of the building, in order to achieve the functional requirements of the new activity. Therefore, the reuse process must be achieved by specialists who are fully aware of the value of the building and the optimal manner to deal with it so as to ensure the retaining of its excellence and value.

However, through the reuse of historic buildings we can achieve many positive effects, most notably are:
- Maintaining the building against deterioration, as buildings with functional values encourage others who deal with it to maintain and preserve it.

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<td>Southern</td>
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</tr>
<tr>
<td>Western</td>
<td>*16 29 21</td>
<td>North 52 10 39 East</td>
</tr>
</tbody>
</table>

Table (2): Coordinates of the Buffer Zones Area
- Provide a financial return to achieve economic sustainability, which helps maintain the continuation of the building.
- Use the building to ensure no degradation and deterioration occurs.
- The revitalization of the value of the building for the community which helps find some kind of empathy and a sense of belonging to this building, which in return helps keep it and prevent its deterioration.

To achieve the concept of overall balance upon which the development plan relies, through the process of reuse, a range of factors and criteria must be taken into account. These include:
- New activity must be in compliance with the original architectural design of the building as well as any modifications and changes shall be limited as far as possible.
- Preservation of the structural integrity of the building after its reuse, and the achievement of all security and safety standards.
- New activity of the building must be suitable in terms of location, distribution of uses and access to the building from the external corridors in the surrounding urban areas.

3.4.2 Buffer Zone 1:
Buffer Zone 1 includes the remaining parts of the Historic Jeddah are having preserved some original traditional buildings and part of the original urban fabric. This Buffer Zone has morphologic characteristics similar to the ones of the Nominated Property, but is unable to meet the standards required for the World Heritage properties because it presents a much lower degree of authenticity and integrity.

3.4.3 Buffer Zone 2:
The original area once surrounded by the city walls has been affected by the rapid transformation that occurred in the Kingdom after 1947. The first major transformation concerned the physical landscape of the site, which drastically changed in the 1950s and 1960s with the reclamation of large stretches of parcel and the construction of the Islamic Port. While originally open to the sea with pilgrims’ boats off loading their passengers directly into the city, the Historic Jeddah area is now separated from the water.

The second major alteration was the opening of a new large road, Dahab Street, cutting through the dense traditional urban fabric. The sector lying west of this road has since been largely re-developed with high-rise structures.

Buffer Zone 2 includes some historic buildings, office buildings, hotels and shopping malls that date from the 1960s up to today and high-rise buildings.

Though preserving the traditional corridor of Souk An-Nada, this part of the Historic area has preserved its traditional commercial role, but has lost most of its original buildings.

3.4.4 Buffer Zone 3
This zone forms the first outer "ring" surrounding the Historic Jeddah area from the North, East and South.

It is actually composed of different urban sectors:
- **Sector I:** A triangular zone, east of the Historic Jeddah area, between the limits of the ancient city walls and the reconstructed Makkah Gate (that was moved some 200 meters east of its original location). This is a dense neighborhood intimately connected with, and often perceived as part of, the Historic Jeddah area. Small shops and a hardware souk characterize this sector, which includes the Asad Cemetery, surrounded by a modern ring road.

- **Sector II:** An outer crown on the east, extending the protection perimeter to include blocks located beyond the roads encircling the area. This "external" sector is included in the Buffer Zone to control heights and development on both sides of the ring road.

- **Sector III:** The northern part of Buffer Zone 3 is mainly composed of large public parcels: the area formerly occupied by a fortress, where now are found large public compounds, an urban park, the historic Mother Eve Cemetery, road intersections with a large square/roundabout, and some large parcels hosting a parking lot and modern structures. The roads around al-Bay`ah Square, which function like a roundabout, disrupt the original connection of the Historic Jeddah area with the Al-'Arbaeen lagoon, whose southern bank marks the limit of the Buffer Zone 3 perimeter.

**Sector IV:** The southern part is composed of low-rise buildings on the two sides of the ring road surrounding the Historic Jeddah area.

3.4.5 Buffer Zone 4
Buffer Zone 4 forms a belt surrounding the Nominated Property and Buffer Zone 1 to the West. It extends over the ancient seashore in front of the Historic Jeddah on reclaimed parcels, a sector developed with high-rise buildings among which is the famous NCB building – designed by Skidmore, Owings & Merrill – and the Red Sea Hotel.