

Boundaries of Areas of Heritage Value in Greater Cairo



Ministry of Culture- the National Organization for Urban Harmony (NOUH)
The Central Department for Studies, Researches & Policies

Report by: Eman Shokry Hesham
German Archeological Institute in Cairo (DAIK)

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Self presentation



Eman Shokry Hesham is born in 25 Oct 1982 in Cairo, Egypt. Graduated in Faculty of Engineering, Department of Architecture, Cairo University in 2004, & has had her Master's Degree in University of Catania in Cultural Heritage, Italy 2009.

Eman worked at the National Organization for Urban Harmony in Cairo for four years from 2004 to 2008 in these following projects:

- **"Value Map"** project: researches, surveys, photography & urban classifications.
- **"Urban Observatory"** Manager and surveys, reports, photography, researches & presentations.
- **"Delimitation the Borders of Historic & Khedivian Cairo"** theoretical researches, surveys, photography documentation and borders decisions
- **"Putting standards & Urban Guidelines for Qasr Al-Nile Street (Talaat Harb square as the first phrase)"** photography documentation, historical background researches, putting standards & guidelines for elevations restoration.

<http://www.urbanharmony.org/>

- Now she works at the German Archeological Institute (DAI) in Cairo as an architect for the international research project AEgArOn – Ancient Egyptian Architecture Online which develops a repository for standardized architectural information and drawings & make the drawings broadly accessible. Documenting ancient Egyptian monuments in a standardized way using AutoCAD.

http://www.dainst.org/index_d4131af5f4cd14a2529200152c9e0ec1_en.html

- Also she is an assistant lecturer in October University for Modern Sciences & Arts (MSA) Faculty of Engineering, Department of Architecture.

<http://msa.eun.eg/>

Boundaries of Areas of Heritage Value in Greater Cairo

Introduction

The Egyptian capital, Cairo, embodies accumulating layers of buildings constructed in different eras; Contemporary Cairo, European Cairo constructed in the late 19th and early twentieth century, and Islamic or Medieval Cairo (969–1863 AD) built up during the Fatimid, Ayyubid, Mamluk and Ottoman periods. The historic city centre, enriched by numerous monuments, retains a prominent physical urban character and a strong social identity.

The Egyptian urban heritage suffers from ongoing problems and threats. These can be attributed to several intertwining factors; namely the lack of public awareness of and concern for the value of heritage, dilapidating environmental conditions (pollution, subsoil water level), poor conditions of sewerage systems, traffic congestion, and the weakening of economic activities as some activities have moved out and others have changed.

Also the lack of overall control or policy due to the multiplicity of overlapping authorities in charge of historic buildings and areas, limited resources, and the incomplete inventory of historic buildings.

Another main cause is the inappropriate governmental measures including lodging inhabitants in historic buildings in the 1960s (densification and decay of housing stock), and non-conditional renting of historic buildings to the private sector which introduced incompatible uses in these buildings. An evident example is the use of historic *wekalas* (a multistory compound with a central courtyard, which was divided into separate dwelling units, shops, offices, and a chapel) as warehouses. Also rigorous rent control laws, that resulted in negligence and lack of maintenance. Also, until recently, no legislation protected historic buildings from demolition, alterations, and misuse, especially those less than a hundred years old, and certainly maintenance laws were not respected. Marginalization of the local population and disregard for their attitudes, perceptions, and potential participation in any actions in heritage areas, is another veiled factor.

The Project Background

According to the Law no. 119 of 2008, The National Organization of Urban Harmony is responsible for identifying buildings and areas of value in Greater Cairo in coordination with different public authorities, according to the homogeneous zones of Cultural Values (historic, urban, natural and aesthetic) these areas are identified whether with natural boundaries like rivers, seas, mountains etc., or urban boundaries like roads, streets, squares and walls. These Boundaries are to be indicated on official maps accredited by the Supreme Council of Planning and Urban Development.

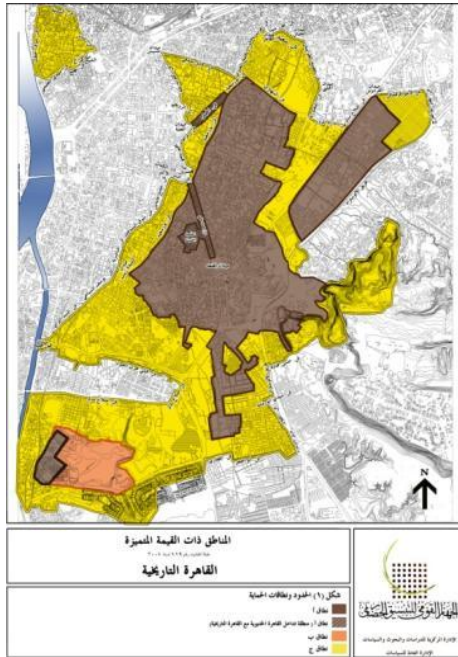
Boundaries of Areas of Value: Identification Criteria

The Area of Value represents one feature or more from the following:

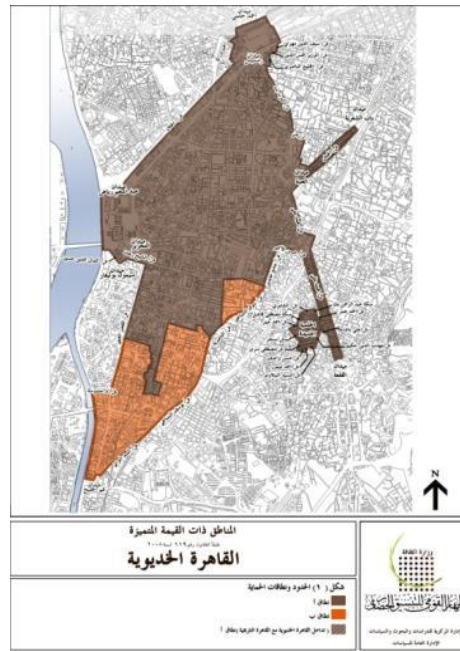
- 1- Buildings in the area have architectural or urban unique character according to the Law no. (144) of 2006;
- 2- The area is with a distinct pattern or expression of aesthetic or construction system or the urban fabric represents a phase of growth or historical development;
- 3- All or most of the area represents an image that reflects political, military or historical or social or economic or scientific, technical, functional values, or contains evidence or historic information in one of the areas mentioned;
- 4- The area is linked to an important event or person or persons or a movement that clearly affected the history of the country;
- 5- The area represents a basic link to areas or buildings or uses that are important or of great value;
- 6- The area represents a cultural aspect of ancient or existing group of people;
- 7- The area represents a natural value that is characterized by landmarks or natural or geological formations of scientific or aesthetic distinct value; and
- 8- The area represents protected natural sites in accordance with the Law of Environment for the reservations.

The project has started to take place at the beginning of the year 2008 in order to conserve Cairo's distinctive architectural identity and its intangible cultural heritage, which shows in artifacts and cultural spaces associated therewith. According to the Law No. 114 of 2006 and Law No. 119 of 2008, the National Organization of Urban Harmony (NOUH) is According to the law 119 for the year 2008; NOUH is responsible for setting the general policy for urban harmonization and proposing relevant legislation; also for outlining guidelines for future development in coordination with other related parties.

The first phase of this project (before IUP-06) concerned about Historic and Khedivian Cairo and consisted of two main missions: Delimitation of borders of the Historic and Khedivian Cairo and classifying it into three main categories according to monuments density, importance and representing unique urban tissue, the second is Putting Regulations and Guidelines for the Category A that is High density areas of valuable monuments and distinct urban tissue.



The Areas of Value in Historic Cairo

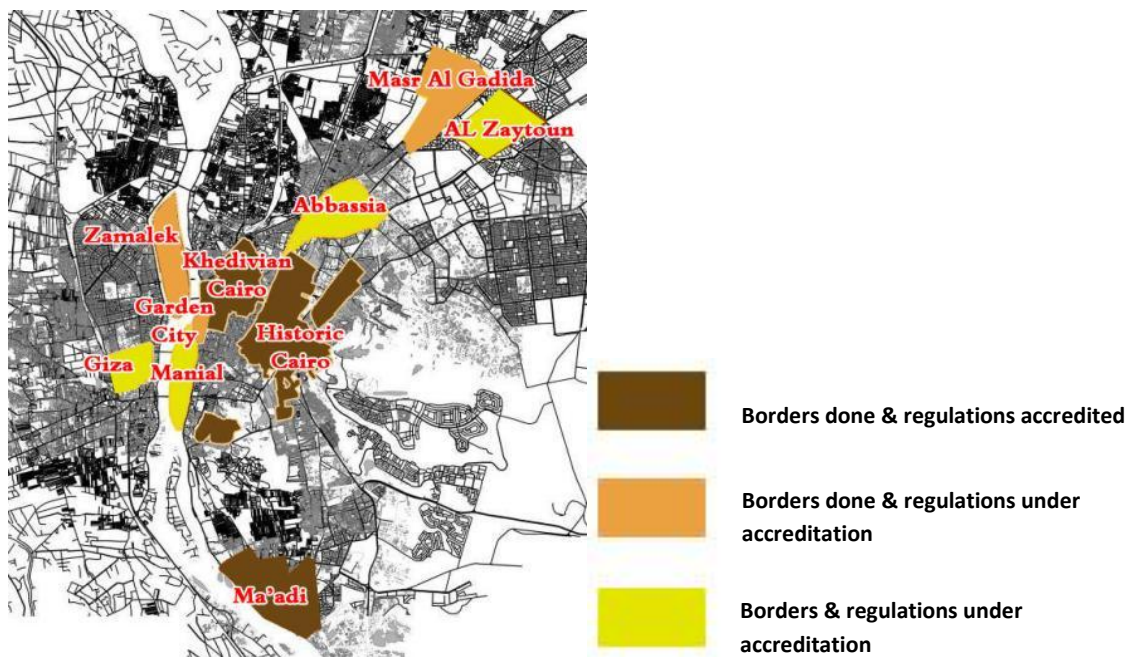


The Areas of Value in Khedivial Cairo

The Current Situation of the Project

After the final borders and the Regulations & Guidelines were set for Historic and Khedivial Cairo, it became accredited by the Supreme Council of Planning and Urban Development and it then were distributed to all administrative quarters in order to be applied.

After the first phase was complete successfully the project has been enlarged to contain more areas of value in Greater Cairo. Detailed information about Ma'adi area of value will be discussed as an example of an area of value later in this report.



The Areas of Value in Greater Cairo

- 1- Areas of Value with Borders done and Regulations Accredited:**
 - a. Khedivian Cairo
 - b. Historic Cairo
 - c. Ma'adi
- 2- Areas of Value with Borders done and Regulations are under Accreditation:**
 - a. Masr Al-Gadida
 - b. Al-Zamalek
 - c. Garden City
- 3- Areas of Value that have their Borders and Regulations under Accreditation:**
 - a. Abbasia
 - b. Manial
 - c. Giza
 - d. Al-Zaytoun

Stakeholders¹

Decision makers

- 1- The National Organization for Urban Harmony**
Making mandatory urban, architectural, historic and social studies and conduct normative regulations and borders to be presented to community groups and to the Supreme Council of Planning and Urban Development for accreditation
- 2- The Supreme Council of Planning and Urban Development**
The accreditation authority which submit the project to the Council of Ministers Presidency for final accreditation
- 3- Non-Governmental Organizations (Community Groups)**
Participation with visions in conducting the normative regulations and borders
- 4- Culture Committee**
Consists of members from both the National Organization for Urban Harmony and the Supreme Council of Planning and Urban Development to coordinate between both authorities

Implementers & Financiers:

- Community Groups (NGO's)
- Property owners (Galleries, shops and restaurants)
- Inhabitants
- Private contractors
- Governmental Authorities (The Municipalities and their different departments)

¹ The stakeholders were being justified as the community groups became decision makers, these community groups were implementers & financiers before. But after having the IUP06, the participant persuaded the head of the National Organization of Urban Harmony that the Community vision is very important & should take part in decision making from the beginning. It is shown in Ma'adi example.

Process (The Example of Ma'adi Area of Value)

Objective Analysis

Development Objectives

- Conservation of buildings of value and their urban tissue
- Tourism attraction
- Economic and social upgrading

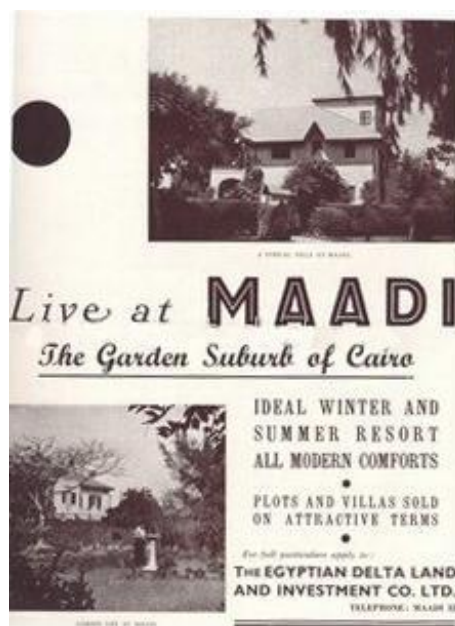
Project Purpose

- Combine previous related efforts and studies have made together to conduct a final delimitation of Ma'adi
- Putting special standards and guidelines for new urban and architecture projects in Ma'adi
- Enforce Stakeholders to accept the project depending on Law no.(119) 2008

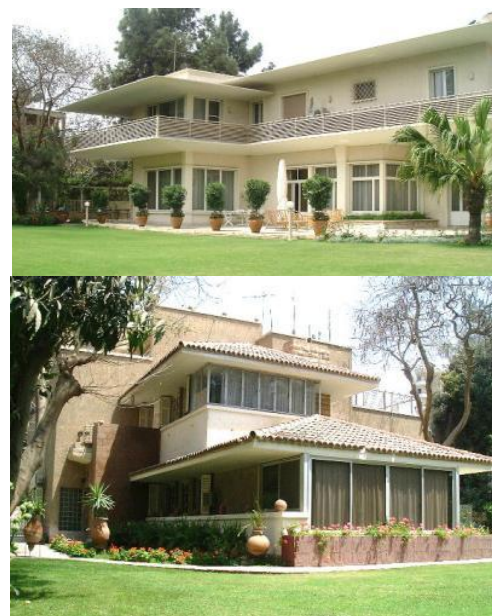
Reasons behind Considering Ma'adi as an Area of Value

- Ma'adi is concentrated with many villas of outstanding architectural style which vary and predominantly English style designed by senior architects;
- The historic church of the Virgin Mary which is located on the Nile beach; the place where the Holy Family stayed in Egypt;
- The Jewish temple which was established in 1934;
- Ma'adi has a unique model, urban design and layout in the context of Egypt.

For a long time it was the only residential garden city in Egypt, which is characterized by low population and building densities and spacious green areas and landscaping which make it an *Urban Forest*, a shaded open green area, which is commensurate with warm sunshine climatic zones. Maadi has been planned according to a clear and specific vision which was creating a green suburb as reflected in the marketing ads under the slogan: "*Live at Ma'adi, the garden suburb of Cairo*"



An Ad about Land Plots & Villas in



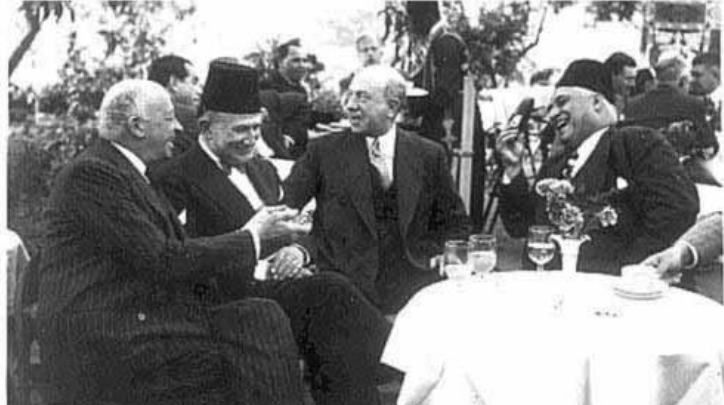
Different Villas of Value in Ma'adi

- It is a society created for the urban environment that provides a good similarity of the European and American architecture. It attracted Egyptians elites as well as foreigners specially professionals and scientists, such as Moustafa Mosharafa²



Princess Fawzia, the sister of the last king of Egypt, King Farouk

Sir Robert Rolo, Hassan Mazloun Pasha, Elie Mosseri Bey and Ahmed Aboud Pasha in Maadi

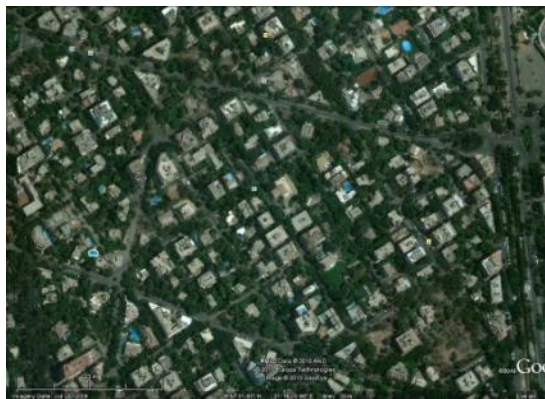


Sir Robert Rolo, Hasan Mazloun Pasha, Elie Mosseri Bey and Ahmed Aboud Pasha, important politic characters in Ma'adi

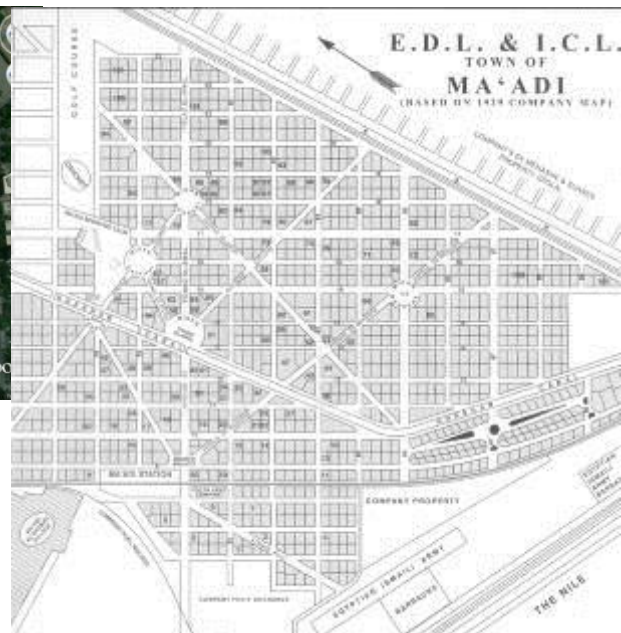
The town planning was done by the british company (the owner at the time) Delta Land & Investment Company for Ma'adi in 1929:

The planning came in the form of a rectangular grid with large axes, public squares & green parks. It was divided into blocks of land area 1.050 square meters, subject to building guidelines to increase the space for the provision of the privacy of housing and green spaces, that still characterizes the area. Maadi model also represents the idea of separation of uses, it is not allowed to open shops, workshops and services but in the specific trade streets, while the remaining residential areas are protected from any disturbance or pollution.

² Ali Moustafa Mosharafa Pasha (1898 - 1950) was an Egyptian mathematician and physicist who was professor of applied mathematics, the Faculty of Science at Cairo University. He contributed to the development of the quantum theory as well as the theory of relativity and corresponded with Albert Einstein.



An Aerial view of Ma'adi Area using google earth programme



Delta land and investment company
Ma'adi 1929

Stakeholders of Ma'adi

Decision makers

- 5- The National Organization for Urban Harmony
- 6- The Supreme Council of Planning and Urban Development
- 7- Non-Governmental Organizations (Community Groups)
 - 7-1- The Organization: "Trees of Ma'adi Lovers"
 - 7-2- The Organization: "Inhabitants of Ma'adi"

8- Culture Committee

Consists of members from the National Organization for Urban Harmony, the Supreme Council of Planning and Urban Development and Helwan Municipality

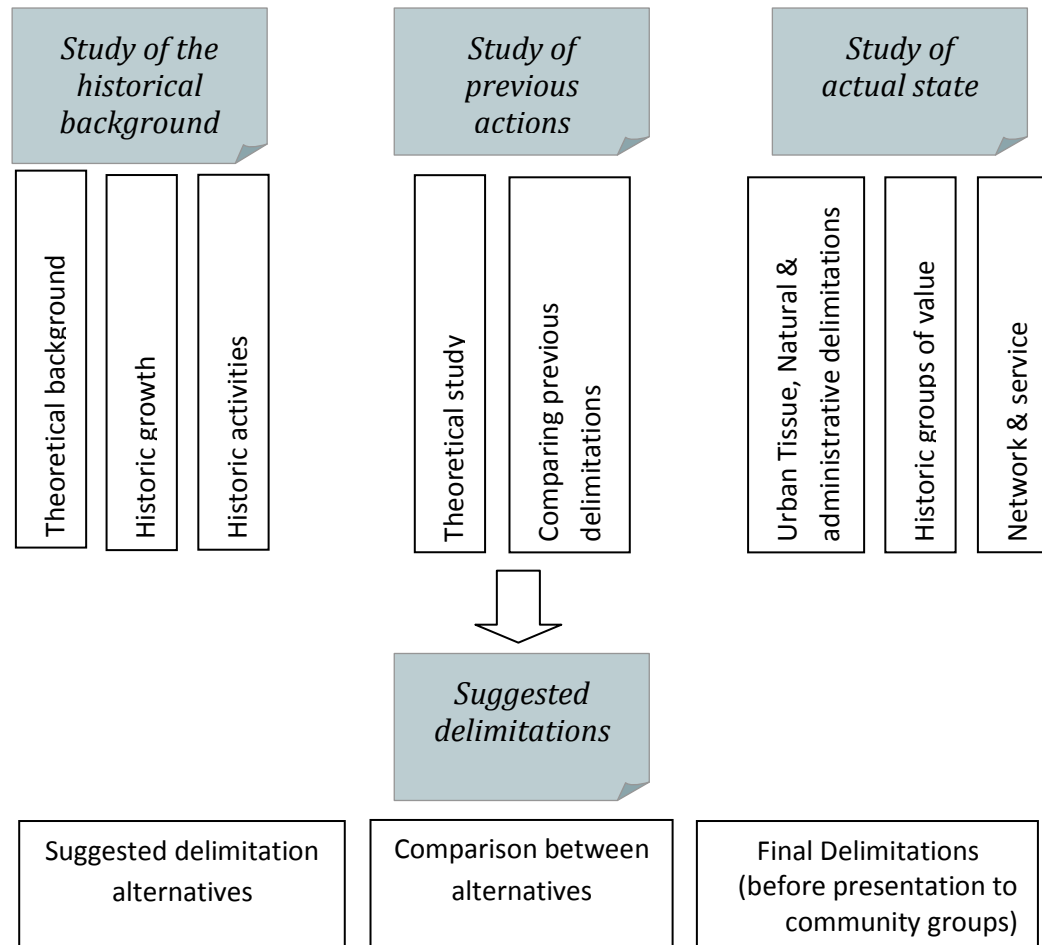
Implementers & Financiers:

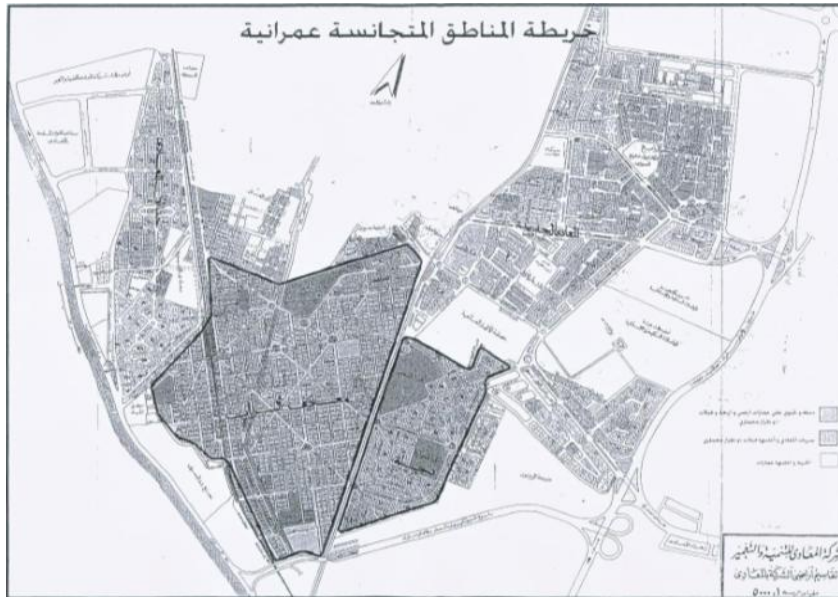
- Community Groups (NGO's)
- Property owners (Galleries, shops & restaurants)
- Inhabitants
- Private contractors
- Governmental Authorities (The Municipalities and their different departments)

Actions taken:

Methodology

The methodology was formulated by the National Organization for Urban Harmony and followed in order to have a preliminary map of value and to prepare the regulations and guidelines for Ma'adi district:





Maadi Company for Development and Reconstruction
Map of the homogeneous area

Actions done after IUP06 Course

- Launching activities through continuous reference group meetings throughout the Process and active participation.
- **Test & Take Action** through feedbacks and reviews.
- **Putting Standards and Guidelines** for new projects in Ma'adi for each category identified.
- Distributing responsibilities.

The guidelines, regulations and the delimitation of the areas of values in Ma'adi district were successfully finished and have been accredited by the Supreme Council of Planning and Urban Development. Annex (1) of "**Delimitations and Standards to Conserve the Areas of Heritage Value of Ma'adi Suburbs**" is attached to this document.

Annex (1)

Delimitations and Standards to Conserve the Areas of Heritage Value Ma'adi Suburbs

1- Boundaries of the Zone of Value in Ma'adi Suburbs

1-1 Borders is shown on the attached map (Figure 1)

1-2 The borders include three ranges/categories of protection and are shown in map (Figure 2)

2 - General Standards and Regulations

2-1 According to Part II titled Urban Harmony in the Law No. 119 of 2008 and its Executive Regulations - Article (33) of Chapter II of the Law, concerning the areas of value:

"Areas of value are identified upon the proposal of the National Organization of Urban Harmony, according to the requirements established by the Organization to maintain and conserve these areas, and issued by a decision of the Supreme Council for Planning and Urban Development. It is not allowed to establish or modify, or make heights or repair any building or project or facility, fixed or mobile, or to add any element temporarily or permanently, or to move or transport architectural elements or statues or sculptures or decorative units in the public urban spaces in the areas referred to in the preceding paragraph (in law) only after obtaining a permission from the competent administrative authority, and the Supreme Council for Planning and Urban Development is to require the approval of the National Organization of Urban Harmony in some areas by a decision specified. "

2-2 *"It is not allowed to establish any structure in public open spaces, or in the streets within the area which is incompatible with the visual image of the façades such as pedestrian bridges, roads, cars or the ads and indicative signs that cut the streets and squares."*

2-3 *"It is not allowed to give a license to uses that contaminates or harmful to buildings of value such as workshops, warehouses and shops, except in places designed for that originally, while allowing the re-use of these properties for the purposes that do not require changes that affect the architectural elements of the building."*

2-4 The Guide of Principles and Guidelines for Heritage Areas approved by the Supreme Council for Planning and Urban Development is a necessity to be committed to.

3 – The Conservation of the Urban Tissue

It is not allowed to divide or combine plots in the zones (a) and (b), and it is not allowed to build more than one building in one plot.

4 - Demolition and Reconstruction of Buildings

4-1 It is not allowed to give any license to demolish before reviewing the position of the property at the registry in inventories of buildings of value according to Law no. 144 of 2006 and its implementing regulations.

4-2 The above-mentioned registered buildings are to be categorized to the levels of the classification contained in The Guide of Principles and Guidelines of Heritage Areas:

A: No intervention or restoration inside or outside the building.

B: No intervention to the facades while allowing the amendment from the inside.

C: No intervention to the facades while allowing the possibility of removing the property from the inside of the building and reconstruction (in the case that the construction status is unstable).

5- New Buildings

5-1 Construction Requirements

5-1-1 Construction Requirements in Zone (A)

5-1-1-1 building Heights: not more than 11 meters or as the street width, whichever is less.

5-1-1-2 percentage of the built area: construction does not exceed 35% of the total land area.

5-1-1-3 Recessions: a free space of at least 4 meters must be left from all edges with the neighbor in all sides and not less than three meters from the street side. And it is allowed an increase of the built area for the levels above the ground floor to no more than 10% of the area allowed. And no more than 1.5 m from the emergence of facades facing the streets, and not to exceed the limits of the recessions previously defined.

5-1-1-4 A garden must be provided for the building not less than 30% of the total land area & this garden should not be paved or used as a garage.

5-1-1-5 It is not allowed to build a basement on an area of more than 50% of the land area to allow the cultivation and growth of the trees of the garden. This percentage includes the slope of the garage.

5-1-1-6 A space for parking should be provided according to the law 119 of 2008 and its implementing regulations.

5-1-1-7 Services only are provided on the roof for the stairs, elevators and air conditioning.

5-1-2 Construction Requirements in Zone (B)

5-1-2-1 building Heights: not more than 5 floors or up to a maximum of 16 meters or as the street width, whichever is less.

5-1-2-2 percentage of the built area: construction does not exceed 40% of the total land area.

5-1-2-3 Recessions: a free space of at least 4 meters must be left from all edges with

the neighbor in all sides and not less than three meters from the street side. And it is allowed an increase of the built area for the levels above the ground floor to no more than 10% of the area allowed. And no more than 1.5 m from the emergence of facades facing the streets, and not to exceed the limits of the recessions previously defined.

5-1-2-4 A space for parking should be provided with a minimum of two places for each housing unit.

5-1-2-5 Services only are provided on the roof for the stairs, elevators and air conditioning.

5-1-3 Construction Requirements in Zone (C)

5-1-3-1 building Heights: not more than 19 meters or as the street width, whichever is less.

5-1-3-2 percentage of the built area: construction does not exceed 50% of the total land area.

5-1-3-3 Recessions: a free space of at least 4 meters must be left from all edges with the neighbor in all sides and not less than three meters from the street side. And it is allowed an increase of the built area for the levels above the ground floor to no more than 10% of the area allowed. And no more than 1.5 m from the emergence of facades facing the streets, and not to exceed the limits of the recessions previously defined.

5-1-3-4 A space for parking should be provided with a minimum of two places for each housing unit according to the Law 119 of 2008.

5-1-3-5 Services only are provided on the roof for the stairs, elevators and air conditioning.

5-1-3-6 For the re-planning areas located within the range (c). Building heights rule is a must while the percentage of the built area and the recessions are exempted.

5-2 Architectural Style

5-2-1 Facades

5-2-1-1 Finishing materials are to be similar to the materials used in the registered heritage buildings in the area such as natural stone or brick apparent or artificial stone or natural earth colors painting (beige or gray).

5-2-1-2 It is not allowed to use curtain walls or aluminum sheets, glass or other polished shiny materials.

5-2-2 Technical Installations

5-2-2-1 Pipes of sanitation, water and gas, air conditioning ducts and devices are not to be put on the facades overlooking the street. If necessary, they are to be withheld by architectural treatments compatible with the architectural design or placed on the building roofs.

5-2-2-2 Antennas and receiver dishes, and any technical installations on the surface are not to appear from the street, as their height should be less than the height parapet and to be fixed on the floor surface. In the case of having to use larger antennas, bend away from the edge of the surface at least as the height of the antenna.

5-2-3 walls

5-2-3-1 The walls around land plots should be vacated and surrounded by plant fence, and the height of no more than 2 meters.

6 – Not Registered Buildings

6-1 Restoration and Modification of Facades: in the case restoring or restoring the building façade; apply the requirements contained in Section 5-2-1

6-2 Technical Installations: air conditioning ducts and devices are not to be put on the facades overlooking the street. For Pipes of sanitation, water and gas, when necessary they are to be withheld by architectural treatments compatible with the architectural design or placed on the building roofs.

6-3 Horizontal and Vertical Extensions: horizontal and vertical extensions are allowed for the existing buildings according to the maximum terms allowed at the zones that the building included in.

7 - Uses and Activities

In the zones (A) and (B), It is not allowed to authorize license to commercial uses except in the streets shown on the attached map (Figure 1)

8 – Commercial Facades

8-1 Commercial Facades should comply with the original voids (windows and doors) for shops according to the original design of the façade. With the necessity of retaining the original external walls of the building in terms of materials, colors and finishes, and not covering building corners.

8-2 If any damage happens to original parts of building façade before or during the processing of the shop, it must be restored and returned to what its original state as a simulation of the original form of the building and its architectural elements.

8-3 Signs of the names of the shops should be placed in the space inside the slot area at the shop facade.

8-4 to the competent administrative authorities is to remove all acts contrary at the violator's expense.

9 - Ads and Banners

Commitment to the Guide of Principles and Guidelines for Ads and Banners.

10 - The Urban character

10-1 The Urban character of Ma'adi should be conserved.

10-2 It is not allowed to construct new bridges and pedestrian bridges in the area of Ma'adi and replaced by tunnels.

10-3 It is not allowed to deduct any parts of the green spaces and gardens, whether public or private.

10-4 It should be committed to the percentage of 50% Gardens in the case of conversing land uses from industrial or service to housing or commercial areas.

10-5 Building areas in clubs should not exceed 10% of total land area, and forbid its use in non-club activities.

11 - Planting

11-1 lists of perennials, distinctive, and rare trees in Ma'adi are to be prepared by a joint committee of Helwan Municipality and the National Organization for Urban Harmony, with the help of representatives of interested civil society in this committee.

11-2 It is not allowed to cut any registered tree in the lists mentioned earlier and the trees older than twenty years, or with a diameter more than 25 centimeters, in the streets or public or private parks.

11-3 Trees over-pruning is not allowed.

11-4 It is not allowed to trim the trees located in public spaces with geometrical shapes as it contrasts with the natural excellence of the suburb. Pruning is only for removing infected or damaged branches to maintain the balance of trees and to prevent harmful interference to them.

11-5 It not allowed putting any fences around the public green open spaces in streets and squares, sidewalks and parks in residential streets.

11-6 The original tree should be replaced with the same type if the process has to take place, and the types of trees in the streets and the area should be considered when planting any new tree.

12 - Sidewalks

12-1 It is a necessity to unify the treatment of the sidewalks of both sides of the street in the terms of finishes, specifications and measurements with height conforming to the technical specifications (Up to a maximum of 15 cm) with a commitment to Guide of Principles and Guidelines of Quality Management.

12-2 The width of the paved sidewalk is between 0.8 and - 1 meter and the rest of the sidewalk is planted.

13 – Ma'adi Nile Waterfront

Ma'adi Nile waterfront represents an environmental protection area.

13-1 It is not allowed to build or put kiosks in any form on the shore of the Nile waterfront.

13-2 The Nile shore is for pedestrians and sporting only.

13-3 The width of the sidewalk on the Nile shore must be at least 6 meters.

13-4 marinas for fixed boats that obscure vision for pedestrians are not authorized.

13-5 Fences heights on the shore of the Nile should not exceed 1 meter and the walls are hollow and not obscure the vision of the Nile, and plants and green spaces should not be visually barriers

14 - Procedural Requirements

For buildings located within the zone (A), the competent administrative authority is committed to the planning and regulation affairs set in the Construction Law No. 119 of 2008 to obtain the approval of the National Organization of Urban Harmony prior to the issuance of the license.

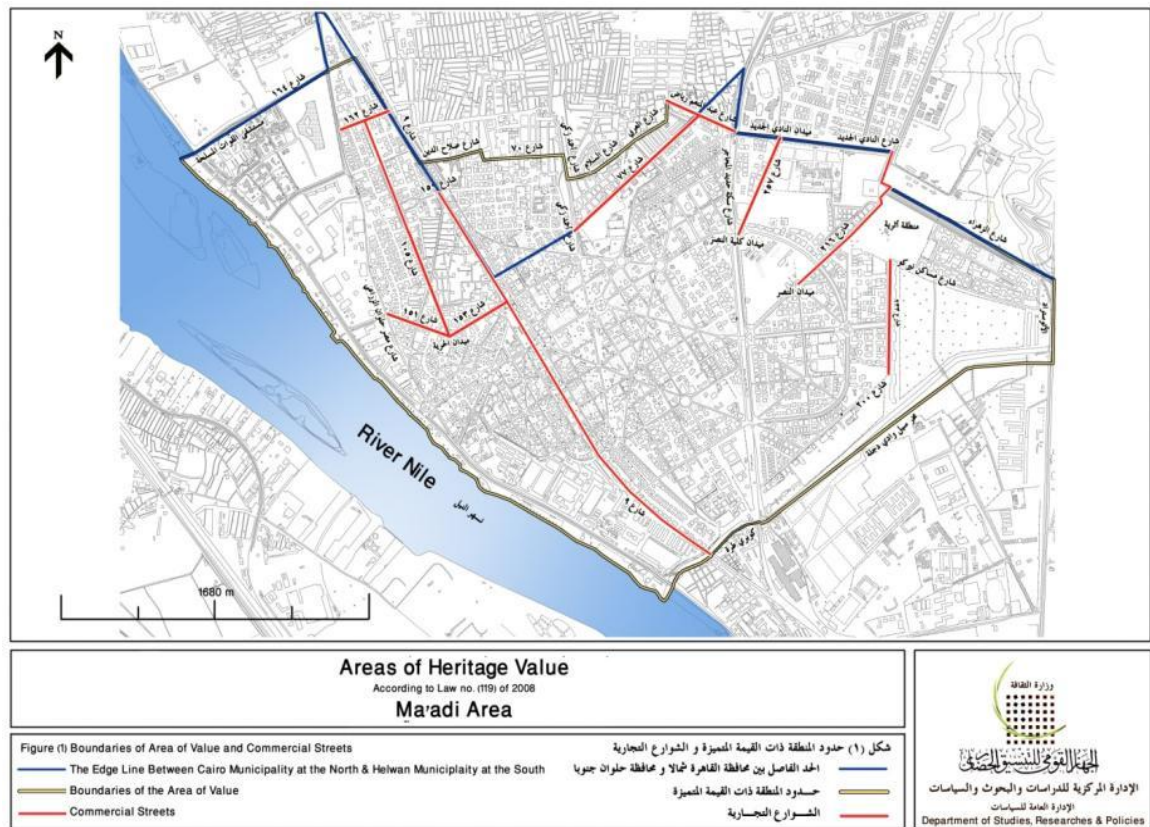


Figure (1)

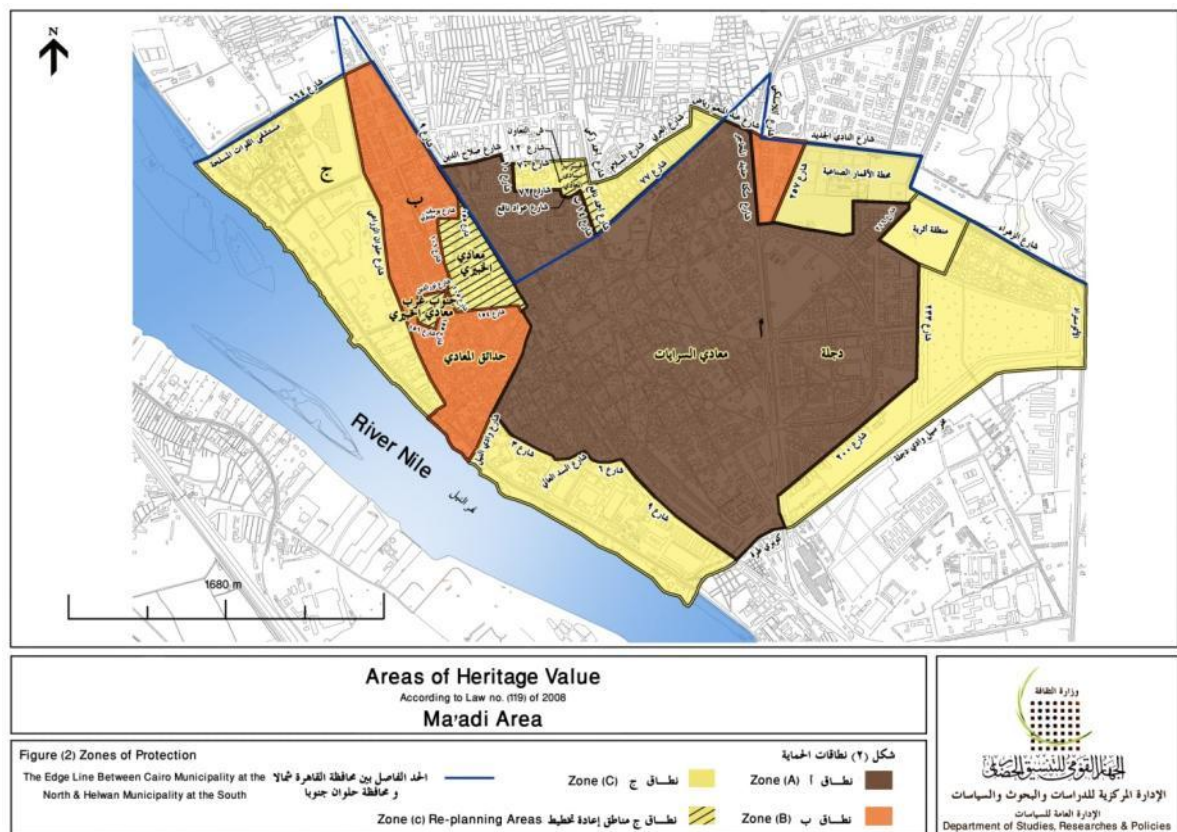


Figure (2)