Rehabilitation of

HISTORICAL NEIGHBORHOODS & HERITAGE SITES

Cultural Heritage Protection Policies & Guidelines

Description

Rehabilitation of Historical Neighborhoods and Heritage Sites

Cultural Heritage Protection Policies & Guidelines

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1.1 Aim of Document

This document offers policies and guidelines for cultural heritage conservation, preservation and development initatives to be implemented on 12 sites from the Sharqia Region. The development of these ares is under the authority of SDA. The sites are distributed between 4 clusters following the vision of the Ministry of Tourism: Dammam Cluster:
(Dawasir), Tarout Cluster (Qatif & Tarout), Jubail Cluster (Jinnah island, Al-Musallamiyah island, Jumrok building, Twayya tower and Jabal al Bahri), and the Desert life cluster (Nitaa, Thaj, Quaryat Al Ulya and Quaryat Al Janoubia)

The document presents and adapts the international and national regulations to the constraints of the terrain, specific sites and proposed projects. SDA is encouraged to refer to these policies and guidelines to ensure a sound management, usage and reinforcement of the role of cultural

heritage in Sharqia Region in collaboration with other stakeholders.
Anyone who deals with heritage or owns a heritage property can refer to this document. However, if the heritage asset is classified (nationally or internationally), its renovation, preservation and development should go through the Heritage commission.

A Heritage Conservation Policies & Guidelines document is a general Instrument for heritage management, protection and safeguarding. Objectives of such document- based on international examples- are :

- Assist policymakers for a better protection and conservation of cultural heritage for future generations.

- Provide guidance for decision-makers and site managers involved in the complex task of conservation of cultural heritage - i.e. protection, restoration and reuse.

- Address key issues related to legal systems, institutional frameworks, and governance of cultural heritage.

- Serve as an overall guidance tool through regulations, advice and examples or references for reaching the best decision for the conservation, management, protection and adaptive reuse of cultural heritage.

Furthermore, SDA could use the content of this document:

- To draw a framework to work jointly with project stakeholders;

- To select the projects to be implemented in conformity with international standards and guidelines;

- To implement those projects respecting Specific Policies & Guidelines;

- To develop urban plans for each site in consultation with local authorities, residents, and various stakeholders. Developing urban plans for each site is essential to ensure coherence in the activities, projects, and functions hosted at each site and to prevent new interventions from harming the interpretation and understanding of the site and its monuments. These plans , to become final, could as well require additional studies such as mobility and accessibility plans , detailed topography, impact studies such as environmental, visual, sound, etc.....

1.2 Project Area

The Eastern Province of Saudi Arabia is home to a vibrant tapestry of history and culture, with heritage sites that capture the essence of its communities, architecture, and way of life. These guidelines and policies have been crafted as part of a larger effort to breathe new life into twelve heritage sites across the province. Each of these sites holds a unique story, and this project seeks to honor those stories while opening them up to the world.

Our aim is to thoughtfully restore and enhance these sites so they can become truly world-class destinations, inviting both locals and international visitors to experience Saudi Arabia's rich heritage firsthand. By balancing preservation with accessibility, this initiative aligns with Vision 2030, contributing to a sustainable future that celebrates the Kingdom's cultural identity.

Eastern Region
Saudi Arabia

Sharqia is the largest province in KSA, spanning the entire eastern coast and bordering six GCC countries, with the third-largest population.

A historical crossroads for civilizations, it abounds in valuable archaeological sites, including historically significant cities with ancient architecture and urban planning.

With the world's largest petroleum reserves, it hosts Jubail, home to the largest industrial city, and features key commercial ports along the Arabian Gulf.

1.2 Project Area

Sites Location and Classification

Twelve (12) heritage sites are identified across the Eastern Province.
They are classified based on their location and context as Urban, Waterfront, and Remote sites.

Eastern Province

● Urban: associated with sites located within the boundaries of the city

● Waterfront: associated with sites bordering or overlooking the sea

● Remote: associated with sites located in rural areas at nearly 300 KM from Dammam city center

1.2 Project Area

Sites Location and Classification

URBAN Sites: Dawasir, Qatif and Tarout

WATERFRONT Sites: Twayya Tower, Al Jabal Al Bahri, Jumrok building and Jinnah and Al-Musallamiyah Islands

REMOTE Sites: Qaryat AlUlya, Qaryat AlJanoubiah, Thaj and Nita'a

1.3 Role of SDA
" Sharqia Development Authority"

هيئة تطوير المنطقة الشرقية
Sharqia Development Authority

Our Vision

Leadership in comprehensive planning and development ensures the integration of developmental efforts in the Eastern Region

Our Mission

We are working on strategic planning, comprehensive development plans, their implementation, and supporting entities to achieve the goals of sustainable development in the Eastern Region

The Sharqia Development Authority (SDA) is at the heart of this project, guiding and supporting the creation of these policies and guidelines. SDA's vision is to celebrate and protect the unique cultural and historical sites of the Eastern Province, while also bringing them to life for new generations of visitors. By commissioning these policies and guidelines, SDA is ensuring that these heritage sites are revitalized in a way that respects their rich history, aligns with Saudi Arabia's Vision 2030, and contributes to a vibrant, sustainable future for the region. Working closely with experts and communities, SDA has been instrumental in setting the direction and goals for this project. Their role has been to shape the vision, provide guidance, and ensure that every aspect of these policies and guidelines reflects a thoughtful approach to both preservation and growth. With SDA's leadership, we aim to create spaces that honor the past, engage the present, and inspire the future.

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1.4 Glossary of Key Terms & Concepts Tangible Cultural Heritage

Throughout this document, several specialized terms are used based on their definition in the Cultural Heritage Management and Restoration fields. A first section is dedicated to Glossary related to Tangible Cultural Heritage followed by a section dedicated to Intangible Cultural Heritage.

Term	Definition
Accessibility	The level of which access for pedestrians or vehicles to a heritage site or monument is facilitated. Special attention towards temporary or permanently disabled individuals and their needs.
Authenticity	A measure of the honesty of a place as an authentic product of its history and of historical processes. Cultural heritage places may meet the conditions of authenticity if their cultural values are truthfully and credibly expressed through a variety of attributes such as form and design, materials and substance, traditions, techniques and management systems, location and setting, language and other forms of intangible heritage, spirit, and feeling. Sources of information about these cultural values should also be credible and truthful.
Attributes	Aspects of the place that individually or in combination contribute to heritage significance. They "include its physical location, form, fabric, and use, its planning methods, design (including color schemes), construction systems and technical equipment, as well as its aesthetic qualities". They may include views and relationships between elements as well as traditions, associations, and the experience, spirit, and feeling of the place.
Adaptive Reuse	The ability to change the usage or program of the cultural heritage in consideration, in a manner that is not harmful for the natural and intrinsic values of the cultural heritage. It doesn't involve alterations that affect the cultural significance fabric or the structure. Any change undertaken should be reversible and considerate of the original aim of construction of the heritage.

Term	Definition
Components of Heritage Management Plan	Mitigation and enhancement measures are detailed in a Heritage Management Plan that can deal with planning, design, construction, rehabilitation, operational and maintenance phases of the project. All management and mitigation measures should be implemented to effectively manage heritage resources from user damage.
Conservation	An umbrella term that embraces all the processes of looking after a place to retain its cultural significance. It may include preservation, restoration, reconstruction, or adaptation/adaptive reuse – see below.
Cultural Heritage Management Plan	A Cultural Heritage Management Plan (CHMP) is a written report prepared by a Heritage Advisor. It includes results of an assessment of the potential impact of a proposed activity on cultural heritage.
Cultural Heritage Management Policy	A Heritage Management Policy (HMP) is a document that sets out the heritage values of a place and details the appropriate policies to manage it, so that its values are retained for future use and appreciation. These values are often referred to as the "Intrinsic Values" of a heritage object.
Cultural Heritage Management System	Cultural heritage management (CHM) is the vocation and practice of managing cultural heritage. It is a branch of cultural resources management (CRM), although it also draws on the practices of cultural conservation, restoration, museology, archaeology, history and architecture.
Cultural Significance	Aesthetic, historic, scientific, social, or spiritual value for past, present, or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places, and related objects. Places may have a range of values for different individuals or groups.
Heritage Management Process	Heritage management and processes are defined as the combination of both the product and the process which aids in providing society with an affluence of sources that were created and inherited in the past, engendered in the present and are bestowed for the benefit of future generations.
Integrity	A measure of the wholeness and intactness of the place and its attributes. Examining the conditions of integrity, therefore, requires assessing the extent to which the property: (a) includes all elements necessary to express its Outstanding Universal Value; (b) is of adequate size to ensure the complete representation of the features and processes which convey the property's significance; (c) suffers from adverse effects of development and/or neglect.
Maintenance	The act of keeping property or equipment continuously in good condition – it is distinguished from making repairs, and/or correcting problems. Below is a list of the main terminologies that are used as defined by the US Secretary of the Interior.

1.4 Glossary of Key Terms & Concepts Tangible Cultural Heritage

Term	Definition
Management Guidelines	Management Techniques can be applied at any level of technical sophistication; they can be used to raise levels of technical competence. Priority should be given to establishing the framework for management; All proposed activities must be based on interdisciplinary collaboration using conservation theory to evaluate alternative proposals; The management plan will consist of several interrelated resource project plans.
Place	A geographically defined area. It may include elements, objects, spaces, and views. A place may have tangible and intangible dimensions.
Policy Statement on Cultural Heritage Conservation	"To protect, conserve and revitalise as appropriate, historical and heritage sites and buildings through relevant and sustainable approaches for the benefit and enjoyment of present and future generations".
Preservation	Defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses on the ongoing maintenance and repair of historic materials and features Rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require the retention of the greatest amount of historic fabric along with the building's historic form.
Protected Area (PA)	Covers monuments, archeological sites, heritage buildings or neighborhoods. Defined as the area with the highest level of protection, monitoring, and guidelines. It consists of 4 different levels (P0, P1, P2, P3) which begin with the highest level of protection then gradually become more lenient.
Purpose of Heritage Management	Heritage management is the use of management techniques to protect, conserve and adaptively reuse cultural resources so that they remain part of a cultural heritage with long-term value and benefit for the general public.

Term	Definition
Protection guidelines - Tools and procedures	Donors and international development bodies presented here offer a view of the panorama of material cultural heritage designation, protection and adaptive reuse. For more see also section 4.2.3 pages 30 detailing roles of UNDP and the World Bank. UNESCO Conventions, Instruments such a World Heritage Convention and its Operational Guidelines https://whc.unesco.org/en/resourcemanuals/ ICOMOS charters and normative texts: https://www.icomos.org/en/charters-and-other-doctrinal-texts ICCROM https://www.iccrom.org/resources/publications WORLD BANK Operational guidelines for cultural heritage protection in WH projects: https://documents1.worldbank.org/curated/en/743151530217186766/ESF-Guidance-Note-8-Cultural-Heritage-English.pdf
Reconstruction	Defined as the act or process of depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. The Reconstruction Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes. Other terms, such as Outstanding Universal Value, integrity, and authenticity, are used in the CMP. Their definitions have been drawn from the Operational Guidelines for the Implementation of the World Heritage Convention,
Rehabilitation	The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.
Restoration	The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time, by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. The Restoration Standards allow for the depiction of a building at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods.
Tangible Cultural Heritage	Tangible Cultural Heritage includes buildings and historic places, monuments, urban buildings and historic places, urban ensembles and artifacts, archaeological remains, etc, which are considered worthy of preservation for the future. These include objects significant to the archaeology, architecture, science or technology of a specific culture.s.
Special Planning Areas (SPAs)	The heritage site context that consists of pre-existing and potential new urban density. Includes the open spaces directly adjacent to the Protected Area (PA) known as the Exclusion Strip, the first line of buildings facing the heritage area known as the Frontage, and the rest of the Special Planning and Buffer Area covering the remaining urban density within the context of the heritage site.
Visibility	Defined as the state of being able to view the heritage site of building, as well as the degree in which said site has attracted attention. Visibility is often addressed in discussions regarding structures overshadowing the heritage or when structures disturb or block the visual impact of a corridor of view.

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Introduction

1.4 Glossary of Key Terms & Concepts Intangible Cultural Heritage

Throughout this document, several specific terms are used to refer to the safeguarding of Intangible Cultural Heritage (ICH). For this reason, below are some of the most common terminologies as defined in the Convention for the Safeguarding of the Intangible Cultural Heritage (UNESCO 2003 Convention), its Operational Directives (ODs) and the Key Concepts in the Convention, as part of the UNESCO capacity-building materials repository.

Authenticity	Authenticity is not a concept used in the UNESCO 2003 Convention or its ODs; nor do concepts such as integrity or antiquity find a place there. The Convention defines ICH as living heritage that is transmitted and constantly recreated; thus, present-day forms of ICH are not considered any less authentic than historical ones. The communities concerned should decide what ICH belongs to their cultural heritage and what does not. Those stakeholders other than the practitioners, such as the State, experts or professional performers, are not required to make judgements on the right way to practice or transmit a particular element. Paragraph 8 of the Yamato Declaration, adopted by tangible and intangible heritage experts in Nara (Japan) in 2004 states: "considering that intangible cultural heritage is constantly recreated, the term 'authenticity' as applied to tangible cultural heritage is not relevant when identifying and safeguarding intangible cultural heritage."
Communities, groups and individuals	Communities, groups and individuals are not defined in the Convention. But according to Articles 2.1 and 15, the 'communities, groups and individuals concerned' are those people who participate directly or indirectly in the practice and/or transmission of an ICH element (or a set of elements) and/or who consider it to be part of their cultural heritage. According to the Preamble to the Convention, 'communities, in particular indigenous communities, groups and, in some cases, individuals, play an important role in the production, safeguarding, maintenance and recreation of the intangible cultural heritage, thus helping to enrich cultural diversity and human creativity'.
Cultural Space	Although cultural space is not defined in the text of the Convention, it may consist of buildings, communal spaces or natural places with which elements of ICH have a special link. They are only part of the definition of ICH in their association with ICH practices and not ICH elements in their own right. It is not necessary for them to have separate tangible heritage value, although sometimes they do.
Decontextualization	Sometimes ICH practices are 'packaged' or abridged for presentation to tourists and other external audiences. Performances may also be timed to coincide with the tourist season rather than with the usual calendar. Such interventions decontextualize ICH and may lead to a decline in community interest in the continued practice of their ICH as community members may feel that the elements concerned are losing their meaning and function for them and are no longer theirs.

UNESCO (2003), Convention for the Safeguarding of the Intangible Cultural Heritage, UNESCO, Paris.
UNESCO (2022), Operational Directives for the implementation of the Safeguarding of the Intangible Cultural Heritage, UNESCO, Paris.
UNESCO (2016), "Key Concepts in the Convention", Capacity-Building Materials Repository, UNESCO, Paris.

Free, Prior and Informed Consent	When communities, groups or individuals are involved in the development of a nomination file for inscription of an element of their ICH on one of the Lists of the Convention, their free, prior and informed consent is required for both the preparation and the submission of the file (OD 1, U.4 and OD 2, R.4). Furthermore, all parties are encouraged to observe the principle of the community's free, prior and informed consent when preparing an awareness-raising activity that concerns the ICH of one or more specific groups (OD 101(b)). 'Free' means that no pressure was exerted on community representatives in the process of making a decision. 'Prior' means that the communities concerned were informed well beforehand and had time for internal consultation and deliberation. 'Informed' means that they were given all relevant information relating to the planned process, including the likely benefits and any possible negative consequences.
Intangible Cultural Heritage (ICH)	"The practices, representations, expressions, knowledge, skills – as well as the instruments, objects, artefacts and cultural spaces associated therewith – that communities, groups and, in some cases, individuals, recognize as a part of their cultural heritage".
Intangible Cultural Heritage Domains	The UNESCO 2003 Convention lists some of the domains in which ICH can be manifested: a) oral traditions and expressions, including language as a vehicle of the intangible cultural heritage (e.g. storytelling, oral poetry, songs, proverbs, riddles and epic poems; language registers used when enacting ICH, specific layers of the lexicon that are used in the enactment and transmission of, for instance, handicrafts); b) performing arts (e.g. traditional music, dance, theatre); c) social practices, rituals and festive events (e.g. practices linked to the agricultural and pastoral cycles, to highlights in the lives of groups and individuals; popular festivities linked to specific places, such as carnivals); d) knowledge and practices concerning nature and the universe (e.g. traditional healing, knowledge about herbs and their application, water management systems, star-guided navigation, astrology and greeting ceremonies); e) traditional craftsmanship (e.g. the knowledge and skills involved in crafts, from pottery to mask-making and from vernacular architecture to carpet weaving).
Inventorying	Inventorying, or inventory-making, involves collecting and presenting information on ICH elements in a systematic way. ICH inventories should be comprehensive and regularly updated. Inventorying should be preceded by the identification and definition of elements in close cooperation with the communities and groups concerned and relevant NGOs (Article 11(b)).
Preservation	In the context of the Convention, preservation of ICH means the efforts of communities, groups and tradition bearers to maintain continuity in the practice of that heritage over time. It does not imply that there is no change in the practice or values of the element over time.
Protection	In the context of the Convention, protection might refer to deliberate measures – often adopted by official bodies – to defend ICH or particular elements from threats to their continued practice or enactment.
Promotion and Enhancement	Promotion and Enhancement are awareness-raising tools that aim to increase the value attached to heritage both within and outside the communities concerned: promotion by drawing public attention, in a positive way, to aspects of ICH; and enhancement by promoting the status and function of ICH.
Raising Awareness	Raising awareness actions involves encouraging people, including those within the communities concerned, to recognize the value of ICH, to respect it and, where possible, to take measures to ensure its viability. It also includes raising awareness about the Convention. This may be done by giving ICH increased visibility through mass media and official cultural institutions with the participation of the communities concerned. Various actors, including the State, the communities concerned, the media, NGOs and other organizations, educators and the private sector can all play a role in raising awareness.

UNESCO (2003), Convention for the Safeguarding of the Intangible Cultural Heritage, UNESCO, Paris.
UNESCO (2022), Operational Directives for the implementation of the Safeguarding of the Intangible Cultural Heritage, UNESCO, Paris.
UNESCO (2016), "Key Concepts in the Convention", Capacity-Building Materials Repository, UNESCO, Paris.

1.4 Glossary of Key Terms & Concepts Intangible Cultural Heritage

Respect	Respect for ICH entails understanding its importance and value in its cultural context and appreciating its role in the community or group concerned. Encouraging mutual respect for each other's ICH is one of the objectives of the Convention.
Revitalization	Article 2.3 of the Convention refers to revitalization as a safeguarding measure. Revitalization of ICH means the strengthening of ICH practices and expressions that are seriously threatened. Revitalization is only an appropriate measure when the ICH demonstrates at least some degree of vitality within the community or group concerned and has not ceased to be living ICH. Under the Convention, restoring and strengthening ICH that is weak and endangered – i.e. revitalization – is welcomed as a fundamental safeguarding measure; the resurrection of extinct elements, also called revival, falls outside the scope of the Convention.
Risks	Risks are anticipated problems that might hampering the enactment and transmission of the ICH element and its viability
Safeguarding	The UNESCO 2003 Convention defines 'safeguarding' as actions taken to ensure the viability of ICH. According to the Convention, it can be done via 'identification, documentation, research, preservation, protection, promotion, enhancement, transmission' and 'through formal and non-formal education, as well as the revitalization of the various aspects of such heritage'.
Threats	Threats are current problems hampering the enactment and transmission of the ICH element and its viability. Touristification of enactment in at present the biggest threat by cutting an enactment relation with the community's beliefs.
Transmission	Transmission of ICH occurs when practitioners and other tradition bearers within a community or group pass on ICH-related practices, skills, knowledge and ideas to others with a view to their future enactment. Transmission includes both formal and informal means.
Viability	The viability of an ICH element is its potential to continue to be enacted and transmitted and to remain significant to the community or group concerned

UNESCO (2003), Convention for the Safeguarding of the Intangible Cultural Heritage, UNESCO, Paris.
UNESCO (2022), Operational Directives for the implementation of the Safeguarding of the Intangible Cultural Heritage, UNESCO, Paris.
UNESCO (2016), "Key Concepts in the Convention", Capacity-Building Materials Repository, UNESCO, Paris.
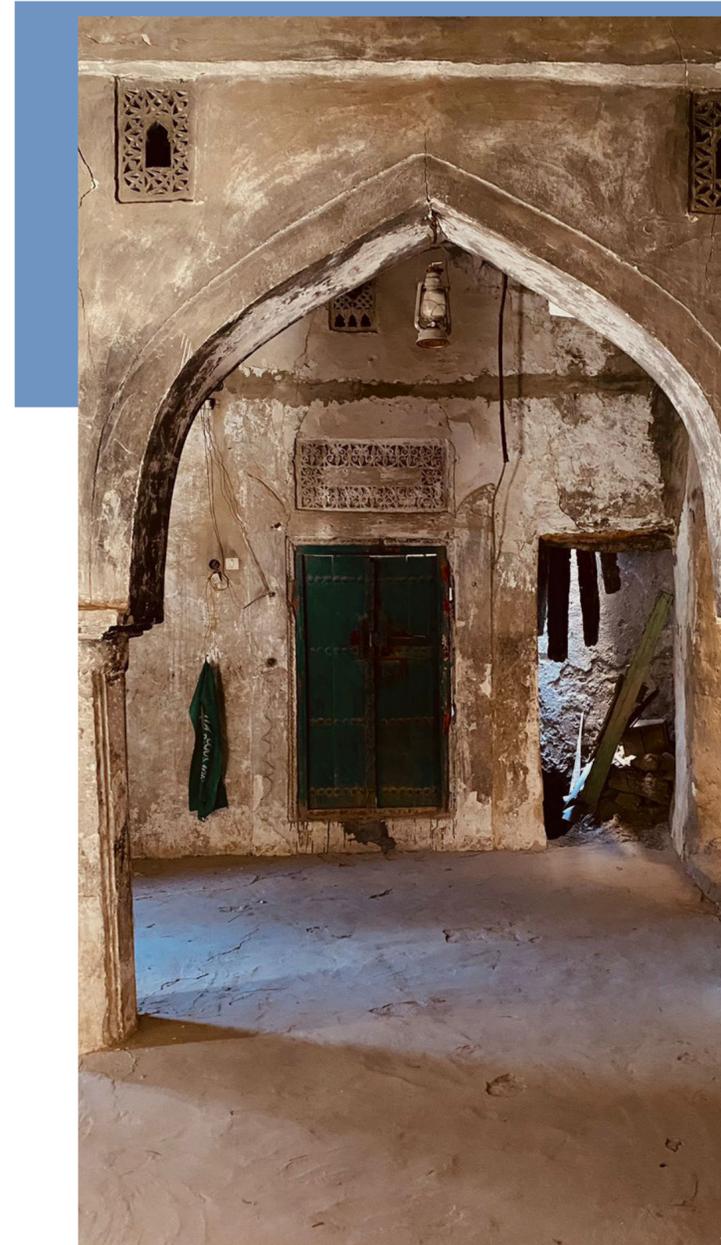
1.5 International and National Legal Framework & Policies

1.5.1 International Legal Framework

Convention Concerning the Protection of the World Cultural and Natural Heritage, UNESCO 1972

https://whc.unesco.org/en/conventiontext/

The Convention sets out the duties of States Parties in identifying potential sites and their role in protecting and preserving them. By signing the Convention, each country pledges to conserve not only the World Heritage sites situated on its territory, but also to protect its national heritage.
This Convention defines the kind of natural or cultural sites which can be considered for inscription on the World Heritage List:
The Convention concerning the Protection of World Cultural and Natural Heritage was adopted by the General Conference of UNESCO on 16 November 1972. The same General Conference adopted on 16 November 1972 the Recommendation concerning the Protection, at National Level, of the Cultural and Natural Heritage.

The Operational Guidelines for the Implementation of the World Heritage Convention , UNESCO, 2023

https://whc.unesco.org/en/guidelines/

The Operational Guidelines for the Implementation of the World Heritage Convention are a series of instructions to signatory nations regarding the proper implementation of the 1972 Convention Concerning the Protection of the World Cultural and Natural Heritage The guidelines were adopted by the UNESCO World Heritage Committee at its first session and are periodically revised to reflect the decisions of the World Heritage Committee.

1.5 International and National Legal Framework & Policies

1.5.1 International Legal Framework

Convention for the Safeguarding of the Intangible Cultural Heritage, UNESCO (2003)

https://ich.unesco.org/en/convention

"The General Conference of UNESCO adopted in 2003, at its 32nd session, the Convention for the Safeguarding of the Intangible Cultural Heritage. The adoption of the Convention became a milestone in the evolution of international policies for promoting cultural diversity, since for the first time the international community had recognized the need to support the kind of cultural manifestations and expressions that until then had not benefited from such a large legal and programmatic framework.
Complementary to other international instruments dealing with cultural heritage, such as the Convention concerning the Protection of the World Cultural and Natural Heritage, the main goal of the 2003 Convention is to safeguard the practices, representations, expressions, knowledge and skills that communities, groups and, in some cases, individuals recognize as part of their cultural heritage."

Operational Directives for the implementation of the Safeguarding of the Intangible Cultural Heritage, UNESCO (2022)

https://ich.unesco.org/en/directives

The Operational Directives give recommendations regarding the implementation of the 2003 Convention and indicate procedures to be followed. The document also covers the safeguarding of ICH in tourism activities. It states that tourism actors should make sure that tourism activities respect ICH safeguarding and the wishes and rights of the communities it concerns. The Operational Directives express the importance to balance the interests of tourism actors, public administration as well as practitioners to ensure the viability and sustainability of the meaning and purpose of any ICH element concerned. It also states that any awareness-raising action should not put at risk ICH via unsustainable tourism forms.

Raising awareness about ICH and use of the emblem of the Convention

Particular attention should be paid to awareness-raising actions which could endanger any form of ICH and generate unsustainable tourism.
"Particular attention should be paid to avoiding commercial misappropriation, to managing tourism in a sustainable way, to finding a proper balance between the interests of the commercial party, the public administration and the cultural practitioners, and to ensuring that the commercial use does not distort the meaning and purpose of the intangible cultural heritage for the community concerned".

Source: Chapter IV Operational Directives for the implementation of the Safeguarding of the Intangible Cultural Heritage, UNESCO (2022)

1.5 International and National Legal Framework & Policies

1.5.1 International Legal Framework

Safeguarding intangible cultural heritage and sustainable development at the national level. The impact of tourism on safeguarding and vice versa.

"State Parties shall endeavour to ensure that any activities related to tourism, whether undertaken by the States or by public or private bodies, demonstrate all due respect to safeguarding the intangible cultural heritage present in their territories and to the rights, aspirations and wishes of the communities, groups and individuals concerned therewith. To that end, States Parties are encouraged to:

(a) assess, both in general and in specific terms, the potential of intangible cultural heritage for sustainable tourism and the impact of tourism on the intangible cultural heritage and sustainable development of the communities, groups and individuals concerned, with particular attention to anticipating potential impact before activities are initiated;

(b) adopt appropriate legal, technical, administrative and financial measures to:
(i) ensure that communities, groups and individuals concerned are the primary beneficiaries of any tourism associated with their own intangible cultural heritage while promoting their lead role in managing such tourism;
(ii) ensure that the viability, social functions and cultural meanings of that heritage are in no way diminished or threatened by such tourism;
(iii) guide the interventions of those involved in the tourism industry and the behaviour of those who participate in it as tourists".

Source: Chapter VI Operational Directives for the implementation of the Safeguarding of the Intangible Cultural Heritage, UNESCO (2022)

International Cultural Heritage Tourism Charter, ICOMOS (2022)

https://www.icomosictc.org/p/2022-icomos-international-cultural.html
https://www.icomos.org/images/DOCUMENTS/Rapport_annuel_2022/ICOMOS-ANNUAL_REPORT_2022-R4-okweb-2P.pdf

The 2022 ICOMOS International Cultural Tourism Charter was drafted by the ICOMOS International Cultural Tourism Committee (ICTC) in response to the climate emergency and the exponential growth of tourism and visitors to cultural sites over the last 20 years, and is an update of the 1999 Cultural Tourism Charter.
The Charter addresses the primary relationships between the cultural identity and cultural heritage of the host community and the interests, expectations and behaviour of visitors. It promotes the engagement of the host community, including indigenous and traditional custodians in all aspects of planning and managing for tourism at heritage sites, within cultural landscapes and in historic towns. The heritage commons perspective and their participatory governance encourage a new vision of cultural heritage tourism aimed at avoiding its perpetual commercial exploitation and to encourage the fair and inclusive distribution of its positive effects.

1.5 International and National Legal Framework & Policies

1.5.1 International Legal Framework

Objective 1	To place the protection of cultural heritage and community rights at the heart of cultural heritage tourism policy and projects, by providing principles that will inform responsible tourism planning and management for cultural heritage protection, community resilience and adaptation;
Objective 2	To promote stakeholder collaboration and participatory governance in the stewardship of cultural heritage and management of tourism, applying a people- centered and rights-based approach, emphasizing access, education and enjoyment;
Objective 3	To guide cultural heritage and tourism management in supporting the UN Sustainable Development Goals and Climate Action policy.

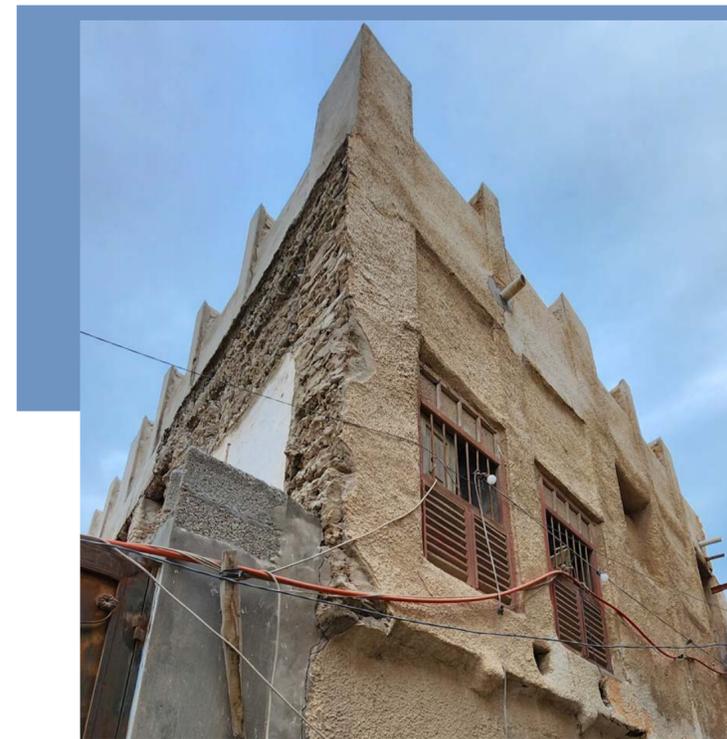|	
Principle 1	• Place cultural heritage protection and conservation at the centre of responsible cultural tourism planning and management;
Principle 2	• Manage tourism at cultural heritage places through management plans informed by monitoring, carrying capacity and other planning instruments;
Principle 3	• Enhance public awareness and visitor experience through sensitive interpretation and presentation of cultural heritage;
Principle 4	• Recognize and reinforce the rights of communities, Indigenous Peoples and traditional owners by including access and engagement in participatory governance of the cultural and natural heritage commons used in tourism;
Principle 5	• Raise awareness and reinforce cooperation for cultural heritage conservation among all stakeholders involved in tourism;
Principle 6	• Increase the resilience of communities and cultural heritage through capacity development, risk assessment, strategic planning and adaptive management;
Principle 7	• Integrate climate action and sustainability measures in the management of cultural tourism and cultural heritage.

Source: International Cultural Heritage Tourism Charter, ICOMOS (2022)

Web Dossier on Intangible Cultural Heritage and sustainable tourism, ICHNGO Forum

https://www.ichngoforum.org/web-dossier-on-intangible-cultural-heritage-and-sustainable-tourism/

The ICHNGO Forum elaborated a Web Dossier to share useful tools for developing ICH tourism projects, discussion of key issues, and examples of successful sustainable tourism initiatives. The Web Dossier is designed for anyone working in the heritage sector or the tourism field, NGOs and policy workers as well as communities or groups safeguarding their own living heritage.

ICH and Tourism: Opportunities and Risks

ICH has significant potential and can contribute to the development of sustainable tourism with the involvement of the communities. Crafts, music, local festivals and traditions are fully part of what travelers want to discover, just like heritage sites and natural landscapes: ICH tourism is part of the growing trends in experiential tourism, slow tourism and community tourism. Travelers seek to interact with the host community by participating in their daily lives, experiencing new culinary practices at local venues, staying in residential neighborhoods, and meeting ICH practitioners.

Tourism can contribute to the enhancement and safeguarding of the ICH. Interactions between ICH practitioners and tourism stakeholders can lead to improved livelihoods of local communities, new incentives for the transmission of heritage skills and new types of exciting tourism activities.

Well-designed and planned tourism activities benefit the local community by increasing the economic, social and cultural value of the ICH: youth are trained in traditional construction practices, crafts and performing arts; creative local businesses emerge and thrive; ICH is gaining new respect and recognition through tourist interest.

But if not managed appropriately and respectfully with local communities, tourism can threaten identity or cultural practices and expressions and cause irreversible damage to historical and cultural resources. These risks include: the living character of ICH affected by "freezing" or over-commercialization; decontextualization, loss of function and meaning, misrepresentation, misappropriation...

Strategies are therefore essential to mitigate the negative impact of tourism without losing its benefits: capacity building of local communities and tourism stakeholders, use of heritage-sensitive marketing, digitalization programs, etc.

Source: Web Dossier on Intangible Cultural Heritage and sustainable tourism, ICHNGO Forum

1.5 International and National Legal Framework & Policies

1.5.2 KSA National Legal Framework

Heritage Conservation Policies & Guidelines:

Heritage Conservation Policies & Guidelines in Saudi Arabia are rooted in national laws dedicated to preserving cultural and historical treasures, in line with global best practices. These policies uphold the safeguarding and promotion of Saudi Arabia's rich heritage, adhering to internationally recognized standards for conservation and management.

Saudi law, alongside its Implementing Regulation for Antiquities and Urban Heritage, establishes a robust framework for protecting heritage and archaeological sites. Aligned with global practices, these measures strive to protect and enhance the value of these invaluable assets.

Law of Antiquities, Museums & Urban Heritage

https://laws.boe.gov.sa/Files/Download/?attId=72fb80f1-ae9e-49e6-9b9d-adbb01088bad

The new Antiquities Law was made official through a decree in 2014; the Law of Antiquities, Museums and Urban Heritage as created a broad definition of antiquities and/or archeological sites, that defines them as movable or immovable, buried or submerged objects that exist within the borders or the maritime zones of the Kingdom.

Article 9 specifically states that archeological and urban heritage sites should be preserved when planning projects, expansion or improvement of urban or rural areas is taking place. It also states that construction-free sites would be designated in coordination with the Ministry of Municipal and Rural Affairs. To provide further protection, planning project under this article are required to get SCTA approval prior to their adoption if they're in the vicinity of archeological and urban heritage sites.

Article 45 specifies what the classification covers, including buildings, sites, and movable antiquities. Additionally, it provides protection for the areas surrounding said buildings or urban areas and registered sites, including natural areas or the landscaped environment.

Article 46 specifies a 200 meter radius for the protection zone around the building or site, particularly on the side where the facade of the building or site is located. The controls and conditions of the protection zone would be determined in coordination with the Ministry of Municipal and Rural Affairs, who can also extend or reduce the protection zone in coordination with the President and relevant agencies. This protection zone would be established and designated in areas with historical, cultural, artistic or scientific significance justifying the preservation.

Implementing Regulation for Antiquities and Urban Heritage

Article 1 defines the Protection Area as the Urban Heritage Protection Area, a specified distance around the boundaries of an Urban Heritage Site.

Article 6 dictates that the Commission along with the relevant authorities should establish the mechanisms and procedures to define and allocate Urban Heritage Sites, as well as to preserve them when planning further developments. This includes creating a mechanism for unbuilt Protection Areas around Urban Heritage Sites, determining its rules and requirements, and reflecting them in plans.

Article 10 dictates that Urban Heritage Sites or their Protection Areas should not be disturbed in any way or action, including construction, demolition, or visual interruptions of any kind. Approval of planning projects in those Sites or any restoration license in or adjacent to them should take place after submitting an application to the Commission and getting approval.

Article 21 states the considerations which the Commission should consider to determine the rules of the Protection Area, which includes:

1) lengths, heights, and area;
2) urban space, the visual field;
3) components and the effects of its fall and spread;
4) the extent to which the site is adjacent to other buildings and its relationship to the adjacent fabric;
5) the climatic and natural situation and its effects;
6) age and its effects; and
7) any other consideration set by the Commission in coordination with the relevant authorities.

1.5 International and National Legal Framework & Policies

1.5.2 KSA National Legal Framework

Copyright Law at the Intellectual Property Authority, 30-08-2003

The law on copyrights defines folk heritage and enshrines the public ownership of folklore. It also establishes state jurisdiction over commercial uses of folklore. However, the law has undergone significant changes in 2022 that has rendered the 2003 law outdated. As of August 2022, the new law has not been published yet.

The Antiquities, Museums and Urban Heritage Act, 02-11-2014

In 2014, the Antiquities, Museums and Urban Heritage Act was introduced as a legal measure to ensure the protection of cultural heritage. The Act underlines safeguarding craftsmanship of old artifacts.

ICH POLICY MEASURES

The Establishment of New Sector Commissions, 27-03-2019
In 2019, the Ministry of Culture established 16 commissions in various cultural fields, some of which are directly related to ICH, including: Heritage, Music, Museums, Culinary Arts, Visual Arts, Theater and Performing Arts, and Architecture and Design. These commissions are mandated to lead and oversee the cultural transformation of Saudi Arabia. The establishment of independent bodies ensures the execution of strategic plans and funding support.

The Heritage Commission recently worked on its strategic plan, which includes 8 strategic pillars guiding the Heritage Commission's vision and approach towards all types of heritage in order to enhance the heritage sector in Saudi Arabia.

The first strategy ensures the preservation and management of cultural assets and heritage sites including the documentation and promotion of ICH elements, such as poetry and Arabic calligraphy, heritage food, traditional music and dances, folklore and national rituals, and traditional craftsmanship.

In fact, the Heritage Commission has established two major sectors within it to ensure the safeguarding and enhancement of ICH; the Handicrafts Sector and the ICH sector (other than traditional crafts). In particular, the ICH sector within the Heritage Commission has its own strategy which focuses on two major themes that are research and inventory, and safeguarding.

1.5 International and National Legal Framework & Policies

1.5.2 KSA National Legal Framework

Another national strategy is the creation and implementation by the Ministry of Culture of a guide for the documentation of Cultural Heritage and Digital Archiving. This effort reflects a national guideline to support the implementation of documentation and archiving projects by organizations or individuals. The guide aims to help overcome obstacles encountered in documentation and archiving efforts and its goal is to build the national inventory and archive so that these are a reference for the public, researchers, and practitioners. Moreover, the guide provides assistance for the identification, documentation, and archiving of cultural heritage assets or elements. It also involves the implementation of a consistent approach and coordination and collaboration between the stakeholders involved. Furthermore, it provides national standards and guidelines for documentation, and digital archiving. The guide calls for strengthening cross-sectoral partnerships and collaboration among different stakeholders and practitioners and encourages community and public engagement and participation in the identification and documentation of cultural heritage.

During the last 5 years, there has been significant progress in ICH safeguarding in Saudi Arabia across the 13 Provinces of Saudi in collaboration with NGOs and the local community. Specific attention to raising awareness towards ICH has been given to help increase community participation as well as the involvement of professionals and various stakeholders. In particular, there have been 17 workshops on ICH inventorying based on community participation with an introduction to the 2003 Convention. As a result, approximately 1,280 elements have been inventoried and 11 elements have been inscribed on UNESCO's representative list of ICH for Saudi Arabia. Moreover, in 2020, the Saudi Heritage Preservation Society was accredited by UNESCO under the 2003 Convention, making it the first accredited NGO of Saudi Arabia in the field of ICH and playing an integral role in the implementation of the 2003 Convention in support of the State Party.

1.6 Structure of the Document

02 Overview of Eastern province Heritage

This chapter provides a general idea of the heritage that exists within the Eastern province (to be edited based on Laceco's input). It also showcases the types of settlement patterns that exist within the province and categorizes them into four types of settlements: Urban Settlements, Rural Settlements, Island Villages, and Historical Monuments. Within these distinctions, an overview of the formation of the urban fabric is briefly discussed.

03 Role of Tangible & Intangible Cultural Heritage in Social and Economic Development

This chapter highlights the crucial role that Tangible and Intangible Cultural Heritage (CH & ICH) play in contemporary societies. Transmitted from generation to generation, CH & ICH demonstrate to be resilient and can be pillars and drivers of sustainable development in several ways through adaptive reuse.

04 General Framework for Heritage Conservation

This Chapter starts with Steps for the appropriate management of the Tangible Cultural Heritage Process and for identifying stakeholders involved in CH and ICH project.
A series of overarching conservation policies follows, offering guiding principles designed to support the project's vision by establishing essential standards for preservation, restoration, and management efforts. These policies serve as foundational rules for safeguarding and promoting the historical, cultural, and architectural value of heritage sites.

Further, the chapter defines various types of interventions on heritage buildings and sites—preservation, restoration, rehabilitation, and reconstruction—each method tailored to the specific needs of the heritage asset's classification and condition.

Guidelines are also provided to present the methods and means of integrating urban heritage sites into development plans. Urban designers and authorities would thus have the means and methods to place heritage sites as a reference to landscape design and public areas.
The following 4 chapters present specific policies and guidelines for each site in the 4 clusters identified in the HSP project that would complete the general protection guidelines presented in the previous section.

05 Dammam Seafront Cluster: Site Specific Policies & Guidelines

06 Tarout Cluster: Site Specific Policies & Guidelines

07 Al Jubail Cluster: Site Specific Policies & Guidelines

08 Desert Life Cluster: Site Specific Policies & Guidelines

Chapters 5 to 8 present the heritage baseline (including state of conservation of heritage buildings), traditional architecture techniques related to the sites in a cluster (when applicable) and appropriate heritage conservation policies and guidelines.
Urban boundaries and protected areas for each site are also suggested based on the general guidelines.
Finally, we highlight projects, linked to ICH elements, that can be implemented to make the preservation and promotion of these sites more sustainable in a long term perspective. This allow for a more holistic approach to site management, linking tangible and intangible heritage, engaging local communities, and fostering connections among the four clusters.

1. 7 AUTHORSHIP

SDA has commissioned and led the development of the Heritage Conservation Policies & Guidelines, with support from a consultant team led by LACECO in partnership with GAIA-heritage.

02

Overview of
Eastern province Heritage
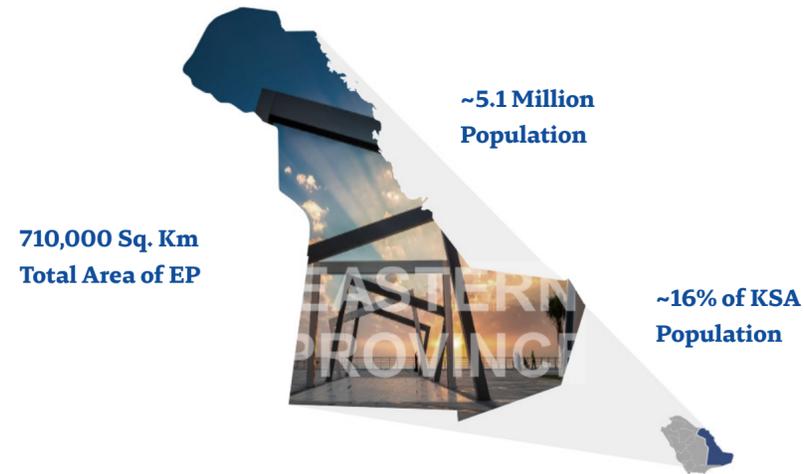
2.1 Introducing the Eastern Province

**The province is renowned for its robust connectivity, both within the
Eastern Province and extending beyond its borders. It play a pivotal role
in coastal development and integration**

The province is situated on the Arabian Gulf coast, and has land borders with
Kuwait, Qatar, the United Arab Emirates, Oman.
The Eastern Province (EP) is the largest province by area and the third most
populous after the Riyadh Province and the Makkah Province.
The region is extremely popular among tourists for its beaches on the Arabian Gulf
and proximity to the other countries of the eastern Arab world, such as the UAE,
Qatar and Bahrain, with the latter being linked to the province via the 25 km long
King Fahd Causeway.
The province comprises 38 cities, among which Dammam, Al Khobar, Al-Ahsa , Al
Jubail ,Ras Tanura , Dhahran and Al Qatif are the major ones.

**~5.1 Million
Population**

**710,000 Sq. Km
Total Area of EP**

EASTERN
PROVINCE

**~16% of KSA
Population**

Dammam
1,532,326 Population
~30% of EP population
~4.8% of KSA Population

Al-Khobar
658,550 Population
~13% of EP population
~2.0% of KSA Population

Al-Ahsa
1,104,267 Population
~22% of EP population
~3.4% of KSA Population

Al Sharqia: The land of Paradise, Immortality and Life.

According to British archaeologist Harriet Crawford, writing in her 1998 book "Dil-
mun and its Gulf Neighbors"

02

Overview of the Eastern Province Heritage

2.2 Settlement Patterns

Al-Jabal Al-Bahri

Jinnah Island

Qatif

Qaryat Al Janoubia

Within Al-Sharqia region, settlement patterns are diverse as a result of the different typography, nature of the housing environment, and activities present in the area. Four distinct settlement patterns can be established to include the 12 heritage sites in the study: urban settlements, rural settlements, island settlements, and monumental settlements.

The urban settlements, which include the sites of Dawasir, Tarout, and Qatif, have a distinct and dense built environment. Their urban fabric was organically formed, with narrow streets and unplanned open-air spaces that served as public spaces, activated as souks, or currently parking. The three sites were built at close proximity to the sea. Qatif and Tarout share a common typical low-rise tightly clustered housing, at times connected by pedestrian pathways or covered passages. Dawasir's settlements are mixed between medium to higher rise buildings, often punctured by narrow roads. The urban settlements were formulated as such as a result of the dense population and the souks that surrounded their periphery. The rural settlements, comprising of desert villages of Nitaa, Thaj, Qaryat AlUlya and Qaryat AlJanoubia, are more loosely composed. The settlements are segregated, made of low-rise houses separated by open air spaces. In most cases, these open-air spaces were used for agricultural purposes. These settlements are much less inhabited, some of which not at all anymore for geographic and convenience purposes. The structures included a village with a mosque, and often a Diwaniya befitting a small settlement.

Similarly, Island villages comprising of Jinnah and musallamiya, also have segregated housing settlements. The topography

of the island, as well as its nature of being in an open sea, influenced the location of these settlements which fall on an upper hillside at an edge. They took a linear approach in accordance with the direction of the edge and the pathways that were forged to and from the port. These settlements follow a similar format befitting of the needs of an island life, with the remainders of a low-rise watchtower present on Jinnah Island at a distance from the housing settlements.

Historical monuments include the Jubail heritage sites of Jumrok building, Twayya Tower, and Jabal Al-Bahri. The previous topography and environment that surrounded the buildings dictated their format, and it included open air spaces in the form of a desert or a beach. Both the Jumrok building as well as Jabal Al-Bahri were surrounded by a water body, dictating their usage, visibility, and accessibility. In the case of Twayya Tower, the settlement was built as a military protection tower for the well and became a point of reference in the desert. The space surrounding all three historical monuments has been severely altered in relation to its initial setting.

03

Role of Tangible &
Intangible Cultural
Heritage in Social &
Economic Development

**KSA Vision 2030- "We will support promising sectors
and foster their success so that they become new pillars
of our economy. [...] prepare and develop our historical
and heritage sites"**

"We take immense pride in the historical and cultural legacy
of our Saudi, Arab, and Islamic heritage. Our land was, and
continues to be, known for its ancient civilizations and trade
routes at the crossroads of global trade. This heritage has given
our society the cultural richness and diversity it is known
for today. We recognize the importance of preserving this
sophisticated heritage in order to promote national unity and
consolidate true Islamic and Arab values."
We will endeavor to strengthen, preserve and highlight
our national identity so that it can guide the lives of future
generations.

**A Statement of the European Union - "Cultural heritage: a
driving force for the cultural and creative sectors"**

"Cultural heritage enriches the lives of people. It is also a
driving force for the cultural and creative sectors, and plays a
role in creating and enhancing countries social capital.
While policy-making in this area is primarily the responsibility
of Member States, regional and local authorities, the EU is
committed to safeguarding and enhancing Europe's cultural
heritage. It does so through a number of policy areas and
programmes."
Cultural heritage is an important resource for economic growth,
employment and social cohesion. It helps revitalise urban and
rural areas and promote sustainable tourism. In the European
Union for example, over 300,000 people work in the cultural
heritage sector and 7.8 million jobs are indirectly linked to
heritage (e.g. hospitality, interpretation and security).

Source:https://culture.ec.europa.eu/cultural-heritage/eu-policy-for-cultural-heritage
Source: https://www.vision2030.gov.sa/media/rc0b5oy1/saudi_vision203.pdf

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**CH and ICH play a crucial role in contemporary societies and in particular
in meeting the objectives of the UN 2030 Agenda for Sustainable
Development.**

The 2030 Agenda refers to sustainability as 'development that meets the needs
of the present without compromising the ability of future generations to meet
their own needs'. The Agenda 2030 recognised that heritage conservation and
safeguarding can contribute to sustainable development by ensuring that
development efforts are contextualised and closely adapted to local place
and social and cultural norms. These notions are developed by UNESCO in
the framework of the Operational Directives for the implementation of the
Safeguarding of the Intangible Cultural Heritage, and the Operational Guidelines
for the Implementation of the World Cultural and Natural Heritage Convention.
Heritage conservation and management address not only the three dimensions
of sustainable development (environmental sustainability, inclusive social
development and inclusive economic development), but also calls for fostering
peace and security.

Source: Adapted from UNESCO, Sustainable development and living heritage

References:
UNESCO, Sustainable development toolbox: https://ich.unesco.org/en/sustainable-development-toolbox-00987.
UNESCO, Sustainable development and living heritage: https://ich.unesco.org/en/sustainable-development-and-living-heritage.
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UNESCO (2022), Operational Directives for the implementation of the Safeguarding of the Intangible Cultural Heritage, UNESCO, Paris.
UNESCO (2016), "ICH and Sustainable Development", Capacity-Building Materials Repository, UNESCO, Paris.
United Nations (2015), Transforming Our World: The 2030 Agenda for Sustainable Development, United Nations.

Role of Tangible & Intangible Cultural Heritage in Social & Economic Development

Transmitted from generation to generation, CH and ICH demonstrates to be resilient and can be pillars and a drivers of sustainable development in several ways

Economic	• CH is an important asset for economic development, by attracting investments and ensuring green, locally-based, stable and decent jobs. • Local knowledge, skills and practices, maintained and adapted over time, can provide a vital source of revenue and decent work for many around the World, including youth, women, and vulnerable groups, through crafts and tourism, among others. • CH and ICH can inspire innovation and creativity, creating job opportunities for artist, creators, future generations.
Social	• CH and ICH contribute to human wellbeing, e.g. thanks to inherited healing systems, traditional physical sports and games and festive events. • Youth learn about their values and culture through the transmission of their heritage, constituting a key pillar of their education; • Local social practices of dialogue, conflict resolution and reconciliation help regulate access to shared spaces and natural resources and promote peace and social cohesion. • The ability to access, enjoy and care for one's heritage is essential for shaping gender roles and identities, achieving gender equality and helping individuals to live and be what they choose.
Environmental	• Preserving natural resources, including outstanding sites, is obviously a fundamental contribution to environmental sustainability. • CH sites have developed over time through mutual adaptation between humans and the environment. • Communities have developed innovative and adaptive strategies to optimize the use and management of water and natural resources and minimize the consumption of energy, providing a source of resilience against changing climate conditions. • Through their celebration of cultural diversity, carnivals, fairs and festivals can contribute to harmonious social relationships, within and between urban and rural areas; • Traditional agricultural systems provide many societies worldwide with a varied diet for adequate nutrition, while preserving ecosystems and maintaining genetic biodiversity.

Role of Tangible & Intangible Cultural Heritage in Social & Economic Development

Adaptive reuse of tangible cultural heritage

Putting back Cultural Heritage in Context

General considerations

Protecting & highlighting the intrinsic values of the concerned CH to present the past and transmit to future generations.

Adaptive reuse of tangible cultural heritage A well-protected and presented tangible cultural heritage does good to the community, the economy and serves as a bridge between people; it also generates a multiplicity of opportunities to the place by, at the same time, creating a continuous instrument of attraction and reputation to the surrounding society and economy.
It is a unique instrument to enhance the market value of a place (village, town, territory...) as well as a proof of quality

Limitations: each cultural built heritage is unique, even when they are of the same ilk one cannot replace the one lost. There will always be a difference that needs to be taken into consideration when devising a protection and management plan.

Economic and social impacts of cultural heritage protection and management are numerous and cover all range of adaptive reuse: from heavy direct use,to non-reuse,

from the most tangible resources generation through direct reuse to the intangible results (bequest value, historic value, non-use value, aesthetic value...).

Well managed and through appropriate adaptive reuse, cultural heritage assets

• Interact with and stimulate economic sectors & actors
• Buy goods, services, labour & know-how
• Sell goods & dreams, beauty, leisure, knowledge,
• Stimulate willingness to stay and a sense of place
• Attract tourists who buy and consume
• Increase visits of consumers of services and goods
• Stimulate real estate market
• Improve market value of products of its surroundings

BUT, at each end of process, it produces another cultural commodity one year older and in need of investments for maintenance and restoration.

Protecting & highlighting the intrinsic values of the concerned CH to present the past and transmit to future generations.

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Adaptive reuse of tangible cultural heritage

Putting back Cultural Heritage in Context

General considerations

Adaptive Reuse Guidelines

- Consider cultural sites in larger geographical areas to enhance protection and utility
- Reconsider the site limits with the inclusion of a buffer and transition zones with various levels of protection and activities as per the national relevant texts.
- Reconnect cultural sites with their larger natural and built surrounding
- Reconnecting urban fabrics of different periods together
- Wherever possible, connect the heritage site to nearby traditional activities or natural elements such as farms, traditional fishing docks, mangroves, etc. and to other close archeological sites eventhey are still under investigations or studies.
- Activation of adjacent sites with complementary activities

Activities or sites that are geographically close can be placed in synergy within a larger strategy to maximize valorization and activation: markets, souks, promenades seaside corniche, leisure and culture areas, baths, etc...pedestrians paths and secured passages can be considered as tools to connect these areas together.

Protecting & highlighting the intrinsic values of the concerned CH to present the past and transmit to future generations.

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Adaptive reuse of tangible cultural heritage

Putting back Cultural Heritage in Context

General considerations

General Considerations

- Adopt approaches based on adaptive reuse respectful of the tangible and intangible values of the site
- Adhere to all relevant national and international conventions, protection laws, decrees, and management plans for each site
- Define and allocate site boundaries and protection zones (Buffer and Transitional zones) including their respectives regulations.
- Define the limits of intervention
- Always act to protect the material and immaterial cultural heritage, its features and relation with its environment, recognizing that each cultural heritage is unique and cannot be replaced by another even if similar.
- Explore the possibility of expanding the project scope beyond the designated site boundaries to maximize the potential of each location
- Consider the systemic-integrated approach, which emphasizes connections at the site level, city level and regional level.
- Conduct surveys to identify similar projects in the region (KSA, Bahrain, UAE, Oman, Qatar) to learn from existing initiatives and differentiate new proposals

04

General Framework for Heritage Conservation

04

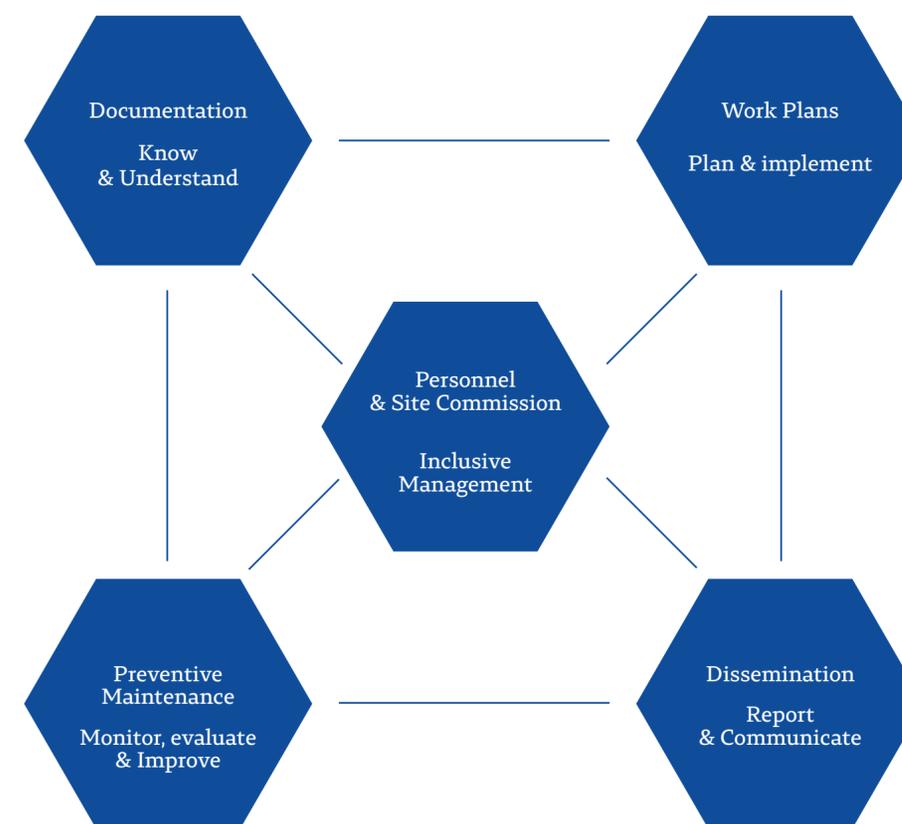# General Framework for Heritage Conservation

4.1 Preliminaries

4.1 Preliminaries

Actions for the appropriate management of the Tangible Cultural Heritage Process.

Documentation
Know & Understand

Work Plans
Plan & implement

Personnel & Site Commission
Inclusive Management

Preventive Maintenance
Monitor, evaluate & Improve

Dissemination
Report & Communicate

E. Ruoss, L. Alfare et All, "Sustainable Tourism as Driving Force for Cultural Heritage Sites Development. Planning, Managing and Monitoring Cultural Heritage Sites in South East Europe", CHERPLAN, EU South East Europe, April 2013

04

General Framework for Heritage Conservation

4.1 Preliminaries

Steps for the appropriate management of the Tangible Cultural Heritage Process

DOCUMENTATION

All published literature relating to the site should be collected, catalogued and made accessible. Any statement of significance of the concerned site will take this material into account. Management of the site will be based on the national legislation applicable to the area concerned and in particular for the surrounding areas.

SITE COMMISSION

In accordance with the size and heritage values of the site, a special commission will be created to conserve and manage the site . When there are a few small sites in a given region or city, the commission will cover a number of smaller sites (such as a cluster) that it will manage. Such process will agglomerate under a single commission sites with similar characteristic, or values (historic, material, etc...).

PERSONNEL

The necessary experts will be selected to advise and supervise the implementation of the workplan on the basis of the statement of management philosophy presented in terms understandable by all concerned personnel.

WORK PLANS

Medium and long-term together with annual programs will be designed, including annual work plans and projects and will receive appropriate funding and personnel for implementation.

PREVENTIVE MAINTENANCE

A detailed strategy for the multidisciplinary prevention of risks of all types will be developed. Maintenance will include all practical and technical measures needed to keep the site in condition at a degree enabling enjoyment and understanding of its values and beauty. Special attention will be given to prevent vandalism, theft, fire, floods and natural disasters.

04

General Framework for Heritage Conservation

4.2 Stakeholders' Involvement & Responsibilities

General Framework for Heritage Conservation

4.2 Stakeholders' involvement & Responsibilities

4.2.1. Stakeholders

Several stakeholders can be identified in relation to a project concerning CH and ICH. Stakeholders can vary at different stages of the project. To identify stakeholders for each project and site at different phases of implementation, the following questions may also be addressed:
Who will be affected by the project activities?
Who will be able to influence the outcomes of the project?
Who are the potential supporters of the project?
Who are the potential opponents or disinterested?
Who will be responsible for managing the project outcomes (end users)?
Who might contribute financial or technical resources in the short and long term?

Below, we identify the main types of stakeholders and provide some examples.

Main Stakeholders:
SDA, heritage commission, ministry of culture ,municipalities , Amana, Royal Commission Jubail, Jubail port, Ministry of culture,....

Municipalities & Governorates of : Dammam ,Tarout, Qatif, Nairah, Jubail ,Qaryat Al Ulya

International Organisations	Public Bodies
UNESCO ICOMOS ICCROM	Ministry of Tourism Local Authorities and Municipalities Regional Authorities Government Departments (Culture, Tourism, Environment, Transports...)
Research centers and institutions	**Educational institutions**
Universities Specialized Research Centers (e.g. in architecture, agriculture, ICH...) Institutions financing research projects	Schools, college, universities (all levels, educational program to raise awareness) Teachers and Professors Training centers
Cultural Institutions and Networks	**Non Govermental Organisation**
Museums and networks of museums UNESCO Creative cities networks UNESCO sites, Geoparks	Nature conservation Cultural Heritage
Communities, local inhabitants	**Property / Land Owners and managers**
Local associations (cultural, environmental...) Youth groups Community councils	Private landowners, property owners Farmers Nature reserve managers
Business and industry	**Professionals and experts**
SMEs (restaurants, guest houses, retails...) Tourisme enterprises (local tour companies, hotels...) Large commercial interests (transport companies, energy companies..)	Independent experts UNESCO, ICOM, ICOMOS, ICCROM experts Academics (with relevant research projects in the area)
Tourists	**The Media**
Local and regional tourists (proximity) National tourists International tourists	Local (TV coverage, reports, documentaries, film shooting...) National (TV coverage, reports, documentaries, film shooting...) International (TV coverage, reports, documentaries, film shooting...)

04

General Framework for Heritage Conservation

4.2 Stakeholders' involvement & Responsibilities

4.2.2. Community Engagement

Complementary to the 2003 Convention for the Safeguarding of the Intangible Cultural Heritage, the Operational Directives for the Implementation of the Convention and national legislative frameworks, Ethical Principles for Safeguarding Intangible Cultural Heritage have been elaborated. These Ethical Principles represent a set of general principles that are widely accepted and can constitute good practices for governments, organizations and individuals directly or indirectly linked to intangible cultural heritage in order to ensure its viability, and its contribution to peace and sustainable development.

Note: Please also refer to SDA manual on community engagement

1	• Communities, groups and, where applicable, individuals should have the primary role in safeguarding their own intangible cultural heritage.
2	• The right of communities, groups and, where applicable, individuals to continue the practices, representations, expressions, knowledge and skills necessary to ensure the viability of the intangible cultural heritage should be recognized and respected.
3	• Mutual respect as well as a respect for and mutual appreciation of intangible cultural heritage, should prevail in interactions between States and between communities, groups and, where applicable, individuals.
4	• All interactions with the communities, groups and, where applicable, individuals who create, safeguard, maintain and transmit intangible cultural heritage should be characterized by transparent collaboration, dialogue, negotiation and consultation, and contingent upon their free, prior, sustained and informed consent.
5	• Access of communities, groups and individuals to the instruments, objects, artefacts, cultural and natural spaces and places of memory whose existence is necessary for expressing the intangible cultural heritage should be ensured, including in situations of armed conflict. Customary practices governing access to intangible cultural heritage should be fully respected, even where these may limit broader public access.
6	• Each community, group or individual should assess the value of its own intangible cultural heritage and this intangible cultural heritage should not be subject to external judgements of value or worth.

7	• The communities, groups and individuals who create intangible cultural heritage should benefit from the protection of the moral and material interests resulting from such heritage, and particularly from its use, research, documentation, promotion or adaptation by members of the communities or others.
8	• The dynamic and living nature of intangible cultural heritage should be continuously respected. Authenticity and exclusivity should not constitute concerns and obstacles in the safeguarding of intangible cultural heritage.
9	• Communities, groups, local, national and transnational organizations and individuals should carefully assess the direct and indirect, short-term and long-term, potential and definitive impact of any action that may affect the viability of intangible cultural heritage or the communities who practise it.
10	• Communities, groups and, where applicable, individuals should play a significant role in determining what constitutes threats to their intangible cultural heritage including the decontextualization, commodification and misrepresentation of it and in deciding how to prevent and mitigate such threats.
11	• Cultural diversity and the identities of communities, groups and individuals should be fully respected. In the respect of values recognized by communities, groups and individuals and sensitivity to cultural norms, specific attention to gender equality, youth involvement and respect for ethnic identities should be included in the design and implementation of safeguarding measures.
12	• The safeguarding of intangible cultural heritage is of general interest to humanity and should therefore be undertaken through cooperation among bilateral, sub regional, regional and international parties; nevertheless, communities, groups and, where applicable, individuals should never be alienated from their own intangible cultural heritage.

4.2 Stakeholders' involvement & Responsibilities

4.2.3. Community & Stakeholders Engagement Policies

	Policy	Practical Guidelines
1	Engage the local community in all stages of the heritage conservation process.	• Inform the Community: Keep the local community informed about the project and its various phases to foster strong community consensus and encourage volunteering. This can be achieved through public meetings, small exhibitions, conferences, and a dedicated project house where information is easily accessible. • Raise Awareness: Educate the local community about their heritage to cultivate future visitors and ambassadors for the destination. • Active Involvement: Involve the local community as much as possible in conservation projects. These initiatives should be conducted with and for local residents, such as by creating spaces for gatherings, festivities, and cultural activities. • Local Leadership: Whenever feasible, ensure that adaptive reuse and promotion projects are led by local residents. This includes the creation of guest houses and restaurants, the organization of local events, the development of tours and itineraries, and the management of local museums. • Training and Empowerment: Provide training for local residents to enable them to play active roles in heritage conservation and local development. • Community Satisfaction: Consider the satisfaction of the local community in all aspects of the project.
2	Involve all stakeholders in the management of the site.	• Implementation Guidelines • a. identify potential stakeholders • b. Conduct a stakeholder meeting. • Document and archive all stakeholders' meetings, and encounter relevant comments and opinions in rehabilitation plan. • Operational Guidelines • c. Form a steering committee of representatives from all involved stakeholders. • d. Establish a system to collect opinions from the public and the surrounding community, and act upon them..

*Any project related to ICH has to respect the Ethical Principles presented in section 4.4.2
Any project developed on Jinnah Island and Musallamiya Island must adhere to the regulations of the marine reserve.

4.3 Defining Heritage Types, Significance, Boundaries & Settings

4.3 Defining Heritage Types, Significance, Boundaries & Settings

4.3.1 Heritage Types Definition

The Eastern Province of Saudi Arabia holds a diverse collection of tangible heritage assets, encompassing both historic structures and landscapes. This document specifically targets the conservation and management of the physical heritage found in the region. This section provides guidance on how developers, conservationists, and other stakeholders should identify heritage assets, define their significance, and delineate their boundaries and settings during conservation or development projects.

The Eastern Province's heritage can be broadly categorized into Three main types:

1. Ruins of Historic Buildings, Structures and Settlements
These are buildings and settlements that have fallen into disuse and experienced significant degradation, losing much of their original form. However, they still hold historic importance. Many traditional settlements and structures across the Eastern Province exist in various states of disrepair, with some being partially or completely ruined. Their historical relevance persists despite the decay, and they contribute to the cultural landscape.

2. Historic Buildings, Structures, and Settlements
This category includes historic buildings that are still in use, partially in use, or recently abandoned but that still retain their architectural integrity and potential for adaptive reuse. Most of these structures, constructed from traditional materials like stone, reflect domestic, agricultural, or religious functions. They are often clustered in small settlements dispersed across

the landscape, and in some cases, associated with larger concentrations, as seen in heritage sites like Tarout Island and Al Qatif. These heritage buildings are often interconnected with cultural landscapes, including fields, gardens, and other agricultural features essential to their historical context.

3. Archaeological Sites
The Eastern Province has a relatively low level of archaeological exploration, and many potential archaeological sites remain unrecorded. However, known features include ancient burial mounds, rock art, and remnants of pre-Islamic settlements. It is expected that further archaeological surveys will reveal more about the region's past. These sites often require a broader protective boundary to safeguard potential undiscovered elements.

4.3 Defining Heritage Types, Significance, Boundaries & Settings

4.3.1 Heritage Types Definition

Process for Defining Heritage Types and Significance

The conservation policies and guidelines are designed to ensure the protection and sustainable management of heritage assets within the Eastern Province. We have developed a structured process that defines heritage types, assesses their significance, and aligns interventions to address the unique value of each asset. This integrated approach combines international best practices with local priorities, allowing heritage assets to be categorized into three distinct classifications: Landmark, Significant Buildings, and Contextual Buildings.
Based on this classification, different types of interventions can be applied, ensuring that conservation efforts are precisely tailored to the heritage value of each asset. The following sheets outline these specific interventions, providing a clear framework for preserving the historical and cultural significance of each category.

1. Heritage Identification

Desk Review and Fieldwork: The process begins with the identification of heritage assets through both archival research and on-site inspections. This includes groups of buildings, monuments, and landscapes that contribute to the historical and cultural fabric of the area.
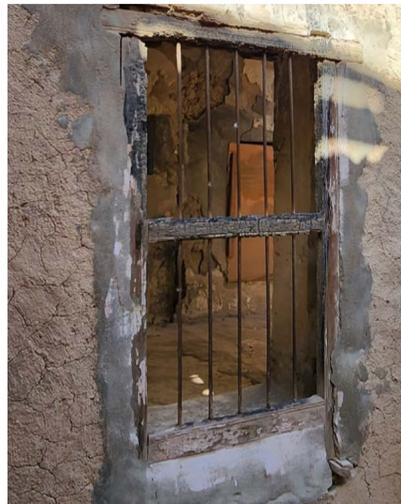
Preliminary Classification: At this stage, assets are grouped into broad categories, which will be refined based on significance criteria in subsequent steps.

4.3 Defining Heritage Types, Significance, Boundaries & Settings

4.3.1 Heritage Types Definition

2. Heritage Significance Assessment

Assessing the significance of heritage assets is essential to conservation planning, enabling tailored preservation strategies based on each asset's value. In the Eastern Province, significance is evaluated using a set of locally and internationally recognized criteria, including historical, architectural, and scientific values. These criteria ensure that the assessment reflects each asset's importance to past, present, and future generations.
Through this assessment process, assets are initially grouped into broad categories, which are refined in later stages to develop a classification framework. This approach allows for clear categorization and prioritization, supporting sustainable management and preservation of heritage assets according to their unique contributions.

4.3.2. Heritage Significance Definition

Significance	Definition	Limit of Significance
Time Frame / Dating	Both of its origin and the principal phases.	Third Saudi State till Present time (After 1902)
		First Saudi State & Second Saudi State (1744-1902)
		Islamic Period – Pre-Saudi State (570-1744)
Aesthetic Significance	Qualitative assessment of craftsmanship, style, technical excellence, and beauty	Low: low level of craftsmanship, style, technical excellence, and beauty.
		Medium: medium level of craftsmanship, style, technical excellence, and beauty.
		High: high level of craftsmanship, style, technical excellence, and beauty.
Historical Significance	Importance and impact of a physical asset based on its historical associations with people, events, places or themes	Limited historical significance: Events illustrating the daily life of ordinary people with minimal impact on broader historical narratives.
		Moderate historical significance: Events illustrating the daily life of ordinary people with some impact on broader historical narratives or local importance.
		High historical significance: Association with famous people or important events with a notable impact on broader historical narratives.
		Exceptional historical significance: Association with famous people and important events with a profound impact on broader historical narratives and significant cultural influence.

4.3 Defining Heritage Types, Significance, Boundaries & Settings

4.3.2. Heritage Significance Definition

Significance	Definition	Limit of Significance
Scientific & Educational Significance	Potential value of assets for further scientific study	Low: assets with minor potential value for further scientific study
		Medium: assets with medium potential value for further scientific study
		High: assets with major potential value for further scientific study
Representativeness / Uniqueness	Uniqueness of tangible heritage assets at different geographic levels	Low: unique asset at a Local level
		Medium: unique asset at a Regional level
		High: unique asset at a National level
Physical Integrity	Degree of surviving components of the asset and its surrounding environment	Low: limited degree of surviving components of the asset and its surrounding
		Medium: average degree of surviving components of the asset and its surrounding
		High: considerable degree of surviving components of the asset and its surrounding
Tourist Absorption Capacity	Capacity of absorption of tourists / day* * Note that this is indicative, measuring the capacity of absorption requires a deep analysis of several factors and data that is not available right now	Low: High fragility eg: archaeologucal site in progress, frigale construction materials and ruins
		Medium: Medium Fragility: such as mixed materials (stones and earth, dwellings in urban environment, narrow circulatin paths
		High: Low fragility: hard stones constructrion, easy circulation, wide meeting places
Level of preservation	Condition and extent of heritage asset's integrity	No preservation: completely ruins
		Low: limited preservation condition
		Medium: average preservation condition
		High: considerable to excellent preservation condition

3. Classification of Heritage

The Classification of Heritage Categories is the result of a comprehensive assessment and scoring process based on established criteria that address each asset's significance. This detailed evaluation allows for a structured and informed approach to categorizing assets, ensuring that their unique values are recognized and prioritized in conservation efforts.

Through this process, assets are classified into three distinct categories:

Heritage Classification	Definition and Criteria for Significance
Landmarks (Class A)	Heritage assets of major historical, cultural, or architectural importance. These are rare or unique examples that define the identity of the area.
Significant Buildings (Class B)	Important buildings that retain a good degree of authenticity and integrity, associated with notable local events or traditions.
Contextual Buildings (Class C)	Contributing buildings that support the local heritage character, though with medium levels of authenticity or integrity.

Understanding the significance of each heritage asset is essential for informed conservation planning. This involves a structured assessment process to confirm each asset's values, allowing a balanced approach to preservation efforts.

4.3 Defining Heritage Types, Significance, Boundaries & Settings

4.3.3. Defining Boundaries

The Heritage Commission is the department responsible for identifying and protecting heritage and cultural sites in Saudi Arabia, including Al-Sharqia Region. The Commission is under the umbrella of the Ministry of Culture, which can assist in identifying the boundaries of the cultural sites. The municipalities of the specific cities as well as other public and private entities may assist in the preparation of reports, assessments, or reviews of these places. Consequently, the boundaries of a cultural or heritage site require certain principles and factors to be considered:

Significance:

The boundaries set for a cultural heritage site should be dependent on the significance of the place. In fact, the width of the boundaries should incorporate all elements and attributes of significance in said place. As such, modern ownership boundaries (land outlines, infrastructure...) can't be used solely to define boundaries of heritage.

Cultural Landscapes:

In definition, cultural landscapes include a combination of the natural environment and the work of human societies. Therefore, the boundaries drawn should cover both tangible and intangible cultural landscapes. This includes fields or supporting natural features in the vicinity of heritage buildings and settlements. Cultural landscape boundaries should thus encompass the remaining human activity as well topography that defines it.

Archaeological Sites:

Boundaries drawn around subtle archaeological sites and remains should be tight, with special attention towards potential associated features in their vicinity. If different cultural elements exist within proximity to each other then they should be combined in a wider boundary, regardless of the age of each element. Moreover, the uncertain nature of the extent of archaeological remains demands the recommendation of an unbuilt and protected buffer zone to safeguard the existing and uncovered as well as the potentially unidentified remains.

4.3 Defining Heritage Types, Significance, Boundaries & Settings

4.3.4. Site Setting

The setting of a heritage site, structure, or area is generally defined as the environment, immediate or extended, that houses or contributes to its significance. As defined in the ICOMOS Xi'an Declaration (2005), the setting of a site combines the physical and visual aspects with the natural environment, the past and present intangible cultural heritage elements that impact and make up a space (social and spiritual practices, customs, traditions), as well as current dynamics. Therefore, the conservation of a heritage site must include the conservation of its setting through managing the developments and change in its natural environment.

The setting of a place cannot be defined in an accurate or fixed boundary as it includes a variety of factors and elements of past and present significance. Examples of these elements are key views, included or associated structures, topography, and intangible elements like the relationship between the elements of the site to each other and to the topography surrounding them.

04

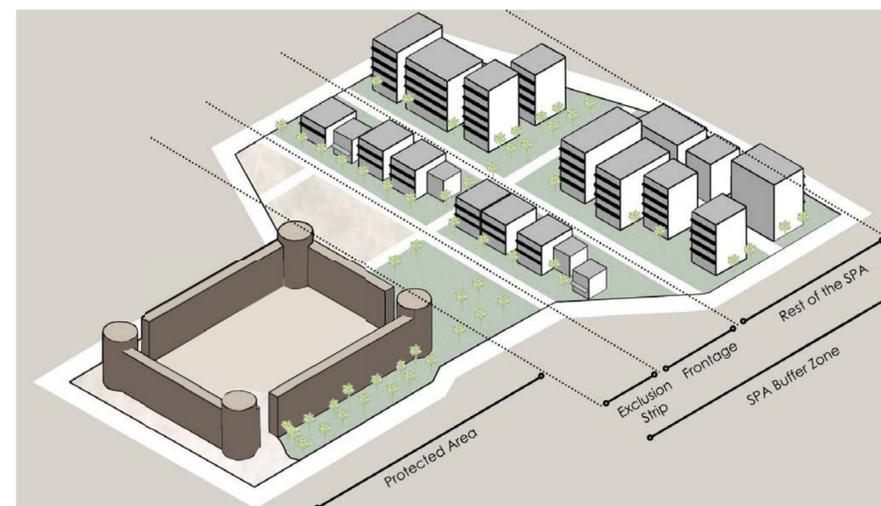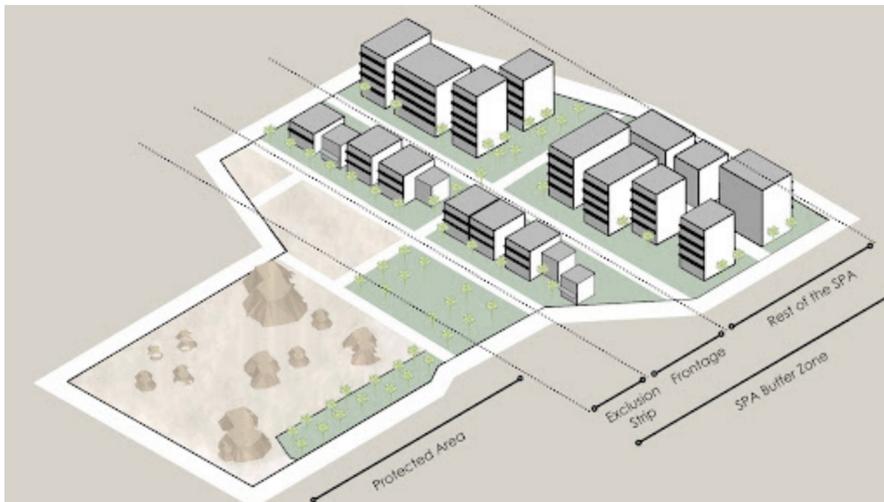# General Framework for Heritage Conservation

4.1 Preliminaries

4.4. Defining Setting & Buffer Zone

4.4.1 Importance of the Integration of Heritage sites
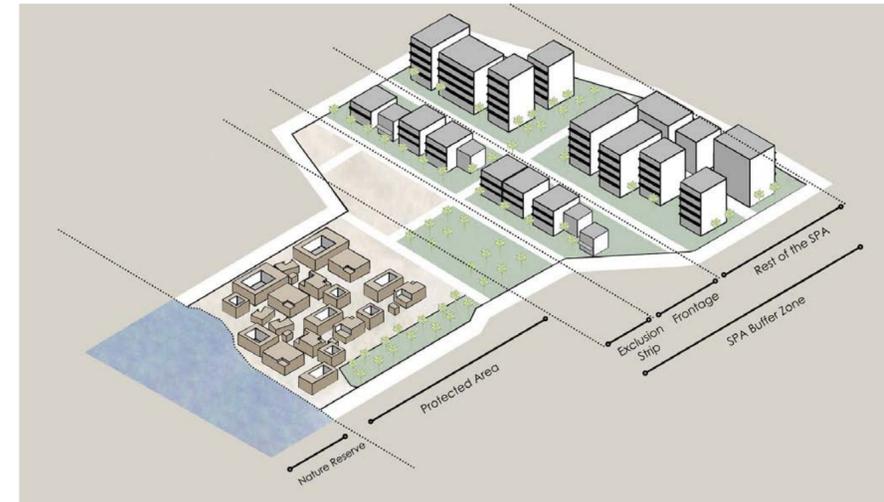

Case A: Protected Area covering a castle/Monument

The urban heritage of an area forges its cultural identity, its resident's lifestyle, and the general landscape. Besides the social impact, it's considered an economical asset and a driver for tourism. Yet, this asset is consistently endangered by urban expansion and negligence, therefore integrating heritage sites into both land and urban development strategies becomes a matter of the public good.

For the study of the heritage sites of Al-Sharqia region, protection guidelines were placed to tackle boundaries, issues of scale, material, and typology. These guidelines would form a manual that presents the methods and means of integrating urban heritage sites into development plans. Urban designers and authorities would thus have the means and methods to place heritage sites as a reference to landscape design and public areas.

To highlight the role of heritage assets in spatial, social, and economic development, a distinction was made between Protected Areas (PA) and Special Planning Areas (SPA) buffer zones. The following presents guidance for the integration of the two distinctions (PA and SPAs) in their urban context, regardless of the type of heritage present in the PA.

4.4. Defining Setting & Buffer Zone

4.4.1 Importance of the Integration of Heritage sites

Case B: Protected Area covering a Historic Core

Case C: Protected Area covering an Archeological/Heritage Site

4.4. Defining Setting & Buffer Zone

4.4.1 Importance of the Integration of Heritage sites

Case D: Protected Area adjacent to a Nature Reserve

Overall Direction:

The distinctions created for the protection of the heritage sites follows general principles of visibility and accessibility, identification of spaces, and mixed use approach.

Visibility and Accessibility:

The ability to classify views based on relevance as means to improve the site's visibility and the access towards the site through the creation of unbuilt corridors (open spaces, roads...).

Identification of Spaces:

The ability to adapt the structure and design of public spaces to the local character in order to enhance the quality of life of residents and reinforce the unique identity of the place. Furthermore, to consider the landscape as the visual urban environment of built and unbuilt areas, green areas..., shaping the perception of the place, its distinctiveness and history.

Mixed Use Approach:

Using multi-sector-based approaches to identify, quantify, and define the different potential uses of a space based on needs, economic feasibility, and a harmonious urban vision for the overall entities resulting (buildings, open spaces...) according to architectural principles and diverse neighborhood functions.

04

General Framework for Heritage Conservation

4.1 Preliminaries

4.4. Defining Setting & Buffer Zone

4.4.2 Protected areas

A Protected Area (PA) contains human or natural work relating to heritage, culture, identity, and history.

This variety of types of heritage requires different measures for defining the boundaries, as previously discussed. Furthermore, it requires different treatment within this set boundary.
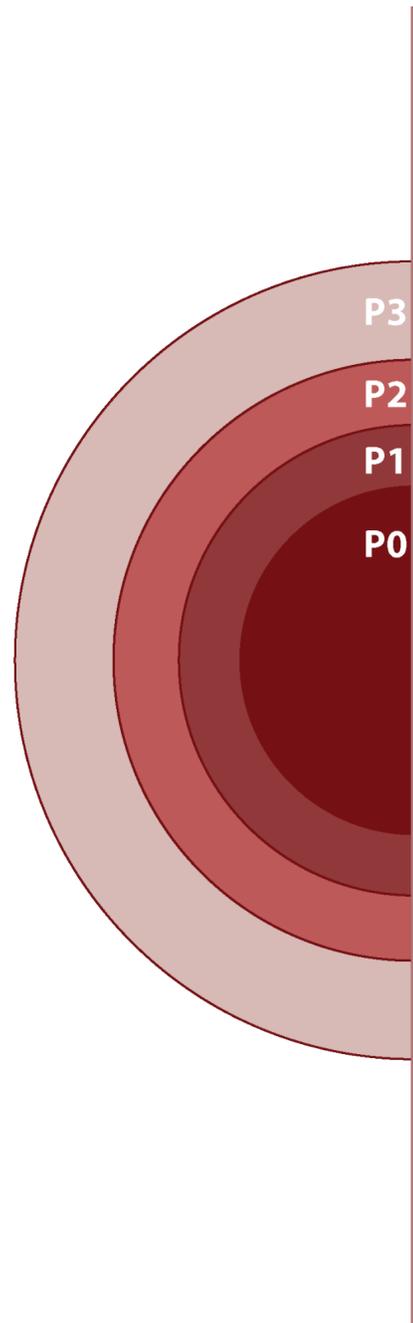
The level of protection granted for a heritage site is dictated by many factors, including significance, state of maintenance, potential, location, and surrounding development-or lack thereof. As such, for the study of the heritage sites of Al-Sharqia, 4 levels of protection within the Protected Area (PA) were created with descending levels of strict regulations.

Protected Area

General Framework for Heritage Conservation

4.4. Defining Setting & Buffer Zone

4.4.2 Protected Area (PA) - Levels of Protection

P0: Covers archeological and historical monuments and buildings.
Monuments within this area should benefit from strict protection guidelines. Restoration and renovation should take place without altering the interior or exterior. Light and temporary structures are allowed for accessibility purposes. Tourists are allowed to access the monument while respecting the maximum number of allowed visitors at once and adhering to visitor guidelines: respecting site specificities, avoiding littering, avoiding prohibited items as per site, avoiding noise pollution, and adhering to safety precautions.

P1: Covers monuments and historic buildings and extensions of excavation of archaeological sites.
Monuments within this area should benefit from strict guidelines that deny any permanent alteration.
Extensions of excavation of archaeological sites could temporarily be activated without permanent structures. Equipment and materials used for the process should be placed outside the direct protected area where it's safeguarded, with minimal visual impact including on visitors from a distance.
Large tourism is not to be encouraged on sites with on-going archeological excavation, with archaeological tourism monitored and adhering to strict visitor safety guidelines.

P2: Covers heritage buildings and urban neighborhoods.
Restoration and renovation of buildings allows for regulated alterations in the interior or exterior form of the building.
Allows for adaptive re-use in heritage buildings under restrictions of land use (specified allowed programs).
Tourists should adhere to the visitor guidelines as per site.
Allows for demolition of non-heritage structures that impair the character of the site.These demolitions remain subject to referred permits and authorizations.
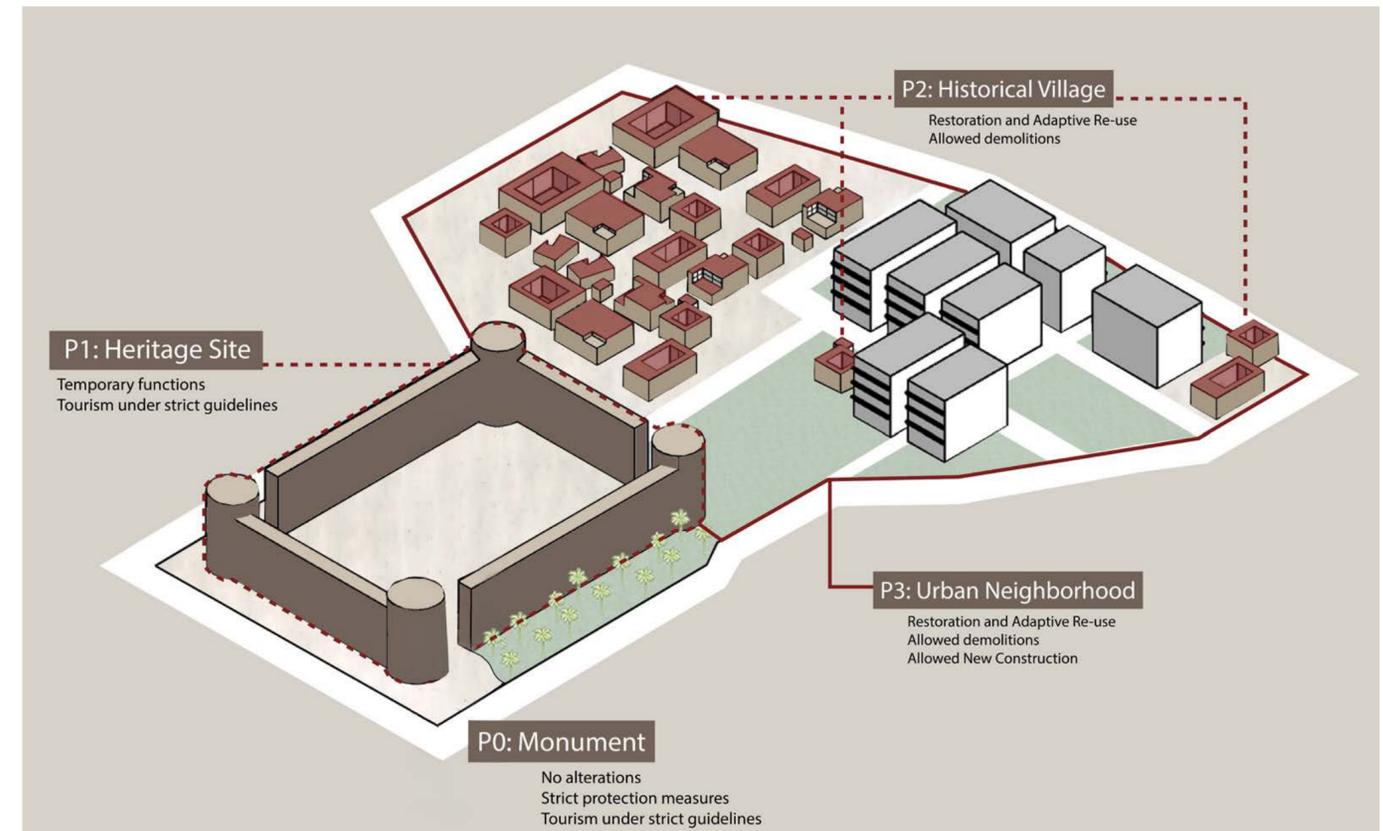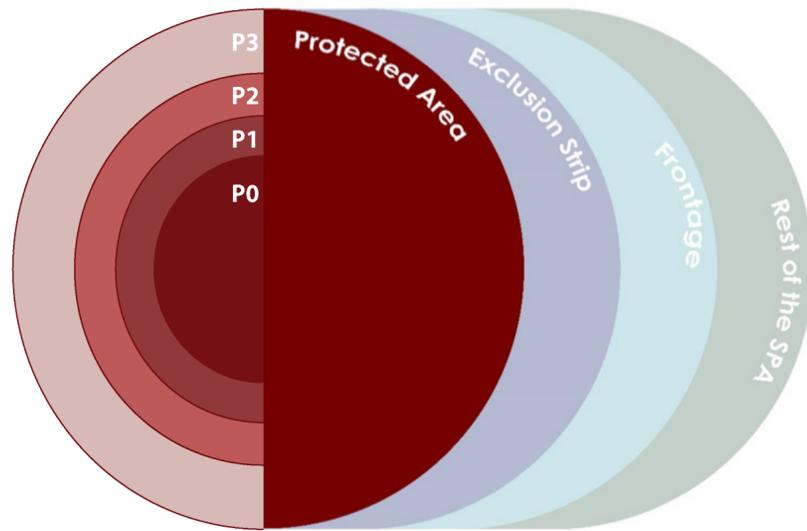
P3: Covers heritage and urban neighborhoods.
Allows for rehabilitation or remodeling of existing structures following specific policies and guidelines.
Allows for new construction following strict guidelines in relation to allowed material, architectural language, and volume to allow it to blend with the existing adjacent built historic structures.
Allows for parking limited to not more than 50 cars, with guidelines of landscaping, using porous materials, and note presenting a visual barrier to the heritage sites.
Allows for demolition of non-heritage structures that impair the character of the site, or to increase public space, facilitate accessibility, allow for landscaped parking, or to secure more light and ventilation within the urban fabric. These demolitions remain subject to referred permits and authorizations.
Includes landscaped areas that should remain majorly green, with an allowed built-up ratio that does not exceed 10%.

P3
P2
P1
P0

A schematic showing the different levels of protected existing within the boundaries of the Protected Area:

P2: Historical Village
Restoration and Adaptive Re-use
Allowed demolitions

P1: Heritage Site
Temporary functions
Tourism under strict guidelines

P3: Urban Neighborhood
Restoration and Adaptive Re-use
Allowed demolitions
Allowed New Construction

P0: Monument
No alterations
Strict protection measures
Tourism under strict guidelines

4.4. Defining Setting & Buffer Zone

4.4.2 Protected Area (PA) - Levels of Protection

The different regulations thus dictate a distinction between land uses, with the highest level of protection granted to P0 level in a descending order.

P0

- **Strictly regulated site visits**

P1

- **Specific cultural events and exhibitions with the use of lightweight, removable structures**

P2

- **Adaptive re-use for functions such as creative arts and crafts activities, exhibitions, conferences, special events, restaurants and entertainment provided that sound and visual pollution is strictly regulated**
- **Permitted and regulated renovations for heritage buildings**

P3

- **Adaptive re-use for functions such as creative arts and crafts activities, exhibitions, conferences, special events, restaurants and entertainment provided that sound and visual pollution is strictly regulated**
- **Permitted and regulated renovations for heritage buildings**
- **New constructions are permitted following specific architectural guidelines where the volume should be aligned with the existing fabric, and the architecture can either mimic the existing fabric, or introduce a new style that is harmonious (case by case).**

4.4. Defining Setting & Buffer Zone

4.4.2 Protected Area (PA) - Suggested and Prohibited Activities

The activities that could take place within the heritage structure as well as its surrounding are decided on the basis of the land use. As such, a table was formulated:

	P0	P1	P2	P3
No alteration	✅	❌	❌	❌
Addition of light structure	❌	✅	✅	✅
Landscaping	✅	✅	✅	✅
Adaptive re-use	❌	❌	✅	✅
Renovations/ Rehabilitations	❌	❌	✅	✅
New constructions (following Specific Policies & Guidelines)	❌	❌	❌	✅
Landscaped Parking	❌	❌	❌	✅

4.4. Defining Setting & Buffer Zone

4.4.3 Special Planning Areas (SPAs) - Buffer zones

As means of protection for heritage sites, buffer zones are usually created to mediate between the protected area and the urban context. The boundaries of the buffer zone depend on several factors including the site's significance, size, surrounding topography, and existing development. It should include the immediate surrounding of a place, with the main views, pathways, signs, and other important elements that support the functionality of the heritage site.

A buffer zone should have legal regulations, or restrictions, according to the nature of the heritage site. This study covers several types of heritage (buildings, heritage village, archeological remains, natural monuments...), each with a different type of relationship to its surrounding (urbanized area, open spaces in the form of a desert or water element, or natural topography). As such, each site's visual envelope presented a base for the boundary of the assigned buffer zone. For un-urbanized areas and archaeological sites, the boundary of the buffer zone followed the imposed width of 200 meters according to the Law of Antiquities, Museums and Urban Heritage (2014).

Furthermore, the buffer zone falls within the setting of a place but does not limit it. It's considered a 'procedural designation' to manage developments and change in a sensitive manner equivalent to the significance of the site. As such, for Al-Sharqia heritage sites included in this study, Special Planning Area (SPA) buffer zones were created with different gradients of protection. This gradient contains an exclusion strip, a frontage, and the rest of the SPA which follow a descending order of protection.

4.4. Defining Setting & Buffer Zone

4.4.3 Special Planning Areas (SPAs) - Levels of Protection

1- The Exclusion Strip:

Being an undeveloped area, it consists of open spaces and lightweight structures designated for public use. Development along the edges will focus on open spaces and facilities related to mobility. Temporary, lightweight structures may be erected to offer services to visitors.

2- The Frontage:

The primary urban frontage and intersecting pathways are carefully selected for development programs to enhance site attractiveness and offer amenities befitting a tourist destination while maintaining the site's unique identity. New construction should not exceed 10% built-up ratio.

3- The Rest of the SPA:

The remaining areas of the Special Planning Area (SPA) will undergo moderate monitoring. In some cases, the extent of the rest of SPAs will have to align with the guidelines and recommendations of urban local plans
Development programs must balance tourism needs with those of local residents.
The population density should be compatible with the site's fragility.
Programs should prioritize facilities serving both locals and tourists to encourage mixed-use areas.
Residential offerings should cater to existing residents and attract newcomers to raise heritage awareness.
Urban regeneration efforts should focus on repurposing heritage buildings into museums, exhibition centers, theaters, etc.
Development must emphasize local economic. Short-stay hotels, such as bed and breakfasts, should be appropriately scaled to the context and protected sites.
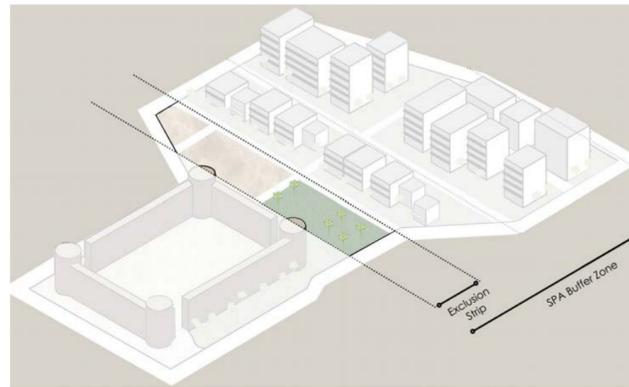
4.4. Defining Setting & Buffer Zone

4.4.3 Special Planning Areas (SPAs) - Land Use

The different regulations thus dictate a distinction between land uses, with the highest level of protection granted to P0 level in a descending order.
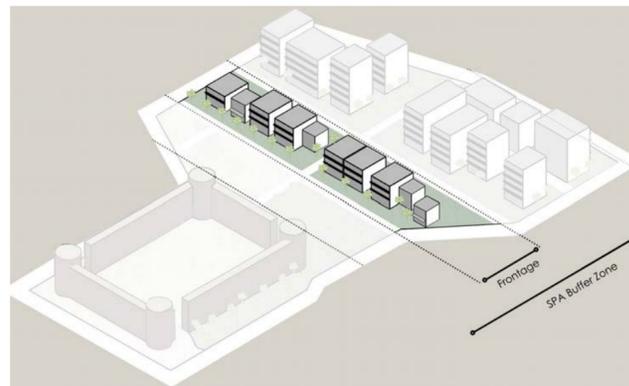
Guidelines for Land Use
IN THE EXCLUSION STRIP

This area should include only open spaces and lightweight structures designated for public use.
Landscape integration plan should be implemented to reconnect the site with its natural surroundings.
No tourist and ticketing offices.
Allows for parking limited to not more than 50 cars, with guidelines of landscaping, using porous materials, and note presenting a visual barrier to the heritage sites.

Guidelines for Land Use
IN THE FRONTAGE

Local and touristic facilities should exist within the immediate vicinity, at the boundary of the concerned heritage site.
With the exception of holy sites, development programs of heritage sites must arrange subcenters at their boundaries.
Open spaces with clear and good views of heritage sites should primarily host service hubs, and small open spaces comprising of parks or community squares should be around the boundary of said heritage site.

Guidelines for Land Use
IN THE REST OF THE SPA

The heritage site context, the pre-existing urban density rates in the vicinity and the visibility of the cultural site should be considered when choosing development programs (in terms of density, intensity, and degree of liveliness).

4.4. Defining Setting & Buffer Zone

4.4.3 Special Planning Areas (SPAs) - Allowed and Prohibited Activities

	Exclusion Strip	Frontage	Rest of SPAs
Mobility Services			
Pedestrian Mobility	✅	✅	✅
Cycling Network	✅	✅	✅
Public Transport system: buses, cabs, trains...	✅	✅	✅
Parking: designated parking areas	✅	✅	✅

	Exclusion Strip	Frontage	Rest of SPAs
Open Spaces			
Pedestrian Trails: hiking, fitness activities...	✅	✅	✅
Recreational grounds for children: playground, sports courts...	✅	✅	✅
Open event space: with light structures	✅	✅	✅
Nature Park	✅	✅	✅

4.4. Defining Setting & Buffer Zone

4.4.3 Special Planning Areas (SPAs) - Allowed and Prohibited Activities

	Exclusion Strip	Frontage	Rest of SPAs
Services			
Structural amenities: stadiums, hospital, festival hall, conference center, administrative center, etc.	✖	✖	✔
Cultural amenities: library, museum, tour agencies, etc.	✖	✔	✔
Leisure amenities: cinema, etc.	✖	✖	✖
Urban amenities:nurseries, mosques, healthcare clinics, educational services, post office, police station, social centers, fire station, etc.	✖	✖	✔

	Exclusion Strip	Frontage	Rest of SPAs
Housing			
Individual housing units	✖	✔	✔
Large-size collective housing	✖	✖	✖

	Exclusion Strip	Frontage	Rest of SPAs
Economic Activities			
Small productive facilities: local arts and crafts, etc.	✖	✔	✔
Large-scale productive activities	✖	✖	✖

	Exclusion Strip	Frontage	Rest of SPAs
Retail & Amenities			
Information displays: billboards, info points, tourist office, etc.	✖	✔	✔
Small scale shops: souvenir, food, etc.	✖	✔	✔
Small and medium size hotels	✖	✔	✔
Restaurants	✖	✔	✔
Large Scale Shops: supermarkets, butcher's shop, clothing, jewelry, sports equipment, hair-dressing, optician, dry-cleaning, sports hall etc.	✖	✖	✔
Large scale hotel and Large shopping malls	✖	✖	✖

4.4. Defining Protected Area & Buffer Zone

4.4.4 Evaluation Tools

Evaluation tools provide a systematic approach to evaluate the impact of existing projects on their surrounding on one hand, and new projects to be developed in the area on the other one. Therefore, appropriate enhancements can be introduced for a better conservation strategy based on PA and SPA.

Tools	Objectives	Indicators to be assessed
Framework	Study the compatibility of the project with existing strategies and policies	Appropriateness of the project's identity Project purpose
Land use plan	Evaluate the project's environmental impact and extent of mixed use strategy to reach balance between programmes dedicated to tourism / heritage and to housing Analyze the balance between a tourist destination and a residential area and adjust human pressure to the site's vulnerability Assess the impact of development programmes in terms of proximity to the heritage site	Land area Percentage of Built-up area Density Numbers of tourists and inhabitants Existing infrastructure and services (number and location) Location and accessibility of services, shops and amenities to visitors and residents

4.5 General Guiding Policies for Heritage Conservation & Development projects

4.5 General Guiding Policies for Heritage Conservation & Development Projects

The following policies provide a holistic approach to the management, protection, conservation and development of heritage sites. These policies should ensure that all activities related to the site for its preservation and activation are at levels that meet internationally accepted best practices, as well as national legislation and ethical obligations. They stress the need to maintain the integrity of the cultural heritage, enhance the value of the site, and ensure the site's sustainable use to benefit present and future generations.

1. To ensure the application of the Saudi Law of Antiquities, Museums, and Urban Heritage including the clear definition of the site limits and the creation of surrounding protection areas.

All the conservations should be done strictly according to the Saudi Law of Antiquities, Museums, and Urban Heritage. This law provides the framework for the protection of cultural heritage sites, specifying the need for clearly defined site boundaries and surrounding protection areas. By defining those limits, they help protect the site from urban development and other activities that might threaten its integrity. Protective buffer zones are also created to secure the surroundings around the heritage site, thereby maintaining the context of the heritage with its cultural significance.

2. Understanding and fully applying international charters will support the authorities managing the site in performing their responsibilities for the conservation and protection of the place.

The processes and methodologies associated with conservation and management should be informed by globally recognized standards and conservation principles established by ICOMOS for the preservation and stewardship of Heritage Sites. This includes frameworks such as the Venice Charter, the Burra Charter of 2013, the Nara Document on Authenticity from 1994, among others.
Application of such standards and principles ensures the conservation of various values of this site. It provides the framework that is necessary for maintaining the integrity, authenticity, and sustainability of heritage sites. Such an approach will not only conserve the physical characteristics of heritage but also honor the cultural and historical context of the site, besides its significance for the generations to come.

3. To respect the Ethical Principles for Safeguarding Intangible Cultural Heritage for projects related to ICH.

For projects related to intangible cultural heritage, it is essential to follow the Ethical Principles for Safeguarding Intangible Cultural Heritage. These principles ensure respect for the local community's values, traditions, and cultural expressions. Incorporating these principles into conservation projects ensures that not only the physical aspects of the site are preserved but also the intangible heritage that contributes to the cultural identity of the community.

4. To adhere to the national process for the identification, documentation, and archiving of cultural heritage assets and elements.

All cultural heritage assets within the site must have to be systematically identified and documented. Comprehensive documentation of heritage assets is critical to effective conservation. This documentation should follow the standards set by the Ministry of Culture's Cultural Heritage: Cultural Heritage Documentation and Digital Archiving Guide. This documentation will form the basis for future conservation efforts, ensuring that all aspects of the site's heritage—both tangible and intangible—are recognized, recorded, and preserved. It will also provide a historical record for educational and cultural purposes.

4.5 General Guiding Policies for Heritage Conservation & Development Projects

5. To carry out a full comprehensive assessment of each building in the site limits.

A full assessment of each building within the site's limits should be conducted to understand its structural integrity. This assessment will include an evaluation of construction materials and techniques, current condition, and necessary interventions. Documentation of all these requirements can prove helpful for conservational purposes in the near future, as it will address different challenges which are encountered while preserving the historical and cultural value intact.

6. To develop and implement a program for immediate stabilization to make the site and its buildings safe.

An immediate stabilization program must be developed to ensure the safety of the site and its buildings. This program should address all safety concerns, including structural stability, while maintaining the cultural and architectural integrity of the place. Stabilization should not only prevent further damage but also repair any existing damage in a way that preserves the site's historical significance. The program should be comprehensive, covering temporary and long-term interventions to protect the site.

7. To ensure that development and conservation efforts respect the unique character of the place, its values, and incorporate the perspectives of communities and stakeholders.

Proposals for any modifications—be it development or conservation—should be sensitive to the specific characteristics of the place and its communities, aiming to uphold and enhance its significance. Furthermore, such proposals must clearly demonstrate how they align with the values of the place and incorporate the viewpoints of local communities and stakeholders. While achieving compromise and balance is often necessary, prioritizing the safeguarding and sustainability of a place's significance and its value to the community should remain central to the proposal development process.

8. To ensure the application of the standards and specifications set by the Saudi Restoration Guide for Mud and Stone buildings during conservation and restoration projects.

The Saudi Restoration Guide for Mud and Stone Buildings provides the technical parameters relevant to traditional Saudi building materials and construction techniques. This standard should be followed in any conservation undertaking with regard to the need to preserve historic character in mud and stone buildings. In fact, it means that materials, techniques, and construction processes should be faithfully carried out according to tradition in order to preserve the cultural and historical identity of the region.

4.5 General Guiding Policies for Heritage Conservation & Development Projects

9. To implement Vehicular Traffic Restrictions in Protected Areas. Vehicular traffic within protected heritage areas should be strictly controlled or restricted to prevent damage to delicate structures and ensure the preservation of the site's historic fabric.

Excessive traffic can lead to physical degradation of roads and buildings, as well as air pollution that accelerates the weathering of ancient structures. Restricting traffic protects the aesthetic and environmental integrity of the site while enhancing the visitor experience.

10. All projects within protected heritage areas must be reviewed, approved and supervised by the Heritage Commission to ensure compliance with conservation laws and standards.

Any conservation or restoration projects within protected heritage areas must be reviewed, approved, and supervised by the Heritage Commission. This ensures that all interventions meet national heritage conservation standards and protect the cultural integrity of the site. The Heritage Commission's oversight guarantees that projects align with broader national efforts to preserve and protect Saudi Arabia's heritage and avoid inappropriate alterations to significant cultural sites.

11. To ensure the selection of Contractors for conservation and restoration projects within protected heritage areas from the Heritage Commission's approved list.

Only contractors who are pre-approved by the Heritage Commission should be considered for the task of conservation/ restoration works. This policy ensures that only professionals qualified in the field of heritage conservation with proven experience are actually involved in the tasks, thus avoiding potential damage or improper restoration. This approach also reinforces adherence to established conservation guidelines.

12. To promote effective collaboration and synergy between different administrative and advisory bodies, facilitating the implementation of optimal solutions and the successful execution of projects.

Effective conservation requires coordination between different administrative and advisory bodies. By fostering collaboration, stakeholders can pool expertise, resources, and insights to ensure that the best solutions are implemented for the site's conservation. Regular communication between these bodies will also help to streamline the decision-making process, ensuring timely interventions and avoiding conflicts that could hinder progress.

04

General Framework for Heritage Conservation

4.6 Overarching Conservation Policies & Guidelines

4.6 Overarching Conservation Policies & Guidelines

4.6.1. Methodology

Methodology
- Conservation Policies are strategic directives established to guide the preservation and protection of cultural heritage. These policies set the overarching goals and principles for conservation activities, ensuring that heritage sites are maintained, restored, and managed in a manner that respects their historical, cultural, and architectural significance. They address issues such as the use of materials, techniques, and the scope of interventions, ensuring that any changes are appropriate and reversible.   - Guidelines are detailed instructions or recommendations that provide practical advice on how to implement conservation policies. They offer specific methods, techniques, and best practices for preserving and restoring heritage sites, ensuring that conservation work is carried out to high standards. Guidelines help practitioners understand how to apply policies in real-world situations, addressing issues such as materials selection, structural interventions, maintenance procedures, and the documentation of conservation work. These guidelines are based on established principles of conservation, such as those outlined by organizations like the International Council on Monuments and Sites (ICOMOS) and the Getty Conservation Institute and conservation best-practices.   These guidelines fall into two categories: - Guidelines for the project's implementation phase   - Guidelines for future operation of the site   - The proposed implementation-phase guidelines are procedures and requirements that should be followed during development and implementation of the rehabilitation plan of the site.   The operation-phase guidelines are a set of procedures and actions that should be integrated into management and agreements with tenants, and that creates an overall framework for future site management and maintenance.

4.6 Overarching Conservation Policies & Guidelines

4.6.2. Restoration Policies & Guidelines

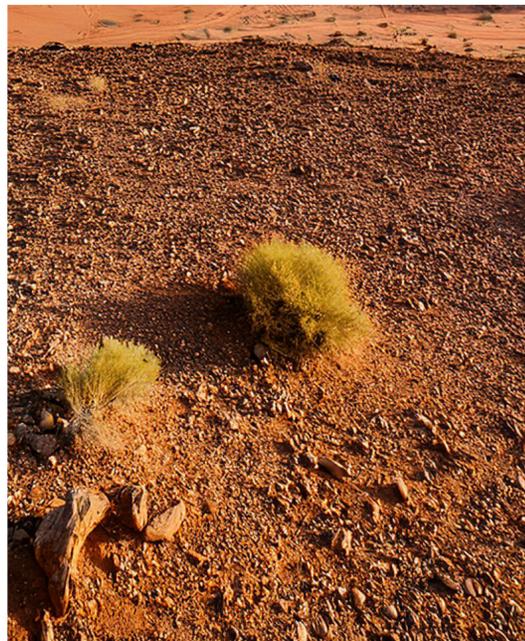| Policy		Implementation Guidelines	Operational Guidelines
01	Preserve the original form/ elements of the heritage building (building type, traditional architectural morphology, original openings, internal spatial arrangements, and decorative motifs), and put them in evidence whenever possible.	- Documentation of the existing elements. - Preserve and represent in a new context. - Specify for the consolidation and the stabilization of such elements. - Specify a maintenance plan for such elements. - Specify proper interpretive panels, or other interpretive means for such elements. - Take precautions and all protective means not to damage those elements during the implementation of the conservation works. - Prevent the addition of contradicting elements, or ones which didn't exist originally.	- Do not change the spatial context of these elements. b. Respect the maintenance plan devised for the property. - Do not disturb viewing those elements with movable additions.
02	Opt for the use of traditional materials and techniques in construction.	- Specify earth and gypse from local sources (quarries). - Ban the use of cement. - Respect the traditional dimensions of walls and other architectural elements. - Specify a wood that is similar to the existing one. If the original was locally sourced, choose a replacement from the same local source. - Do not specify the use of any destructive machineries or instruments.	- Do not change the spatial context of these elements. - Respect the maintenance plan devised for the property. - Do not disturb viewing those elements with movable additions.

4.6 Overarching Conservation Policies & Guidelines

4.6.2. Restoration Policies & Guidelines

Policy		Implementation Guidelines	Operational Guidelines
03	Opt for minimal intervention.	• Refer to survey of authentic and significant fabric, and use as reference to decide on interventions. • Assure that consolidation and repairs of authentic and significant fabric are reversible and done at a minimum level, leaving always reference for existing conditions. • Keep all additions and modifications to the minimum possible with least impact on fabric and special configurations.	• Respect the plan for maintenance and upkeep (see Policy 26).
04	Preserve the structural integrity of the architectural heritage.	• Restore the structural system and integrity of existing fabric. • Keep structural additions to a minimum, and ensure that they do not alter original load distribution systems. • All new permitted additions shall be set apart structurally, and flexible joints shall be encountered to ensure separation from the original structural system.	• Respect the plan for maintenance and upkeep (see Policy 26).

Policy		Implementation Guidelines	Operational Guidelines
05	Restore and preserve high-value buildings with special attention to internal spaces, particularly plaster decorations and other artistic expressions.	• Conduct a thorough assessment of the classified building's internal spaces, identifying key features, plaster decorations, and artistic expressions that require preservation or restoration. Develop a detailed restoration plan with timelines, methodologies, and measures. • Ensure restoration efforts are guided by historical documentation and research to accurately reflect the original design and craftsmanship of internal spaces. • Engage heritage conservation experts and specialized conservator-restorers to oversee the restoration process, ensuring adherence to best practices and guidelines. • Use original or compatible materials that match the composition, color, and texture of the original plaster decorations and other artistic expressions. • Engage skilled artisans who specialize in traditional plasterwork and artistic woodwork to maintain the authenticity and quality of the work. • Implement conservation techniques that are reversible and non-invasive to protect the integrity of the original materials and features. • Document all stages of the restoration process, including before-and-after conditions, to provide a record for future reference and research.	• Establish a monitoring and maintenance plan to ensure the long-term preservation of internal spaces and their special features. This includes regular inspections, cleaning, and minor repairs as needed. • Develop interpretive materials and programs to educate the public about the significance of the building's internal spaces and the restoration process, highlighting the importance of preserving plaster decorations and artistic expressions.

4.6 Overarching Conservation Policies & Guidelines

4.6.2. Restoration Policies & Guidelines

Policy		Implementation Guidelines	Operational Guidelines
06	Utilize good examples of traditional openings in the historic fabric as references for restoring damaged openings and designing new ones, ensuring that their location, space, shape, and minimalistic design are in harmony with the historic neighborhood.	• Use existing traditional openings in the historic fabric as references for proportions, materials, and design elements when restoring or creating new openings. • Place new openings in locations that respect the traditional layout and orientation of openings in the neighborhood. • Ensure that new openings are proportionate to the building and consistent with the typical sizes and shapes of openings found in the historic fabric. • Emphasize minimalistic design features typical of traditional openings, avoiding elaborate or modern designs that would be out of character with the historic context. • Use materials for new openings that match or complement the traditional materials used in the historic fabric, ensuring consistency in appearance and texture. • Design new openings to harmonize with the overall architectural style and historic character of the neighborhood, maintaining visual coherence.	• Conduct regular inspections of openings to identify any damage or wear, ensuring timely restoration and maintenance. • Maintain detailed records of traditional opening designs and locations, including photographs and measurements, to guide future restoration and new construction efforts. • Engage local craftsmen and heritage experts in the restoration and design process to ensure authenticity and adherence to traditional techniques. • Require heritage authority approvals for any changes to openings, ensuring they align with the established guidelines and conservation principles.

4.6 Overarching Conservation Policies & Guidelines

4.6.3. Reconstruction Policies & Guidelines

Policy		Implementation Guidelines	Operational Guidelines
07	It is imperative to reconstruct destroyed historic buildings in exact accordance with historical evidence.	• Employ historical research and archaeological findings to accurately replicate original architectural features and techniques. • Conduct detailed assessments and structural analyses to determine the feasibility of reconstructing specific buildings or elements. • Utilize traditional materials as existing such as adobe, timber, and local stone in reconstruction efforts to maintain authenticity. • Collaborate with heritage experts and craftsmen proficient in traditional building techniques to ensure accurate reconstruction. • Facilitate skill-building workshops and training programs for craftsmen to preserve and transmit traditional construction knowledge.	• Regularly monitor reconstructed buildings for maintenance needs and structural integrity to prevent deterioration.
08	Prioritize the use existing materials for the restoration and reconstruction of heritage structures.	• Prioritize the use of mud bricks made from soil salvaged from ruined houses to maintain historical authenticity and sustainability. • Ensure the reuse of existing stones in the reconstruction of demolished masonry walls. • If in good condition, prioritize the use of wooden and other organic original elements after proper treatment. • Thoroughly document the sources and composition of salvaged soil and bricks.	• Respect the plan for maintenance and upkeep (see Policy 26).

4.6 Overarching Conservation Policies & Guidelines

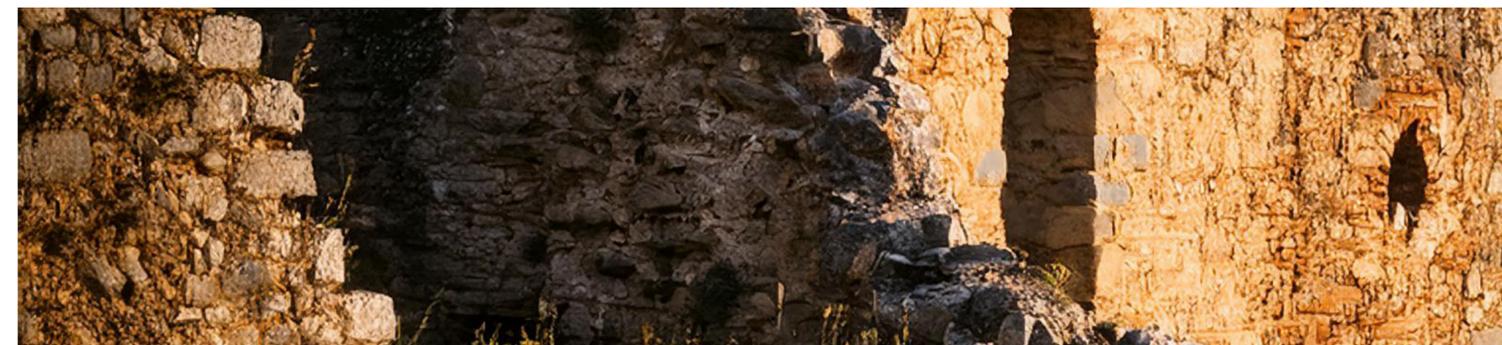### 4.6.4. Preservation & Presentation of Remains Policies & Guidelines

Policy		Implementation Guidelines	Operational Guidelines
09	Study, Preserve, and Present Ruins Maintain its Cultural Significance.	• Conduct comprehensive assessments and research to understand the historical context and significance of the ruins. This should include archaeological studies, historical records, and oral histories. • Develop and implement a detailed preservation plan that outlines the measures to be taken to stabilize and protect the ruins. • Ensure any preservation interventions are minimal and reversible. • Integrate the ruins into the surrounding landscape in a way that highlights their significance without compromising their authenticity. • Create passages and platforms to allow visitors to view the ruins from different perspectives without causing damage. These structures should be designed to blend seamlessly with the environment. • Develop interpretive signage and informational displays to educate visitors about the historical significance of the ruins and their role in the settlement's history.	• Establish a monitoring system to regularly inspect the condition of the ruins and identify any emerging preservation issues. This should include periodic assessments by conservation experts. • Develop a visitor management plan to ensure that tourism does not negatively impact the ruins. This includes controlling access, and providing clear guidelines for visitors. • Utilize technological means, such as augmented reality, virtual tours, and interactive displays, to enhance the presentation and understanding of the ruins. • Regularly update and maintain technological means used for presentation purposes. Ensure that these tools are accessible and user-friendly for a wide range of visitors. • Create educational programs and outreach initiatives to raise awareness about the significance of the ruins and the importance of their preservation. This can include guided tours, workshops, and informational materials. • Implement regular maintenance checks for passages and platforms to ensure their safety and integration with the ruins. Address any wear and tear promptly to prevent damage.

Policy		Implementation Guidelines	Operational Guidelines
10	Identify buildings that are in a state of ruin and disrepair, determining which structures are beyond restoration and should be preserved and presented as ruins to maintain their historical context and integrity.	• Conduct thorough assessments to accurately identify buildings that are in total ruin state and beyond feasible restoration. • Preserve the authenticity of ruins by stabilizing remaining structures to prevent further deterioration without altering their original appearance. • Enhance the presentation of ruins through interpretive signage and pathways that facilitate public understanding and appreciation of their historical significance.	• Establish criteria for evaluating the structural integrity and historical value of buildings in disrepair to determine their suitability for preservation as ruins. • Respect the plan for maintenance and upkeep (see Policy 26).

4.6 Overarching Conservation Policies & Guidelines

4.6.5. Rainwater Management Policies & Guidelines

Policy		Implementation Guidelines	Operational Guidelines
11	Ensure the proper treatment of alley floorings to preserve adobe buildings walls.	• Utilize materials with low moisture penetration coefficients for alley flooring, particularly near adobe buildings. • Ensure proper drainage and grading of alley floors to prevent water pooling and moisture retention. • Break the slope of the alleys at specific points and dig absorption wells with appropriate depth at such points. • Create permeable surfaces in the alleys is also effective in absorbing part of the water and reducing the speed and movement of the runoff. • Avoid complex patterns and shapes in alley floorings that could exacerbate moisture accumulation or cause uneven wear on adobe structures. • Implement designs that facilitate moisture evaporation through the street surface, particularly at the edges of alleys near adobe walls.	• Conduct regular inspections of alley floorings to identify and address signs of moisture damage promptly. • Respect the plan for maintenance and upkeep (see Policy 26).

Policy		Implementation Guidelines	Operational Guidelines
12	Ensure effective management of rainwater and wastewater to prevent damage to heritage structures and surroundings.	• Design a well-sized drainage system that can handle the maximum expected rainfall without overflowing. • Use materials and construction techniques that are durable and appropriate for the historical context. • Ensure that drainage systems are discreetly integrated into the existing landscape and architectural features to maintain aesthetic and historical integrity.	• Conduct regular maintenance and inspections of the drainage system to ensure it remains clear of debris and functioning properly. • Develop a contingency plan for managing overflow during exceptionally heavy rainfall, including temporary measures to protect heritage structures. • Train maintenance staff on the proper upkeep of the drainage system and the importance of its role in protecting heritage sites. • Consult with heritage conservation experts before making any modifications to the drainage system to ensure that changes are compatible with preservation goals.

4.6 Overarching Conservation Policies & Guidelines

4.6.6. Adaptive-Reuse & Additions Policies & Guidelines

Policy		Implementation Guidelines	Operational Guidelines
13	Prioritize the reuse of existing spaces before considering additions.	• Assign at least one use for all existing spaces.	• Assign at least one use for all existing spaces.
14	Opt for new additions that are distinguishable yet compatible with the original architecture.	• Design new additions to be distinguishable but not to detract from the uniformity of the ensemble. • In restoration of missing parts, materials to be used shall be compatible in constituents, color, and texture to the original counterparts.	• Respect the plan for maintenance and upkeep in regards to the choice of materials and equipment specified. Any modifications must be approved by a heritage expert.
15	Remove improper additions and modifications to heritage buildings and their surroundings to restore and maintain their historical authenticity and architectural integrity.	• Identify and prioritize the removal of additions that are inconsistent with the original design, materials, and construction techniques of the heritage building. • Employ non-invasive techniques for the removal process to avoid damaging the original structure and materials. Avoid the use of heavy machinery or techniques that could cause structural harm. • Use historically accurate and compatible materials for any necessary repairs or restorations following the removal of improper additions.	• Respect the plan for maintenance and upkeep (see Policy 26).

Policy		Implementation Guidelines	Operational Guidelines
16	Integrate Modern Amenities Respectfully.	• Ensure modern amenities, such as electrical systems, are installed in a way that minimizes impact on the building's historic fabric. • Use reversible installation methods to allow for future removal without damage. • Develop a comprehensive plan for integrating modern amenities that respects the building's historical integrity. • Engage professionals experienced in retrofitting historic buildings with modern amenities to ensure best practices are followed.	• Conduct regular inspections and maintenance of modern systems to ensure their proper functioning without compromising the building's conservation.

4.6 Overarching Conservation Policies & Guidelines

4.6.7. Technical Installations Policies & Guidelines

Policy		Implementation Guidelines	Operational Guidelines
17	Ensure that modern services and facilities introduced during the project should have minimal impact on the historic fabric.	• Set modern services and facilities away from historic fabric, or if necessary, install with minimum impact on historic fabric. • Specify a high standard of equipment and material for all modern services and facilities to minimize maintenance.	• Respect the plan for maintenance and upkeep (see Policy 26) and assign regular assessment and check-ups of all services and facilities to assure proper working order.
18	Ensure the absence of visual disturbance in alleys of the historic fabric and monuments caused by a disorderly network of electrical and communications equipment.	• Use underground facility channels to improve the network and preserve the visual quality of the fabric.	• Respect the plan for maintenance and upkeep (see Policy 26).

Policy		Implementation Guidelines	Operational Guidelines
19	Ensure the integration of modern cooling systems in the facades and houses restoration campaign in a manner that respects and preserves the historical integrity of the fabric.	• Select cooling systems and components that are compatible with the historical and architectural features of the structures, minimizing visual and structural impact. • Design and position cooling units in inconspicuous areas to avoid detracting from the visual aesthetics of the village. Use concealed or hidden installations wherever possible. • Utilize installation methods that are reversible and do not cause permanent damage to the original structure and materials. • Ensure that any necessary structural modifications are minimal and do not compromise the stability or authenticity of the structures. • Engage qualified conservation professionals and HVAC specialists to oversee the installation process, ensuring adherence to approved methods and preventing damage to the structure. • Choose energy-efficient cooling systems that align with sustainable conservation practices and reduce the overall environmental impact.	• Develop a comprehensive maintenance plan for the cooling systems, including regular inspections, servicing, and updates to ensure their continued efficiency and minimal impact.

4.6 Overarching Conservation Policies & Guidelines

4.6.8. Existing Modern Constructions Policies & Guidelines

Policy		Implementation Guidelines	Operational Guidelines
20	Ensure to minimize the impact of existing modern constructions within the Heritage area, preserving the historical integrity and visual coherence of the site.	• Assess existing modern constructions to determine their impact on the heritage area and identify opportunities for minimizing visual and physical disruptions. • Implement design modifications to modern structures that enhance their compatibility with the surrounding historic fabric, such as using traditional materials and design elements. • Integrate landscaping and green spaces around modern constructions to soften their visual impact and blend them into the historic environment. • Restrict the height and massing of modern constructions to ensure they do not overshadow or dominate the historic buildings and streetscapes. • Use non-reflective and muted materials for modern constructions to avoid visual distractions and maintain the area's historic character. • Apply screening techniques, such as planting trees or installing trellises, to obscure modern constructions from key viewpoints within the heritage area.	• Conduct regular assessments of modern constructions within the heritage area to monitor their impact and identify necessary adjustments or improvements. • Develop and enforce guidelines for property owners and developers to ensure any modifications or additions to modern constructions align with the historic character of the area. • Engage with local communities and stakeholders to gather input and support for minimizing the impact of modern constructions on the heritage area. • Require heritage authority approvals for any changes to modern constructions within the heritage area, ensuring they align with established guidelines and conservation principles.

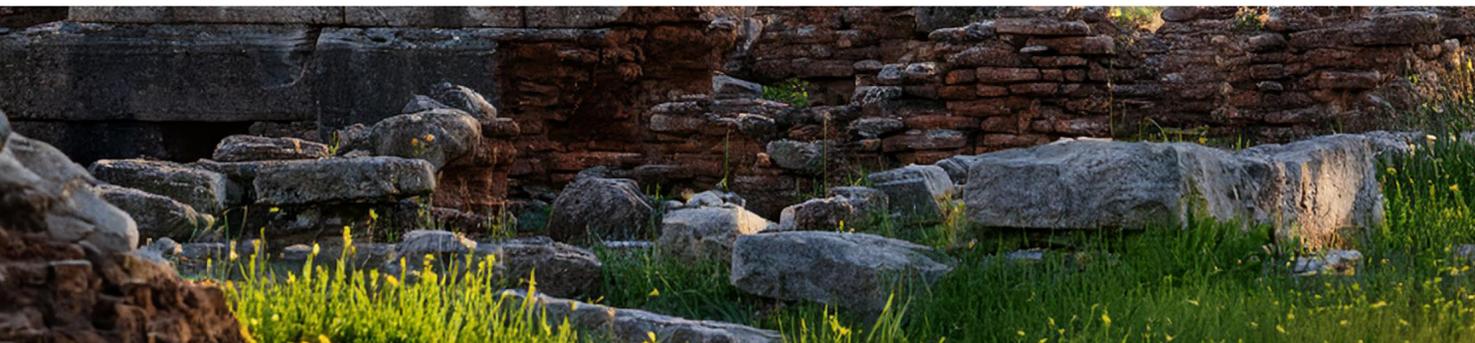| Policy		Implementation Guidelines	Operational Guidelines
21	Remove Improper Adjacent Constructions to Heritage Buildings to Maintain Historical Authenticity and Architectural Integrity	• Conduct a thorough assessment of the heritage building and its surroundings to identify improper adjacent constructions. Develop a detailed removal and restoration plan that includes timelines, methodologies, and preservation measures. • Engage heritage conservation experts to oversee the removal process, ensuring that all activities are carried out in accordance with best practices and guidelines. • Use non-invasive and reversible methods for the removal process to avoid causing damage to the heritage buildings and their surroundings. • Ensure that the restored surroundings are in harmony with the heritage building, using materials and designs that reflect the original architectural style and period. • Reintroduce traditional landscape elements, such as gardens, pathways, and courtyards, to enhance the historical ambiance and visual appeal of the heritage site. • Develop interpretive materials and programs to educate the public about the removal and restoration process, highlighting the importance of preserving historical authenticity and architectural integrity.	• Establish a monitoring and maintenance plan to ensure the long-term preservation and integrity of the restored surroundings. This includes regular inspections, cleaning, and minor repairs as needed.

4.6 Overarching Conservation Policies & Guidelines

4.6.8. Existing Modern Constructions Policies & Guidelines

Policy		Implementation Guidelines	Operational Guidelines
22	Remove improper additions and modifications to heritage buildings to restore and maintain their historical authenticity and architectural integrity.	• Identify and prioritize the removal of additions that are inconsistent with the original design, materials, and construction techniques of the heritage building. • Employ non-invasive techniques for the removal process to avoid damaging the original structure and materials. Avoid the use of heavy machinery or techniques that could cause structural harm. • Use historically accurate and compatible materials for any necessary repairs or restorations following the removal of improper additions.	• Respect the plan for maintenance and upkeep (see Policy 26).

4.6 Overarching Conservation Policies & Guidelines

4.6.9. Site Interpretation Policies & Guidelines

Policy		Implementation Guidelines	Operational Guidelines
23	Ensure proper interpretation of the significance of the site.	• Ensure that all attributes of the site are explained to the public through proper and adequate means of site interpretation. • Conduct thorough historical research to gather accurate information about the site's significance, involving historians, archaeologists, and other experts. • Ensure that all interpretive materials and installations accurately reflect the historical, architectural, and cultural significance of the site. • Design and install informative signage and displays throughout the site that clearly explain its historical and cultural significance.	• Maintain all site interpretation means through a set maintenance budget. • Create educational programs and materials, such as guided tours, workshops, and lectures, to provide in-depth knowledge about the site's significance.
24	Integrate Technological Means for Presentation	• Utilize digital reconstructions, augmented reality, and other technological means to enhance the presentation of the site. • Ensure technological installations are designed to be non-intrusive and do not harm the site's physical integrity. • Position technological features in a way that complements the site's historical and natural context.	• Regularly update and maintain technological installations to ensure their functionality and relevance. • Engage with technology experts and heritage professionals to develop innovative and effective presentation methods. • Monitor visitor interactions with technological features to assess their impact and effectiveness

4.6 Overarching Conservation Policies & Guidelines

4.6.10. Operation & Maintenance Policies & Guidelines

Policy		Implementation Guidelines	Operational Guidelines
25	Document all changes, modifications, and additions.	• Establish an efficient archive where reports on changes, modifications, and additions should be kept. • Specify means, accuracy, and procedures of periodic documentation and processes of archiving.	• Respect the plan for maintenance and upkeep (see Policy 26) in respect to the archiving documentation and periodic documentation.
26	Develop a maintenance and upkeep plan for each section of the site depending on its values.	• Develop and empower a plan for maintenance and upkeep that would ensure that values and attributes and that would not be negatively affected through use of elements and spaces of the site.	• Respect the plan for maintenance and upkeep and assign regular assessment and check-ups of all services and facilities to assure proper working order.
27	Respect systems and frameworks of periodic maintenance.	• Establish periodic maintenance program. • Provide adequate accessibility to all indoor and outdoor spaces to conduct maintenance.	• Establish a checklist for periodic maintenance tasks. • Appoint a dedicated maintenance team. • Reserve periodic budget for maintenance.

Policy		Implementation Guidelines	Operational Guidelines
28	Document all changes, modifications, and additions.	• Establish an efficient archive where reports on changes, modifications, and additions should be kept. • Specify means, accuracy, and procedures of periodic documentation and processes of archiving.	• Respect the plan for maintenance and upkeep (see Policy 25) in respect to the archiving documentation and periodic documentation.
29	Establish Emergency Preparedness Plan.	• Develop a comprehensive emergency response plan to address potential threats such as natural disasters, vandalism, and unauthorized excavations. • Design emergency protocols that prioritize the protection of significant archaeological and architectural features. • Ensure all emergency measures are compatible with conservation goals and do not cause additional damage.	• Train staff in emergency procedures and establish clear communication protocols with local authorities. • Conduct regular emergency drills and reviews to ensure preparedness. • Implement monitoring systems to detect and respond to potential threats in a timely manner.

04

General Framework for Heritage Conservation

4.6 Overarching Conservation Policies & Guidelines

4.6.11. Temporary Use & Installations Policies & Guidelines

Policy		Implementation Guidelines	Operational Guidelines
30	Allow temporary uses and installations for events in designated spaces, ensuring that these activities do not alter or damage the existing structures in any way.	• Ensure that temporary installations are designed to be fully removable, leaving no lasting impact on the structures or surroundings. • Use non-invasive methods for securing installations, avoiding drilling, nailing, or any other actions that could cause damage. • Select materials and construction techniques for temporary structures that are lightweight and non-abrasive to the existing fabric. • Position temporary installations in such a way that they do not obstruct key architectural features or historical viewsheds.	• Require event organizers to submit detailed plans of proposed installations for approval, demonstrating how they will protect the integrity of the site. • Conduct pre- and post-event inspections to ensure that no damage has occurred and that the space is returned to its original condition. • Implement clear protocols for the setup and removal of temporary installations, including specific instructions on permissible and prohibited actions. • Provide on-site supervision during the installation and removal processes to enforce compliance with preservation standards. • Establish a monitoring and reporting system for any incidents or issues that arise during events, ensuring swift remediation if any damage occurs. • Engage with heritage experts to review and approve temporary use proposals, ensuring that they align with conservation principles and do not compromise the site's integrity.

4.7 Types of Interventions on Heritage Buildings & Sites

4.7. Types of Interventions on Heritage Buildings & Sites

4.7.1. Introduction

This section outlines the types, objectives, and methods of interventions applicable to the various heritage assets across the Eastern Province. Each intervention is tailored to align with the specific heritage type and classification—Landmarks, Significant Buildings, and Contextual Buildings—ensuring that preservation efforts are both relevant and effective.

The interventions are designed to address the unique characteristics, significance, and conservation needs of each heritage asset, ranging from minimal repairs to full restorations or adaptive reuse. By defining clear objectives and methods for each type of intervention, this section serves as a structured guide for implementing conservation practices that respect and enhance the cultural, historical, and architectural value of each asset within its local context.

4.7. Types of Interventions on Heritage Buildings & Sites

4.7.2. Preservation

	Preservation
Definition	Maintaining a place in its existing state and retarding deterioration. (art 1.6 The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.) Repair, consolidate, to conserve the material authenticity of the cultural resource. Apply to well conserved buildings or to Ruin (demolition rate > 50%)
Application	Landmark, high quality heritage buildings with high degree of authenticity and integrity
Objectives	Preserve the typological and architectural features respecting all the historical additions Minimal alterations to provide adequate services Preservation actions are aimed to retard chemical and physical deterioration. No integration/reconstruction of missing parts or removal of historical additions is required.
Methods	Historical researches and archaeological investigation Detailed surveys to analyze the physical state and comparison of similar structures in the same period for minimal intervention Minimal repairs using traditional techniques and material for architectural decorations and finishing Structural improvement in case of instability, use of original materials and techniques to a large extend, although use of "optimized" traditional materials and techniques is allowed to enhance durability and safety of Inclusion of an architect and an archaeologist in the designer team
Uses	Previous or adaptive re-use without impacting heritage significance

4.7. Types of Interventions
on Heritage Buildings & Sites

4.7.3. Restoration

Restoration	
Definition	Reinstatement of a place to a known earlier state by removing accretions or by reassembling existing elements. (art 1.7 The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.). It must stop at the point where conjecture begins. Restored parts should be slightly visible.
Application	Landmark, and Significant buildings with Good degree of authenticity and integrity
Objectives	Preserve and restore the typological and architectural features respecting all the historical additions Limited alterations permitted to provide services (toilets) Need integration of missing parts or removal of addition
Methods	Historical researches and archaeological investigation Detailed surveys to record traces of missing parts and comparison of similar structures in the same period for restoration Repairs using traditional techniques and material for architectural decorations and finishing Structural improvement and/or careful dismantling and reassembling of part of the bearing elements, use of original materials and techniques to a large extend, although use of "optimized" traditional materials and techniques is allowed to enhance durability and safety of the structures. Inclusion of an architect and an archaeologist in the team
Uses	Previous or adaptive re-use without impacting heritage significance

4.7.4. Rehabilitation

Rehabilitation	
Definition	Physical adaptation and improvement necessary to provide appropriate use, while preserving the typology, architectural, cultural and historical features.
Application	Significant and Contextual with Medium degree of authenticity and integrity
Objectives	Restore and rehabilitate the architectural typologies No major but sufficient alterations to adapt to original or new uses for Modernist standard and comforts Wider possibility to alter and adapt existing structures to Modernist living standards: Internal opening of doors between adjacent rooms and/or adjacent buildings on different plots is allowed
Methods	Comparison of similar structures in the same period for intervention respecting traditional typology Adaptation to new functional needs –inner distribution, equipment, installation, safety Structural improvement and/or dismantling and reassembling of part of the bearing elements, original materials and techniques must be re-utilized to a large extend, although an "optimization" of such traditional materials and techniques is allowed Inclusion of an architect and an archaeologist in the team
Uses	Previous or new uses. No major alteration in traditional spatial characteristics and architectural features.

4.7. Types of Interventions
on Heritage Buildings & Sites

4.7.5. Reconstruction

Reconstruction	
Definition	Rebuilding dismembered or partially destroyed elements (demolition rate < 50%) on the base of archeological and architectural documentation and evidences, never on conjectures. Reconstructed parts may be slightly visible. If there are no evidences, Preservation as Ruin and/or Integration with contemporary structures and/or New Building in Historic Areas are recommended.
Application	Landmark, and Significant buildings with Good degree of authenticity and integrity
Objectives	Preserve and restore the typological and architectural features respecting all the historical additions Limited alterations permitted to provide services (toilets) Need integration of missing parts or removal of addition
Methods	Historical researches and archaeological investigation Detailed surveys to record traces of missing parts and comparison of similar structures in the same period for restoration Repairs using traditional techniques and material for architectural decorations and finishing Structural improvement and/or careful dismantling and reassembling of part of the bearing elements, use of original materials and techniques to a large extend, although use of "optimized" traditional materials and techniques is allowed to enhance durability and safety of the structures. Inclusion of an architect and an archaeologist in the team
Uses	Previous or adaptive re-use without impacting heritage significance

4.7. Types of Interventions
on Heritage Buildings & Sites

4.7.6. Protection, Interpretation & Presentation

Protection, Interpretation & Presentation	
Definition	Preserve at the highest standard as a ruin, protect with shelters, boardwalks, interpretation and presentation
Application	Ruined high significant quality heritage buildings (Landmark, and Significant) with less than 50% standing structure, when a documented scientific reconstruction is not possible.
Objectives	Enhance high significant remains of heritage buildings to be preserved, interpreted and presented as witness of important historic persons or events. Create a new environment to express the maximum evocative potential of the prestigious Ruins
Methods	The historic remains are integrated with or within a new contemporary structures. They are conserved as ruin, interpreted and presented to the public. Protection and Presentation, preserve at the highest standard as a prestigious Ruin, protect with shelters, boardwalks, interpretation and presentation Integration within Contemporary Architecture, incorporating heritage remains within a new buildings, provide interpretation and presentation. Particularly suitable for isolated context
Uses	Archaeological Parks, with cultural, leisure and recreational activities

04

General Framework for Heritage Conservation

4.8 Site Access & Visibility

4.8 Site Access and Visibility

4.8.1 Managing Site Connections

1. CONNECTING HERITAGE SITES

Heritage sites should be connected to nearby centers of attraction turning them into essential neighborhood landmarks.

Integrate heritage sites clusters in the built environment through the creation of 'heritage corridors' that can link several heritage sites together creating visitor circuits. The heritage corridors should allow for pedestrian safe mobility with a high level of shading, where possible.

Connect heritage sites to other protected natural or cultural assets.
Integrate heritage sites within parks, gardens and other open spaces
Ensure the link of heritage sites with the road network.

Empty lands situated between two or more protected sites could be activated to cater for complementary activities that can enhance the synergy between the different heritage sites.

4.8 Site Access and Visibility

4.8.1 Managing Site Connections

2. HERITAGE SITE ACCESSIBILITY

The road network should align with both the viewscape and site conservation strategy without compromising the heritage site identity.

- Alignment: Roads must align with planned view scapes; original pathways and viewsheds should be mapped and protected from any new construction or modification as to not obstruct or alter the historical connections.
- Signage: High-quality signage is required to facilitate access and traffic flow.
- Conservation: Ensure the road network supports site conservation and maintains the heritage site's character. When recreating pathways and viewsheds, use historically appropriate materials and design elements to maintain visual and aesthetic continuity.
- Integration: Strengthen links between protected areas and new development areas. Incorporate landscaping elements that enhance the historical pathways and viewsheds.
- Frontage: Streets should be placed to allow buildings to overlook heritage sites.
- Accessibility: Based on community, development and conservation plans should primarily aim to improve existing physical public access to heritage sites, maintaining their significance throughout current and future developments. Create an adapted road network with appropriate transport lines and stations surrounding the heritage site to facilitate access by all modes of transport. Ensure continuity for users of different means of transportation. Promote a dedicated non-motorized access to protected heritage sites. Ensure multiple accesses for local residents and for tourists.

4.8 Site Access and Visibility

4.8.1 Managing Site Connections

Defining Views and Roads Hierarchy
Case Study: On each main view point of Tarout, specific and various actions should be taken to enhance the connectivity and visibility

3. ORGANIZING GATEWAYS

The road network must facilitate primary and secondary access points to heritage sites, providing direct access and immediate visibility.

- Define main viewing point and access points: If the gateway does not match the main viewing point, the access must be clearly marked from the latter.
- Access points and circulation of the heritage Quarter should be respected, and new access should only be introduced for safety or circulation concerns in strategic locations, and when softer solutions are not possible.
- If new access points are introduced, the original access points and circulation paths should be maintained to preserve the historical integrity and character of the site. Materials and design elements should be monitored to ensure they blend with the site and avoid disrupting the continuity of the historic routes and paths both visually and physically.
- Define main viewing point and access points: If the gateway does not match the main viewing point, the access must be clearly marked from the latter.
- Access points and circulation of the heritage Quarter should be respected, and new access should only be introduced for safety or circulation concerns in strategic locations, and when softer solutions are not possible.
- If new access points are introduced, the original access points and circulation paths should be maintained to preserve the historical integrity and character of the site. Materials and design elements should be monitored to ensure they blend with the site and avoid disrupting the continuity of the historic routes and paths both visually and physically.

4.8 Site Access and Visibility

4.8.1 Managing Site Connections

4.8 Site Access and Visibility

4.8.1 Managing Site Connections

Defining Views and Roads Hierarchy
Case Study: On each main view point of Tarout, specific and various actions should be taken to enhance the connectivity and visibility

4. PEDESTRIAN CENTRIC DESIGN FOR SITE SURROUNDINGS

Establish pedestrian routes around heritage sites, particularly in urbanized areas where vehicle access is unsuitable. This will facilitate access and enhance the visitor experience.

- Street Sizing: Streets and pedestrian spaces must be sized to accommodate expected pedestrian traffic.
- Public Space Organization: The design should prioritize pedestrians access near public transport stations,.
- Pedestrian Corridors: Create pedestrian corridors starting from entry points, transport stations and parking areas. Make these corridors attractive and user-friendly by adding trees and shaded areas from building elevations (facades).

5. LANDSCAPING & INTEGRATION OF PARKINGS

Parking areas should comply with needs

- Plan and provide parking spaces based on the number of expected tourists
- Locate parking areas at proximity to the entrance of the heritage sites and at points of interest and intersection with other modes of transportation.
- Parking spaces situated inside the P3 Protected Area should not exceed 50 cars per designated parking.
- Avoid large parking spaces, particularly if they are visible from heritage sites to ensure the integrity and continuity of landscapes.
- Integrate parking areas into the landscape through using materials and colors that fit into the context; applying dense vegetation cover and adopting permeable floor covering.
- Parking spaces designated within the P3 Protected Area as well as the Exclusion Strip should be green, landscaped, with porous materials.

4.8 Site Access and Visibility

4.8.2 Managing Site Visibility

Case Study:
Twayya Tower's main view is interrupted by visual pollution (generators, truck parking, landscaping).

1.ELEVATING THE VISIBILITY OF THE SITE FROM DIFFERENT PERSPECTIVES

- Improve the main view/s to the heritage site and make them welcoming for the public. Arrangements must be adapted to each site by presenting an orientation table for panoramic views, an observation platform for archaeological excavation sites, shaded outdoor furniture, etc.
- Define and prioritize the perspectives and circulation axes (main roads/secondary roads) highlighting the heritage site
- Service elements including electrical transformers, antenna relay station, tanks and technical buildings should be positioned on the sidelines, without interrupting the views on the heritage sites.
- When defining viewpoints, pursue wider angles towards heritage sites while taking advantage of several topographical features and heights..

4.8 Site Access and Visibility

4.8.3 Evaluation Tools

Evaluation tools provide a systematic approach to evaluate the impact of existing projects on their surrounding on one hand, and new projects to be developed in the area on the other one. Therefore, appropriate enhancements can be introduced for a better conservation strategy.

Tools	Objectives	Indicators to be assessed
Project Outline	Examine the visual effects of the project on the protected area. Make sure that views of the protected area remain unobstructed. Assess how the project contributes to improving the site.	Main views Links and connections, Panoramic views, Perspectives
Transportation Scheme	Study the level of integration of mobility with the heritage site	Preservation of historical structure (using old maps and site pictures) Visibility of the site Accessibility of the site (different modes of transport) Assessment of the appropriateness of transport infrastructures for the expected number of visitors (road network, parking...)

04

General Framework for Heritage Conservation

4.9 Urban Environment

4.9 Urban Environment

4.9.1 Distribution of Open Spaces

1. INTEGRATION OF HERITAGE SITES

The layout of open spaces should enhance the value of heritage sites and ensure their integration by:

- Interface Design: Positioning open spaces at the interface between neighborhoods and protected sites to ensure a smooth transition.
- Accessibility: Open spaces must be accessible from both heritage sites and new developments and situated near sub-centers with amenities. Their design should highlight views of the heritage sites.
- View Axes: Aligning open spaces along main view axes to create clear fields of vision.

- Protection: Protect the historic mass-space patterns, including courtyards, alleys, and urban open spaces through regulating the ratios and proportions of new construction in relation to the historic mass-space pattern. Maintain the integrity of these open spaces through avoiding covering or encroaching upon them to preserve the relationship between buildings and their surroundings. Prioritize the re-use and activation of existing spaces before considering additions.

4.9 Urban Environment

4.9.1 Distribution of Open Spaces

2. TAILOR THE DESIGN OF STREETSCAPES & OPEN SPACES TO VARIOUS USES

Open space planning and street design should support various uses and promote heritage sites by:

- Multi-use Spaces: Enhance the coexistence of different activities such as visitor gatherings, recreational activities for residents, and temporary markets.
- Accessibility: Ensure pathways are designed to be accessible for individuals with reduced mobility.
- Events support: Enable the organization of temporary events and the installation of removable structures with suitable floor claddings, urban fixtures, and electric connections.
- These measures aim to seamlessly integrate heritage sites into the urban fabric, making them valuable and accessible components of the community.

4.9 Urban Environment

4.9.1 Distribution of Open Spaces

3. DESIGN IN COMPLIANCE WITH THE HERITAGE SITES

Open spaces should be planned and developed in consistency with the protected sites

- Streetscapes: Indicate graduated proximity to heritage sites.
- Urban Furniture: Choose furniture that matches the intended use of public spaces and the site's identity,
- Materials and Lighting: Use building material, cladding materials, lighting, and vegetation that are consistent with heritage site, regional architecture, and urban identity.
- Restrictions: Ban vehicle awnings near protected sites and clearly identify heritage sites through introducing distinctive fixtures.
- Lighting Plan: Coordinate the lighting plan for public spaces with that of monuments.
- Vegetation: Use appropriate, non-concealing, and non-destructive greenery near heritage sites.

4.9 Urban Environment

4.9.2 Building Fabric

Case Study:
Qatif's existing urban surrounding opposite to the heritage building doesn't blend in terms of volume and style. Remodeling of the existing urbanism is to be considered to further blend.

ARCHITECTURAL STYLE, HEIGHTS & PROPORTIONS

All developments within a Special Protection Area (SPA) must obtain approval from Ministry of Culture at both subdivision and building permit stages.

- Alignment: New developments or building extensions should align with existing volumes and envelopes and not obstruct visibility or connections to heritage areas.
- Height:
- Heights should be progressive, increasing gradually from the protected site.
- Buildings directly opposite a protected site must be no taller than the protected site itself.
- Style: Usage of traditional architectural features must be appropriate for the context and function. Non-local styles should be avoided. Major contrast in styles should be avoided.
- Retail Frontage: Ensure consistency in height, glass surface proportion, and type of retail businesses between the new construction and existing heritage. Avoid overhanging or cantilever components.

4.9 Urban Environment

4.9.2 Building Fabric

Structures and elements to be removed from the main elevation and integrated into the side façades of buildings and roofs (visual pollution)

ARCHITECTURAL STYLE, HEIGHTS & PROPORTIONS

- Integration: It is recommended to avoid any visual pollution in the surrounding of heritage sites. Technical structures must be integrated into façades and roofs or placed in underground facility channels to improve the network and preserve the visual quality of the fabric.

- Transition:

1. Plot sizes and configurations should ensure smooth transition with current protected urban fabrics.
2. Original shape, size, proportions, direction, and arrangement of the land pieces in historical neighborhoods should be respected. The perimeter of the heritage building within a protected area should remain intact and should be considered the reference for any future renovation or rebuilding works even on empty lands that once housed heritage buildings.
3. Avoid altering plot sizes by preventing the division, aggregation, or sitting back of land for road easement as this can harm the overall morphological structure of the heritage quarters.

4.9 Urban Environment

4.9.2 Building Fabric

Case Study: Tarout's secondary view is blocked by temporary and permanent structures

Case Study: Qaryat AlUlya's renovated wall shows the discrepancy in materials.

ARCHITECTURAL STYLE, HEIGHTS & PROPORTIONS

- Views: New buildings must not block views of monuments or sites.

- Design: Façades facing protected sites should be consistent in design at the urban block scale.

- Materials: Use of traditional materials will be favored to help integration into the traditional urban fabric, as well existing materials. Specifically, earth (mud bricks) and gypse from local sources, wood similar to the existing, reuse of existing stones. Avoid the use of cement.

4.9 Urban Environment

4.9.3 Borders & Barriers

BORDERS AND BARRIERS

- Physical barriers in general are to be avoided, but in case of necessity it's recommended that their material of the fence be light (mesh, rope...), with vegetation encouraged.
- Fences without vegetation need to be integrated within the character and historical identity of the site (designs, heights and materials).
- Buildings surrounding the protected sites, are encouraged to be aligned to the street with no setbacks.

4.9 Urban Environment

4.9.4 Evaluation Tools

Evaluation tools provide a systematic approach to evaluate the impact of existing projects on their surrounding on one hand, and new projects to be developed in the area on the other one. Therefore, appropriate enhancements can be introduced for a better conservation strategy.

Tools	Objectives	Indicators to be assessed
Open and Public Space Schemes	Identify the importance of the chosen locations of open spaces Level of adaptation to uses and integration with the site	Open spaces Areas (in sqm) Location of open spaces Non motorized accessibility Consistency of vegetation
Development Plans	Compliance with built forms (heights, views…) Delineation of spaces / its impact on landscape Project impact on the landscape (views from and in the direction of the heritage site)	Alignment with existing layout Compatibility of built forms induced by blocks and plots sizes Fences location, materials, and design Building heights Volume and proportion of buildings Elevations and roofs Materials used

4.10 Approach to identifying if built developments may affect heritage place and/or its setting

4.10. Approach to Identifying if Built Developments May Affect Heritage Place and/or its Setting

Development or conservation projects must be studied to check whether they may impact the setting of a heritage site or the site itself, prior to any commitments to its design or planning. As such, potential physical changes or changes to the setting can occur if a development project fall within the boundaries of the buffer zone, within or adjacent to a historic building or archaeological site, or within or adjacent to cultural landscape features (terraces, fields, structures…). To understand the impact of a project, several steps need to be taken, and potentially a Heritage Impact Assessment (HIA) can be conducted. It includes mainly the following stages:

1. Identify Heritage Assets

Following the guidelines set up in sections 4.3 and 4.4, identifying heritage assets requires knowledge of the location of the asset and its legal boundaries, identification of its historical, cultural, natural, and scientific value, as well as a clear recognition of the type of heritage it falls under.

2. Assess Potential Impacts

The criteria to assess the impact of a development or conservation project is physical, visual, environmental, and socio-cultural. Factors to be studied are the expected construction activities, materials used, or potential structural additions, as well as their impact on the visual integrity of the site and its surrounding natural environment. Furthermore, the community's practices, cultural narratives, and connections towards the heritage site should be maintained and treated as an important factor. Additional studies concerning sound impact as well as the impact on natural sensitive components that could exist within a cultural heritage site should be addressed.

3. Assess Compliance with Legal and Regulatory Frameworks

The project must align with the region's local and national legislation, following international standards of maintenance and global significance. It should also be aligned with the guidelines set for the protection zone they fall under based on section 4.4 with the list of allowed activities and land uses.

4. Stakeholder and Community Engagement

When working on a project for a public heritage site, it's important to engage the community, historians, public and/or religious figures, and cultural custodians to ensure the understanding of the intangible values of the site prior to any alterations. Stakeholder expert opinions allow a different understanding of the expected or potential impact of the project thus should be taken into account as well.

5. Monitoring and Management

Measures should be proposed to lessen the impact of the project with means aligned to the significance of the site to avoid, minimize, or compensate for any potential unavoidable impact. The concerned actors within the area should also ensure the development of long-term monitoring plans that ensure the maintenance of the site as the project develops and houses different activities.

Specifically for the sites within Al-Sharqia region, the guidelines set for each protection zone should be used as grounds for any development, including the suggested and banned activities within each protection zone (section 4.4). Impact on the setting of the site, given the fact that no clear boundaries of a setting can be established, requires more consideration. The following distinctions are made based on the settlement patterns established in section 2.2. For urban sites as well as the historical monuments, the general setting of the heritage sites have been highly altered in most cases as explained the referenced section (2.2). The higher concentration of the impact study should be on the immediate surrounding of the sites and within the SPA Buffer Zone. For heritage sites with a small buffer zone, the aspects of the settings extend beyond the set boundaries, i.e long-distance views from and to the heritage site or its landscape. For rural settlements and the island villages, most of the sites have an undeveloped urban surrounding, with a desert or coastal surrounding. Therefore, the setting of the sites extends beyond the immediate boundary of the SPA Buffer zones and the impact should be studied at a larger scale.

Site Specific Policies & Guidelines

General Note

Site Specific Policies & Guidelines

General Note

Fundamental Considerations for Interventions in Traditional Architecture

The schematic plans presented in this document are the result of a three level process:

1) The study and application of international regulations

2) The study and application of national regulations

3) The adaptation to the constraints of the terrain, specific sites, and proposed projects.

These plans are schematic and not exhaustive nor final, and can be used as a preliminary basemap for the development of urban plans for each site in consultation with local authorities, residents, and various stakeholders. Developing urban plans for each site is essential to ensure coherence in the activities, projects, and functions hosted at each site and to prevent new interventions from harming the interpretation and understanding of the site and its monuments. These plans , to become final, could as well require additional studies such as mobility and accessibility plans , detailed topography, impact studies such as environmental, visual, sound, etc.....

Note: The Limit of intervention on the maps means the project

limit provided by SDA in the terms of reference.

The policies and guidelines presented in this document do not specifically focus on the process of safeguarding Intangible Cultural Heritage, as this falls outside the scope of the Rehabilitation of historical neighborhoods and heritage sites project. Furthermore, the specific geographical locations of the 12 sites studied within this project did not always allow for the identification of ICH elements within the core zones of these sites. Nevertheless, through desk research and field studies, we were able to identify potential connections between ICH elements and the 12 sites. These connections allow for a more holistic approach to site management, linking tangible and intangible heritage, engaging local communities, and fostering connections among the four clusters: Tarout Cluster, Dammam Seafront Cluster, Al Jubail Cluster, and Desert Life Cluster. For this reason, a section on "ICH & Ecosystem Approach" has been included in this part referring to "Specific Guidelines per Site". Here, we highlight projects, linked to ICH elements, that can be implemented to make the preservation and promotion of these sites more sustainable in a long term perspective.

It is of paramount importance that any intervention on traditional mud architecture should seek to preserve, consolidate and restore the integrity of the building in question. A lack of suitable maintenance operations is often the cause of degradation phenomena in mud buildings.
It is essential that each action be subjected to rigorous examination in order to ensure that the needs of this fragile heritage are met and that specific cases are addressed in an appropriate manner.
As set forth in the general conservation policies, the implementation of management, conservation, and maintenance programmes represents a pivotal aspect of the methodological process.
The comprehensive documentation of the existing heritage condition and damage serves as the foundation for subsequent actions. This documentation should be complemented by a meticulous study to propose detailed solutions for each type of damage, in accordance with the adopted conservation guidelines.
Additionally, this section will highlight the main actions to be considered to address specific issues facing the site and provide recommendations to follow during the implementation of the project.

05

**DAMMAM
SEAFRONT CLUSTER:**
Site Specific Policies &
Guidelines

05

Dammam
Seafront Cluster

Dawasir		
Number of Heritage Buildings within site boundary	**202**	**42** **High value**
		160 **Medium value**
Building Chronology	**Between** **1945 CE - 1975 CE**	
Conditions Classification	**Moderate Symptoms (CC2):** **Locally Limited Damage**	

05

Dammam
Seafront Cluster

5.1 Dawasir
Living Architectural
Heritage

An urban regeneration experience, bringing together old and new, tradition and creativity, in a vibrant and transforming neighborhood in Dammam.

05

Dammam Seafront Cluster:
Site Specific Policies & Guidelines

5.1 Dawasir

Outcomes of Stage 1- Property Card

"It is the foundational neighborhood of Dammam City, serving as its original core, and the starting point of its development."

Site Insights

HERITAGE

Dawasir offers an authentic glimpse into the history of Dammam yet faces threats from neglect & urbanization. Its location presents the opportunity to re-establish a human-scale environment & to link adjacent souks for wider activities.

SUBMARKET

From a location and connectivity perspective, Dawasir poses as a heritage-centric site, yet faces challenges from dense urbanization and hidden historical assets

MASTERPLAN

Dawasir reveals opportunities for growth with good infrastructure and environmental considerations, requiring strategic development to enhance its urban and natural landscape

Size
187,600 m2

Distance from City
4 hrs (from Riyadh)

Distance from Airport
30 mins (from KFI Airport)

Distance to Main Road
1 min (from highway)

Population Catchment within 3 hrs
~985,342

Tourism Catchment within 3 hrs
~4.6 million

Dammam Seafront Cluster:
Site Specific Policies & Guidelines

5.1 Dawasir

5.1.1 Heritage Baseline

Total Identified Heritage Buildings: 202 Buildings

Heritage Buildings:
- Heritage Buildings
- Open Spaces
- Contemporary Buildings

100 m

Tangible heritage in Dawasir

The mapping of the existing heritage buildings with different levels of importance, chronology and state of conservation, was carried out during the site assessment of the Dawasir neighbourhood.

The site assessment entailed an evaluation of all existing structures to identify heritage buildings. This map marks the locations of these heritage buildings, providing a visual representation of their distribution throughout the site. The mapping process is essential for guiding future conservation efforts and ensuring that all heritage buildings are preserved and protected.

Dammam Seafront Cluster:
Site Specific Policies & Guidelines

5.1 Dawasir

5.1.1 Heritage Baseline

Architectural Heritage Types
- Architectural Heritage: Monument
- Architectural Heritage: Domestic Traditional Architecture
- Open Spaces
- Contemporary Buildings
- Limit of Intervention

100 m

Tangible heritage in Dawasir

The domestic vernacular architecture scattered throughout the Dawasir neighborhood, represents the remnants of the old settlement, embodying its historical significance and architectural heritage.

The site features one type of cultural heritage in the form of domestic architecture. These assets are scattered across different areas of the site and represent the remnants of the old settlement, embodying its historical significance and architectural heritage.

5.1 Dawasir

5.1.1 Heritage Baseline

Building Chronology

- ■ Before 1945
- ■ Between 1945 - 1975
- ■ After 1975
- ■ Open spaces
- ■ Contemporary Buildings
- – – Limit of Intervention

100 m

Tangible heritage in Dawasir

Dawasir heritage (1945-1975) mirrors urban development pre-dating socio-economic changes that transformed its character.

The information gathered from both site visit observations and desk research is represented on this map to illustrate the construction chronology of the structures within the intervention area. It's important to note that the displayed results are estimations rather than precise assessments.

The remaining built heritage dates back to the period between 1945 and 1975, corresponding to the 2nd and 3rd stages of the Dawasir neighborhood's urban development. This predates subsequent socio-economic and urban changes, altering the quarter's original character.

Building Value

- ■ Landmark
- ■ Significant
- ■ Contextual - Of urban Value
- ■ Open spaces
- ■ Contemporary Buildings
- – – Limit of intervention

100 m

Tangible heritage in Dawasir

This section categorizes heritage buildings into three main classifications: Landmark, Significant, and Of Urban Value, to guide preservation efforts and inform cost estimates.

1- Landmark: These buildings are of exceptional cultural, historical, or architectural significance. They represent key landmarks within the heritage site and are crucial for understanding the historical narrative of the area.

2- Significant: These buildings hold considerable historical, cultural, or architectural value. While not as prominent as iconic buildings, they contribute significantly to the heritage and character of the area.

3- Contextual - Of Urban Value: These buildings contribute to the overall urban fabric and historical context of the area. They are valuable for maintaining the aesthetic and historical continuity of the heritage site.

Dammam Seafront Cluster:
Site Specific Policies & Guidelines

5.1 Dawasir

5.1.1 Heritage Baseline

Condition Classification

	No Symtoms
	Minor Symtoms
	Moderate Symtoms
	Major Symtoms
	Total Loss/ Ruins
	Open Spaces
	Contemporary Buildings
- - -	Limit of Intervention

100 m

Condition Classification of heritage buildings in Dawasir

The remaining heritage houses show no significant structural defects or signs of major symptoms.

The information gathered from the site visit observation is depicted on this map to illustrate the general physical condition of the heritage assets. It's important to note that the displayed results are based on preliminary assessment rather than precise detailed assessments.

The evaluation of the damage and the assessment of the conservation status is based on the "European Norm for the Conservation of cultural property — Condition survey and report of built cultural heritage (EN 16096:2012)".

No symptoms (CC0). Apparently without perceptible change in substance.
Minor symptoms (CC1). Only superficially, without substantial changes (loss < 20%).
Moderate symptoms (CC2). Locally limited damage/loss of surface (loss < 50%)
Major symptoms (CC3). Serious damage, severe substantial loss/danger of collapse (loss > 50%)
Total loss (CC4). Physically complete destruction of a building/of a component/element (loss > 90%)

	No. 1	No. 2
Main Tangible Heritage Asset General Information	Al Dawasir Historical Neighborhood • Original Function: Residential • Date of Construction: 1339 h.	Al Mufarreh al Dossari Heritage House • Original Function: Residential • Date of Construction: 1380 h.
Typology	• Groups of Buildings • Historic Town Center • Urban heritage The Dawasir neighbourhood contains around 15 heritage buildings that have survived from the original fabric. Most of the traditional structures have been replaced by modern constructions, while the urban layout has been preserved.	• Heritage Building • Urban heritage
Heritage Significance Classification	• Low to Medium • Local to National Significance	• Low • Local Significance
Construction Materials	• The heritage buildings of the neighborhood are built with the following main materials: Mud, Stone, Wood, Palm and Plaster.	• The building is built with the following main materials: Mud, Stone, Wood, Palm and Plaster
Condition	• Moderate symptoms (CC2): Locally limited damage	• Moderate symptoms (CC2): Locally limited damage

*Heritage significance classification is determined by assessing the aesthetic, historic, scientific, social or spiritual value of the property and categorising it as having local, national or international cultural significance.

05

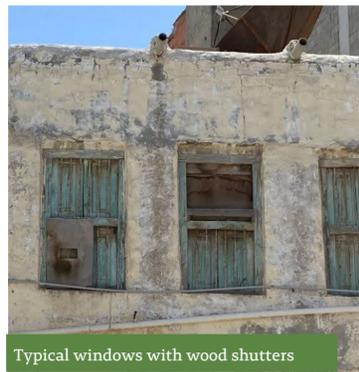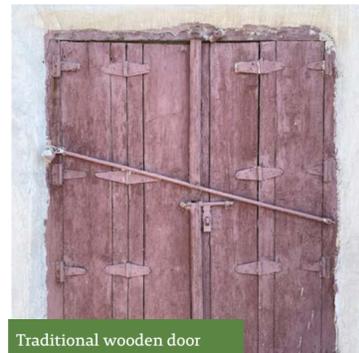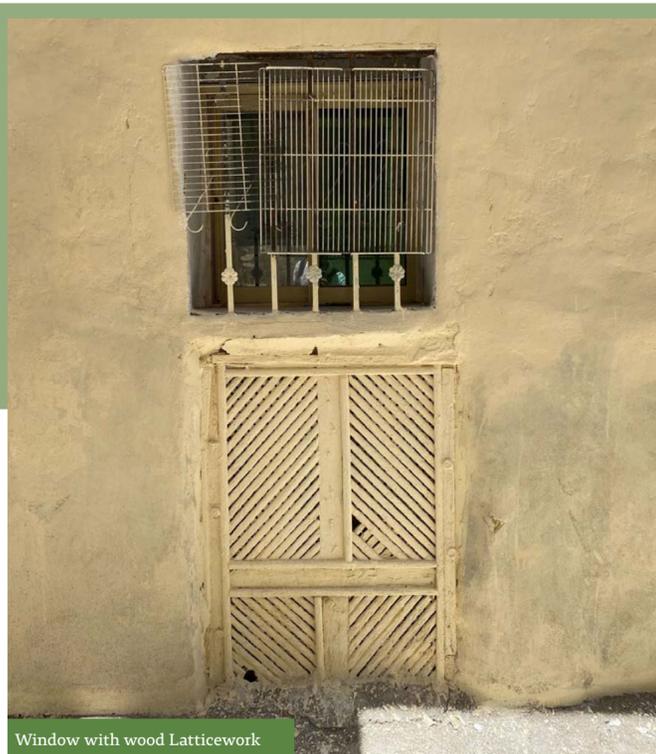## Dammam
Seafront Cluster

5.1.2 Dawasir's
Traditional
Architecture

Dammam Seafront Cluster:
Site Specific Policies & Guidelines

5.1 Dawasir

5.1.2 Traditional Architecture

Youssef el Khan House - Source: Gaia Heritage 2024

Pictures showing the walls construction technique

The traditional Dawasir house design prioritizes privacy, functionality, and climate responsiveness, with a central courtyard and windcatchers on the roof

The typical house design in Dawasir features a central open courtyard surrounded by various rooms, reflecting traditional architectural principles that prioritize privacy, functionality, and climate responsiveness. The entrance leads into a lobby that provides direct access to the Majliss, the formal reception area for guests. This arrangement ensures that the privacy of the main living quarters is maintained, as visitors can be received without entering the courtyard.

The courtyard itself is the heart of the house, facilitating natural ventilation and light while serving as a communal space for family activities. Surrounding the courtyard are the family living quarters, kitchen, and bathrooms, all easily accessible and designed for convenience and practicality.

The roof space of the house is also utilized, featuring open air

areas enclosed by windcatchers, which channel cooling breezes to create a comfortable environment for living and sleeping. This upper level includes a couple of additional rooms, providing versatile spaces for various uses. This design exemplifies the integration of cultural values, environmental adaptation, and functional efficiency in traditional Dawasir architecture.

The construction technique of the walls involves pillars spaced about one meter apart, coralstone masonry with a thickness of 50 centimeters. Thin walls between these pillars reduce the amount of materials needed and create niches used for storage and decoration. This method not only conserves resources but also adds functional and aesthetic value to the interior spaces.

5.1 Dawasir

5.1.2 Traditional Architecture

Section with typical Windcatchers- Source: Gaia Heritage 2024

Elevation with typical Windcatchers - Source: Gaia Heritage 2024

5 m

Windcatchers 3d visualization - Source: Gaia Heritage 2024

Traditional Dawasir windcatchers, or "Malaqef," ingeniously channel wind onto roof floors, enhancing comfort, privacy, and sustainability.

The traditional architecture in Dawasir features a region typical windcatcher design, known as "Malaqef".

Theses windcatchers are technically a 2-meter-high roof parapets. These structures are ingeniously designed to channel the wind onto the roof floor, making it a usable space for the inhabitants. The roof serves as a living and sleeping area, benefiting from the cooling breeze provided by the windcatchers.

This design not only enhances the comfort of the living space by promoting natural ventilation but also ensures the privacy

of the residents. The high parapets effectively screen the roof area from external view, allowing for a private and functional extension of the house.

This traditional architectural element showcases a practical and culturally adapted solution for managing the harsh climatic conditions in Dammam.

This passive cooling system not only enhances comfort but also reflects the ingenuity of traditional architectural practices in the region, which prioritize sustainability and harmony with the environment.

5.1 Dawasir

5.1.2 Traditional Architecture

Walls and ceilings in traditional Dawasir architecture use natural materials for durability, insulation, and aesthetic appeal, reflecting local craftsmanship.

Walls' Finishing

In traditional Dawasir architecture, the walls are finished with a layer of mud plaster and gypsum, providing both durability and insulation. These surfaces are then coated with a layer of white gypsum finish, enhancing the aesthetic appeal and offering additional protection against the elements. This finishing technique reflects the local craftsmanship and attention to detail, ensuring the walls are both functional and visually pleasing.

Ceilings

Ceilings, including the top-floor roof, were flat and boasted similar insulative properties to the walls. Usually constructed with Kandel, Baskil, and Bawari wood, palm tree leaf or reed mats, and a layer of mortar with crushed coral stones, the ceilings were about 40cm thick. This design not only provided insulation but also contributed to the overall cooling effect. The color matching with the walls ensured a uniform reflective and cooling impact.

Dammam Seafront Cluster:
Site Specific Policies & Guidelines

5.1 Dawasir

5.1.2 Traditional Architecture

Window with wood Latticework

Traditional wooden door

Typical windows with wood shutters

Facilitating cross-ventilation while maintaining privacy, openings integrate climate control and cultural considerations in Dawasir houses.

Openings

- The primary purpose of openings in traditional Dawasir houses was to facilitate cross-ventilation for evaporative cooling. Rooms typically had openings onto the courtyard or the outside while maintaining privacy.
- Common window dimensions were approximately 80 x 160 cm, featuring vertical steel bars and wooden shutters.
- In some examples, wood latticework was used to create airflow while preserving privacy from the street side.
- This architectural feature demonstrates a clever integration of climate control and cultural considerations, enhancing both comfort and security.

5.1 Dawasir

5.1.3 Specific Conservation policies & Guidelines

1- Removal of improper cement plaster or painting from the mud and stone buildings' façades

Guidelines:
Plaster: Removal of the incongruent plaster, taking care of the original plaster below. Missing parts should be completed with a type of plaster similar to existing.
Painting; Removal of non suitable painting layers and application of new painting in accordance with the natural white color

2- Restoration of the the mud and stone buildings original plasterwork

Guidelines:
Plaster: Application of new mud plaster with a composition similar to the original one.
Painting: Application of new white natural painting with a composition similar to the original one.

5.1 Dawasir

5.1.3 Specific Conservation policies & Guidelines

3- Remove alteration occurred on the Windcatchers

Guidelines:
Removal of the additions and alterations that affected the windcatchers systems, changing their original appearance and function.

4- Restoration of the Windcatchers

Guidelines:
Restore following the original details the damaged, altered and/or removed windcatchers to reinstate the original appearance of the building.

5- Re-opening of the internal courtyards

Guidelines:
The courtyards help to guarantee air and sun inside the houses and at the same time, to control the indoor climate and create a green pleasant space inside the house. For those reasons, the re opening of the courtyards is preferable, and all metallic, asbestos and concrete cover should be removed.
In case the resident wants to cover the courtyard space, only temporary fabric covers are allowed.

6- Incompatible additions: reinstatement strategy

Guidelines:
Constructions built above heritage buildings should be removed.
If the removal of the addition found to be harmful to the structure of the heritage building, design measures should be taken to mitigate its impact.

7- Dismantling of technical equipments installed on the facades

Guidelines:
As mentioned in the general conservation policies and guidelines, technical equipments are not allowed on the heritage building facades. Therefore, all existing installations should be dismantle to allow the installation of new more suitable systems.

8- Incompatible additions: reinstatement strategy

Guidelines:
If the additions are made to close previous openings, with incongruent materials (e.g. metal sheet or hollow blocks), they will be removed and the original state can be re proposed.

05

Dammam
Seafront Cluster

5.1.4 Urban
Boundaries
& Protected Areas

5.1 Dawasir

5.1.4 Urban Boundaries & Protected Areas

Please refer to the General Guidelines section for details on each area and level of protection

This plan contains the indicative boundaries to translate how the delineation of the protection area and SPA can be implied in the specific projects. Noting that these limits are to be finalized once the design proposals become clearer in the next phase.

05

Dammam
Seafront Cluster

5.1.5 ICH
& Ecosystem
Approach

Dammam Seafront Cluster:
Site Specific Policies & Guidelines

5.1 Dawasir

5.1.5 ICH & Ecosystem Approach*

Policy		Guidelines
1	To ensure the safeguarding of skills and knowledge related to local traditional architecture. Description The restoration of heritage buildings in Dawasir needs to mobilize local architectural techniques. A branch of WRTH, the Royal Institute of Traditional Arts in Riyadh, could be created in Dawasir with the specific task of documenting, researching, and transmitting skills and knowledge related to local traditional architecture. These techniques could then be used to restore the heritage buildings of Dawasir and other sites within the project.	• Inventorying Traditional Architectural Techniques and Uses of Remaining Buildings: This can be done in connection with the Heritage Commission and by involving experts, researchers, and inhabitants. Specific funds need to be allocated for research and studies to unveil the specificities of local architectures and techniques. • Transmission of Traditional Techniques: Transmission can be formal, through training programs at the new branch of WRTH created in Dawasir, or informal, through workshops with local masters and winter practical camps organized in site where a restoration is needed. • Local Materials: Producing and using local materials such as mud, palm branches, and wood is important to respect traditional materials and to adopt a sustainable approach. • Raising Awareness: Exhibitions, publications, guides, workshops for children, and different audiences can be organized at this branch of WRTH in order to raise awareness of the importance of these techniques and their benefits for the environment. • Creating Connections among Clusters: The branch of WRTH created in Dawasir will play a pivotal role in transmitting the knowledge and skills needed throughout the entire region to restore unique and currently heavily damaged earth buildings. • International Networks: Involving centers specialized in mud buildings, like CRAterre - International Center for Earthen Construction, and expert groups, like ISCEAH- ICOMOS International Committee on Earthen Architectural Heritage, may permit to share knowledge and find new solutions to restoration and reuse challenges.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.2.2

Dammam Seafront Cluster:
Site Specific Policies & Guidelines

5.1 Dawasir

5.1.5 ICH & Ecosystem Approach*

Policy		Practical Guidelines
2	To promote traditional crafts and foster creativity Description Restored traditional buildings in Dawasir can be used to host workshops for craftspeople, designers, architects, creators, and artists. The presence of these cultural and creative actors within the historical district of Dawasir can thus create an environment and a cultural atmosphere favorable for innovation and creativity. Moreover, creative workshops can be attractive for tourists as places to visit as well as places to experience creative workshops. Finally, the proximity of creative production spaces to tourist flows can have a positive impact on jobs and income, supporting the Saudi creative sector.	• Transmission of Craft Skills and Knowledge: The transmission can be formal (e.g. the House of Artisans in Qatif) or informal (e.g. learning from local masters, initiation workshops, activities for children). • Local Materials: It is important to promote the selection of craftspeople, designers, and creators who have embraced sustainable processes and prioritize local materials, short supply chains, and zero-waste practices. • Raising Awareness: Exhibitions, media, festivals, open days, and craft days can be organized to raise awareness of these cultural practices. • Creative Tourism, Slow Tourism: Itineraries connecting workshops, platforms to highlight available creative experiences, and galleries exhibiting the created objects can offer an alternative to mass tourism. • Using Local Cultural Spaces: Specific schemes can also be developed to support artisans and creative actors in establishing themselves in the district. These schemes may include training, funding, advice, and marketing. • Creating Connections among Clusters: Dawasir's creative district can host artisans trained at the Artisan House of Qatif, as well as those from other craft training centers and art schools across Saudi Arabia. • International networks: In 2015, Saudi Arabia joined the UNESCO creative cities network (UCCN) in the field of Crafts and Folk Arts.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.2.2

Policy		Practical Guidelines
3	To promote traditional music, performances and contemporary creations Description Dawasir, as a district linking tradition, creativity and innovation, can also become the place where traditional music and performances meet contemporary creations establishing a dialogue between past and present.	• Raising Awareness: Concerts, recordings, films, performances, festivals can be organized to raise awareness of these cultural practices. • Using Local Cultural Spaces: music schools, spaces for workshops, concert rooms can be hosted in the restored buildings of Dawasir becoming places for gathering both local inhabitants and visitors. • Creating Connections among Clusters: Festivals and cultural events across the different sites of the project can permit to discover local cultural specificities in terms of music and performances.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.2.2

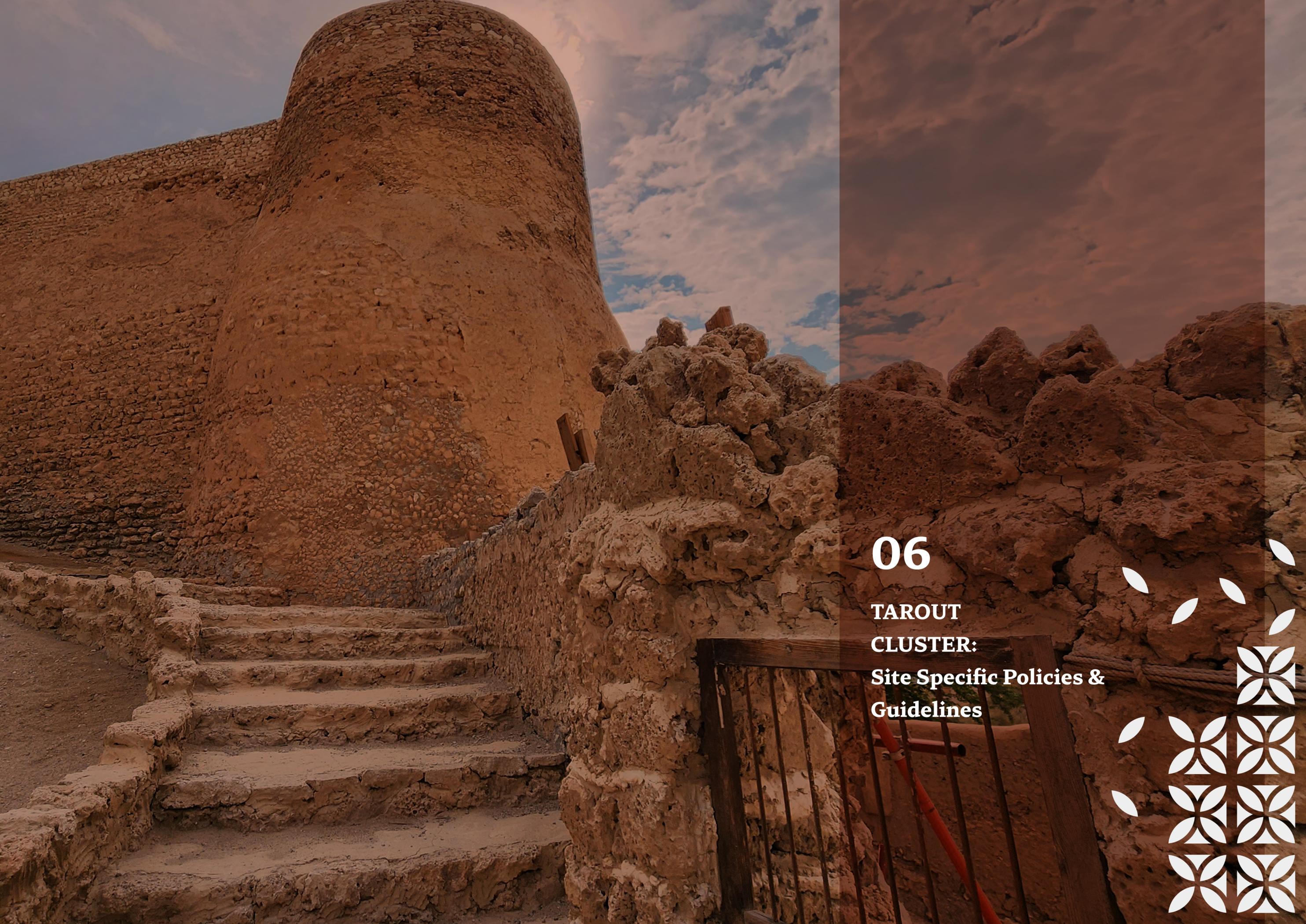# Dammam Seafront Cluster:
Site Specific Policies & Guidelines

5.1 Dawasir

5.1.5 ICH & Ecosystem Approach*

Policy		Practical Guidelines
4	To promote a network of small thematic museums Description Small-scale thematic museums can be created in Dawasir, as well as in the other sites of the Dammam Seafront Cluster, in order to promote local history, culture and traditions.	• Inventorying and Researching Local History, Culture, and Traditions: This can be done in connection with the Heritage Commission and by involving experts, researchers, and inhabitants. Specific funds need to be allocated for research and studies to unveil the specificities of local history and culture. • Using Local Cultural Spaces: Small-scale museums could be hosted in restored heritage buildings. Museums should specialize in specific topics and can also be inspired by the history of people who have inhabited the district. Specific spaces can be used for pedagogical activities, allowing classes, families, and groups to be hosted. • Raising Awareness: Exhibitions, catalogues, films, and workshops for children and various audiences can be organized to raise awareness of the importance of local history, culture, and traditions. • Creating Connections among Clusters: The small-scale museums located in different sites of the Dammam Seafront Cluster can be connected, creating a museum network that allows visitors, over time, to discover the history of this district as well as other sites in the Cluster. The museum network could expand to include the Tarout Cluster, the Desert Life Cluster and the Al Jubail Cluster. • International Networks: The small-scale thematic museums could be connected through internationalization projects to other museums worldwide dedicated to similar topics.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.2.2

Policy		Practical Guidelines
5	The use of heritage buildings and sites as accommodations for workers is strictly prohibited to preserve their architectural integrity and their historical and cultural value. This measure ensures that their utilization is directed toward enhancing tourism and cultural activation, in alignment with the site's heritage and tourism development objectives.	• The use of heritage buildings shall be directed toward activities that enhance the site's touristic and cultural appeal, such as museum functions, heritage exhibitions, traditional crafts, cultural cafés, and interactive centers. • Housing facilities for workers or employees shall be provided in alternative locations outside the boundaries of the heritage area, in a manner that does not affect the overall landscape or the visual and cultural value of the site. • Owners, operators, or investors are required to implement activation plans approved by the relevant authorities and ensure that all uses align with the defined cultural and tourism vision of the site. • Any proposals for the use of heritage buildings must be reviewed by the competent authority to ensure compliance with national policies for the protection and management of heritage.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.2.2

06

**TAROUT
CLUSTER:**
Site Specific Policies &
Guidelines

06

Heritage
Tarout Cluster

	Tarout	Qatif
Number of Heritage Buildings within site boundary	**80** Heritage Bldg **1** Monument	**33** Heritage Bldg **3** Clusters
Building Chronology	Between 1000 CE. to 1900 CE.	Between 1700 CE. to 1900 CE.
Conditions Classification	Moderate to Major Symptoms (CC2 to CC3)	Moderate to Major Symptoms (CC2 to CC3)

06

Tarout Cluster

6.1 Qatif's Cultural Heartbeat

Blending history, culture, and modern life in the city center with an iconic structure in Castle Square, offering versatile spaces in the heart of a meticulously designed oasis, revitalizing Qatif's historic essence.

06

6. Tarout Cluster: Site Specific Policies & Guidelines

6.1 Qatif

Outcomes of Stage 1- Property Card

"The old city of Qatif, once an oasis expanse adorned with traditional houses, has undergone a transformative metamorphosis into a vast open space."

Site Insights

HERITAGE

Qatif's historic and architectural significance is threatened by development. Its intangible cultural heritage also faces challenges. It needs integration with surroundings and protection from road expansion.

SUBMARKET

Qatif's strategic proximity to DMA and historical essence present tourism potential, yet access limitations and ongoing development can pose challenges

MASTERPLAN

The masterplan unveils opportunities for developing the city center of Qatif through strategic development that well utilizes the massive openspace & prioritizes connectivity with the surrounding areas, fostering seamless integration and synergy.

Size
106,000 m2

Distance from City
30 mins (from Dammam)

Distance from Airport
30 mins (from KFI Airport)

Distance to Main Road
3 mins (from Uhud highway)

Population Catchment within 3 hrs
~1,054,548

Tourism Catchment within 3 hrs
~ 4.6 million

06

Tarout Cluster

6.1.1 Heritage Baseline

06

Tarout Cluster: Site Specific Policies & Guidelines

6.1 Qatif

6.1.1 Heritage Baseline

Heritage Buildings

■ Heritage Buildings
- - - Significant

100 m

Tangible heritage in hay al Qalaa

The mapping of the existing heritage buildings with different levels of importance, chronology and state of conservation, was carried out during the site assessment of the Dawasir neighbourhood.

The site assessment entailed an evaluation of all existing structures to identify heritage buildings. This map marks the locations of these heritage buildings, providing a visual representation of their distribution throughout the site. The mapping process is essential for guiding future conservation efforts and ensuring that all heritage buildings are preserved and protected.

Tarout Cluster: Site Specific Policies & Guidelines

6.1 Qatif

6.1.1 Heritage Baseline

Architectural Heritage Types

■ Architectural Heritage: Monument
■ Architectural Heritage: Domestic Traditional Architecture
– – Limit of Intervention

100 m

Tangible heritage in hay al Qalaa

The built heritage in the remaining clusters consists of domestic vernacular architecture, with different level of significance.

The Qalaa neighborhood features one type of cultural heritage in the form of domestic vernacular architecture. These assets are located in there different areas of the site and represent the remnants of the old town fabric, embodying its historical significance and architectural heritage.

The main clusters and houses are:

A   Al Zuraib Historical Neighborhood
1   Khamis Bin Youssef Heritage House
2   Salman Aloui Al Daalouj Heritage House
3   Hasan Anwar al Moustafa Heritage House
4   Abdel Wahed el Khanizi Heritage House
5   Jaafar Moussa el Hawwaj Heritage House
6   Al Ahmad bin Mohamad al Jashi Heritage House

Be advised that the indicated locations of the houses are based on GPS coordinates and may not be entirely accurate.

Building Chronology

■ Before 1800
■ Between 1800-1900
■ Between 1900-1950
– – Limit of Intervention

100 m

Tangible heritage in hay al Qalaa

Most buildings in the neighborhood date back to the early 19th century, with records suggesting some were built even before.

The information gathered from both site visit observations and desk research is represented on this map to illustrate the construction chronology of the structures within the intervention area. It's important to note that the displayed results are estimations rather than precise assessments.

The majority of houses in the neighborhood trace their origins to the early 19th century. However, historical records indicate that certain structures, like Al Jashi Heritage House, were erected during the latter half of the 18th century.

6.1 Qatif

6.1.1 Heritage Baseline

Building Value

- Landmark
- Significant
- Contextual - Of urban Value
- Limit of Intervention

100 m

Tangible heritage in hay al Qalaa

This section categorizes heritage buildings into three main classifications: Landmark, Significant, and Of Urban Value, to guide preservation efforts and inform cost estimates.

1- Landmark: These buildings are of exceptional cultural, historical, or architectural significance. They represent key landmarks within the heritage site and are crucial for understanding the historical narrative of the area.

2- Significant: These buildings hold considerable historical, cultural, or architectural value. While not as prominent as iconic buildings, they contribute significantly to the heritage and character of the area.

3- Contextual - Of Urban Value: These buildings contribute to the overall urban fabric and historical context of the area. They are valuable for maintaining the aesthetic and historical continuity of the heritage site.

Condition Classification

- No Symptoms
- Minor Symptoms
- Moderate Symptoms
- Major Symptoms
- Total Loss/ Ruins
- Limit of Intervention

100 m

Condition Classification of heritage buildings

The remaining heritage houses show no significant structural defects or signs of major symptoms.

The information gathered from the site visit observation is depicted on this map to illustrate the general physical condition of the heritage assets. It's important to note that the displayed results are based on preliminary assessment rather than precise detailed assessments.

The evaluation of the damage and the assessment of the conservation status is based on the "European Norm for the Conservation of cultural property — Condition survey and report of built cultural heritage (EN 16096:2012)".

No symptoms (CC0). Apparently without perceptible change in substance.
Minor symptoms (CC1). Only superficially, without substantial changes (loss < 20%).
Moderate symptoms (CC2). Locally limited damage/loss of surface (loss < 50%)
Major symptoms (CC3). Serious damage, severe substantial loss/danger of collapse (loss > 50%)
Total loss (CC4). Physically complete destruction of a building/of a component/element (loss > 90%)

6.1 Qatif

6.1.1 Heritage Baseline

	No. 1	No. 2	No.3	No. 4
Main Tangible Heritage Asset General Information	Al Qalaa Historical Neighborhood • Original Function: Residential • Date of Construction: After 1100 h.	Khamis Bin Youssef Heritage House • Original Function: Residential • Date of Construction: 1250 h.	Salman Aloui Al Daalouj Heritage House • Original Function: Residential • Date of Construction: 1260 h.	Anwar Hasan al Moustafa Heritage House • Original Function: Residential • Date of Construction: 1270 h.
Typology	Groups of Buildings Historic Town Center Urban heritage	Historic Building Urban heritage	Historic Building Urban heritage	Historic Building Urban heritage
Heritage Significance Classification	• Low to Medium • Local to National Significance The significance of the quarter lies in its existence as an ensemble of authentic heritage buildings, many of which feature fine examples of traditional design and craftsmanship.	• Medium • National Significance	• Medium • National Significance	• Medium • National Significance
Construction Materials	• The heritage buildings of the neighborhood are built with the following main materials: Mud, Stone, Wood, Palm and Plaster.	• The building is built with the following main materials: Mud, Stone, Wood, Palm and Plaster.	• The building is built with the following main materials: Mud, Stone, Wood, Palm and Plaster	• The building is built with the following main materials: Mud, Stone, Wood, Palm and Plaster
Condition	Moderate to Major symptoms (CC2 to CC3) : In General, Hay al Qalaa is in a bad state of conservation due to the lack of maintenance and care.	Major symptoms (CC3): Serious Damage	Major symptoms (CC3): Serious Damage	Major symptoms (CC3): Serious Damage

	No. 5	No. 6	No.7
Main Tangible Heritage Asset General Information	Abdel Wahed el Khanizi Heritage House • Original Function: Commercial • Date of Construction: 1250 h.	Jaafar Moussa el Hawwaj Heritage House • Original Function: Residential • Date of Construction: 1250 h.	Al Ahmad bin Mohamad al Jashi Heritage House • Original Function: Residential • Date of Construction: 1100 h.
Typology	Historic Building Urban heritage	Historic Building Urban heritage	Historic Building Urban heritage
Heritage Significance Classification	• Medium • National Significance	• Medium • National Significance	• Medium • National Significance
Construction Materials	• The building is built with the following main materials: Mud, Stone, Wood, Palm and Plaster.	• The building is built with the following main materials: Mud, Stone, Wood, Palm and Plaster.	• The building is built with the following main materials: Mud, Stone, Wood, Palm and Plaster
Condition	Major symptoms (CC3): Serious Damage	Moderate symptoms (CC2): Locally limited Damage	Moderate symptoms (CC2): Locally limited Damage

*Heritage significance classification is determined by assessing the aesthetic, historic, scientific, social or spiritual value of the property and categorising it as having local, national or international cultural significance.
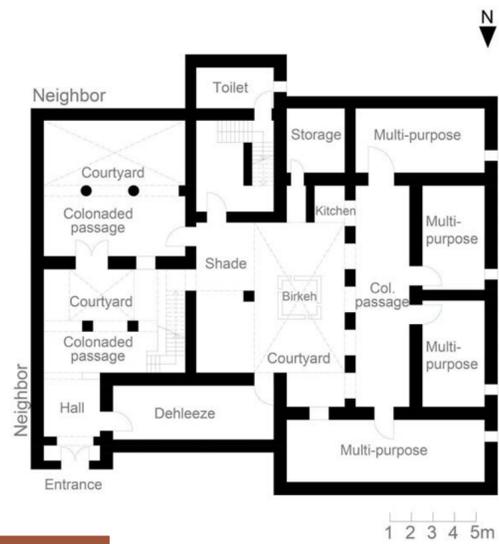
06

Tarout Cluster

6.1.2 Qatif's Hay al Qalaa Traditional Architecture

6.1 Qatif

6.1.2 Traditional Architecture

Ground Floor Plan

1 2 3 4 5m

First Floor Plan

1 2 3 4 5m

Roof Floor Plan

1 2 3 4 5m

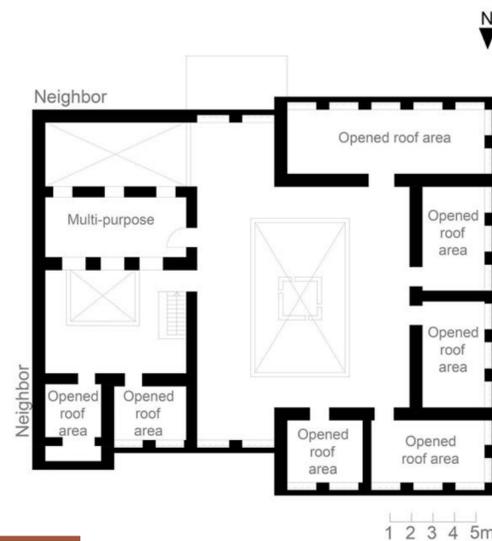**The traditional homes blend cultural values and climatic considerations, featuring gender-segregated spaces and facilitating privacy for extended families.**

- Houses are typically divided into two distinct domains: one for the family and another for male guests.
- Transition zones, known as Dehleeze and Majlis, connect these domains while ensuring privacy and adherence to societal norms.
- Homes often accommodate extended families spanning up to four generations, reflecting the region's close-knit social fabric.
- The Majlis, typically situated on the first floor, serves as a dedicated space for male guests.
- To maintain familial privacy, exterior openings on the ground floor are minimal and strategically placed above eye level.

6.1 Qatif

6.1.2 Traditional Architecture

Ground Floor Plan

First Floor Plan

Roof Floor Plan

The traditional houses embody climate-conscious design, utilizing strategic forms and spaces, particularly the Courtyard typology, to adapt to local culture and weather.

1 2 3 4 5m

In response to the hot and humid climate, the houses adopted a climatic hierarchy, emphasizing ventilated shaded and open spaces. A central open courtyard, fully exposed to the weather, was a consistent feature. Semi-open spaces, forming colonnaded passages in front of rooms, provided partial shade and shelter. Enclosed full-shade interior spaces adapted to weather conditions through the strategic opening and closing of windows and doors. Courtyards, with proportions optimized for solar protection and stack ventilation, acted as passive cooling strategies, enhancing air movement.
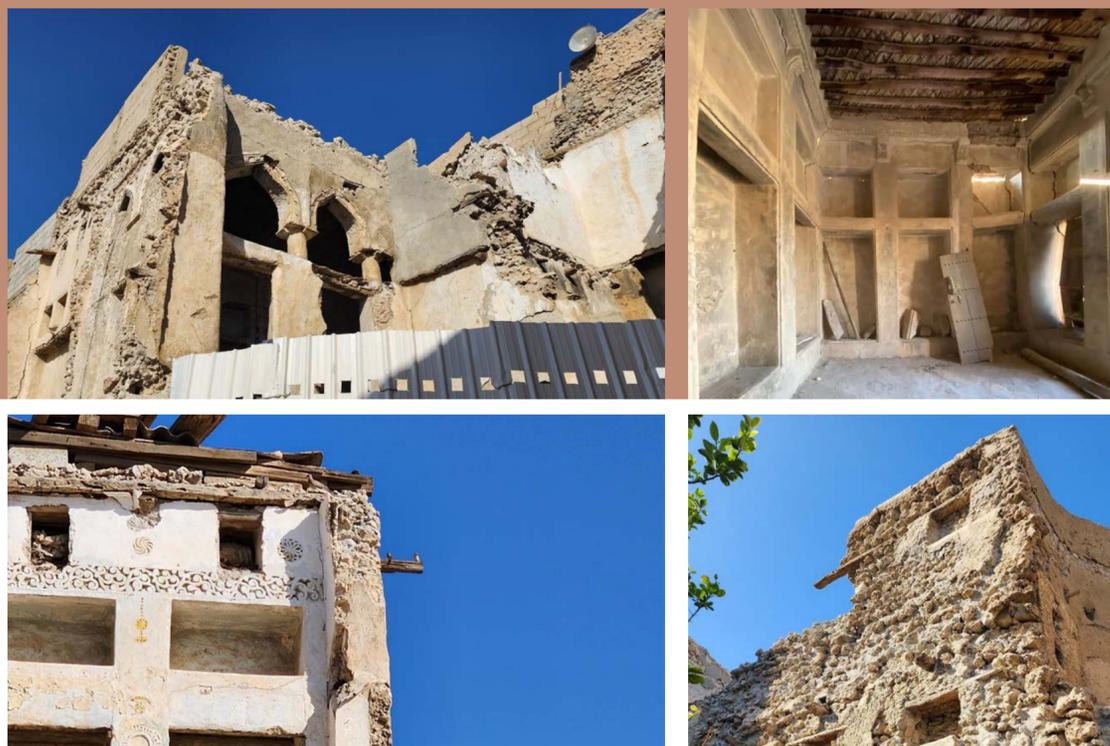
Legend
- Closed Area
- Semi Opened Area
- Roofless Area
- Courtyard

6.1 Qatif

6.1.2 Traditional Architecture

A traditional houses architecture that prioritize resource efficiency, using local materials for cost-effectiveness and emphasizing natural cooling for comfortable interiors.

This section delves into traditional construction methods used in desert architecture, emphasizing resource-efficient practices with locally available materials like stone, mud, and wood. It explores the meticulous craftsmanship behind wooden doors and ceilings, showcasing both functional necessities, and cultural expressions. It is structured into four parts; walls, finishes, ceilings and openings.

1- Walls:
The construction process initiated with the walls, characterized by a thickness of 50-65cm, crafted from coral stones. This design choice showcased excellent insulation qualities, ensuring low thermal conductivity. The thick walls, combined with high insulation properties, led to heat resistance and delayed heat transfer, maintaining a temperature difference of approximately 10-12°C between the interior and exterior. The walls were painted in light colors, enhancing reflectivity and further reducing heat absorption.

2- Wall's Finishing:
In traditional Tarout's architecture, the walls are finished with a layer of mud plaster and gypsum, providing both durability and insulation. These surfaces are then coated with a layer of white gypsum finish, enhancing the aesthetic appeal and offering additional protection against the elements. This finishing technique reflects the local craftsmanship and attention to detail, ensuring the walls are both functional and visually pleasing.

6.1 Qatif

6.1.2 Traditional Architecture

Ceiling design emphasizes natural cooling, ensuring comfortable interiors while maintaining aesthetic harmony.

3- Ceilings:

Ceilings, including the top-floor roof, were flat and boasted similar insulative properties to the walls. Constructed with Palm and Kandel wood, a Baskil (Bamboo) diagonal grid, a palm tree leaf or reed mats, and a layer of mortar with crushed coral stones, the ceilings were about 40cm thick. This design not only provided insulation but also contributed to the overall cooling effect. The color matching with the walls ensured a uniform reflective and cooling impact.

6.1 Qatif

6.1.2 Traditional Architecture

Architectural features such as arches, recessed niches, and other traditional elements are executed in coral stone and then covered in earthen and plaster. Motives usually made with geometric, floral (organic) or inscription designs.
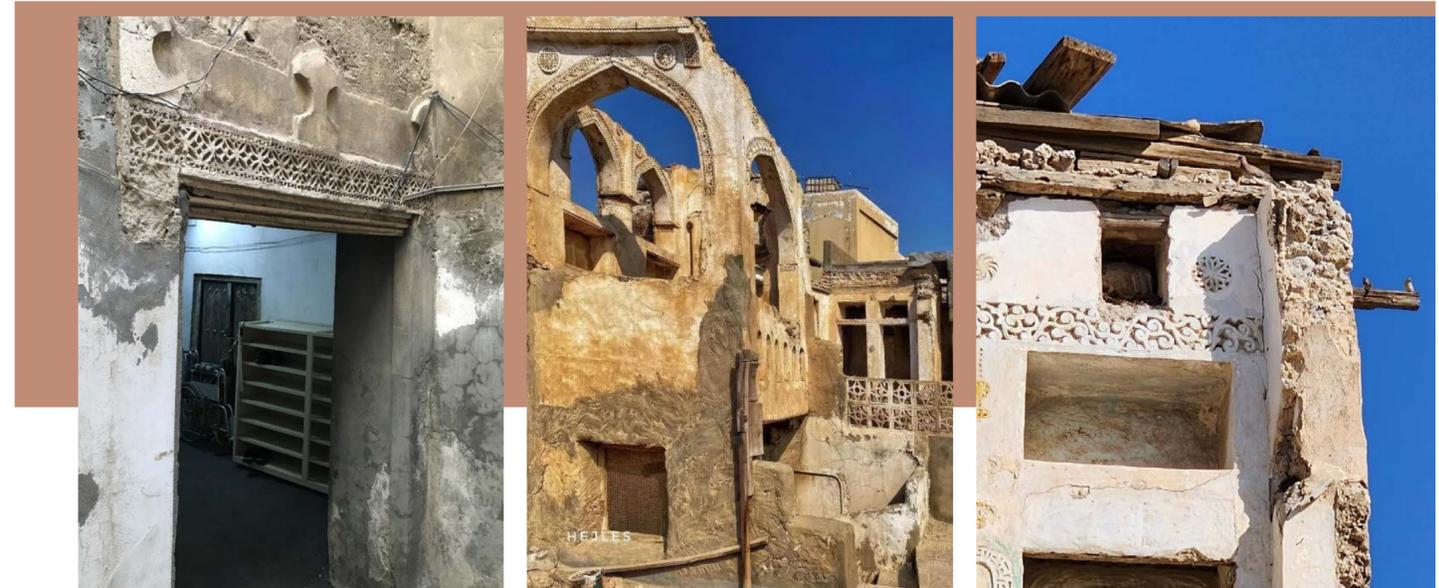
4- Openings:

The primary purpose of openings in traditional houses was to facilitate cross-ventilation for evaporative cooling. Rooms had openings onto the courtyard or the outside, maintaining privacy. Windows of 50 x 70 cm with vertical steel bars and wooden shutters were common, accompanied by small uncovered ventilation openings of 25 x 30 cm on top of each window. These uncovered ventilators were essential for releasing hot air during summer nights, effectively replaced by cool air from the outside.

Doors and windows played a pivotal role in enhancing occupants' comfort, promoting air movement inside the rooms. Windows facing the courtyard were shielded by shaded colonnaded passages, aiding in cooling the entering air.

Architectural features such as arches, recessed niches, and other traditional elements are executed in coral stone and then covered in earthen and plaster. Motives usually made with geometric, floral (organic) or inscription designs.

06

Tarout Cluster

6.1.3 Heritage Conservation Specific Guidelines

6.1 Qatif

6.1.3 Specific Conservation Policies & Guidelines

1- Removal of improper cement plaster or painting from the façades

Guidelines:
Plaster: Removal of the incongruent plaster, taking care of the original plaster below. Missing parts should be completed with a type of plaster similar to existing.
Painting; Removal of non suitable painting layers and application of new painting in accordance with the natural white color.

2- Restoration of the original plasterwork

Guidelines:
Plaster: Application of new mud plaster with a composition similar to the original one.
Painting: Application of new white natural painting with a composition similar to the original one.

6.1 Qatif

6.1.3 Specific Conservation Policies & Guidelines

3- Preserve and Restore traditional plaster moldings

Importance of Qatifi Plaster Work
Qatifi plaster work is renowned for its intricate designs and craftsmanship, reflecting the rich cultural heritage of the region. Preserving and restoring these traditional moldings is crucial not only for maintaining the aesthetic value of heritage buildings but also for keeping the artisanal techniques and cultural traditions alive. By adhering to these guidelines, the unique and historical significance of Qatifi plaster work can be safeguarded for future generations.

Guidelines:

a. Conduct a detailed survey of existing plaster moldings to document their current condition and design elements.
b. Prioritize the preservation of original mouldings with the assistance of skilled restorers to maintain the historical integrity of the building.
b. Use traditional materials and techniques specific to Qatifi plaster work for any restoration or replication efforts to maintain authenticity.
c. In cases where original moldings are missing or damaged beyond repair, replicate them using molds taken from well-preserved examples.
d. Employ skilled restorers and artisans experienced in Qatifi plaster work to ensure high-quality restoration.

Tarout Cluster: Site Specific Policies & Guidelines

6.1 Qatif

6.1.3 Specific Conservation Policies & Guidelines

4- Incompatible additions: reinstatement strategy

Guidelines:
Constructions built above and adjacent to heritage buildings should be removed.
If the removal of the addition found to be harmful to the structure of the heritage building, design measures should be taken to mitigate its impact.

5- Dismantling of technical equipments installed on the facades

Guidelines:
As mentioned in the general conservation policies and guidelines, technical equipments are not allowed on the heritage building facades. Therefore, all existing installations should be dismantle to allow the installation of new more suitable systems.

Tarout Cluster

6.1.4 Urban Boundaries & Protected Areas

Tarout Cluster: Site Specific Policies & Guidelines

6.1 Qatif

6.1.4 Urban Boundaries and Protected Areas

Please refer to the General Guidelines section for details on each area and level of protection

This plan contains the indicative boundaries to translate how the delineation of the protection area and SPA can be implied in the specific projects. Noting that these limits are to be finalized once the design proposals become clearer in the next phase.

06

Tarout Cluster

6.1.5 ICH
& Ecosystem
Approach

Tarout Cluster: Site Specific
Policies & Guidelines

6.1 Qatif

6.1.5 ICH & Ecosystem Approach*

	Policy	Practical Guidelines
1	To ensure the safeguarding of skills and knowledge related to local traditional architecture Description The restoration of traditional buildings in Qatif needs to mobilize local architectural techniques.	• Inventorying Traditional Architectural Techniques and Uses of Remaining Buildings: This can be done in connection with the Heritage Commission and by involving experts, researchers, and local inhabitants. Specific funds need to be allocated for research and studies to unveil the specificities of local architectures and techniques. • Transmission of Traditional Techniques: Transmission can be formal (e.g. training programs at WRTH in Riyadh or at a new branch that might be created in Dawasir) or informal (e.g. learning from local masters, practical camps organized in the heritage buildings of Qatif with renowned architects). • Local Materials: Producing and using local materials such as mud, palm branches, and wood is important to respect traditional materials and to adopt a sustainable approach. • Raising Awareness: Exhibitions, publications, guides, workshops for children, and different audiences can be organized to raise awareness of the importance of these techniques and their benefits for the environment. • Creating Connections among Clusters: The restoration process involving traditional techniques can create links with Dawasir, where a branch of WRTH may be created, as well as with the Desert Life Cluster, where winter camps with renowned architects can also take place. • International Networks: Involving centers specialized in mud buildings, like CRAterre - International Center for Earthen Construction, and expert groups like ISCEAH- ICOMOS International Committee on Earthen Architectural Heritage may permit to share knowledge and find new solutions to restoration and reuse challenges.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.2.2

6.1 Qatif

6.1.5 ICH & Ecosystem Approach*

Policy		Practical Guidelines
2	To promote traditional music, performances and contemporary creations Description Qatif, thanks to its heritage buildings and vast open spaces, can become an ideal location for festivals, music, and performances. In particular, it can also serve as a venue where traditional music and performances meet contemporary creations, establishing a dialogue between the past and the present.	• Raising Awareness: Concerts, recordings, films, performances, festivals can be organized to raise awareness of music and performances. • Using Local Cultural Spaces: small-scale concert rooms, spaces for workshops, open concert venues can be hosted in the restored buildings of Qatif as well as in its open spaces. • Creating Connections among Clusters: Festivals and cultural events across the different sites of the project can permit to discover local cultural specificities in terms of music and performances.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.2.2

Policy		Practical Guidelines
3	To promote a network of small thematic museums Description Small-scale thematic museums can be created in Qatif, as well as in other sites of the Tarout Cluster and the Dammam Seafront Cluster, in order to promote local history, culture, and traditions.	• Inventorying and Researching Local History, Culture, and Traditions: This can be done in connection with the Heritage Commission and by involving experts, researchers, and inhabitants. Specific funds need to be allocated for research and studies to unveil the specificities of local history and culture. • Using Local Cultural Spaces: Small-scale museums could be hosted in restored heritage buildings. These museums should specialize in specific topics and can also draw inspiration from the history of people who have inhabited the cluster and their traditional activities. For instance, museums can be dedicated to traditional fishing, boat making, pearl fishing, pearl trading, oasis life, and more. Specific spaces can be designated for pedagogical activities, allowing classes, families, and groups to be hosted. • Raising Awareness: Exhibitions, catalogues, films, and workshops for children and various audiences can be organized to raise awareness of the importance of local history, culture, and traditions. • Creating Connections among Clusters: The small-scale museums located in different sites of the Tarout Cluster and the Dammam Seafront Cluster can be connected, creating a museum network that allows visitors to discover the history of this region over time. The museum network could expand to include the Desert Life Cluster and the Al Jubail Cluster. • International Networks: The small-scale thematic museums could be connected through internationalization projects to other museums worldwide dedicated to similar topics.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.2.2

06

Tarout Cluster: Site Specific Policies & Guidelines

6.1 Qatif

6.1.5 ICH & Ecosystem Approach*

Policy	Practical Guidelines
4	To create an open air museum dedicated to traditional agricultural practices and oasis life. Description Qatif is unique in having a wide open space, defined at three corners by distinctive heritage buildings. This open space presents an opportunity to create a large-scale open-air museum that can recreate the ancient oasis of Qatif and bring it back to the heart of the city. The open-air museum can serve as a park that replicates the natural conditions of an oasis and offers a variety of activities to teach agricultural techniques, produce local products, and provide educational programs for diverse audiences. As a significant green space in the center of the city, it can play a crucial role in climate change adaptation in the coming years.	• Inventorying and Research: This can be undertaken in collaboration with the Heritage Commission and by involving experts, researchers, and local inhabitants. Specific funds should be allocated for research and studies to uncover the unique aspects of oasis agriculture. • Local Farmers: The open-air museum can collaborate with local farmers. Farmers can come to the museum to demonstrate their techniques, sell their products, and organize workshops. • Local Markets: The open-air museum can host a market for locally produced organic food, catering to both residents and visitors. • Raising Awareness: The open-air museum can raise awareness about the importance of traditional agricultural techniques through exhibitions, publications, and workshops for a wide audience. Various topics related to sustainable development can be integrated into the cultural and educational programs of the space, including health, organic production, nutrition, agricultural techniques, and water management. • Community-Based Tourism: Farmers could participate in agritourism, allowing visitors to extend their experience at the open-air museum with a stay at a local farm. • Creating Connections within and among Clusters: The open-air museum, in collaboration with the Nitaa Research Hub, can play a pivotal role in promoting sustainable agricultural development across the sites within these clusters.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.2.2

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Tarout Cluster

6.2 Tarout's Mosaic of Heritage Revival

A catalyst canvas intertwines heritage, agritourism, and authentic hospitality. Through restored alleyways, history's embrace unites castle and oasis, offering a transformative journey of connection and renewal.
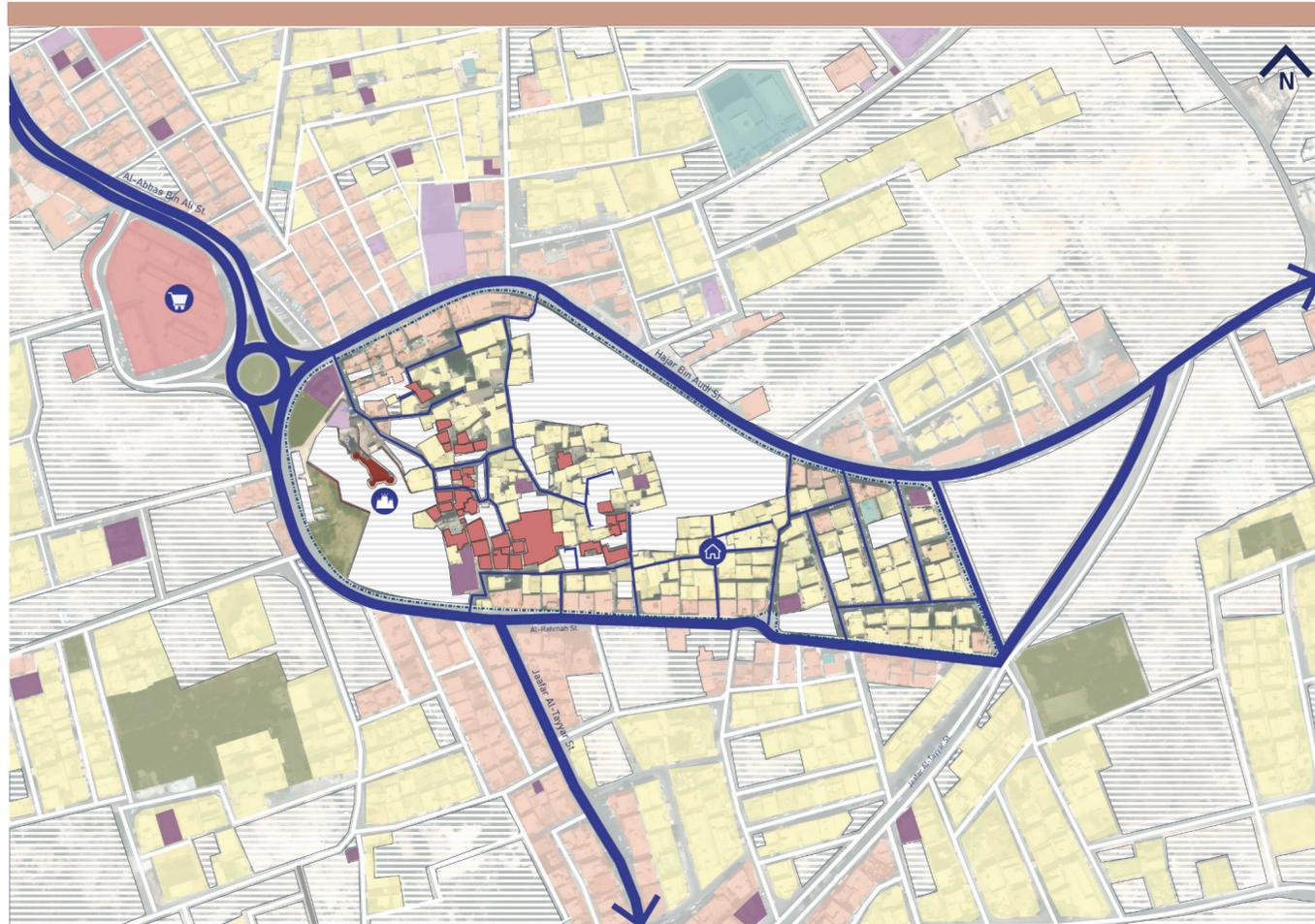
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6. Tarout Cluster: Site Specific Policies & Guidelines

6.2 Tarout

Outcomes of Stage 1- Property Card

"Hay Al-Dirah stands as the heritage heart of Tarout Island, embodying the essence of its cultural legacy. Anchored by the iconic Tarout Castle and adorned with remaining heritage houses"

Site Insights

HERITAGE

Tarout, despite neglect and limited protection, offers a rich historical and architectural experience. Local museums and its preserved urban layout present opportunities for cultural exploration and revitalization through restoration and integration with surrounding attractions.

SUBMARKET

Tarout's close proximity to populous areas and heritage sites is prime for tourism, despite limited space and rigid infrastructure

MASTERPLAN

The masterplan unveils opportunities for fostering a holistic approach to cultural and environmental revitalization within the area through rehabilitating the castle area heritage and preserving the historical integrity of the old houses in Hay Al-Dirah & activating vacant lands

Size
122,000 m2

Distance from City
30 mins (from Dammam)

Distance from Airport
45 mins (from KFI Airport)

Distance to Main Road
3 mins (from highway)

Population Catchment within 3 hrs
~1,085,967

Tourism Catchment within 3 hrs
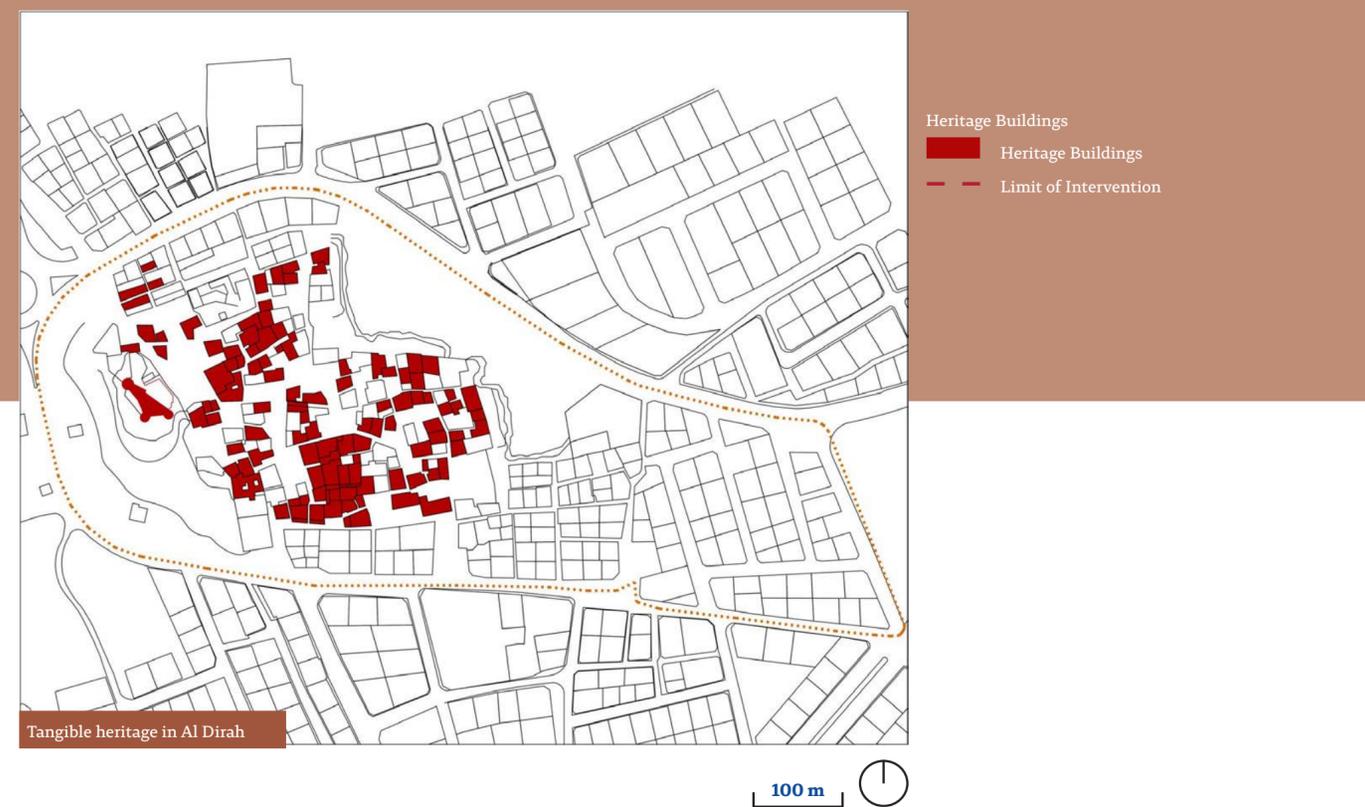**~ 4.6 million**

6.2.1 Heritage Baseline

6.2 Tarout

6.2.1 Heritage Baseline

Tangible heritage in Al Dirah

Heritage Buildings

▮ Heritage Buildings
- - Limit of Intervention

100 m

The mapping of the existing heritage buildings with different levels of importance, chronology and state of conservation, was carried out during the site assessment of the Dirah neighbourhood.
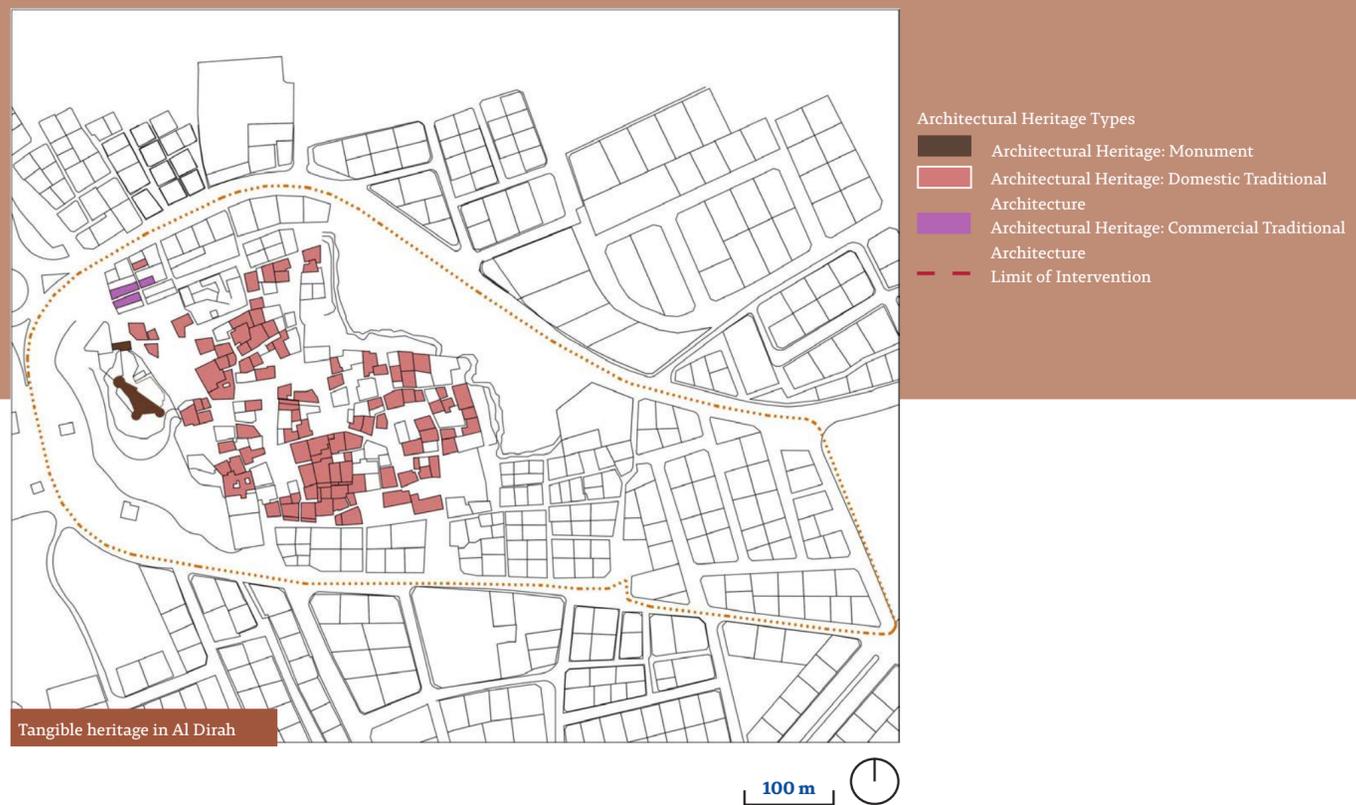
The site assessment entailed an evaluation of all existing structures to identify heritage buildings. This map marks the locations of these heritage buildings, providing a visual representation of their distribution throughout the site. The mapping process is essential for guiding future conservation efforts and ensuring that all heritage buildings are preserved and protected.

6.2 Tarout

6.2.1 Heritage Baseline

Architectural Heritage Types

- ⬛ Architectural Heritage: Monument
- ⬜ Architectural Heritage: Domestic Traditional Architecture
- 🟪 Architectural Heritage: Commercial Traditional Architecture
- – – Limit of Intervention

Tangible heritage in Al Dirah

100 m

Al Dirah neighborhood features several important buildings alongside the fortress, embodying a rich cultural heritage and historical significance.
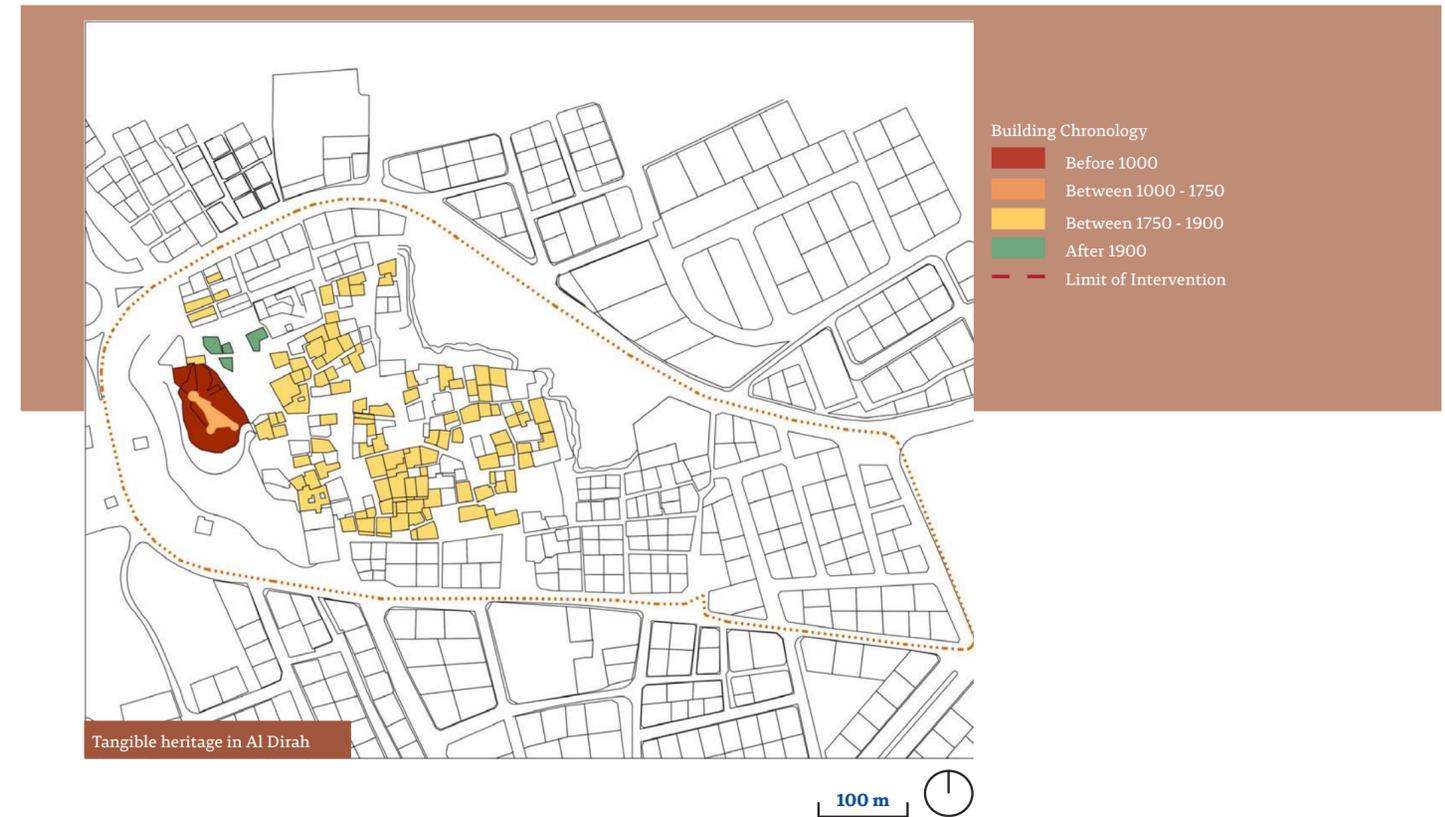
Numerous heritage buildings of exceptional value exist in the Al Dirah Historical Neighborhood. Other than the citadel, these buildings are domestic architecture listed below:

1   Tarout Citadel
2   Ali Hasan el Tarouti Shops
3   Al Jashi Heritage House
4   Abdel Karim al Mohamad Heritage House
5   Ali Mohamad Abou Zeid Heritage House
6   Ali Ibrahim el Tarouti Heritage House
7   Ibrahim al Hasawi Heritage House
8   Mohamad al Sunni Heritage House
9   Ali Jassem al Ukaily Heritage House

Building Chronology

- 🟥 Before 1000
- 🟧 Between 1000 - 1750
- 🟨 Between 1750 - 1900
- 🟩 After 1900
- – – Limit of Intervention

Tangible heritage in Al Dirah

100 m

The archaeological tell traces back to 4000 BC, the citadel to 1100 AD, and the neighborhood's houses to the 18th century.

The information gathered from both site visit observations and desk research is represented on this map to illustrate the construction chronology of the structures within the intervention area. It's important to note that the displayed results are estimations rather than precise assessments.
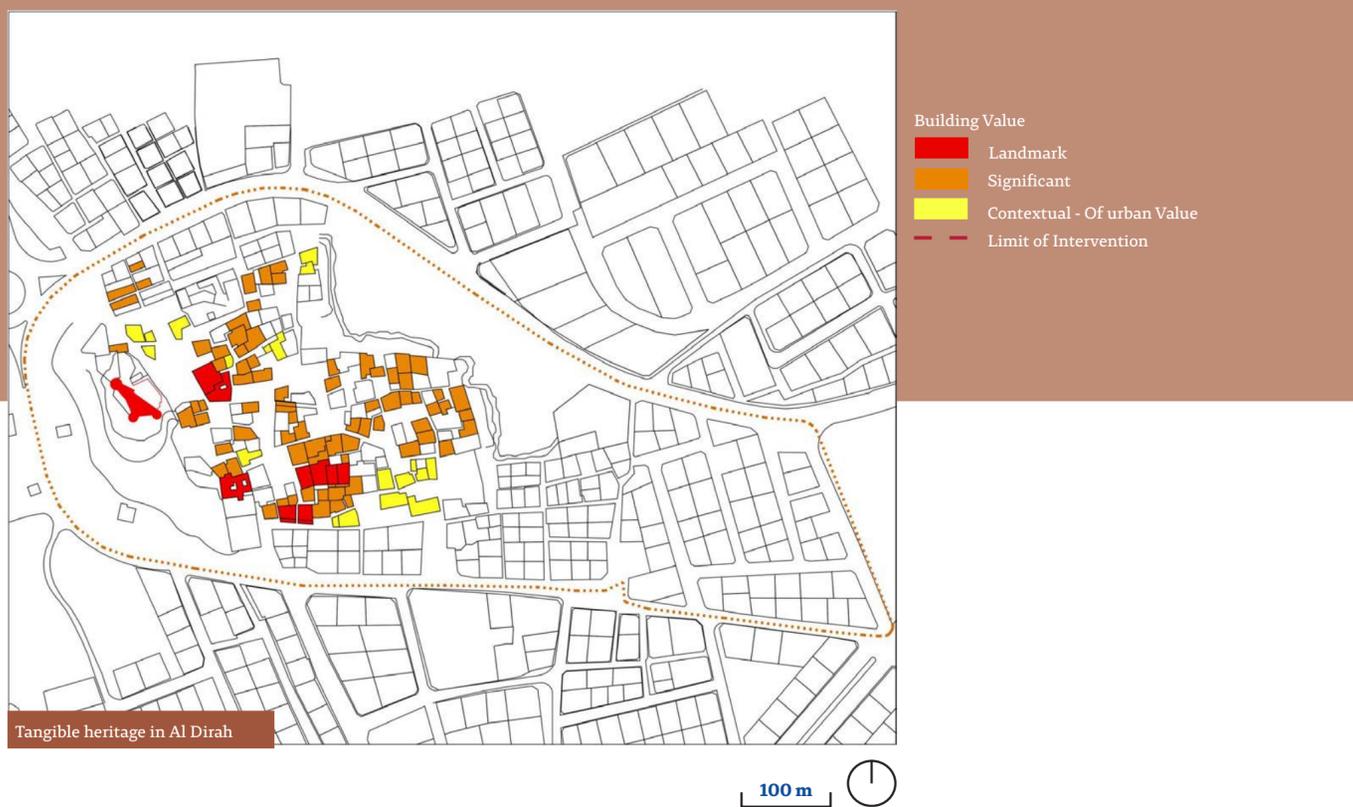
Records suggest the archaeological tell dates to approximately 4000 BC, while the citadel likely emerged circa 1100 AD under the Uyuni state. However, the neighborhood's domestic architecture is estimated from the 18th century.

6.2 Tarout

6.2.1 Heritage Baseline

Building Value
- Landmark
- Significant
- Contextual - Of urban Value
- Limit of Intervention

Tangible heritage in Al Dirah

100 m

This section categorizes heritage buildings into three main classifications: Landmark, Significant, and Of Urban Value, to guide preservation efforts and inform cost estimates.

1- Landmark: These buildings are of exceptional cultural, historical, or architectural significance. They represent key landmarks within the heritage site and are crucial for understanding the historical narrative of the area.

2- Significant: These buildings hold considerable historical, cultural, or architectural value. While not as prominent as iconic buildings, they contribute significantly to the heritage and character of the area.

3- Contextual - Of Urban Value: These buildings contribute to the overall urban fabric and historical context of the area. They are valuable for maintaining the aesthetic and historical continuity of the heritage site.

6.2 Tarout

6.2.1 Heritage Baseline

Condition Classification
- No Symptoms
- Minor Symptoms
- Moderate Symptoms
- Major Symptoms
- Total Loss/ Ruins
- Limit of Intervention

Tangible heritage in Al Dirah

100 m

The remaining heritage houses show no significant structural defects or signs of major symptoms.

The information gathered from the site visit observation is depicted on this map to illustrate the general physical condition of the heritage assets. It's important to note that the displayed results are based on preliminary assessment rather than precise detailed assessments.

The evaluation of the damage and the assessment of the conservation status is based on the "European Norm for the Conservation of cultural property — Condition survey and report of built cultural heritage (EN 16096:2012)".

No symptoms (CC0). Apparently without perceptible change in substance.
Minor symptoms (CC1). Only superficially, without substantial changes (loss < 20%).
Moderate symptoms (CC2). Locally limited damage/loss of surface (loss < 50%)
Major symptoms (CC3). Serious damage, severe substantial loss/danger of collapse (loss > 50%)
Total loss (CC4). Physically complete destruction of a building/of a component/element (loss > 90%)

6.2 Tarout

6.2.1 Heritage Baseline

	No. 1	No. 2	No.3	No. 4	No.5
Main Tangible Heritage Asset General Information	Tarout Citadel • Original Function: Defensive Structure • Date of Construction: 600 h.	Ali Hasan al-Tarouti Shops • Original Function: Commercial • Date of Construction: 1280 h.	Al Jashi Heritage House • Original Function: Residential • Date of Construction: 1250 h.	Abdel Karim al Mohamad Heritage House • Original Function: Residential • Date of Construction: 1250 h.	Ali Mohamad Abou Zeid Heritage House • Original Function: Residential • Date of Construction: After 1250 h.
Typology	Monument Military Heritage The Citadel of Tarout is considered as a monument due to its historical significance, architectural value, cultural importance and potential for tourism.	Historic Building Urban heritage	Historic Building Urban heritage	Historic Building Urban heritage	Historic Building Urban heritage
Heritage Significance Classification	Medium to High National to International Significance The Citadel of Tarout embodies the rich historical and cultural heritage of the region, reflecting centuries of architectural and societal evolution and rich history of the local community.	• Low • Local Significance	• Low to Medium • Local to National Significance	• Low • Local Significance	• Low • Local Significance
Construction Materials	• The citadel remains are built with the following main materials : Mud, Stone and Plaster.	• The building is built with the following main materials: Mud, Stone, Wood, Palm and Plaster.	• The building is built with the following main materials: Mud, Stone, Wood, Palm and Plaster	• The building is built with the following main materials: Mud, Stone, Wood, Palm and Plaster	• The building is built with the following main materials: Mud, Stone, Wood, Palm and Plaster
Condition	Minor symptoms (CC1): superficial Damage. The evaluation takes into account the condition of the remaining structures of the citadel and not the original state of the structure.	Minor symptoms (CC1): Superficial Damage	Major symptoms (CC3): Serious Damage	Major symptoms (CC3): Serious Damage	Major symptoms (CC3): Serious Damage

6.2 Tarout

6.2.1 Heritage Baseline

	No. 6	No. 7	No.8	No. 9	No.10
Main Tangible Heritage Asset General Information	Ali Ibrahim al-Tarouti Heritage House • Original Function: Residential • Date of Construction: 1310 h.	Ibrahim al Hasawi Heritage House • Original Function: Residential • Date of Construction: 1250 h.	Mohamad al Sunni Heritage House • Original Function: Residential • Date of Construction: 1260 h.	Ali Jassem al Ukaily Heritage House • Original Function: Residential • Date of Construction: 1260 h.	Hay al Dirah • Original Function: Residential • Date of Construction: After 1200 h.
Typology	Historic Building Urban heritage	Historic Building Urban heritage	Historic Building Urban heritage	Historic Building Urban heritage	Grp of Bldgs Historic Town Center Urban heritage
Heritage Significance	• Low • Local Significance	• Low • Local Significance	• Low to Medium • Local to National Significance	• Low • Local Significance	Medium to High National to International Significance The significance of the quarter lies in its existence as a cohesive ensemble of authentic heritage buildings in a vibrant neighbourhood at the heart of the island.
Construction Materials	• The building is built with the following main materials: Mud, Stone, Wood, Palm and Plaster.	• The building is built with the following main materials: Mud, Stone, Wood, Palm and Plaster.	• The building is built with the following main materials: Mud, Stone, Wood, Palm and Plaster	• The building is built with the following main materials: Mud, Stone, Wood, Palm and Plaster	• The heritage buildings of the neighborhood are built with the following materials: Mud, Stone, Wood, Palm and Plaster.
Condition	Major symptoms (CC3): Serious Damage	Major symptoms (CC3): Serious Damage	Major symptoms (CC3): Serious Damage	Major symptoms (CC3): Serious Damage	Moderate to Major symptoms (CC2 to CC3) : In General, Hay al Qalaa is in a bad state of conservation due to the lack of maintenance and care.

*Heritage significance classification is determined by assessing the aesthetic, historic, scientific, social or spiritual value of the property and categorising it as having local, national or international cultural significance.
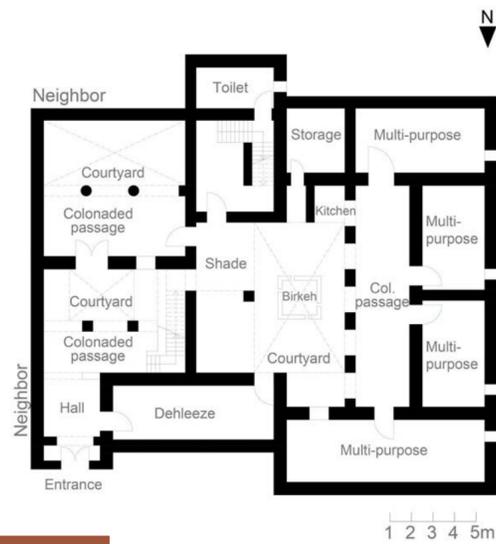
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Tarout Cluster

6.2.2 Tarout's Hay al Dirah Traditional Architecture

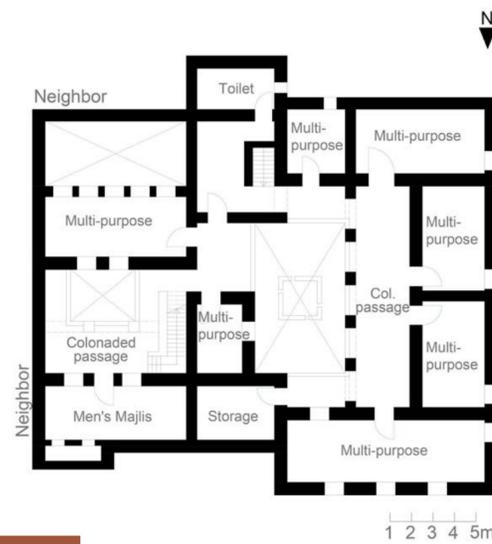## Tarout Cluster: Site Specific Policies & Guidelines
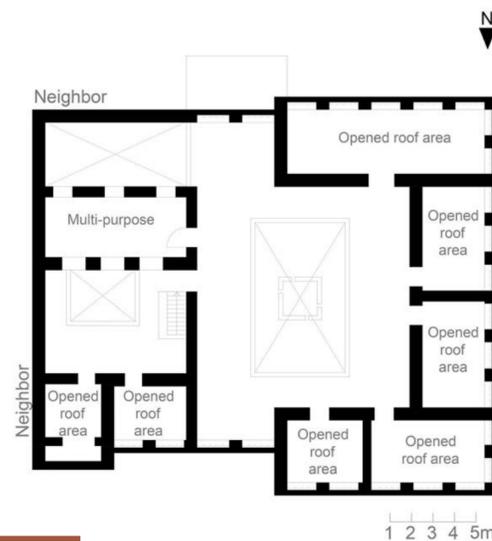
6.2 Tarout

6.2.2 Traditional Architecture

Ground Floor Plan

1 2 3 4 5m

First Floor Plan

1 2 3 4 5m

The traditional homes blend cultural values and climatic considerations, featuring gender-segregated spaces and facilitating privacy for extended families.

- Houses are typically divided into two distinct domains: one for the family and another for male guests.
- Transition zones, known as Dehleeze and Majlis, connect these domains while ensuring privacy and adherence to societal norms.
- Homes often accommodate extended families spanning up to four generations, reflecting the region's close-knit social fabric.
- The Majlis, typically situated on the first floor, serves as a dedicated space for male guests.
- To maintain familial privacy, exterior openings on the ground floor are minimal and strategically placed above eye level.
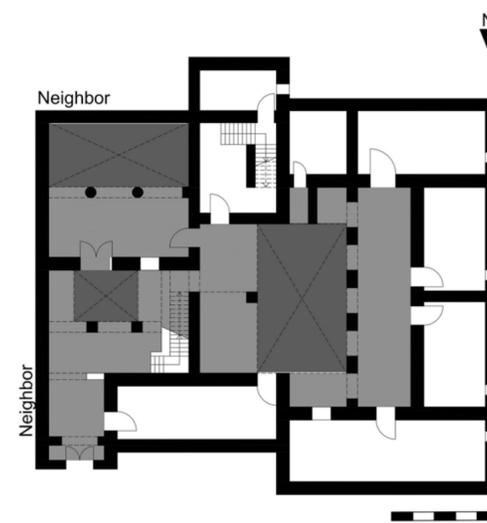

Roof Floor Plan

1 2 3 4 5m

Ground Floor Plan
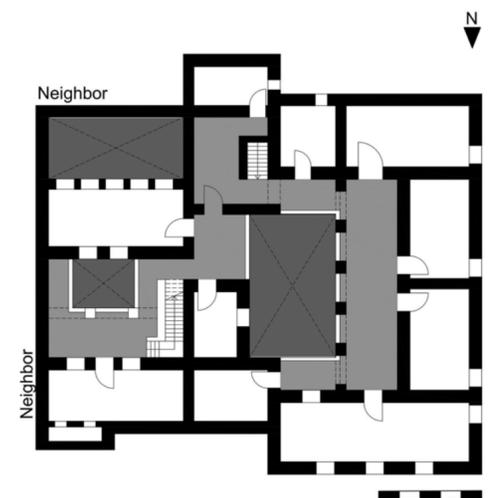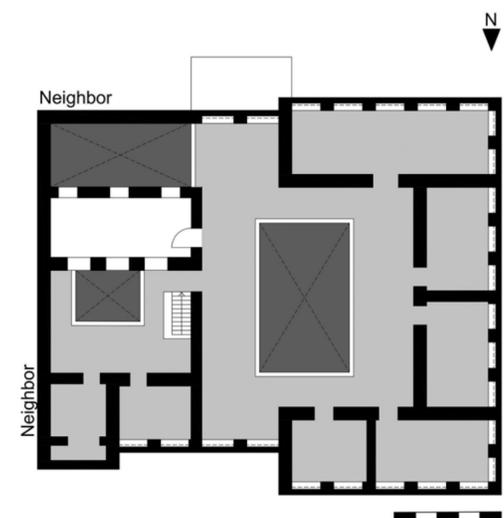

First Floor Plan

The traditional houses embody climate-conscious design, utilizing strategic forms and spaces, particularly the Courtyard typology, to adapt to local culture and weather.

1 2 3 4 5m

In response to the hot and humid climate, the houses adopted a climatic hierarchy, emphasizing ventilated shaded and open spaces. A central open courtyard, fully exposed to the weather, was a consistent feature. Semi-open spaces, forming colonnaded passages in front of rooms, provided partial shade and shelter. Enclosed full-shade interior spaces adapted to weather conditions through the strategic opening and closing of windows and doors. Courtyards, with proportions optimized for solar protection and stack ventilation, acted as passive cooling strategies, enhancing air movement.
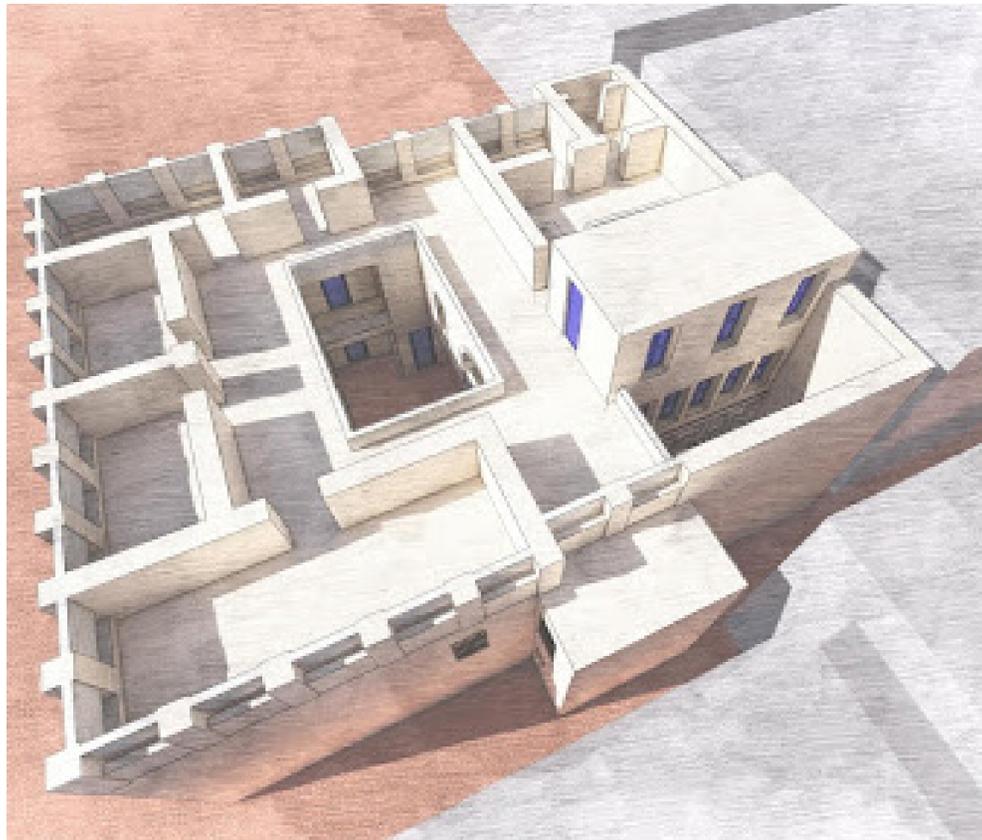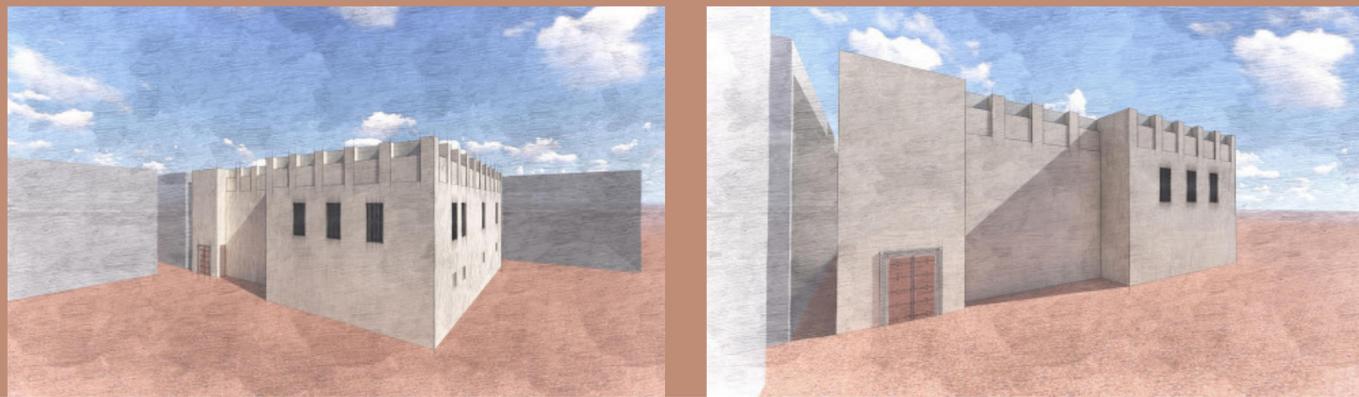

Roof Floor Plan

Legend
- Closed Area
- Semi Opened Area
- Roofless Area
- Courtyard

6.2 Tarout

6.2.2 Traditional Architecture

A typical Courtyard house showing strategies used by the local master builders to achieve a climatic and use comfort for the residents.

6.2 Tarout

6.2.2 Traditional Architecture

Ground Floor View

First Floor View

Roof Floor View

Traditional Courtyard houses feature adaptable spaces, ensuring comfort across seasons with strategic room usage and flexible floor plans.

Adaptive Use of Spaces in Traditional Courtyard Houses:

The traditional house design reflected a dynamic approach to space utilization, adapting to varying circumstances and seasonal conditions. This multifunctional nature of zones allowed for seamless transitions based on the family's needs:

Summer Utilization:
In summer, shaded areas on the ground and first floors are favored for family activities. At night, families retreat to the roof for cooler temperatures. Ground floor rooms retain daytime heat, ensuring warmth at night.

Winter Living:
Conversely, in winter, families gravitate towards sunlit zones for activities, with ground and first-floor rooms providing warmth at night. These rooms, having absorbed warmth throughout the day, released it at night, ensuring a comfortably warm environment for a restful sleep on chilly nights.
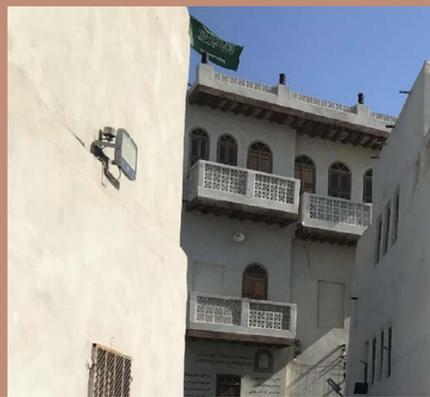
Flexible Floor Plans:
Flexible floor plans accommodate these shifts, offering room function versatility. Movable furniture allows easy adjustments to room layouts. This adaptability ensures comfort year-round, reflecting architectural wisdom and environmental harmony

6.2 Tarout

6.2.2 Traditional Architecture

Old photo of Tarourt showing the white color of the buildings

A traditional houses architecture that prioritize resource efficiency, using local materials for cost-effectiveness and emphasizing natural cooling for comfortable interiors.
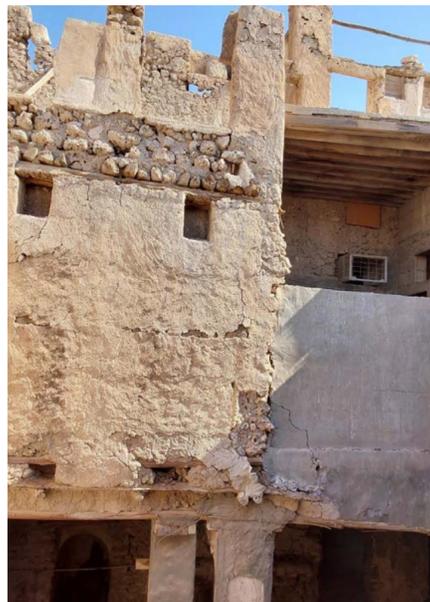
This section delves into traditional construction methods used in desert architecture, emphasizing resource-efficient practices with locally available materials like stone, mud, and wood. It explores the meticulous craftsmanship behind wooden doors and ceilings, showcasing both functional necessities, and cultural expressions. It is structured into four parts; walls, finishes, ceilings and openings.

1- Walls

The construction process initiated with the walls, characterized by a thickness of 50-65cm, crafted from coral stones. This design choice showcased excellent insulation qualities, ensuring low thermal conductivity. The thick walls, combined with high insulation properties, led to heat resistance and delayed heat transfer, maintaining a temperature difference of approximately 10-12°C between the interior and exterior. The walls were painted in light colors, enhancing reflectivity and further reducing heat absorption.

2- Walls' Finishing:

In traditional Tarout's architecture, the walls are finished with a layer of mud plaster and gypsum, providing both durability and insulation. These surfaces are then coated with a layer of white gypsum finish, enhancing the aesthetic appeal and offering additional protection against the elements. This finishing technique reflects the local craftsmanship and attention to detail, ensuring the walls are both functional and visually pleasing.

6.2 Tarout

6.2.2 Traditional Architecture

Ceiling design emphasizes natural cooling, ensuring comfortable interiors while maintaining aesthetic harmony.

3- Ceilings:

Ceilings, including the top-floor roof, were flat and boasted similar insulative properties to the walls. Constructed with Palm and Kandel wood, a Baskil (Bamboo) diagonal grid, a palm tree leaf or reed mats, and a layer of mortar with crushed coral stones, the ceilings were about 40cm thick. This design not only provided insulation but also contributed to the overall cooling effect. The color matching with the walls ensured a uniform reflective and cooling impact.

06

Tarout Cluster: Site Specific Policies & Guidelines

6.2 Tarout

6.2.2 Traditional Architecture

Wood openings details.

The architectural design of traditional houses in Tarout embodies a thoughtful response to climatic challenges, showcasing a seamless integration of cultural wisdom and environmental sensibility.

4- Openings:

The primary purpose of openings in traditional Tarout houses was to facilitate cross-ventilation for evaporative cooling. Rooms had openings onto the courtyard or the outside, maintaining privacy. Windows of 50 x 70 cm with vertical steel bars and wooden shutters were common, accompanied by small uncovered ventilation openings of 25 x 30 cm on top of each window. These uncovered ventilators were essential for releasing hot air during summer nights, effectively replaced by cool air from the outside.
Doors and windows played a pivotal role in enhancing occupants' comfort, promoting air movement inside the rooms. Windows facing the courtyard were shielded by shaded colonnaded passages, aiding in cooling the entering air.
The roof featured open zones surrounded by an approx 200cm parapet wall with double-walled wind catchers, serving as a passive cooling strategy. Even during days with less effective wind speed, Badgirs worked to enhance air movement, contributing to a cooling effect on the roof.

5- Windcatchers:

The roof featured open zones surrounded by an approx 200cm parapet wall with double-walled known as "Malaqef", serving as a passive cooling strategy. Even during days with less effective wind speed, Badgirs worked to enhance air movement, contributing to a cooling effect on the roof.

06

Tarout Cluster

6.2.3 Specific Conservation Policies & Guidelines

06

Tarout Cluster: Site Specific Policies & Guidelines

6.2 Tarout

6.2.3 Specific Conservation policies & Guidelines

1- Removal of improper cement plaster or painting from the façades

Guidelines:
Plaster: Removal of the incongruent plaster, taking care of the original plaster below. Missing parts should be completed with a type of plaster similar to existing.
Painting; Removal of non suitable painting layers and application of new painting in accordance with the natural white color.

2- Restoration of the original plasterwork

Guidelines:
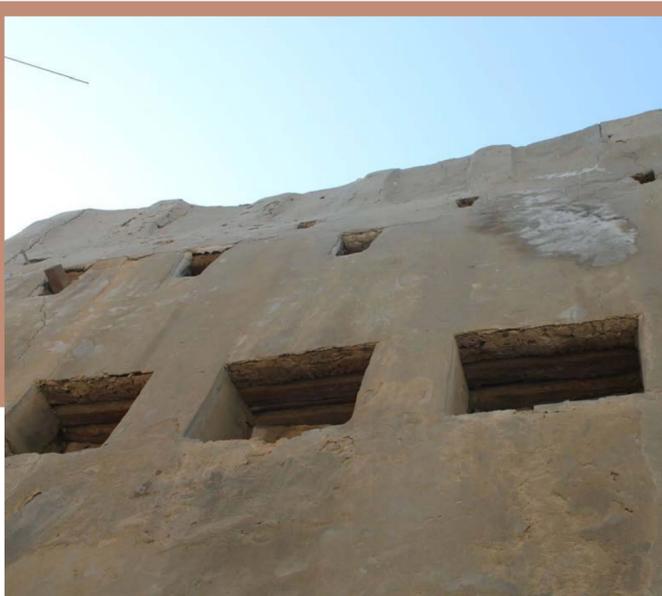Plaster: Application of new mud plaster with a composition similar to the original one.
Painting: Application of new white natural painting with a composition similar to the original one.

6.2 Tarout

6.2.3 Specific Conservation policies & Guidelines

3- Remove alteration occurred on the Windcatchers

Guidelines:
Removal of the additions and alterations that affected the windcatchers systems, changing their original appearance and function..

4- Restoration of the Windcatchers

Guidelines:
Restore following the original details the damaged, altered and/or removed windcatchers to reinstate the original appearance of the building.

6.2 Tarout

6.2.3 Specific Conservation policies & Guidelines

5- Re-opening of the internal courtyards

Guidelines:
The courtyards help to guarantee air and sun inside the houses and at the same time, to control the indoor climate and create a green pleasant space inside the house. For those reasons, the re opening of the courtyards is preferable, and all metallic, asbestos and concrete cover should be removed.
In case the resident wants to cover the courtyard space, only temporary fabric covers are allowed.

6- Incompatible additions: reinstatement strategy

Guidelines:
Constructions built above and adjacent to heritage buildings should be removed.
If the removal of the addition found to be harmful to the structure of the heritage building, design measures should be taken to mitigate its impact.

6.2 Tarout

6.2.3 Specific Conservation policies & Guidelines

7- Dismantling of technical equipments installed on the facades

Guidelines:
As mentioned in the general conservation policies and guidelines, technical equipments are not allowed on the heritage building facades. Therefore, all existing installations should be dismantle to allow the installation of new more suitable systems.

8- Incompatible additions: reinstatement strategy

Guidelines:
If the additions are made to close previous openings, with incongruent materials (e.g. metal sheet or hollow blocks), they will be removed and the original state can be re proposed.

9- Restore opening to original design

Guidelines:
Openings should be designed and constructed using materials similar to the original. If no surviving specimens exist in the building, the design can be based on similar typical examples from the neighborhood.

06

Tarout Cluster

**6.2.4 Urban
Boundaries
& Protected Areas**

Tarout Cluster: Site Specific Policies & Guidelines

6.2 Tarout

6.2.4 Urban Boundaries and Protected Areas

Protected Area
Exclusion Strip
Frontage
Rest of SPA
SPA Buffer Zone
P0
P1
P2
P3

Please refer to the General Guidelines section
for details on each area and level of protection

Tangible heritage in hay al Qalaa

This plan contains the indicative boundaries to translate how the delineation of the
protection area and SPA can be implied in the specific projects. Noting that these limits
are to be finalized once the design proposals become clearer in the next phase.

06

Tarout Cluster

6.2.5 ICH & Ecosystem Approach

6.2 Tarout

6.2.5 ICH & Ecosystem Approach*

	Policy	Practical Guidelines
1	To ensure the safeguarding of skills and knowledge related to local traditional architecture Description The restoration of traditional buildings in Tarout needs to mobilize local architectural techniques.	• Inventorying Traditional Architectural Techniques and Uses of Remaining Buildings: This can be done in connection with the Heritage Commission and by involving experts, researchers, and local inhabitants. Specific funds need to be allocated for research and studies to unveil the specificities of local architectures and techniques. • Transmission of Traditional Techniques: Transmission can be formal (e.g. training programs at WRTH in Riyadh or at a new branch that might be created in Dawasir) or informal (e.g. learning from local masters, practical camps organized in the heritage buildings of tarout with renowned architects). • Local Materials: Producing and using local materials such as mud, palm branches, and wood is important to respect traditional materials and to adopt a sustainable approach. • Raising Awareness: Exhibitions, publications, guides, workshops for children, and different audiences can be organized to raise awareness of the importance of these techniques and their benefits for the environment. • Creating Connections among Clusters: The restoration process involving traditional techniques can create links with Dawasir, where a branch of WRTH may be created, as well as with the Desert Life Cluster, where winter camps with renowned architects can also take place. • International Networks: Involving centers specialized in mud buildings, like CRAterre - International Center for Earthen Construction, and expert groups like ISCEAH- ICOMOS International Committee on Earthen Architectural Heritage may permit to share knowledge and find new solutions to restoration and reuse challenges.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.2.2

	Policy	Practical Guidelines
2	To promote traditional music, performances and contemporary creations Description Tarout Castle thanks to its location in the heart of the city, can serve as a venue for hosting music festivals and performances.	• Raising Awareness: Concerts, films, performances, and festivals can be organized to raise awareness of traditional music and performances. • Using Local Cultural Spaces: Small-scale concert rooms, workshop spaces, and open-air concert venues can be created in the restored buildings of Tarout, as well as in the open spaces surrounding the castle. • Creating Connections among Clusters: Festivals and cultural events across different sites of the project can provide opportunities to discover the local cultural specificities of music and performances.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.2.2

6.2 Tarout

6.2.5 ICH & Ecosystem Approach*

Policy	Practical Guidelines
3 To promote a network of small thematic museums Description Small-scale thematic museums can be created in tarout, as well as in other sites of the Tarout Cluster and the Dammam Seafront Cluster, in order to promote local history, culture, and traditions.	• Inventorying and Researching Local History, Culture, and Traditions: This can be done in connection with the Heritage Commission and by involving experts, researchers, and inhabitants. Specific funds need to be allocated for research and studies to unveil the specificities of local history and culture. • Using Local Cultural Spaces: Small-scale museums could be hosted in restored heritage buildings. These museums should specialize in specific topics and can also draw inspiration from the history of people who have inhabited the cluster and their traditional activities. For instance, museums can be dedicated to traditional fishing, boat making, pearl fishing, pearl trading, oasis life, and more. Specific spaces can be designated for pedagogical activities, allowing classes, families, and groups to be hosted. • Raising Awareness: Exhibitions, catalogues, films, and workshops for children and various audiences can be organized to raise awareness of the importance of local history, culture, and traditions. • Creating Connections among Clusters: The small-scale museums located in different sites of the Tarout Cluster and the Dammam Seafront Cluster can be connected, creating a museum network that allows visitors to discover the history of this region over time. The museum network could expand to include the Desert Life Cluster and the Al Jubail Cluster. • International Networks: The small-scale thematic museums could be connected through internationalization projects to other museums worldwide dedicated to similar topics.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.2.2

Policy	Practical Guidelines
4 To promote traditional agricultural practices and oasis life. Description One of Tarout unique feature lies in the presence of plots of land, near the ancient town and the castle, that are still cultivated by local farmers using traditional palms, plants, and irrigation techniques. These farms are bearers of a living heritage that needs to be safeguarded and promoted.	• Inventorying and Research: This can be undertaken in collaboration with the Heritage Commission and by involving experts, researchers, and local inhabitants. Specific funds should be allocated for research and studies to uncover the unique aspects of oasis agriculture. • Local Farmers: Specific schemes can be developed to support farmers in pursuing their activities, such as training, funding, advice, and marketing. Local farmers could also cooperate with the open-air museum in Qatif to demonstrate their techniques, sell their products, and organize workshops. • Community-Based Tourism: Farmers could participate in agritourism, allowing visitors to extend their experience with a stay at a local farm. • Creating Connections within and among Clusters: The open-air museum of Qatif, in collaboration with the Nitaa Research Hub, can play a pivotal role in promoting sustainable agricultural development across the sites within these clusters and involving local farmers.

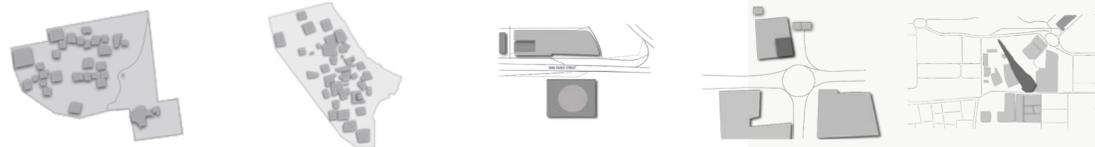*Any project related to ICH has to respect the Ethical Principles presented in section 4.2.2

07

**AL-JUBAIL
SEAFRONT CLUSTER: Site
Specific Policies & Guide-
lines**

07

Heritage
Al Jubail Cluster

	Jinnah Island	Musallamiya Island	Twayya Tower	Heritage Jumrok	Al-Jabal Al-Bahri
Number of Heritage Buildings within site boundary	42	32	1	1	0
Building Chronology	Before 1850 CE	Before 1850 CE	1928 CE	1920s CE	NA
Conditions Classification	2 buildings with minor symptoms 40 buildings with total loss/ ruins	32 buildings total loss/ ruins	1 building with moderate symptoms	1 building with minor symptoms	NA

07

Al Jubail Cluster

7.1 Twayya Tower & Its Enchanting Dunes

A timeless celebration of the desert heritage of Al-Jubail, Twayya Tower emerges as an oasis of tranquility within the bustling urban landscape, inviting visitors on an immersive journey through history and culture.

7.1 Twayya Tower

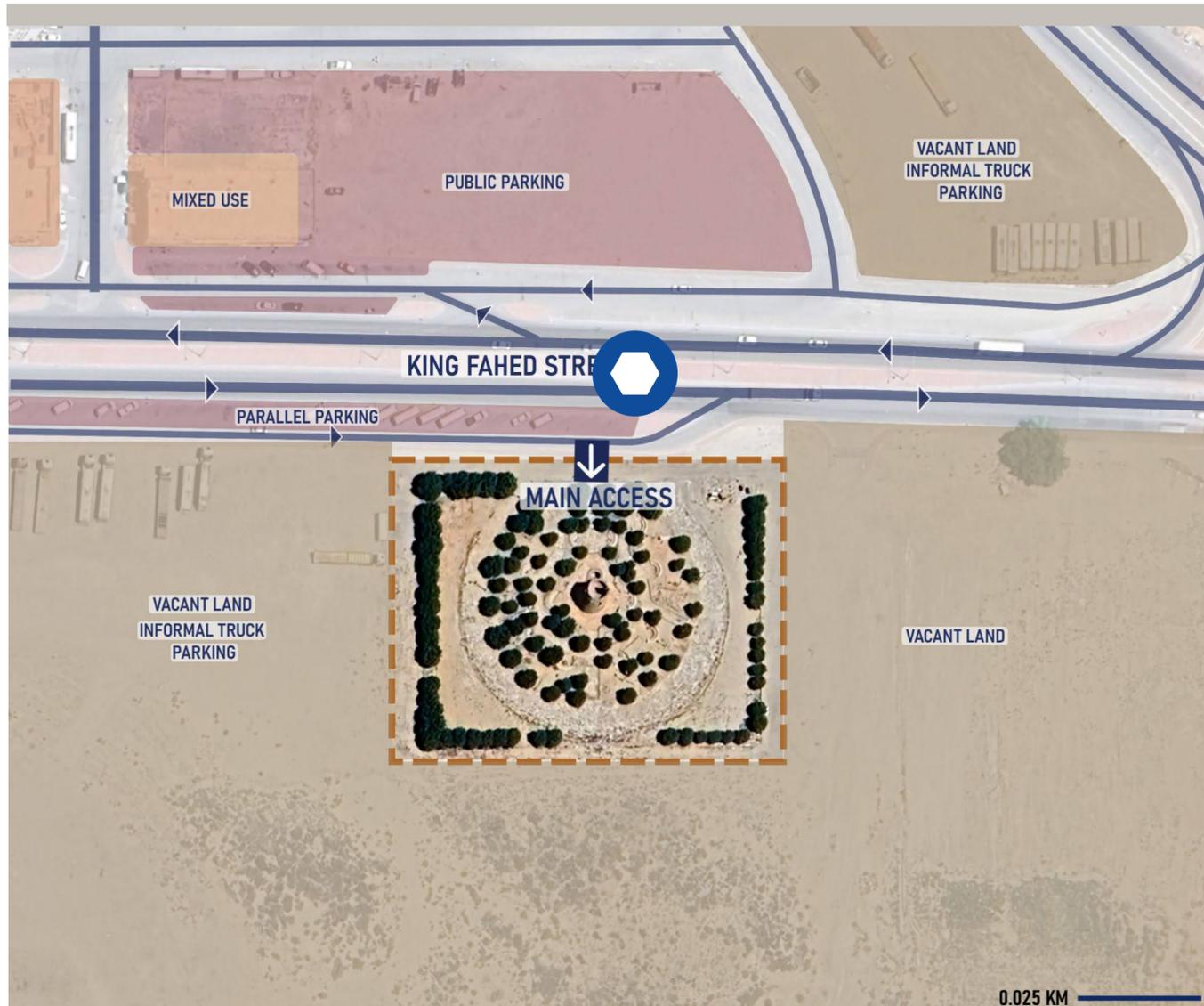**Outcomes of Stage 1- Property Card**

Al-Twayya Tower is a landmark situated in central Jubail and is a witness to the History of Al-Jubail.

Site Insights

HERITAGE

Al Twayya Tower's historical and architectural significance offers tourism and educational potential, but preservation is threatened by maintenance issues and nearby development, necessitating redesign of the surrounding area for a buffer zone and better contextual integration.

SUBMARKET

In central Jubail, the tower's cultural theme poses an opportunity to become a landmark destination yet faces challenges from poor restoration and landscaping.

MASTERPLAN

Twayya Tower deems to be a strategic location for tourism due its extensive drivetime catchment.

Size
7,700 m2

Distance from City
1 hr (from Dammam)

Distance from Airport
1 hr (from King Fahed Airport)

Distance to Main Road
1 min (from highway)

Population Catchment within 3 hrs
~836,306

Tourism Catchment within 3 hrs
~4.6 million

07

Al Jubail Cluster

7.1.1 Heritage Baseline

7.1 Twayya Tower

7.1.1 Heritage Baseline

	No.1
Main Tangible Heritage Asset General Information	Abdel Wahed el Khanizi Heritage House • Original Function: Commercial • Date of Construction: 1250 h.
Typology	Historic Building Urban heritage
Heritage Significance Classification	• Medium • National Significance
Construction Materials	• The building is built with the following main materials: Mud, Stone, Wood, Palm and Plaster.
Condition	Major symptoms (CC3): Serious Damage

*Heritage significance classification is determined by assessing the aesthetic, historic, scientific, social or spiritual value of the property and categorising it as having local, national or international cultural significance.

07

Al Jubail Cluster

7.1.2 Traditional Architecture

7.1 Twayya Tower

7.1.2 Traditional Construction Material & Techniques

section

Typical defense-and watchtower (*husn*). Key:
a merlon, b crenel, c loophole, d machicolation for downward defense.

In addition to its aesthetic allure and architectural elegance, the Al-Twaya tower exemplifies local and regional elements of defensive architecture. It adheres to the characteristic outlines of such architecture, offering insights into the knowledge and construction techniques employed during that historical period. It is composed of three floors with a small room inside to store weapons and dates.

Building for defense
As in the case of Jubail, most of the Arab Region that was threatened by surprise attacks from the nearby desert. Open settlements were usually protected by series of watchtowers within shooting distance from each other. In times of trouble a few gunmen can block the advance of a raiding party. Watchtowers are usually round, square in southwestern Arabia. The lower part is always built of stone and often filled with sand. There are ladders between intermediate floors, one level sometimes having a latrine discharging to the outside. The top is equipped with merlons and crenels, loopholes and machicoulis.
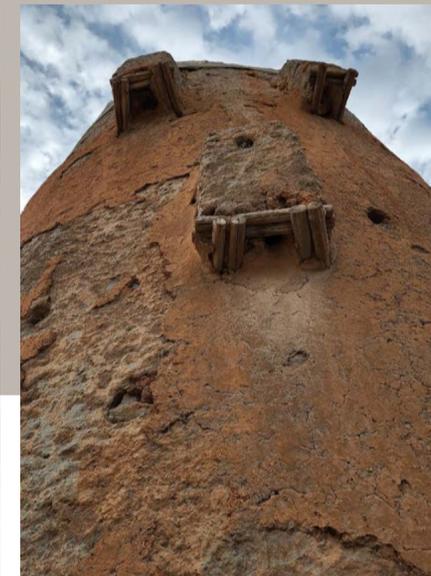
7.1 Twayya Tower

7.1.2 Traditional Construction Material & Techniques

Traditional desert architecture embodies a resource-efficient ethos, employing locally available materials to minimize costs. Expert builders meticulously selected construction materials with a primary goal of ensuring a naturally cool interior.

1- Walls: The construction process commenced with the walls, incorporating various techniques and materials:

A- Stone Foundation: Utilizing stones, especially limestone, for the foundation provided strength and stability. A trench, 1–1.5 meters deep, was excavated to match the building's dimensions. This trench was then filled with a mixture of clay and stones to create a continuous foundation.

B- Stone Walls: Limestone was employed in the external walls of the tower.

2- Finishing: After construction, a meticulous finishing process was undertaken:
A- Moisturizing and Fermentation: In case of mud construction, walls were moisturized with water and left to ferment. Internal walls underwent this process for a week to a month, while external walls required a more extended period, allowing straw to decay, resulting in black, smooth surfaces that enhanced strength, waterproofing, and thermal capacity.

3- Ceilings:
Ceilings were flat with insulating properties similar to the walls. The roofs were mainly made of kandel, baskil, and bawari wood, supplemented by a diagonal grid, palm leaf mats, and a layer of mortar on top.

4- Machicolations:
A defining feature of defensive architecture, machicolations involve the incorporation of protruding wooden beams. These beams support the mud or stone construction, creating an opening at the lower part for downward defense.

07

Al Jubail Cluster

7.1.3 Specific Conservation Policies & Guidelines

7.1 Twayya Tower

7.1.3 Specific Conservation Policies & Guidelines

1- Undertake a comprehensive restoration process for Twayya Tower, ensuring the preservation of its historical and architectural integrity while addressing structural issues and enhancing its presentation

Guidelines:
a. Conduct a detailed assessment of the tower's current condition, identifying areas that require restoration or stabilization.
b. Base restoration efforts on thorough historical research to ensure the authenticity of the materials, techniques, and design elements used.
c. Use traditional materials that match the original construction, such as local stone, mortar, and wood, to maintain historical consistency.
d. Implement measures to address any structural weaknesses, ensuring the tower's stability without altering its historical appearance.
e. Pay careful attention to preserving and restoring architectural details, including machicolations, openings, and roof structures.
f. Ensure that restoration interventions are reversible where possible, allowing for future adjustments without damaging the original structure.
g. Preserve the tower's aesthetic qualities, ensuring that any new additions or reinforcements are unobtrusive and blend seamlessly with the original architecture.
h. Employ skilled craftsmen with experience in traditional building techniques to carry out the restoration.

07

Al Jubail Cluster

7.1.4 Urban
Boundaries
& Protected Areas

7.1 Twayya Tower

7.1.4 Urban Boundaries and Protected Areas

Legend:
- Protected Area
- Exclusion Strip
- Frontage
- Rest of SPA
- SPA Buffer Zone
- P0
- P1
- P2
- P3

Please refer to the General Guidelines section for details on each area and level of protection

This plan contains the indicative boundaries to translate how the delineation of the protection area and SPA can be implied in the specific projects. Noting that these limits are to be finalized once the design proposals become clearer in the next phase.

07

Al Jubail Cluster

7.1.5 ICH & Ecosystem Approach

07

Jubail Cluster: Site Specific Policies & Guidelines

7.1 Twayya Tower

7.1.5 ICH & Ecosystem Approach*

Policy		Guidelines
1	To promote sustainable water uses and management Description Twayya Tower represents a unique feature to stimulate debate about water, traditional water uses, and management.	• Inventorying and Research on Water Uses and Management: This can be undertaken in collaboration with the Heritage Commission, involving experts, researchers, and local inhabitants. Specific funds should be allocated for research and studies to uncover the unique aspects of oasis agriculture. • Raising Awareness: Exhibitions, catalogues, films, and workshops about water for children and various audiences can be organized to raise awareness of the importance of this topic in the context of sustainable development and climate change adaptation. • Creating Connections within and among Clusters: Twayya Tower, as a focal point for raising awareness about water uses and management, can be connected to the open-air museum in Qatif and the Nitaa Research Hub.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.2.2

07

Al Jubail Cluster

7.2 HERITAGE
JUMROK

A Narration Of Jubail's Maritime Past.

Exploring Jubail's maritime heritage, the restored Jumrok building reveals stories of the sea, honoring its pivotal role in shaping the wealth and heritage of our city.

Jubail Cluster: Site Specific Policies & Guidelines

7.2 Heritage Jumrok

Outcomes of Stage 1- Property Card

Al-Jumrok Building is a local cultural heritage landmark located within Al-Jubail's commercial seaport.

Site Insights

HERITAGE

The Customs Building's structural and contextual changes are evidenced by alterations in its facade and functionality over time.

SUBMARKET

Heritage Jumrok represents a heritage-centric site that is located in proximity to the port of Jubail corniche, yet is currently vacant and ought to be commercially activated.

MASTERPLAN

The masterplan reveals challenges while commercially activating the site due to its presence in port proximities.

Size
365 m2

Distance from City
1 hrs (from Dammam)

Distance from Airport
1 hr (from King Fahed Airport)

Distance to Main Road
1 min (from highway)

Population Catchment within 3 hrs
~398,432

Tourism Catchment within 3 hrs
~4.6 million

07

Al Jubail Cluster

7.2.1 Heritage Baseline

7.2 Heritage Jumrok

7.2.1 Heritage Baseline

No.1

Main Tangible Heritage Asset General Information	The Old Customs Building
	The Old Customs Building
	Original Function: Governmental
	Date of Construction: 1342 h.
Typology	Historic Building
	Industrial heritage
Heritage Significance Classification	• Low to Medium
	• Local to National Significance
Construction Materials	The building's construction materials are not identified due to the modern changes that occurred on the building. Site soundings and tests are required for the accurate identification of the materials.
Condition	Minor symptoms (CC1): Only superficially, without substantial changes.

*Heritage significance classification is determined by assessing the aesthetic, historic, scientific, social or spiritual value of the property and categorising it as having local, national or international cultural significance.

07

Al Jubail Cluster

7.2.2 Specific Conservation Policies & Guidelines

7.2 Heritage Jumrok

7.2.2 Specific Conservation Policies & Guidelines

A photograph from 1960 showcases the Old Customs Building in its original surrounding, providing a visual narrative of the port's history.

Past (mid 1900s)

The image shows the current condition of the Jumrok Building within its commercial seaport context.

Present (2024)

1- Undertake restoration efforts to reverse inappropriate modifications, returning the building's facades to their original appearance.

Guidelines:
a. Conduct extensive research using historical documents, photographs, drawings, and other archival materials to accurately determine the original facade character.
b. Conduct an assessment to document the current condition of the facade and identify any inappropriate modifications.
c. Develop detailed restoration plans based on research findings, including materials, techniques, and color schemes.
d. Use materials and construction techniques that are consistent with the original design to maintain authenticity.
e. Pay special attention to preserving and restoring architectural details, such as decorative elements, windows, doors, and facade treatments, to their original state.
f. Match the original color schemes and finishes to ensure a historically accurate restoration.
g. Any restoration interventions should be reversible where possible, allowing for future restoration efforts to be conducted without damage to the original structure

07

Al Jubail Cluster

7.2.3 Urban Boundaries & Protected Areas

7.2 Heritage Jumrok

7.2.3 Urban Boundaries and Protected Areas

Please refer to the General Guidelines section for details on each area and level of protection

This plan contains the indicative boundaries to translate how the delineation of the protection area and SPA can be implied in the specific projects. Noting that these limits are to be finalized once the design proposals become clearer in the next phase.

07

Al Jubail Cluster

7.2.4 ICH & Ecosystem Approach

7.2. Heritage Jumrok

7.2.4 ICH & Ecosystem Approach

	Policy	Practical Guidelines
1	To promote a network of small thematic museums Description A small-scale thematic museum could be established at Heritage Jumrok to highlight an aspect of local history, culture, and traditions, particularly focusing on connections with the sea traditions.	• Inventorying and Researching Local History, Culture, and Traditions: This can be done in connection with the Heritage Commission and by involving experts, researchers, and inhabitants. Specific funds need to be allocated for research and studies to unveil the specificities of local history and culture. • Using Local Cultural Spaces: A small-scale museums can be hosted in the restored and adapted Heritage Jumrok. This museum should specialize in a specific topic and can also draw inspiration from the history of Jubail. For instance, the museum can be dedicated to traditional fishing, boat making, pearl fishing, pearl trading, and more. Specific spaces can be designated for pedagogical activities, allowing classes, families, and groups to be hosted. • Raising Awareness: Exhibitions, catalogues, films, and workshops for children and various audiences can be organized to raise awareness of the importance of local history, culture, and traditions. • Creating Connections among Clusters: The small-scale museums located in Heritage Jumrok can be connected to the Tarout Cluster and the Dammam Seafront Cluster, creating a museum network that allows visitors to discover the history of this region over time. The museum network could expand to include the Desert Life Cluster. • International Networks: The small-scale thematic museum could be connected through internationalization projects to other museums worldwide dedicated to similar topics

*Any project related to ICH has to respect the Ethical Principles presented in section 4.2.2

Jubail Cluster: Site Specific Policies & Guidelines

7.2. Heritage Jumrok

7.2.4 ICH & Ecosystem Approach

Policy	Practical Guidelines
2 To support the safeguarding of traditional fishing Description If the small-scale thematic museum at Heritage Jumrok focuses on traditional fishing or pearl fishing, it could further connect with the nearby fishing port. This involvement could engage fishermen and their boats to offer immersive cultural experiences to visitors.	• Inventorying and Researching Local History, Culture, and Traditions: This initiative can be conducted in collaboration with the Heritage Commission, involving experts, researchers, and local inhabitants. Specific funding should be allocated for research and studies aimed at unveiling the specificities of local history and culture. • Using Local Boats and Engaging Fishermen: Immersive experiences could be proposed to museum visitors, such as a fishing experience on a local boat or a pearl diving experience. These activities could be planned and executed in collaboration with local fisherman associations. • Raising Awareness: Immersive experiences can significantly raise awareness about the importance of fishing to the local economy and sustainable issues related to climate change's impact on fish stocks and marine life. • Creating Connections among Clusters: Similar experiences could also be offered in Qatif and Dareen. Boat trips could extend visitors' stays to nearby islands like Jinnah and Musallamiya, enhancing their overall cultural and natural experience.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.2.2

07

Al Jubail Cluster

7.3 AL-JABAL AL-BAHRI

The Rock that tells the story of the sea.

Where Al-Jabal Al-Bahri returns to its original context amidst the sea, transforming into a mesmerizing canvas, illuminating Jubail's maritime origins in an immersive experience that intertwines history, culture, and the whispers of the sea.

07

Jubail Cluster: Site Specific Policies & Guidelines

7.3 Al Jabal Al bahri

Outcomes of Stage 1- Property Card

Al-Jabal Al-Bahri is a prominent natural and cultural heritage site located in the commercial seaport of Al-Jubail.

Site Insights

HERITAGE

The site's historical importance lies in its name and connection to Jubail's founding by the Boul-Aynein tribe almost a century ago. Currently, it has been dissociated from its original marine context.

SUBMARKET

Al Jabal Al Bahri's industrial backdrop offers unique tourism opportunities, yet lacks visibility and direct heritage appeal

MASTERPLAN

The internal location of the site within the commercial port of Jubail hinders its overall accessibility, connectivity and visibility.

Size
27,750 m2

Distance from City
1 hr (from Dammam)

Distance from Airport
1 hr (from King Fahed Airport)

Distance to Main Road
2 mins (from highway)

Population Catchment within 3 hrs
~809,300

Tourism Catchment within 3 hrs
~ 4.6 million

07

Al Jubail Cluster

7.3.1 Heritage Baseline

7.3 Al Jabal Al Bahri

7.3.1 Heritage Baseline

	No.1
Main Tangible Heritage Asset General Information	Al-Jabal al-Bahri
Typology	Natural Site
Heritage Significance Classification	• Low • Local Significance • It's importance remains specific to the city of Jubail and its history
Construction Materials	Not applicable
Condition	The rock remains in good condition, while its surroundings have undergone major changes and alterations.

*Heritage significance classification is determined by assessing the aesthetic, historic, scientific, social or spiritual value of the property and categorising it as having local, national or international cultural significance.

07

Al Jubail Cluster

7.3.2 Urban Boundaries & Protected Areas

Jubail Cluster: Site Specific Policies & Guidelines

7.3 Al Jabal Al bahri
7.3.2 Urban Boundaries and Protected Areas

– – –	Protected Area
	Exclusion Strip
	Frontage
	Rest of SPA
– – –	SPA Buffer Zone
	P0
	P1
	P2
	P3

Please refer to the General Guidelines section for details on each area and level of protection

This plan contains the indicative boundaries to translate how the delineation of the protection area and SPA can be implied in the specific projects. Noting that these limits are to be finalized once the design proposals become clearer in the next phase.

07

Al Jubail Cluster

7.3.3 ICH & Ecosystem Approach

07

Jubail Cluster: Site Specific
Policies & Guidelines

7.3. Al Jabal Al Bahri
7.3.3 ICH & Ecosystem Approach

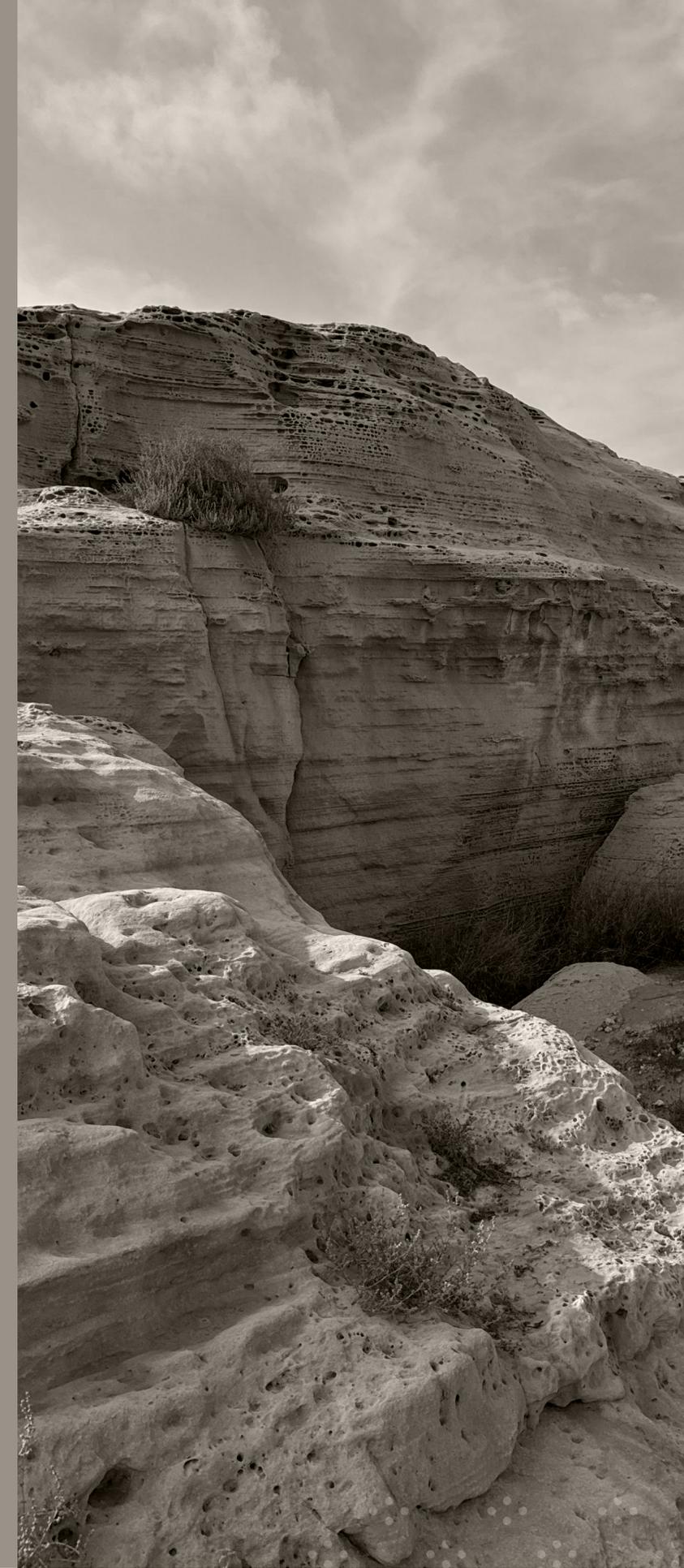| Policy	Practical Guidelines
1 To support the safeguarding of traditional fishing and traditional gastronomy Description The development of the surroundings of Al-Jabal Al-Bahri may include space for restaurants. These spaces could utilize the nearby fishing port to source local products that could be prepared for visitors and tourists enjoying the seafront development.	• Inventorying and Researching Local Culinary Traditions: This initiative can be conducted in collaboration with the Heritage Commission, involving experts, researchers, and local inhabitants. Specific funding should be allocated for research and studies aimed at uncovering the specifics of local history and culture. • Engaging Fishermen: Fishermen operating at the nearby port could sell a part of their daily catch to restaurants located near Al-Jabal Al-Bahri. • Raising Awareness: Experiencing traditional gastronomy can significantly increase awareness of the importance of fish to the local economy and sustainable issues related to climate change's impact on fish stocks and marine life. • Creating Connections among Clusters: Similar culinary experiences could also be offered in the Tarout Cluster, connected with Dareen and the Qatif Fish Market.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.2.2

07

Al Jubail Cluster

7.4 Jinnah Island

Fisherman Haven

A transformative journey to Jinnah Island, where nature's embrace and cultural immersion await. Immerse yourself in the island's rich heritage, from engaging with local tribes to partaking in ancient traditions like pearl diving and fishing. Amidst breathtaking beaches and vibrant marine life, savor Arabian flavors and melodies, creating memories to cherish forever.

07

Jubail Cluster: Site Specific Policies & Guidelines

7.4 Jinnah Island

Outcomes of Stage 1- Property Card

"Jinnah Island offers cultural and nature-based tourism product elements that can appeal to visitors."

Site Insights

HERITAGE

The Jinnah Island site includes cultural heritage assets predating 1950, such as monuments, mosques, towers, and vernacular architecture, despite facing structural challenges like being deteriorated and prone to erosion..

SUBMARKET

Jinnah island's heritage and natural beauty offer tourism appeal, though access challenges and small size may restrict the development potential

MASTERPLAN

The masterplan reveals opportunities for growth with good infrastructure and environmental considerations, requiring strategic development to enhance its urban and natural landscape

Size
96,000 m2

Distance from City
2 hrs (from Dammam)

Distance from Airport
1.5 hrs (from King Fahed Airport)

Distance to Main Road
10 minutes (from highway)

Population Catchment within 3 hrs
~259,155

Tourism Catchment within 3 hrs
~4.6 million

7.4 Jinnah Island

7.4.1 Heritage Baseline

Legend
- Archaeological site
- Architectural Heritage: Monument
- Architectural Heritage: Domestic Traditional Architecture

The map shows the types of architectural heritage types present within the project site.

0.1 km

Two types of cultural heritage assets exist on Jinnah Island.

Two types of cultural heritage assets exist Jinnah Island: monuments, mosques and towers, and unidentified vernacular architecture, primarily domestic structures. These assets represent the remnants of the old town, embodying its historical significance and architectural heritage.

The remnants of the walls observed on the site indicate the likely presence of this traditional house typology—a fundamental multi-room linear structure with a fenced yard at the front.

Legend
- Before 1850
- Between 1850 - 1950
- After 1950

The map shows the building chronology present within the project site.

0.1 km

While an archaeological survey is needed for precise dating, preliminary analysis suggests these ruins likely predate 1950.

The ruins are estimated to predate 1950, where they represent a significant archaeological heritage. The lack of a formal survey hinders the precise determination of their construction date and cultural affiliation.

However, preliminary observations based on architectural features, materials, and surrounding landscape suggest their potential association with a specific historical period and cultural group.

Further interdisciplinary research, incorporating scientific dating techniques and detailed site analysis, is essential to scientifically understand these structures and contribute to our understanding of the region's settlement patterns and cultural dynamics.

7.4 Jinnah Island

7.4.1 Heritage Baseline

Building Value
- Landmark
- Significant
- Contextual - Of urban Value
- - - - Limit of Intervention

0.1 km

This section categorizes heritage buildings into three main classifications: Landmark, Significant, and Of Urban Value, to guide preservation efforts and inform cost estimates.

1- Landmark: These buildings are of exceptional cultural, historical, or architectural significance. They represent key landmarks within the heritage site and are crucial for understanding the historical narrative of the area.

2- Significant: These buildings hold considerable historical, cultural, or architectural value. While not as prominent as iconic buildings, they contribute significantly to the heritage and character of the area.

3- Contextual - Of Urban Value: These buildings contribute to the overall urban fabric and historical context of the area. They are valuable for maintaining the aesthetic and historical continuity of the heritage site.

Condition Classification
- No Symptoms
- Minor Symptoms
- Moderate Symptoms
- Major Symptoms
- Total Loss/ Ruins
- - - - Limit of Intervention

The map shows the architectural heritage condition classification of the heritage buildings in the project site.

0.1 km

The evaluation of the damage and the assessment of the conservation status is based on the "European Norm for the Conservation of cultural property — Condition survey and report of built cultural heritage (EN 16096:2012)".
When documenting an object or section of a building, the specific condition, the need for action and the resulting recommendations are recorded in condition and urgency classes.

No symptoms (CC0). Apparently without perceptible change in substance.
Minor symptoms (CC1). Only superficially, without substantial changes (loss < 20%).
Moderate symptoms (CC2). Locally limited damage/loss of surface (loss < 50%)
Major symptoms (CC3). Serious damage, severe substantial loss/danger of collapse (loss > 50%)
Total loss (CC4). Physically complete destruction of a building/of a component/element (loss > 90%)

Jubail Cluster: Site Specific
Policies & Guidelines

7.4 Jinnah Island

7.4.1 Heritage Baseline

	No.1	No. 2	No.3
Main Tangible Heritage Asset General Information	Jinnah historic village • The upper settlement • Original Function: Residential Date of Construction: 1090 h.	Hamad Bin Majdal mosque • Original Function: Religious Date of Construction: 1209 h.	Jinnah architectural remains • The lower settlement • Original Function: Residential Date of Construction: Unidentified
Typology	Group of Buildings Historic Village Coastal Heritage	Monument	Group of Buildings Human Settlement The history of this settlement remains unidentified, as no studies have been conducted to uncover its past.
Heritage Significance Classification	Low to Medium Local to National Significance	Low Local Significance	Low to Medium Local to National Significance Until detailed studies are conducted to gain a full understanding of this site, its classification cannot be accurately specified.
Construction Materials	The heritage buildings of the village are built with the following main materials: Mud, Stone from the island, Wood, Palm and Plaster.	The building is built with the following main materials: Mud, Stone, Wood, Palm and Plaster.	The remains of structures features the following materials: Mud, Stone from the island.
Condition	Minor symptoms (CC1): Only superficially, without substantial changes. Most of the village structures have been restored.	Minor symptoms (CC1): Only superficially, without substantial changes	Total Loss / Ruin (CC4): Physically complete destruction

*Heritage significance classification is determined by assessing the aesthetic, historic, scientific, social or spiritual value of the property and categorising it as having local, national or international cultural significance.

**7.4.2 Traditional
Construction
Materials
& Techniques**

7.4 Jinnah Island

7.4.2 Jinnah Island Traditional Architecture

Pier and panel wall in coral masonry with timber brace (Gulf)

Images show the traditional construction materials and techniques used in Jinnah Island. Lower right image shows locals from Al-Jubail building a n authentic stone wall.

Traditional desert architecture embodies a resource-efficient ethos, employing locally available materials to minimize costs. Expert builders meticulously selected construction materials with a primary goal of ensuring a naturally cool interior.

1- Walls: The construction process commenced with the walls, incorporating various techniques and materials:

A- Stone Foundation: Utilizing stones, especially limestone, for the foundation provided strength and stability.

B- Stone Walls: Stone masonry was utilized in the construction on Jinnah Island. Additionally, a distinctive wall construction method was identified: the pier and panel wall with timber bracing, a type of wall construction method that involves using vertical piers or columns made of stone, which are spaced apart and connected by horizontal panels made of stone. Timber bracing are used to provide stability and structural reinforcement.

2- Finishing: After construction, a meticulous finishing process

was undertaken:

Gypsum Application: White gypsum mixed with water was applied to specific parts of the walls, particularly those in the courtyard, serving both functional and aesthetic purposes, including painting.

3- Ceilings were flat with insulating properties similar to the walls. The roofs were mainly made of kandel, baskil, and bawari wood, supplemented by a diagonal grid, palm leaf mats, and a layer of mortar on top.

4- Openings: Similarly, doors and windows were crafted from the abundant athl tree. This attention to detail served as a deliberate contrast to the earthy tones of mud facades, adding a touch of richness and embellishment to the architectural aesthetics. This elaborate approach reflected not only a functional aspect but also a cultural and aesthetic expression of the community.

**7.4.3 Specific
Conservation
Policies & Guidelines**

07

7.4 Jinnah Island
7.4.3 Specific Conservation Policies & Guidelines

1- Study, Preserve, and Present the Ruins of the Lower Settlement to Maintain its Cultural Significance.

Guidelines:
a. Conduct comprehensive assessments and research to understand the historical context and significance of the ruins. This should include archaeological studies, historical records, and oral histories.
b. Develop and implement a detailed preservation plan that outlines the measures to be taken to stabilize and protect the ruins.
c. Ensure any preservation interventions are minimal and reversible.
d. Integrate the ruins into the surrounding landscape in a way that highlights their significance without compromising their authenticity.
e. Create passages and platforms to allow visitors to view the ruins from different perspectives without causing damage. These structures should be designed to blend seamlessly with the environment.
g. Develop interpretive signage and informational displays to educate visitors about the historical significance of the ruins and their role in the settlement's history.
h. Involve local communities and stakeholders in the preservation process. This can help foster a sense of ownership and support for the preservation efforts.

**7.4.4 Urban
Boundaries
& Protected Areas**

7.4 Jinnah Island

7.4.4 Urban Boundaries & Protected Areas

Please refer to the General Guidelines section
for details on each area and level of protection

This plan contains the indicative boundaries to translate how the delineation of the
protection area and SPA can be implied in the specific projects. Noting that these limits
are to be finalized once the design proposals become clearer in the next phase.

07

Al Jubail Cluster

7.4.5 ICH & Ecosystem Approach

7.4. Jinnah Island

7.4.5 ICH & Ecosystem Approach

	Policy	Practical Guidelines
1	To Promote Skills and Knowledge Related to Local Traditional Architecture Description The restoration of traditional buildings on Jinnah Island and Musallamiya Island, as well as any new construction, should adhere to local architectural techniques, use sustainable materials, and minimize environmental impacts.	• Inventorying Traditional Architectural Techniques: May be conducted in collaboration with the Heritage Commission and the Marine Reserve Authority, involving experts, practitioners, and researchers. Specific funding is necessary for research and studies to uncover local architectural specifics. • Transmission of Traditional Techniques: Formal transmission through training programs at WRTH in Riyadh or potentially at a new branch in Dawasir, as well as informal methods such as learning from local masters and organizing practical camps on the islands. • Local Materials: Emphasize the use of local materials like mud, palm branches, and wood to employ traditional practices and adopt sustainable approaches. • Raising Awareness: Organize exhibitions, guides, workshops for children, and other activities to educate about the importance of traditional techniques and their environmental benefits. • Creating Connections among Clusters: The restoration processes using traditional techniques can establish connections with Dawasir, potentially hosting a WRTH branch.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.4.2
Any project developed on Jinnah Island and Musallamiya Island must adhere to the regulations of the marine reserve.

07

Jubail Cluster: Site Specific Policies & Guidelines

7.4. Jinnah Island

7.4.5 ICH & Ecosystem Approach

	Policy	Practical Guidelines
2	To Promote Traditional Music and Performances Description The central village of Jinnah Island can serve as a venue for small-scale cultural events such as concerts, performances, and festivities.	• Raising Awareness: Organize concerts, performances, and festivities to increase awareness and appreciation of traditional music and performances. • Using Local Cultural Spaces: Develop a small-scale open-air concert space within the restored village of Jinnah Island to cater to visitors, particularly those staying overnight.
3	To Promote Knowledge and Respect for Nature Description All tourist activities on Jinnah Island should enable visitors to discover the richness of its fragile ecosystem while raising awareness about its environmental importance.	• Inventorying and Researching: Collaborate with the Heritage Commission and the Marine Reserve Authority, involving experts, practitioners, and researchers. Allocate specific funding for researching local ecosystems. • Raising Awareness: Organize exhibitions, catalogs, guided tours, workshops for children, and diverse audiences to educate about the importance and fragility of the local ecosystem and promote respectful behavior. • Creating Connections among Clusters: Initiate daily visits to Jinnah Island from Jubail fishing port, allowing visitors to first explore the small-scale thematic museum at Heritage Jumrok and the surrounding development of Al-Jabal Al-Bahri. • International Networks: Integrate Jinnah Island and Musallamiya Island into broader national or international marine reserve networks.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.4.2
Any project developed on Jinnah Island and Musallamiya Island must adhere to the regulations of the marine reserve.

07

Al Jubail Cluster

7.5 Musallamiya Island

Musallamiya Natural Reserve Island

Untouched Beauty Meets Sustainable Adventure, offering Immersive Nature Experiences, Heritage Discovery, and Eco-Conscious Water Activities in the Heart of a Protected Marine Reserve for a Refreshing and Enriching Journey.

Jubail Cluster: Site Specific Policies & Guidelines

7.5 Musallamiya Island

Outcomes of Stage 1- Property Card

"Al-Musallamiya Island's primary appeal is nature-based tourism associated with the marine environment."

Site Insights

HERITAGE

The site has vernacular cultural heritage assets, suggesting a need for improved conservation and development that leverages its historical and cultural significance.

SUBMARKET

The site has vernacular cultural heritage assets, suggesting a need for improved conservation and development that leverages its historical and cultural significance.

MASTERPLAN

The masterplan reveals opportunities for environmental preservation and enhancement of the visitor's experience for coastal and marine activities.

Size
33,000 m2

Distance from City
2 hrs (from Dammam)

Distance from Airport
1.5 hrs (King Fahed Airport)

Distance to Main Road
15 min (from highway)

Population Catchment within 3 hrs
~2,663,726

Tourism Catchment within 3 hrs
~ 4.6 million

7.5 Musallamiya Island

7.5.1 Heritage Baseline

Architectural Heritage Type

Architectural Heritage: Monument

Architectural Heritage: Domestic Traditional
Architecture

The map shows the heritage assets within the project site.

0.1 km

The site reveals remnants of traditional domestic structures.

While it's challenging to pinpoint the original functions of all the structures, it is possible to categorize them as vernacular architecture, primarily indicative of domestic structures.

The remnants of the walls observed on the site indicate the likely presence of this traditional house typology—a fundamental multi-room linear structure with a fenced yard at the front.

7.5 Musallamiya Island

7.5.1 Heritage Baseline

Building Chronology

Before 1850

The map shows the building chronology present within the project site.

0.1 km

Due to the absence of an archaeological survey, these ruins, likely built pre-1950, remain undated but offer intriguing glimpses into the past.

The ruins are estimated to predate 1950, where they represent a significant archaeological heritage. The lack of a formal survey hinders the precise determination of their construction date and cultural affiliation.

However, preliminary observations based on architectural features, materials, and surrounding landscape suggest their potential association with a specific historical period and cultural group.

Further interdisciplinary research, incorporating scientific dating techniques and detailed site analysis, is essential to scientifically understand these structures and contribute to our understanding of the region's settlement patterns and cultural dynamics.

7.5 Musallamiya Island

7.5.1 Heritage Baseline

Building Value

- ■ Landmark
- ■ Significant
- ■ Contextual - Of urban Value
- ▬ ▬ Limit of Intervention

0.1 km

This section categorizes heritage buildings into three main classifications: Landmark, Significant, and Of Urban Value, to guide preservation efforts and inform cost estimates.

1- Landmark: These buildings are of exceptional cultural, historical, or architectural significance. They represent key landmarks within the heritage site and are crucial for understanding the historical narrative of the area.
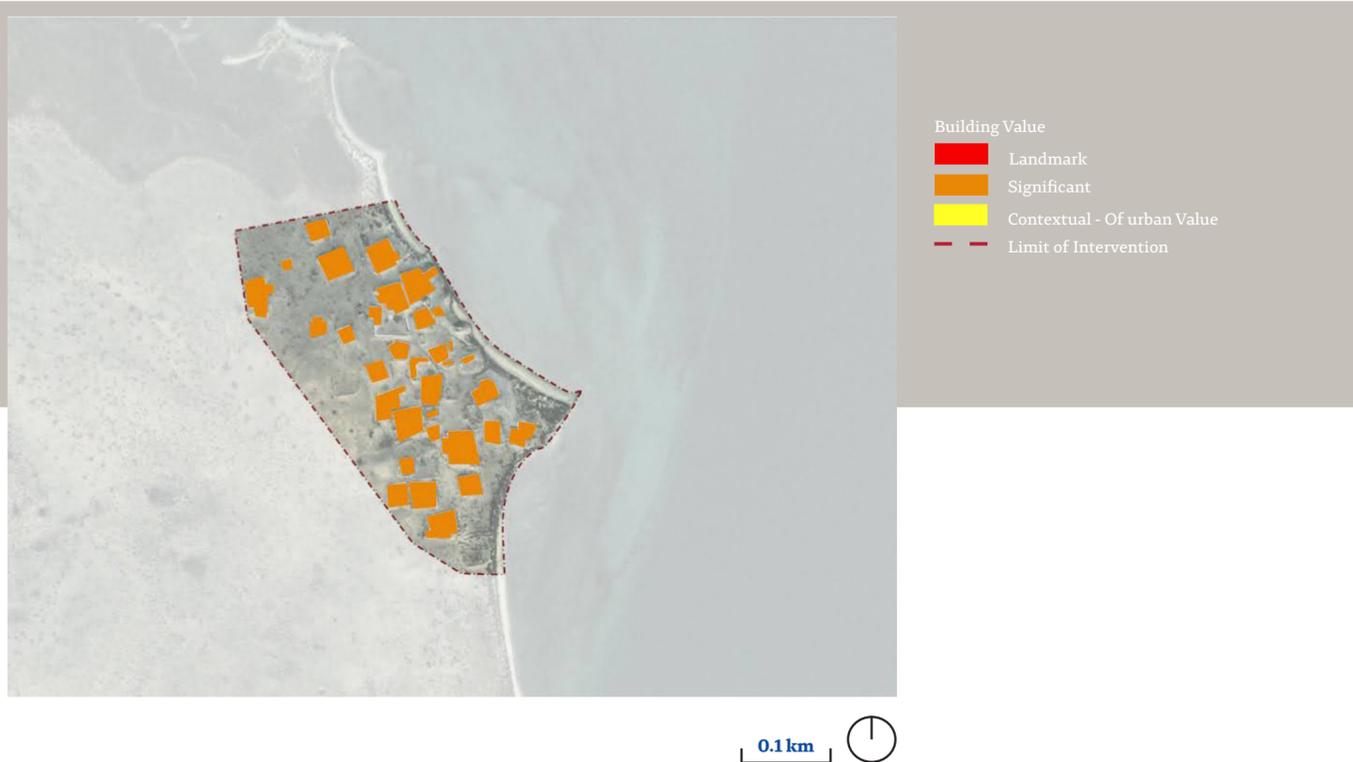
2- Significant: These buildings hold considerable historical, cultural, or architectural value. While not as prominent as iconic buildings, they contribute significantly to the heritage and character of the area.

3- Contextual - Of Urban Value: These buildings contribute to the overall urban fabric and historical context of the area. They are valuable for maintaining the aesthetic and historical continuity of the heritage site.

Condition Classification

- ■ No Symptoms
- ■ Minor Symptoms
- ■ Moderate Symptoms
- ■ Major Symptoms
- ■ Total Loss/ Ruins
- ▬ ▬ Limit of Intervention

The map shows the architectural heritage condition classification of the heritage buildings in the project site.

0.1 km

The evaluation of the damage and the assessment of the conservation status is based on the "European Norm for the Conservation of cultural property — Condition survey and report of built cultural heritage (EN 16096:2012)".
When documenting an object or section of a building, the specific condition, the need for action and the resulting recommendations are recorded in condition and urgency classes.

No symptoms (CC0). Apparently without perceptible change in substance.
Minor symptoms (CC1). Only superficially, without substantial changes (loss < 20%).
Moderate symptoms (CC2). Locally limited damage/loss of surface (loss < 50%)
Major symptoms (CC3). Serious damage, severe substantial loss/danger of collapse (loss > 50%)
Total loss (CC4). Physically complete destruction of a building/of a component/element (loss > 90%)

7.5 Musallamiya Island

7.5.1 Heritage Baseline

	No.1
Main Tangible Heritage Asset General Information	Architectural remains Original Function: Residential Date of Construction: Unidentified
Typology	Group of Buildings Human Settlement The history of this settlement remains unidentified, as no studies have been conducted to uncover its past.
Heritage Significance Classification	• Low to Medium • Local to National Significance • Until detailed studies are conducted to gain a full understanding of this site, its classification cannot be accurately specified.
Construction Materials	The remains of structures features the following materials: Mud, Stone from the island.
Condition	Total Loss / Ruin (CC4): Physically complete destruction

*Heritage significance classification is determined by assessing the aesthetic, historic, scientific, social or spiritual value of the property and categorising it as having local, national or international cultural significance.

07

Al Jubail Cluster
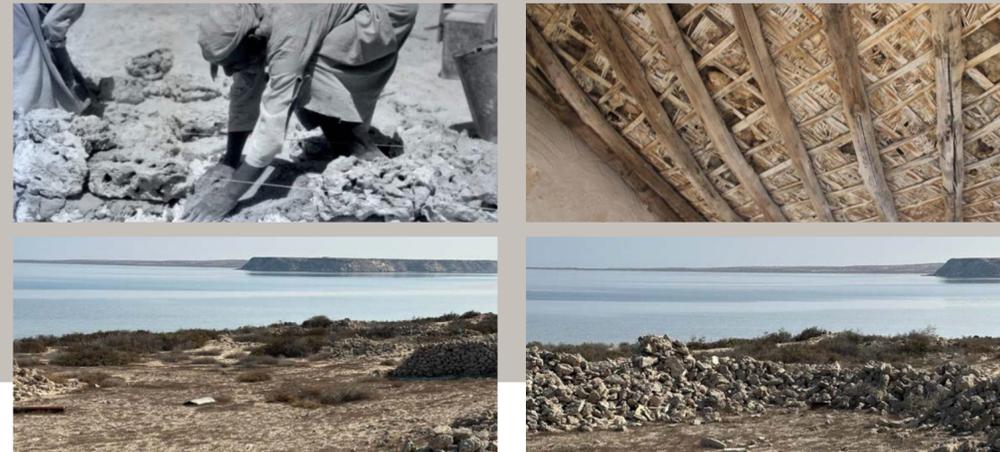
7.5.2 Mussalamiya Island Traditional Architecture

7.5 Musallamiya Island

7.5.2 Mussalamiya Island Traditional Architecture

Images show the traditional construction materials and techniques used in the Island. Lower left image shows locals from Al-Jubail building a n authentic stone wall.

Traditional desert architecture embodies a resource-efficient ethos, employing locally available materials to minimize costs. Expert builders meticulously selected construction materials with a primary goal of ensuring a naturally cool interior.

1- Walls: The construction process commenced with the walls, incorporating various techniques and materials:

A- Stone Foundation: Utilizing stones, especially limestone, for the foundation provided strength and stability.

B- Stone Walls: Stone masonry was utilized in the construction in Al-musallamiya island.

2- Finishing: No traces of the original finishing is left, therefore, assuming it is similar to other near sites of the regions we consider the following:
After construction, a meticulous finishing process was undertaken:

B- Gypsum Application: White gypsum mixed with water was applied to specific parts of the walls, particularly those in the courtyard, serving both functional and aesthetic purposes, including painting.

Given the absence of any remains of ceilings or openings at the present site, it is challenging to definitively ascertain the typology, materials, and techniques used in the original structures. However, due to the similarity, we can consider them to be similar to those found on Jinnah Island. Consequently, the photos in sections 3 (Ceilings) and 4 (Openings) are sourced from Jinnah Island.

3- Ceilings were flat and had similar insulating properties to the walls. Athl wood was used for roofing. It is an abundant tree in all the farms of Najd. The length of the athl beam determined the size of the rooms, generally 3.5 m. Athl was then cut to length, trimmed, then stripped of any loose bark. a diagonal grid, palm leaf mats, and a layer of mortar.

4- Openings: Similarly, doors and windows were crafted from the abundant athl tree. This attention to detail served as a deliberate contrast to the earthy tones of mud facades, adding a touch of richness and embellishment to the architectural aesthetics. This elaborate approach reflected not only a functional aspect but also a cultural and aesthetic expression of the community.

07

Al Jubail Cluster

7.5.3 Specific Conservation Policies & Guidelines

7.5 Musallamiya Island
7.5.3 Specific Conservation Policies & Guidelines

1- Study, Preserve, and Present the Ruins of the Lower Settlement to Maintain its Cultural Significance.

Guidelines:
a. Conduct comprehensive assessments and research to understand the historical context and significance of the ruins. This should include archaeological studies, historical records, and oral histories.
b. Develop and implement a detailed preservation plan that outlines the measures to be taken to stabilize and protect the ruins.
c. Ensure any preservation interventions are minimal and reversible.
d. Integrate the ruins into the surrounding landscape in a way that highlights their significance without compromising their authenticity.
e. Create passages and platforms to allow visitors to view the ruins from different perspectives without causing damage. These structures should be designed to blend seamlessly with the environment.
g. Develop interpretive signage and informational displays to educate visitors about the historical significance of the ruins and their role in the settlement's history.
h. Involve local communities and stakeholders in the preservation process. This can help foster a sense of ownership and support for the preservation efforts.

07

Al Jubail Cluster

7.5.4 Urban Boundaries & Protected Areas

7.5 Mussalamiya Island

7.5.4 Urban Boundaries & Protected Areas

Legend:
- Protected Area
- Exclusion Strip
- Frontage
- Rest of SPA
- SPA Buffer Zone
- P0
- P1
- P2
- P3

P1
Protected Area

Exclusion Strip

200m

Frontage

100m

Please refer to the General Guidelines section for details on each area and level of protection

This plan contains the indicative boundaries to translate how the delineation of the protection area and SPA can be implied in the specific projects. Noting that these limits are to be finalized once the design proposals become clearer in the next phase.

07

Al Jubail Cluster

7.5.5 ICH & Ecosystem Approach

Jubail Cluster: Site Specific Policies & Guidelines

7.5 Musallamiya Island

7.5.5 ICH & Ecosystem Approach

Policy	Practical Guidelines
1	To Promote Skills and Knowledge Related to Local Traditional Architecture Description The restoration of traditional buildings on Jinnah Island and Musallamiya Island, as well as any new construction, should adhere to local architectural techniques, use sustainable materials, and minimize environmental impacts.	• Inventorying Traditional Architectural Techniques: May be conducted in collaboration with the Heritage Commission and the Marine Reserve Authority, involving experts, practitioners, and researchers. Specific funding is necessary for research and studies to uncover local architectural specifics. • Transmission of Traditional Techniques: Formal transmission through training programs at WRTH in Riyadh or potentially at a new branch in Dawasir, as well as informal methods such as learning from local masters and organizing practical camps on the islands. • Local Materials: Emphasize the use of local materials like mud, palm branches, and wood to employ traditional practices and adopt sustainable approaches. • Raising Awareness: Organize exhibitions, guides, workshops for children, and other activities to educate about the importance of traditional techniques and their environmental benefits. • Creating Connections among Clusters: The restoration processes using traditional techniques can establish connections with Dawasir, potentially hosting a WRTH branch.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.4.2
Any project developed on Jinnah Island and Musallamiya Island must adhere to the regulations of the marine reserve.

7.5 Musallamiya Island

7.5.5 ICH & Ecosystem Approach

Policy	Practical Guidelines
2 To Promote Knowledge and Respect for Nature Description All tourist activities on Musallamiya Island should enable visitors to discover the richness of its fragile ecosystem while raising awareness about its environmental importance.	• Inventorying and Researching: Collaborate with the Heritage Commission and the Marine Reserve Authority, involving experts, practitioners, and researchers. Allocate specific funding for researching local ecosystems. • Raising Awareness: Organize exhibitions, catalogs, guided tours, workshops for children, and diverse audiences to educate about the importance and fragility of the local ecosystem and promote respectful behavior. • Creating Connections among Clusters: Initiate daily visits to Jinnah Island from Jubail fishing port, allowing visitors to first explore the small-scale thematic museum at Heritage Jumrok and the surrounding development of Al-Jabal Al-Bahri. • International Networks: Integrate Jinnah Island and Musallamiya Island into broader national or international marine reserve networks.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.4.2
Any project developed on Jinnah Island and Musallamiya Island must adhere to the regulations of the marine reserve.

08

DESERT LIFE
CLUSTER: Site Specific Policies & Guidelines

08

Desert Oasis Cluster

	Jinnah Island	Musallamiya Island	Twayya Tower	Heritage Jumrok
Number of Heritage Buildings within site boundary	42	NA	31	92
Building Chronology	Village: 1250 H. or older Qasr Nita'a: 1349 H. for	Hellenistic Era	1340 H. or older	Village and Bin Mandeel Mosque: 1250 H. or older Qasr A'ali: 1355 H.
Conditions Classification	41 buildings with major Symptoms 1 monument with minor symptoms (Qasr Nita'a)	N/A	31 buildings with major Symptoms	91 buildings with major symptoms 1 monument with minor symptoms (Qasr A'ali)

08

Desert Oasis Cluster

8.1 Nitaa'

King abdulaziz Culture Hub

Experience the King abdulaziz Hub, where tradition meets innovation in an Old Village setting. Engage in hands-on workshops, architecture, and crafts, blending timeless techniques with modern twists. Embrace our digital transformation as we shape the future of craftsmanship. Extend your journey with a stay in our restored village, offering a cozy retreat amidst the historic surroundings.

08

Desert Life Cluster: Site Specific Policies & Guidelines

8.1 Nitaa'

Outcomes of Stage 1- Property Card

"Nita'a, Wadi Al-Maa's oldest village, echoes ancient tales from the pre-Islamic era. Its Old City, known as Nita'a in the Old Testament, celebrates traditional architecture."

Site Insights

HERITAGE

The site has rich, yet underutilized, cultural heritage assets, suggesting a need for improved conservation and development that leverages its historical and cultural significance.

SUBMARKET

With no complimentary or alternative attractions in the vicinity, Nitaa's market appeal is restricted to cultural tourism only

MASTERPLAN

Optimizing accessibility, preserving cultural heritage, and fostering sustainable economic development are key priorities for the master planning of Nita'a, leveraging its unique historical assets and natural surroundings while addressing infrastructure challenges.

Size
140,000 m2

Distance from City
2.5 hrs (from Dammam)

Distance from Airport
2.5 hrs (from King Fahd airport)

Distance to Main Road
N/A (placed on a highway)

Population Catchment within 3 hrs
~661,377

Tourism Catchment within 3 hrs
~11.4 m

08

Desert Oasis Cluster

8.1.1 Heritage Baseline

8.1 Nitaa'

8.1.1 Heritage Baseline

Heritage Buildings
- Heritage Buildings
- Contemporary Buildings
- Limit of Intervention

100 m

Tangible heritage in Al Dirah

The mapping of the existing heritage buildings with different levels of importance, chronology and state of conservation, was carried out during the site assessment of Nitaa Village.

The site assessment entailed an evaluation of all existing structures to identify heritage buildings. This map marks the locations of these heritage buildings, providing a visual representation of their distribution throughout the site. The mapping process is essential for guiding future conservation efforts and ensuring that all heritage buildings are preserved and protected.

8.1 Nitaa'

8.1.1 Heritage Baseline

Map showing architectural heritage types in Nita'a

Architectural Heritage Types

- Architectural Heritage: Monument
- Architectural Heritage: Domestic/Commercial Traditional Architecture
- Contemporary Buildings

100 m

Nita'a's cultural legacy is marked by landmarks such as the Historic Well and King Abdulaziz Palace, safeguarding its deep historical roots and architectural heritage

Two types of cultural heritage assets exist in Nita'a: monuments and unidentified vernacular architecture, primarily domestic structures scattered across different areas of the village. These assets represent the remnants of the old town, embodying its historical significance and architectural heritage.

The Monuments are:

1- The Historic Well

2- Kind Abdulaziz Palace

8.1 Nitaa'

8.1.1 Heritage Baseline

Map showing Building Chronology in Nita'a

Building Chronology

- Before 1930
- Between 1930 - 1950
- After 1950
- Contemporary Buildings

100 m

While the Palace originates from the 1930s, the village itself boasts a much older history, though the exact timelines of individual buildings remain uncertain

The information gathered from both site visit observations and desk research is represented on this map to illustrate the co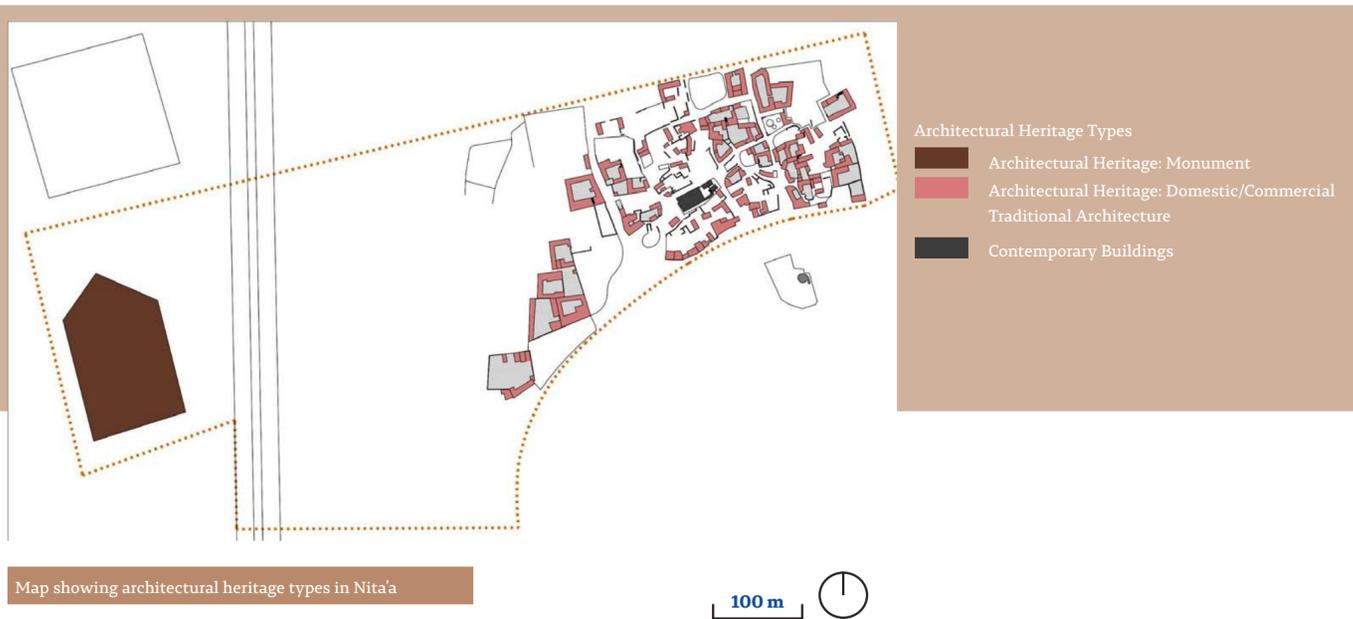nstruction chronology of the structures within the intervention area. It's important to note that the displayed results are estimations rather than precise assessments.

While records indicate that the palace was constructed in the 1930s, there are no documented records regarding the village's construction period. However, it's existing as a settlement is known to be much older dating back to pre-Islamic period. Yet, the chronology of individual buildings remains unclear, warranting further detailed study.

8.1 Nitaa'

8.1.1 Heritage Baseline

Building Value

- ■ Landmark
- ■ Significant
- ■ Contextual - Of urban Value
- ■ Contemporary Buildings
- --- Limit of Intervention

Map showing Building Value in Nita'a

100 m

This section categorizes heritage buildings into three main classifications: Landmark, Significant, and Of Urban Value, to guide preservation efforts and inform cost estimates.

1- Landmark: These buildings are of exceptional cultural, historical, or architectural significance. They represent key landmarks within the heritage site and are crucial for understanding the historical narrative of the area.

2- Significant: These buildings hold considerable historical, cultural, or architectural value. While not as prominent as iconic buildings, they contribute significantly to the heritage and character of the area.

3- Contextual - Of Urban Value: These buildings contribute to the overall urban fabric and historical context of the area. They are valuable for maintaining the aesthetic and historical continuity of the heritage site.

Condition Classification

- ■ No Symptoms
- ■ Minor Symptoms
- ■ Moderate Symptoms
- ■ Major Symptoms
- ■ Total Loss/ Ruins
- ■ Contemporary Buildings
- --- Limit of Intervention

Condition Classification of heritage building

100 m

The remaining heritage houses show no significant structural defects or signs of major symptoms.

The information gathered from the site visit observation is depicted on this map to illustrate the general physical condition of the heritage assets. It's important to note that the displayed results are based on preliminary assessment rather than precise detailed assessments.

The evaluation of the damage and the assessment of the conservation status is based on the "European Norm for the Conservation of cultural property — Condition survey and report of built cultural heritage (EN 16096:2012)".

No symptoms (CC0). Apparently without perceptible change in substance.

Minor symptoms (CC1). Only superficially, without substantial changes (loss < 20%).
Moderate symptoms (CC2). Locally limited damage/loss of surface (loss < 50%)
Major symptoms (CC3). Serious damage, severe substantial loss/ danger of collapse (loss > 50%)
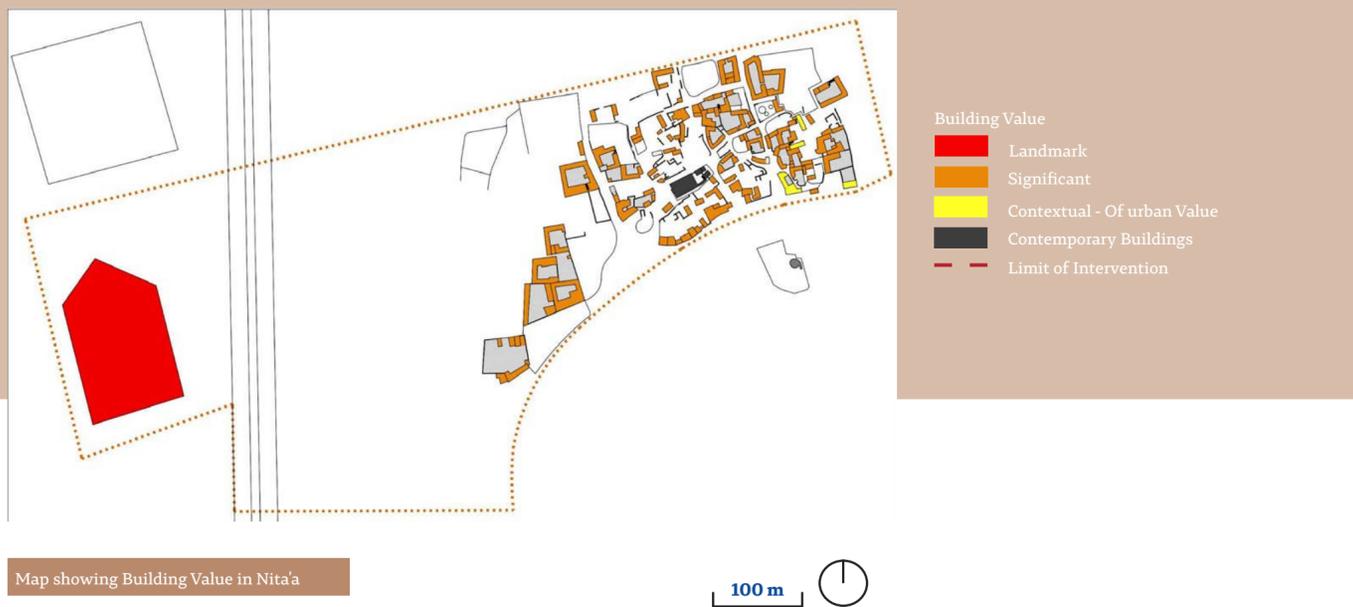Total loss (CC4). Physically complete destruction of a building/of a component/element (loss > 90%)

Desert Life Cluster: Site Specific Policies & Guidelines

8.1 Nitaa'

8.1.1 Heritage Baseline

	No.1	No. 2
Main Tangible Heritage Asset General Information	King Abdulaziz Palace Original Function: Governmental Date of Construction: 1349 h.	Nitaa historic village Original Function: Residential Date of Construction: 1250 h. or older
Typology	Monument Military Heritage	Group of Buildings Historic Village Rural Heritage
Heritage Significance Classification	Medium National Significance	Low to Medium Local to National Significance The village's rich history dates back to the pre-Islamic period, when it was mentioned in several documents.
Construction Materials	The building is built with the following main materials: Mud, Wood, Palm and Plaster	The village buildings are built with the following main materials: Mud, Wood, Palm and Plaster
Condition	Minor symptoms (CC1): Only superficially, without substantial changes. In general, the palace is in an acceptable condition requiring maintenance, with only one structural problem identified.	Major symptoms (CC3): Serious Damage

*Heritage significance classification is determined by assessing the aesthetic, historic, scientific, social or spiritual value of the property and categorising it as having local, national or international cultural significance.

08

Desert Oasis Cluster

8.1.2 Urban and Architectural Typology

8.1 Nitaa'

8.1.2 Urban and Architectural Typology

Legend
■ Construction
■ Courtyard

50 m

Nita'a Site Plan - Source: Gaia Heritage 2024

The urban fabric of Nitaa is compact, with courtyard houses, narrow streets, and greenery, responding to climatic conditions.

The urban fabric of Nitaa is moderately compact, characterized by clusters of various sizes divided by narrow, winding streets. These clusters are interspersed with looser formations, particularly at the extremities of the area.

The typical houses in Nitaa are courtyard houses of different proportions, designed to respond to the local climatic conditions. These courtyards often feature greenery, especially palm trees, which provide natural shading and help regulate temperature, creating a more comfortable microclimate.

The narrow, winding streets and enclosed courtyards protect inhabitants from harsh sun and wind while fostering a sense of community and privacy.

This traditional architectural form maximizes land use and creates a cohesive, visually appealing environment.

8.1 Nitaa'

8.1.2 Urban and Architectural Typology

Legend
- Construction
- Courtyard

10 m

Nita'a Cluster 22 Site Plan - Source: Gaia Heritage 2024

Cluster 22 exemplifies Nitaa's traditional architecture with organic shapes, courtyards houses, greenery, and a harmonious street distribution.

Cluster 22 in Nitaa exemplifies these characteristics. Composed of possible 1 or 2 shops on the west corner and 6 adjacent houses, each with its own courtyard, this cluster forms a square-shaped block surrounded by streets on all four sides.

The corners of the block are characterized by organic shapes, in particular from the town center side facing the mosque, forming an organic street distribution system and adding a unique aesthetic.

The courtyards, often featuring palm trees and other greenery, contribute to the overall microclimate and visual appeal of the area.

Cluster 22 highlights the harmonious blend of traditional architecture and responsive design found throughout Nitaa.

Entrance

WC | Room | Majlis
Room
Courtyard
Room
Logia
Room
Room

5 m

Nita'a Cluster 22 - House F Plan - Source: Gaia Heritage 2024

Sample House F in Nitaa showcases traditional courtyard design with privacy, functionality, and distinct social spaces.

The typical house in Nitaa is a courtyard house, exemplified by Sample House F located in Cluster 22.

This house features an entrance gate from the street leading to a small open space, which then provides access to the majlis, the most important space in the house where guests are received. The majlis is distinguished by its higher ceiling and numerous openings, emphasizing its significance. This small open space also connects to the main house courtyard, designed to ensure privacy by preventing direct views into the house.

The courtyard is central to the house, surrounded by various rooms and spaces. These include family living quarters, a loggia (a shaded outdoor living area in front of the rooms), a WC, and additional rooms for storage and cooking. Stairs from the courtyard provide access to the roof, adding another functional layer to the house. This design efficiently integrates privacy, functionality, and social spaces, reflecting the traditional architectural principles of the region.

8.1 Nitaa'

8.1.2 Traditional Construction Materials & Techniques

An architecture that embodies resource-efficient ethos, and meticulous craftsmanship creating functional yet culturally expressive structures.

This section delves into traditional construction methods used in desert architecture, emphasizing resource-efficient practices with locally available materials like stone, mud, and athl wood. It explores the meticulous cra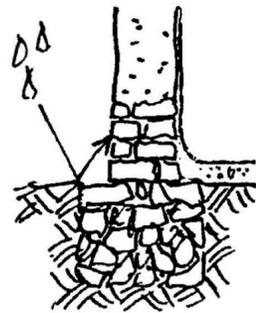ftsmanship behind wooden doors and ceilings, showcasing both functional necessities, and cultural expressions. It is structured into four parts; walls, finishes, ceilings and openings.

1- Walls:

The construction of walls was a meticulous process, drawing upon a range of techniques and materials suited to the region's environmental conditions and resource availability. Diverse methods were employed, from stone foundations to mud walls, showcasing the ingenuity of traditional builders:

A- Stone Foundation: Utilizing stones, especially limestone, for the foundation provided strength and stability. A trench, 1–1.5 meters deep, was excavated to match the house dimensions. This trench was then filled with a mixture of clay and stones to create a continuous foundation.

B- Stone Walls: In some cases, limestone was employed in the lower part of external walls, in domestic architecture while it was used for the major parts of the walls in military architecture, the palace for example.

C- Mud Walls: Mud, a prevalent material in Najd due to its regional availability and the scarcity of stones, played a crucial role in construction. Mud was often combined with stones, shaped into small balls, and laid horizontally in courses. This method, known as the "course method", contributed to the strength and durability of the walls..

8.1 Nitaa'

8.1.2 Traditional Construction Materials & Techniques

2- Finishing:

This part describes the intricate finishing techniques employed in traditional desert architecture. Following construction, a meticulous process enhanced walls' strength and aesthetics, involving moisturizing, fermentation, and gypsum application. These methods not only fortified structures but also added to their visual appeal and functionality.:

A- Moisturizing and Fermentation: Walls were moisturized with water and left to ferment. Internal walls underwent this process for a week to a month, while external walls required a more extended period, allowing straw to decay, resulting in black, smooth surfaces that enhanced strength, waterproofing, and thermal capacity.

B- Gypsum Application: White gypsum mixed with water was applied to specific parts of the walls, particularly those inside, serving both functional and aesthetic purposes, including painting.

08

Desert Life Cluster: Site Specific Policies & Guidelines

8.1 Nitaa'

8.1.2 Traditional Construction Materials & Techniques

In addition to mud and stones, Athl wood and palm products were commonly utilized in the construction of ceilings and openings, contributing to the structural and aesthetic elements of traditional architecture.

3- Ceilings:

Ceilings were flat and had similar insulating properties to the walls. Athl wood was used for roofing. It is an abundant tree in all the farms of Najd. The length of the athl beam determined the size of the rooms, generally 3.5 m. Athl was then cut to length, trimmed, then stripped of any loose bark. a diagonal grid, palm leaf mats, and a layer of mortar.

4- Openings:

Similarly, doors and windows were crafted from the abundant athl, a prominent tree in Najd. The inhabitants of Najd took great pride in their wooden doors, characterized by intricate craftsmanship and artistic details. This attention to detail served as a deliberate contrast to the earthy tones of mud facades, adding a touch of richness and embellishment to the architectural aesthetics. The scarcity of wood in the region made each wooden element a precious and revered feature of Najdi homes. This elaborate approach reflected not only a functional aspect but also a cultural and aesthetic expression of the community.

08

Desert Oasis Cluster

8.1.3 Specific Conservation Policies & Guidelines

8.1 Nitaa'

8.1.3 Specific Conservation policies & Guidelines

Introduction

It is of paramount importance that any intervention on traditional mud architecture should seek to preserve, consolidate and restore the integrity of the building in question. A lack of suitable maintenance operations is often the cause of degradation phenomena in mud buildings. It is essential that each action be subjected to rigorous examination in order to ensure that the needs of this fragile heritage are met and that specific cases are addressed in an appropriate manner.

As set forth in the general conservation policies, the implementation of management, conservation, and maintenance programmes represents a pivotal aspect of the methodological process.

The comprehensive documentation of the existing heritage condition and damage serves as the foundation for subsequent actions. This documentation should be complemented by a meticulous study to propose detailed solutions for each type of damage, in accordance with the adopted conservation guidelines.

Additionally, this section will highlight the main actions to be considered to address specific issues facing the site and provide recommendations to follow during the implementation of the project.

1- Removal of improper cement plaster or painting from the façades

Guidelines:
Plaster: Removal of the incongruent plaster, taking care of the original plaster below. Missing parts should be completed with a type of plaster similar to existing.
Painting; Removal of non suitable painting layers and application of new painting in accordance with the natural white color.
2- Restoration of the original plasterwork

Guidelines:
Plaster: Application of new mud plaster with a composition similar to the original one.
Painting: Application of new natural painting with a composition similar to the original one.

08

Desert Life Cluster: Site Specific Policies & Guidelines

8.1 Nitaa'

8.1.3 Specific Conservation policies & Guidelines

3- Reconstruction of collapsed portions

Guidelines:
Adobe masonry collapsed or detached will be firstly propped for safety.
Part of the masonry shall be restored by the use of Stitch and unstitch, a technique which aims to reintegrate the wall continuity, and the most severe cracks will be stitched and re-plastered with earthen and straw mortar.
Use of tie rods to fix orthogonal walls.
Stone columns of the internal porches collapsed, will be reconstructed using similar stone as material and shape and painted with toned down color.

4- Incompatible additions: reinstatement strategy

Guidelines:
Constructions built above and adjacent to heritage buildings should be removed.
If the removal of the addition found to be harmful to the structure of the heritage building, design measures should be taken to mitigate its impact.

08

Desert Oasis Cluster

8.1.4 Urban Boundaries & Protected Areas

Desert Life Cluster: Site Specific Policies & Guidelines

8.1 Nitaa'

8.1.4 Urban Boundaries and Protected Areas

Legend:
- Protected Area
- Exclusion Strip
- Frontage
- Rest of SPA
- SPA Buffer Zone
- P0
- P1
- P2
- P3

Please refer to the General Guidelines section for details on each area and level of protection

This plan contains the indicative boundaries to translate how the delineation of the protection area and SPA can be implied in the specific projects. Noting that these limits are to be finalized once the design proposals become clearer in the next phase.

Desert Oasis Cluster

8.1.5 ICH
& Ecosystem
Approach

8.1 Nitaa'

8.1.5 ICH & Ecosystem Approach*

Policy		Practical Guidelines
1	To ensure the safeguarding of skills and knowledge related to local traditional architecture Description The restoration of traditional buildings in Nitaa needs to mobilize local architectural techniques.	• Inventorying Traditional Architectural Techniques and Uses of Remaining Buildings: This can be done in connection with the Heritage Commission and by involving experts, researchers, and local inhabitants. Specific funds need to be allocated for research and studies to unveil the specificities of local architectures and techniques. • Transmission of Traditional Techniques: Transmission can be formal (e.g. training programs at WRTH in Riyadh or at a new branch that might be created in Dawasir) or informal (e.g. learning from local masters, winter practical camps organized in the old city of Nitaa with renowned architects). • Local Materials: Producing and using local materials such as mud, palm branches, and wood is important to respect traditional materials and to adopt a sustainable approach. • Raising Awareness: Exhibitions, publications, guides, workshops for children, and different audiences can be organized to raise awareness of the importance of these techniques and their benefits for the environment. • Creating Connections among Clusters: The restoration process involving traditional techniques can create links with Dawasir, where a branch of WRTH may be created, as well as with the nearby villages of Qaryiat Janoubia and Qaryiat Al Ulya, where winter camps with renowned architects can also take place. • International Networks: Involving centers specialized in mud buildings, like CRAterre - International Center for Earthen Construction, and expert groups like ISCEAH- ICOMOS International Committee on Earthen Architectural Heritage may permit to share knowledge and find new solutions to restoration and reus challenges

*Any project related to ICH has to respect the Ethical Principles presented in section 4.4.2

Policy		Practical Guidelines
2	To ensure the safeguarding of traditional music, performances and festivities Description Restored traditional buildings in Nitaa can be used as venues for cultural activities such as traditional music performances and local festivities.	• Inventorying Traditional Music, Performances and Festivities: This can be done in connection with the Heritage Commission and by involving experts, researchers, and local inhabitants. Specific funds need to be allocated for research and studies. • Transmission of Traditional Music and Practices: Transmission can be formal (e.g. a music school or short trainings could be developed with and for local inhabitants) or informal (e.g. learning from local musicians, initiation workshops, activities for children) • Local Instruments: The transmission of Traditional Musics and Performances is strictly connected also to the fabrication of instruments by skilled craftspeople. • Raising Awareness: Concerts, recordings, films, performances, festivals can be organized to raise awareness of these cultural practices. • Using Local Cultural Spaces: music schools, spaces for workshops, concert rooms can be hosted in the restored buildings of Nitaa becoming places for gathering both local inhabitants and visitors. • Creating Connections among Clusters: Festivals and cultural events across the different sites of the project can permit to discover local cultural specificities in terms of music and performances.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.4.2

Desert Life Cluster: Site Specific Policies & Guidelines

8.1 Nitaa'

8.1.5 ICH & Ecosystem Approach*

	Policy	Practical Guidelines
3	To ensure the safeguarding of practices related to desert life Description Nitaa and the desert cluster sites are characterized by the presence of practices related to desert life, such as desert trades, camping, food preparation, camel breeding, falconry. Promoting these practices can increase interest in the region and enrich the experience of visitors, as well as create new jobs and income opportunities for local inhabitants	• Inventorying Desert Life Practices: This can be done in connection with the Heritage Commission and by involving experts, researchers, and local inhabitants. Specific funds need to be allocated for research and studies. • Local Markets: The proximity of Nairyah provides an opportunity to see and acquire material objects that are part of desert life. • Artisans: Several artisans in the region still produce objects related to desert life practices and may be interested in welcoming visitors to demonstrate their techniques and organize short workshops. • Raising Awareness: Exhibitions, publications, guides, and films can be produced to raise awareness of these cultural practices. • Community-Based Tourism: New activities for tourists can be proposed by local inhabitants in relation to desert life practices. These activities could include visits to craft workshops, cultural itineraries, desert camping, cooking in the desert, and learning about desert fauna and flora. • Creating Connections among Clusters: Experiences for tourists can be localized at one site or span multiple sites, providing a more comprehensive understanding of the complexity of these practices, as well as of the diversity of territories and landscapes.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.4.2

	Policy	Practical Guidelines
4	To create a Research Hub to ensure the safeguarding of traditional agricultural practices and foster their innovation in the perspective of sustainable development. Description Nitaa could become a hub for research about traditional agricultural practices in oasis areas. Such a center could attract researchers and specialists and be oriented in documenting traditional techniques, irrigation systems and plants, as well as in studying their relation to sustainable development.	• Inventorying and Research: Specific funds need to be allocated for research and studies to establish a research center. • Local Farmers: The center can work closely with local farmers to document their knowledge and provide innovative and sustainable solutions. Specific schemes can also be developed to support new farmers in establishing themselves in the region through training, funding, advice, and marketing. • Local Markets: Nitaa can become a market for locally produced organic food, to both inhabitants and visitors. • Raising Awareness: The center might raise awareness of the importance of traditional agricultural techniques through exhibitions, publications, and workshops for a broad audience. • Community-Based Tourism: Farmers could be involved in agritourism, offering workshops and experiences for visitors, such as farming, cooking classes, and farm stays. • Creating Connections within and among Clusters: The Nitaa Research Hub can play a pivotal role in strengthening sustainable agricultural development within the sites of the cluster and the Dammam Seafront Cluster.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.4.2

08

Desert Oasis Cluster

8.2 Thaj

Thaj Time-Traveling Experience

A one of a kind journey through time, where the fusion of technology and history creates a unique and unforgettable destination. Immerse yourself in the futuristic pod and projection mapping on the excavation grounds, effortlessly transporting you through the ages while preserving the ongoing excavation.

Desert Life Cluster: Site Specific Policies & Guidelines

8.2 Thaj

Outcomes of Stage 1- Property Card

"Thaj is known to being one of the most important sites, and the biggest hellenistic site in the Eastern Region."

Site Insights

HERITAGE

The site has rich, yet underutilized, cultural heritage assets, suggesting a need for improved conservation and development that leverages its historical and cultural significance.

SUBMARKET

Thaj's market appeal is limited to special interest tourism; the experience will need to be high quality to overcome the long distance and underwhelming customer journey

MASTERPLAN

With the Site at its early excavation plan, and with its ambiguous construction status, the site presents an opportunity to intervene in a phased manner with non invasive methods of placements, in order to protect the archeology beneath.

Size
880,000 m2

Distance from City
2.5 hrs (from Dammam)

Distance from Airport
2 hrs (from King Fahd airport)

Distance to Main Road
53 mins (from highway)

Population Catchment within 3 hrs
~2,537,447

Tourism Catchment within 3 hrs
~10 m

08

Desert Oasis Cluster
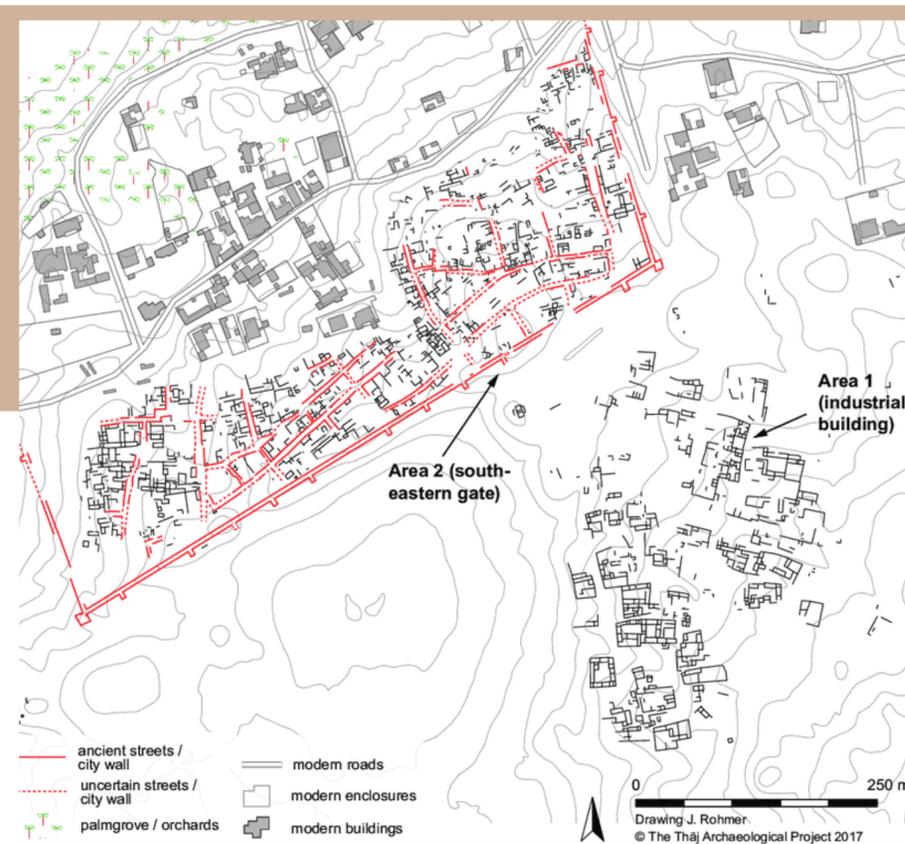
8.2.1 Heritage Baseline

ancient streets / city wall
uncertain streets / city wall
palmgrove / orchards
modern roads
modern enclosures
modern buildings

Area 1 (industrial building)

Area 2 (south-eastern gate)

0   250 m

Drawing J. Rohmer.
© The Thāj Archaeological Project 2017

Innovative excavation techniques revealed Thāj's urban layout, showcasing a diverse architectural landscape with potential industrial and trading activities.

From 2016 to 2020, the latest excavation initiative at Thāj employed innovative methodologies like photogrammetry and geomagnetic surveying to explore the ancient city's layout. Particularly focused on the southern third of the walled city, this study yielded detailed insights into the street network, facilitating the reconstruction of its final architectural phase.

Meticulous documentation of the city wall, which measures 4 to 4.5 meters in thickness, revealed its irregular trapezoidal shape, with sides spanning 530 to 715 meters. Noteworthy were the diamond-shaped towers at the south-eastern and south-western corners, along with regularly spaced projecting towers on the eastern side, mirroring those found on the southern segment.

The architecture of the last stratum showcased a plethora of aggregated buildings, predominantly organized around central courtyards. Ranging from square to rectangular, these structures typically covered areas between 200 and 600 square meters.

Furthermore, the investigation unveiled extensive stone architecture beyond the city wall, particularly in the south-eastern suburb. These large buildings, distinct from those within the city, hinted at potential industrial or trading activities, boasting layouts reminiscent of markets or caravanserais. This discovery adds layers of complexity to Thāj's urban fabric, underscoring the diverse functions across its archaeological expanse.
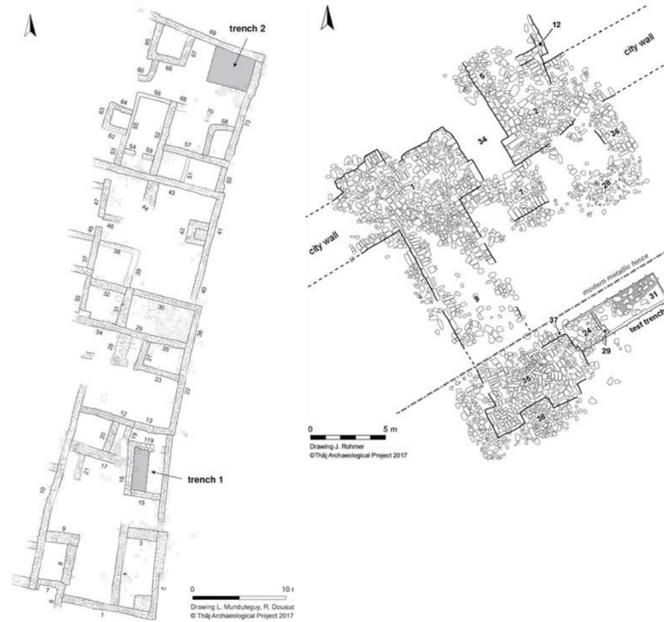
8.2 Thaj

8.2.1 Heritage Baseline

An architecture that embodies resource-efficient ethos, and meticulous craftsmanship creating functional yet culturally expressive structures.

The excavation uncovered a significant gate in the southern city wall of Thāj, situated approximately 175 meters from the south-east corner.

The gate, characterized by a funnel shape, featured a 2.3-meter-wide outer opening and a 3.2-meter-wide inner opening. Despite its relatively narrow width, the gate likely held importance as it connected the walled city with the primary suburb in the south-east.

The excavation also revealed a comprehensive defensive system extending outward from the gate. Notably, a substantial wall, 4.5 meters thick and built with two facings of ashlars and a filling of small stones and large boulders bound with mortar, was discovered two meters west of the gateway. This projecting wall, approximately 15 meters in length, added depth to the defensive infrastructure of the site.

Industrial Building

In a focused excavation effort, a sizeable block measuring 60 x 30 meters was targeted, with the eastern half stripped to reveal its layout (approximately 900 square meters). The block exhibited a division into four distinct architectural units arranged in a north-to-south row. Each unit, spanning 150 to 250 square meters, was organized around a central courtyard, constructed with locally sourced rocks including grey limestone, coquina, marly and chalky sandstones, and sandstones.

The excavation identified five provisional occupational phases, stopping short of reaching the bedrock. Phase 3 was notable for the construction of its extensive eastern wall.

A significant discovery during this excavation was a pottery kiln belonging to phase 4, featuring a vertical firebox and a suspended floor.

8.2 Thaj

8.2.1 Heritage Baseline

A comprehensive remote survey of the Thāj necropolis was conducted using high definition aerial orthophotography.

This survey facilitated the mapping of over 1000 tombs on a GIS platform, revealing two primary types of funerary structures. The majority of recorded structures are tumuli ranging from 3 to 68 meters in diameter, primarily concentrated in the southern region. The remaining consist of 'white circles,' shallow ring mounds with diameters spanning 7 to 65 meters, covered with chalky limestone fragments.

A subsequent foot survey in 2017 recorded 210 funerary structures, unveiling additional tomb categories such as cairns of various shapes and rectangular cists.

8.2 Thaj

8.2.1 Heritage Baseline

The ongoing archaeological work in the Thāj necropolis, the primary ancient city in eastern Arabia, reveals three key insights into the relationship between the living and the dead.

1- Over a thousand funerary monuments, including tumuli and white circles, form a distinctive landscape around the city, reflecting shared construction principles and a focus on visibility influenced by chronological and social factors.

2- Diverse burial practices indicate that individuals of all ages, including perinatal cases, had access to burial spaces with specific treatments based on age and possibly social status.

3- The continuity of the connection between the living and the dead is evident through ongoing use, maintenance of funerary monuments, and the conduct of funeral ceremonies, despite challenges like instances of looting.

Ongoing studies aim to delve deeper into aspects such as kinship, dietary practices during ceremonies, refining chronology, and understanding human activities within the site.

8.2 Thaj

8.2.1 Heritage Baseline

Site conditions as per the Emana's Geographic Explorer Portal

The Heritage Commission oversees and protects five distinct excavation areas within the Thaj archaeological site.
The designated excavation areas within the Thāj archaeological site do not encompass its entire extent, leaving a significant portion outside their boundaries.

Desert Life Cluster: Site Specific Policies & Guidelines

8.2 Thaj

8.2.1 Heritage Baseline

No.1	
Main Tangible Heritage Asset General Information	Thaj Archaeological Site Original Function: City Date of Construction: Hellenistic Era
Typology	Archaeological Site
Heritage Significance Classification	• Medium to High • National to International Significance • The site is of high cultural, historical and scientific value, but the true potential of the site will only be fully appreciated when further excavations and discoveries are made.
Construction Materials	The site structures remains are built with the following main materials: Mud, Stone.
Condition	The excavated remains must be conserved and protected in order to preserve them and to prepare the site for tourist visits. (Visitor centre, gate, wooden paths with explanatory panels... should be created)

*Heritage significance classification is determined by assessing the aesthetic, historic, scientific, social or spiritual value of the property and categorising it as having local, national or international cultural significance.

08

Desert Oasis Cluster

8.2.2 Specific Conservation policies & Guidelines

8.2 Thaj

8.2.2 Specific Conservation policies & Guidelines

Introduction

It is of paramount importance that any intervention on traditional mud architecture should seek to preserve, consolidate and restore the integrity of the building in question. A lack of suitable maintenance operations is often the cause of degradation phenomena in mud buildings. It is essential that each action be subjected to rigorous examination in order to ensure that the needs of this fragile heritage are met and that specific cases are addressed in an appropriate manner.

As set forth in the general conservation policies, the implementation of management, conservation, and maintenance programmes represents a pivotal aspect of the methodological process.

The comprehensive documentation of the existing heritage condition and damage serves as the foundation for subsequent actions. This documentation should be complemented by a meticulous study to propose detailed solutions for each type of damage, in accordance with the adopted conservation guidelines.
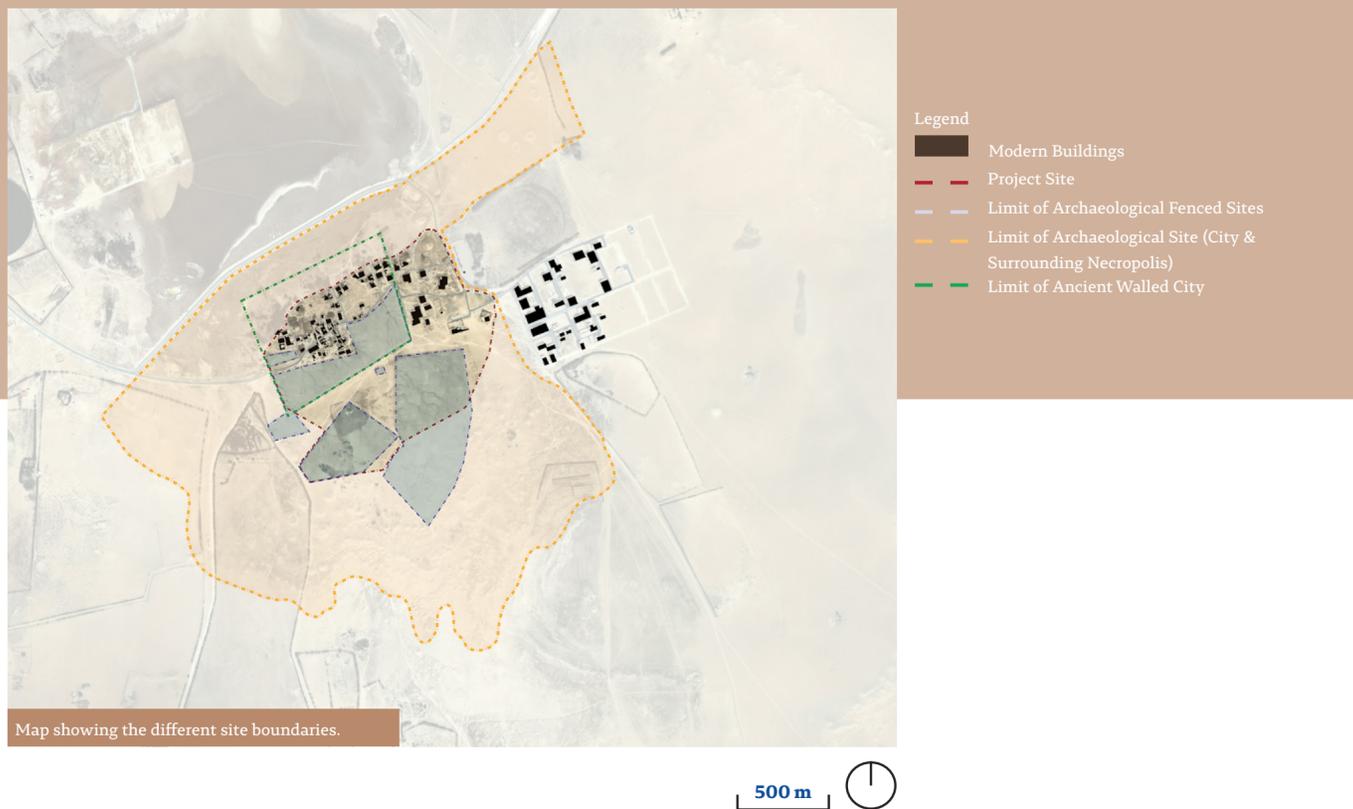
Additionally, this section will highlight the main actions to be considered to address specific issues facing the site and provide recommendations to follow during the implementation of the project.

08

Desert Life Cluster: Site Specific Policies & Guidelines

8.2 Thaj

8.2.2 Specific Conservation policies & Guidelines

Legend
- ▬ Modern Buildings
- – – Project Site
- – – Limit of Archaeological Fenced Sites
- – – Limit of Archaeological Site (City & Surrounding Necropolis)
- – – Limit of Ancient Walled City

Map showing the different site boundaries.

500 m

Expansion of the protected area is crucial to fully preserve Thāj's cultural richness and enhance its presentation.

Recent archaeological investigations reveal Thāj's vast size and complexity, surpassing current safeguarded regions. Comprising the walled city, suburbs, and necropolis, each facet enriches the site's historical tapestry. The walled city showcases intricate architecture, reflecting ancient urban development. Suburbs extend beyond walls, shedding light on socio-economic aspects. The necropolis unveils cultural and spiritual practices through tombs and funerary structures. Each component offers unique insights into ancient urban development, socio-economic aspects, and cultural practices.

Given the nature of these components, it is evident that the site's cultural richness extends far beyond the boundaries currently designated for protection. To fully appreciate and preserve the historical legacy encapsulated within the walled city, suburbs, and necropolis, it is imperative to consider expanding the protected area to cover all of these components (Refer to map: Limit of Archaeological Site-City & Surrounding Necropolis).

This expanded preservation area would not only safeguard the site for future generations but also enhance its presentation, allowing for a more holistic and nuanced understanding of its cultural significance.

08

Desert Oasis Cluster

8.2.3 Urban Boundaries & Protected Areas

Desert Life Cluster: Site Specific Policies & Guidelines

8.2 Thaj

8.2.3 Urban Boundaries and Protected Areas

- - - Protected Area
Exclusion Strip
Frontage
Rest of SPA
- - SPA Buffer Zone
P0
P1
P2
P3

P3

P0

P3

Exclusion Strip

Please refer to the General Guidelines section for details on each area and level of protection

This plan contains the indicative boundaries to translate how the delineation of the protection area and SPA can be implied in the specific projects. Noting that these limits are to be finalized once the design proposals become clearer in the next phase.

08

Desert Oasis Cluster

8.2.4 ICH
& Ecosystem
Approach

Desert Life Cluster: Site Specific Policies & Guidelines

8.2 Thaj

8.2.4 ICH & Ecosystem Approach*

	Policy	Practical Guidelines
1	To promote and raise awareness in traditional music and performances Description Respecting the needs and priorities of archaeological excavations, once ready to welcome external visitors, the site of Thaj could host traditional music concerts and performances aimed at raising awareness, especially among young generations, about the regional living heritage.	• Raising Awareness: Concerts, performances, festivals can be organized to raise awareness of local cultural practices. • Using Local Cultural Spaces: concerts can be hosted in the site of Thaj both for regional inhabitants and external visitors, respecting the needs and priorities of archaeological excavations. • Creating Connections among Clusters: Festivals and cultural events across the different sites of the project can permit to discover local cultural specificities in terms of music and performances.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.4.2

	Policy	Practical Guidelines
2	To promote traditional agricultural practices Description Visitors coming to the site of Thaj could extend their stay in the region by staying at nearby farms. This can represent an opportunity to raise awareness about traditional agricultural practices in oasis areas.	• Local Farmers: Nitaa Research Hub could work closely with farmers nearby Thaj to document their knowledge and provide innovative and sustainable solutions. Specific schemes can also be developed to support new farmers in establishing themselves in the region through training, funding, advice, and marketing. • Community-Based Tourism: Farmers could be involved in agritourism, offering workshops and experiences for visitors, such as farming, cooking classes, and farm stays.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.4.2

08

Desert Oasis Cluster

8.3 Qaryat Al Ulya

**Qasr King AbdulAziz -
Al Saha Majesty Square**

A dynamic cultural spine intertwining history, heritage, and sustainability, revitalizing Qasr Ali into a vibrant cultural hub, while fostering authentic farming experiences near old villages to ensure a sustainable future.

Desert Life Cluster: Site Specific Policies & Guidelines

8.3 Qaryat Al Ulya

Outcomes of Stage 1- Property Card

" An ancient city, once called "Al-Nabaj" famous with its agricultural and livestock activity, trade, and administrative services."

Site Insights

HERITAGE

The site has rich, yet underutilized, cultural heritage assets, suggesting a need for improved conservation and development that leverages its historical and cultural significance.

SUBMARKET

The site has limited potential for tourism development, but the fort has potential to be utilized for events and markets

MASTERPLAN

Presents a historic core with vast potential for diverse activities, yet hindered by infrastructure limitations and neglect of its heritage, requiring strategic intervention to revitalize its urban fabric and cultural identity while leveraging its unique landscape for sustainable development.

Size
1,150,000 m2

Distance from City
3.5 hrs (from Dammam)

Distance from Airport
3 hrs (from King Fahd airport)

Distance to Main Road
1 hr (from highway)

Population Catchment within 3 hrs
~280,562

Tourism Catchment within 3 hrs
~11.4 m

08

Desert Oasis Cluster

8.3.1 Heritage Baseline

Desert Life Cluster: Site Specific Policies & Guidelines

8.3 Qaryat AlUlya

8.3.1 Heritage Baseline

Legend

Heritage Buildings
Modern Buildings
Limit of Intervention

Map showing heritage and modern buildings within the project Project Site.

500 m

Qaryat AlUlya's heritage faces challenges amid modern urbanization, with old town elements interspersed among new developments, requiring urgent preservation efforts.
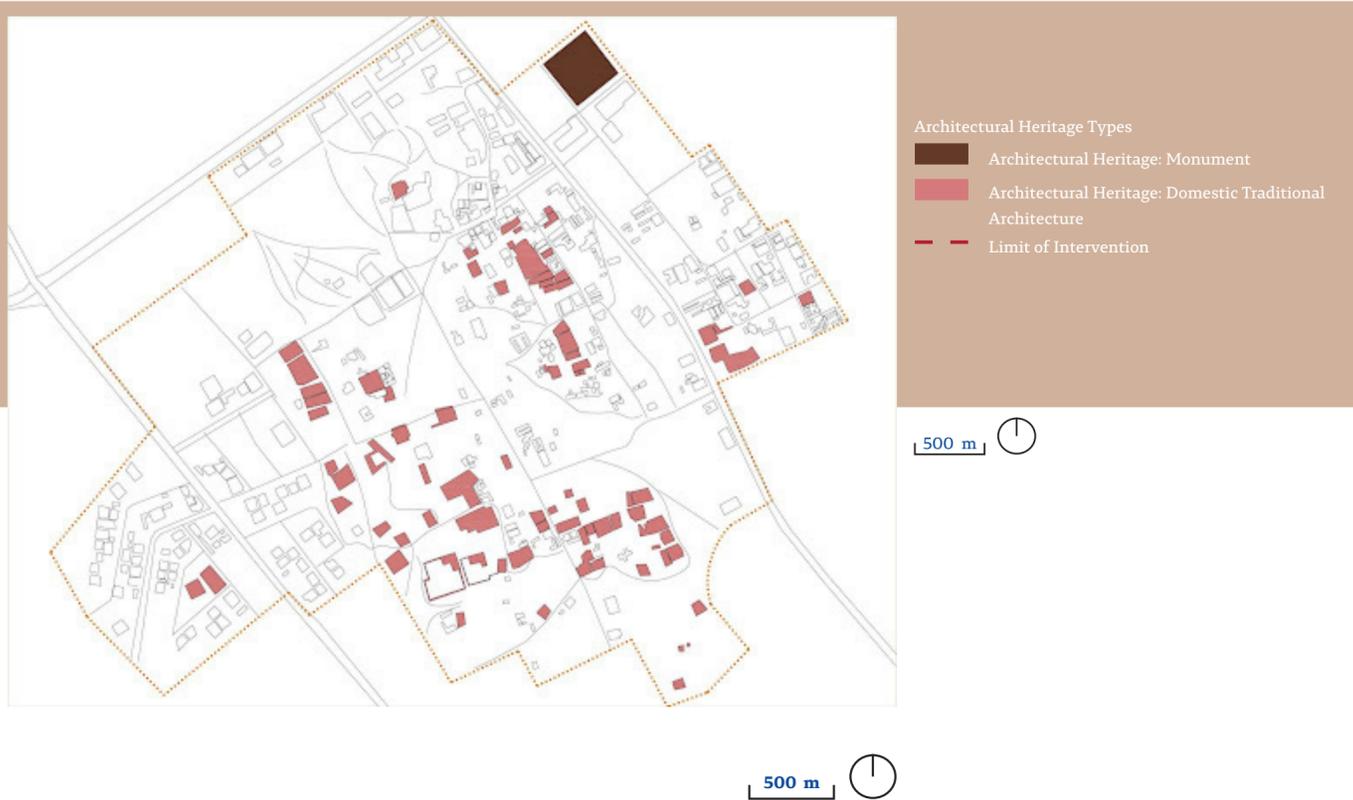
The information gathered from the site visit observation is depicted on this map to illustrate the general situation of the heritage assets. It's important to note that the displayed results are estimations rather than precise assessments.

8.3 Qaryat AlUlya

8.3.1 Heritage Baseline

Architectural Heritage Types

- Architectural Heritage: Monument
- Architectural Heritage: Domestic Traditional Architecture
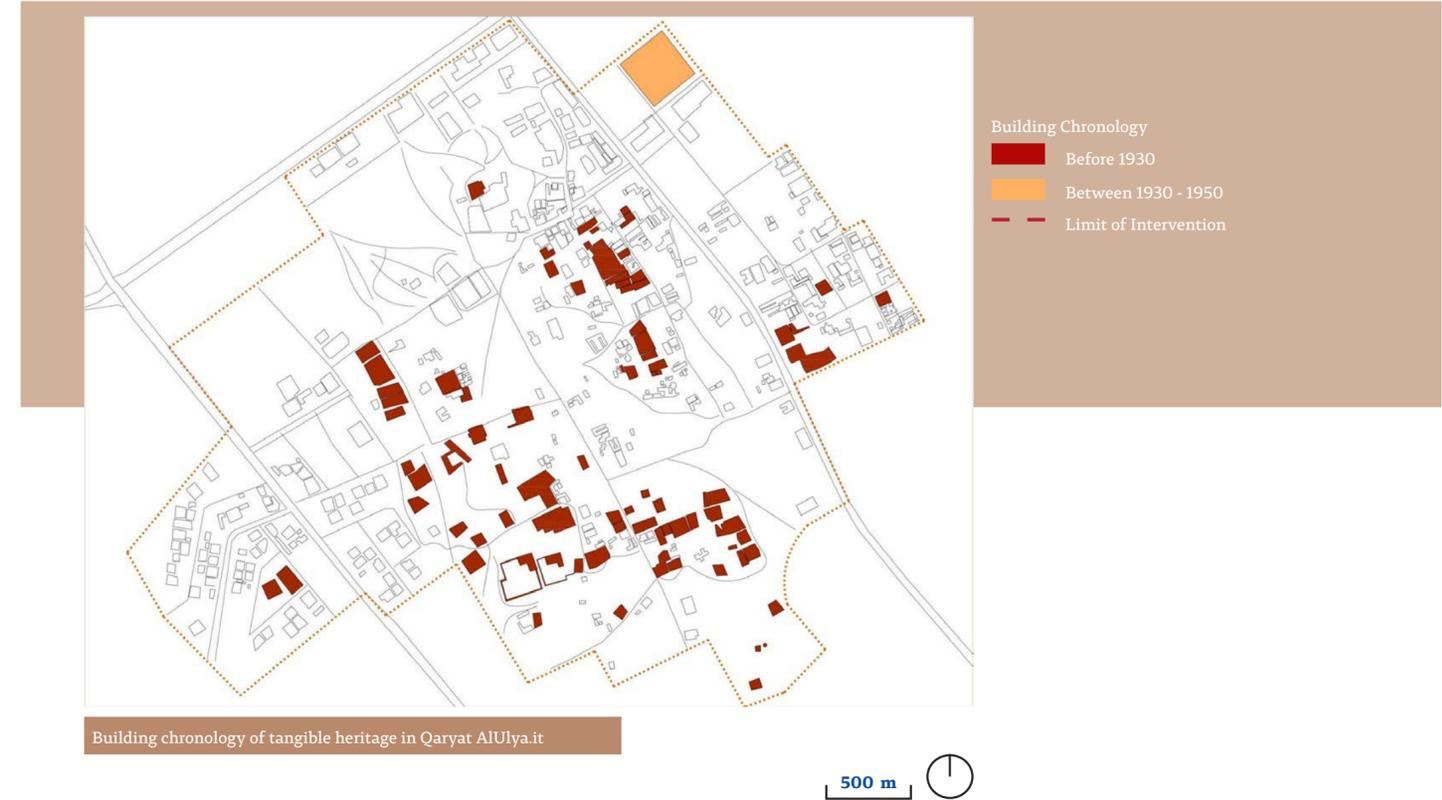- – – Limit of Intervention

500 m

Qaryat AlUlya cultural legacy is marked by landmarks such as Qasr A'ali, safeguarding its deep historical roots and architectural heritage

Two types of cultural heritage assets exist in Qaryat Al Ulya: monuments and domestic vernacular architecture, primarily domestic structures scattered across different areas of the village. These assets represent the remnants of the old town.

8.3 Qaryat AlUlya

8.3.1 Heritage Baseline

Building Chronology

- Before 1930
- Between 1930 - 1950
- – – Limit of Intervention

Building chronology of tangible heritage in Qaryat AlUlya.it

500 m

The heritage structures of the old village are interspersed with modern constructions, altering the original urban fabric.

The information gathered from both site visit observations and desk research is represented on this map to illustrate the construction chronology of the structures within the intervention area. It's important to note that the displayed results are estimations rather than precise assessments.
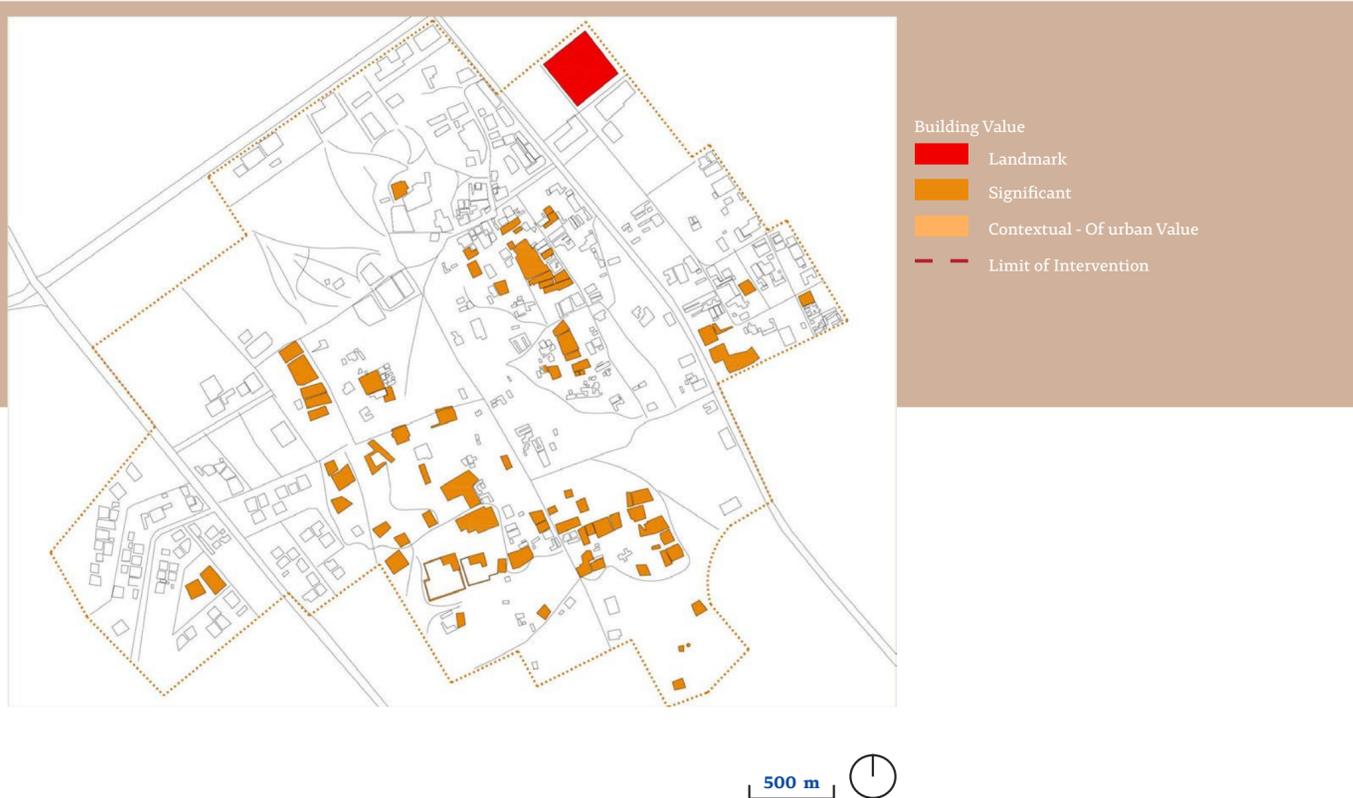
While records indicate that the palace and mosque were constructed in the 1930s, there are no documented records regarding the village's construction period. However, it is estimated to have been built briefly before this time.

8.3 Qaryat AlUlya

8.3.1 Heritage Baseline

Building Value
- Landmark
- Significant
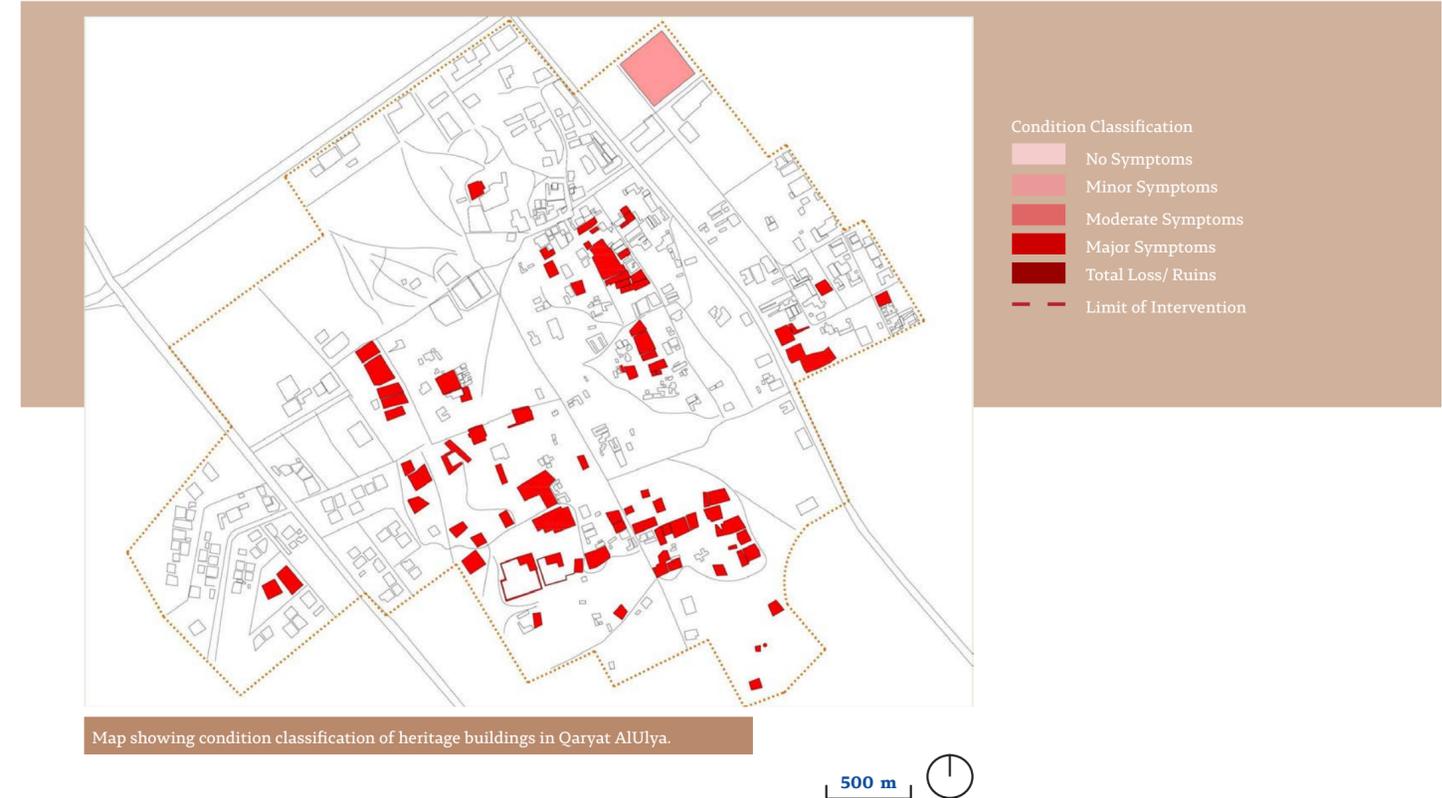- Contextual - Of urban Value
- – – Limit of Intervention

500 m

This section categorizes heritage buildings into three main classifications: Landmark, Significant, and Of Urban Value, to guide preservation efforts and inform cost estimates.

1- Landmark: These buildings are of exceptional cultural, historical, or architectural significance. They represent key landmarks within the heritage site and are crucial for understanding the historical narrative of the area.

2- Significant: These buildings hold considerable historical, cultural, or architectural value. While not as prominent as iconic buildings, they contribute significantly to the heritage and character of the area.

3- Contextual - Of Urban Value: These buildings contribute to the overall urban fabric and historical context of the area. They are valuable for maintaining the aesthetic and historical continuity of the heritage site.

Condition Classification
- No Symptoms
- Minor Symptoms
- Moderate Symptoms
- Major Symptoms
- Total Loss/ Ruins
- – – Limit of Intervention

Map showing condition classification of heritage buildings in Qaryat AlUlya.

500 m

While the palace is structurally sound, the mosque and village houses display significant deterioration, with some structures in a state of ruin.

The information gathered from the site visit observation is depicted on this map to illustrate the general physical condition of the heritage assets. It's important to note that the displayed results are estimations rather than precise assessments.

The evaluation of the damage and the assessment of the conservation status is based on the "European Norm for the Conservation of cultural property — Condition survey and report of built cultural heritage (EN 16096:2012)".

No symptoms (CC0). Apparently without perceptible change in substance.

Minor symptoms (CC1). Only superficially, without substantial changes (loss < 20%).
Moderate symptoms (CC2). Locally limited damage/loss of surface (loss < 50%)
Major symptoms (CC3). Serious damage, severe substantial loss/ danger of collapse (loss > 50%)
Total loss (CC4). Physically complete destruction of a building/of a component/element (loss > 90%)

08

**Desert Life Cluster: Site Specific Policies &
Guidelines**

8.3 Qaryat AlUlya

8.3.1 Heritage Baseline

	No. 1	No. 2	No.3
Main Tangible Heritage Asset General Information	Qasr A'ali Original Function: Governmental Date of Construction: 1355 h.	Qaryat AlUlya historic village Bin Mandeel Mosque Original Function: Residential Date of Construction: 1250 h. or older	Bin Mandeel Mosque Original Function: Religious Date of Construction: 1250 h. or older
Typology	Monument Military Heritage	Groups of Buildings Historic Village Rural Heritage	Monument
Heritage Significance Classification	• Medium • National Significance	• Low • Local Significance	• Low • Local Significance
Construction Materials	• The building is built with the following main materials: Mud, stone, Wood, Palm and Plaster	• The village buildings are built with the following main materials: Mud, Wood, Palm and Plaster	• The building is built with the following main materials: Mud, stone, Wood, Palm and Plaster
Condition	Minor symptoms (CC1): Only superficially, without substantial changes. In general, the palace is in an acceptable condition requiring maintenance, with minor structural problems identified.	Major symptoms (CC3) to Total loss (CC4): Serious Damage to Complete Destruction	Major symptoms (CC3): Serious Damage

*Heritage significance classification is determined by assessing the aesthetic, historic, scientific, social or spiritual value of the property and categorising it as having local, national or international cultural significance.

08

Desert Oasis Cluster

8.3.2 Traditional Architecture, Construction Materials & Techniques

8.3 Qaryat AlUlya

8.3.2 Traditional Construction Materials & Techniques

The traditional architecture of Qaryat Al Ulya is predominantly composed of courtyard houses, with several details reflecting the Najdi influence.

The traditional architecture of Qaryat Al Ulya is predominantly composed of courtyard houses, and several details reflecting the Najdi influence. These houses showcase elaborate construction techniques, including the use of mud arches and intricate details that highlight the region's architectural heritage.

Courtyard houses in Qaryat Al Ulya are designed around central open spaces, providing natural ventilation and light to the surrounding rooms. This layout not only promotes a comfortable living environment but also ensures privacy for the residents.

A distinctive feature of this architecture is the inclusion of small rectangular openings known as "furjat." These openings facilitate air circulation and add an aesthetic element to the structure. Additionally, the interiors often feature elaborate niches in the walls, used for storage and decoration, demonstrating a practical yet artistic approach to space utilization.
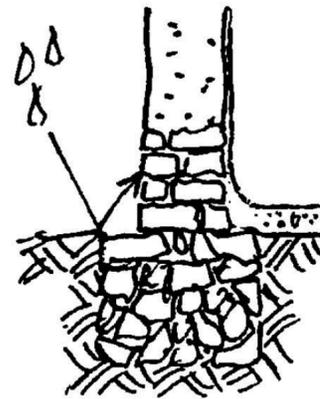
Overall, the traditional architecture in Qaryat Al Ulya exemplifies a harmonious blend of functionality, cultural values, and climatic adaptation, preserving the rich architectural heritage of the Najdi region.

8.3 Qaryat AlUlya

8.3.2 Traditional Construction Materials & Techniques

An architecture that embodies resource efficiency and meticulous craftsmanship, creating functional yet culturally expressive structures.

This section delves into traditional construction methods used in desert architecture, emphasizing resource-efficient practices with locally available materials like stone, mud, and athl wood. It explores the meticulous craftsmanship behind wooden doors and ceilings, showcasing both functional necessities, and cultural expressions. It is structured into four parts; walls, finishes, ceilings and openings.

1- Walls:

The construction of walls was a meticulous process, drawing upon a range of techniques and materials suited to the region's environmental conditions and resource availability. Diverse methods were employed, from stone foundations to mud walls, showcasing the ingenuity of traditional builders:

A- Stone Foundation: Utilizing stones, especially limestone, for the foundation provided strength and stability. A trench, 1–1.5 meters deep, was excavated to match the building's dimensions. This trench was then filled with a mixture of clay and stones to create a continuous foundation.
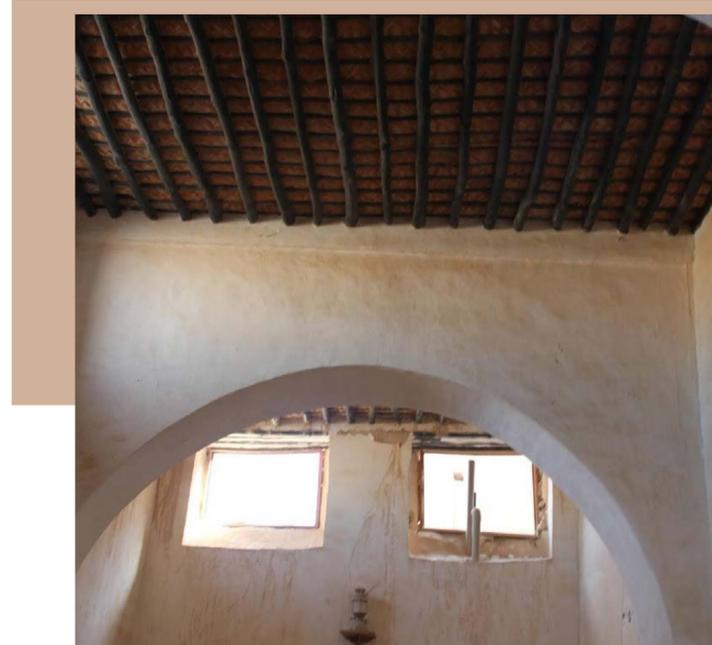
B- Stone Walls: In some cases, limestone was employed in the lower part of external walls, in domestic architecture while it was used for the major parts of the walls in military architecture, the palace for example.

C- Mud Walls: Mud, a prevalent material in the region due to its availability and the scarcity of stones, played a crucial role in construction. Mud was often combined with stones, shaped into small balls, and laid horizontally in courses. This method, known as the "course method", contributed to the strength and durability of the walls..

2- Finishing:

This part describes the intricate finishing techniques employed in traditional Najdi architecture. Following construction, a meticulous process enhanced walls' strength and aesthetics, involving moisturizing, fermentation, and gypsum application. These methods not only fortified structures but also added to their visual appeal and functionality.:

A- Moisturizing and Fermentation: Walls were moisturized with water and left to ferment. Internal walls underwent this process for a week to a month, while external walls required a more extended period, allowing straw to decay, resulting in black, smooth surfaces that enhanced strength, waterproofing, and thermal capacity.
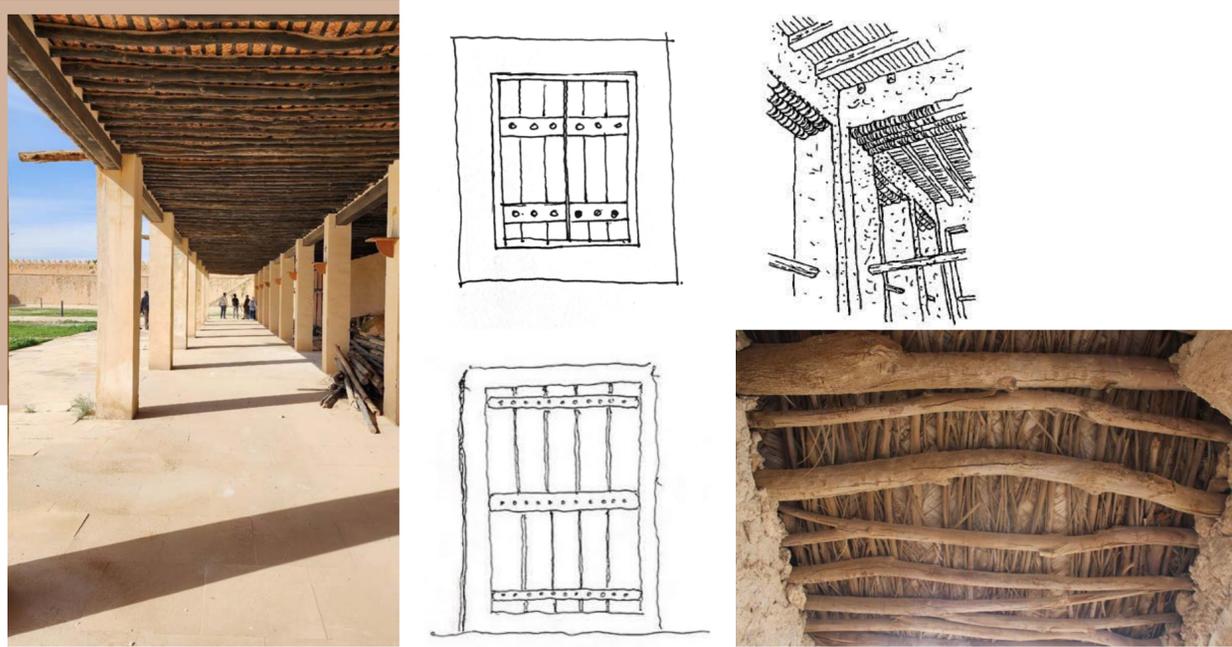
B- Gypsum Application: White gypsum mixed with water was applied to specific parts of the walls, particularly those inside, serving both functional and aesthetic purposes, including painting.

Desert Life Cluster: Site Specific Policies & Guidelines

8.3 Qaryat AlUlya

8.3.2 Traditional Construction Materials & Techniques

In addition to mud and stones, Athl wood and palm products were commonly utilized in the construction of ceilings and openings, contributing to the structural and aesthetic elements of traditional architecture.

3- Ceilings:

Ceilings were flat and had similar insulating properties to the walls. Athl wood was used for roofing. Wood was then cut to length, trimmed, then stripped of any loose bark and topped by a palm leaf or reed mat, and a layer of mortar.

4- Openings:

Similarly, doors and windows were crafted from the abundant athl, a prominent tree in the region. The inhabitants of Najd took great pride in their wooden doors, characterized by intricate craftsmanship and artistic details. This attention to detail served as a deliberate contrast to the earthy tones of mud facades, adding a touch of richness and embellishment to the architectural aesthetics. The scarcity of wood in the region made each wooden element a precious and revered feature. This elaborate approach reflected not only a functional aspect but also a cultural and aesthetic expression of the community.

08

Desert Oasis Cluster

8.3.3 Heritage Conservation Specific Guidelines

Desert Life Cluster: Site Specific Policies & Guidelines

8.3 Qaryat AlUlya

8.3.3 Specific Conservation Policies & Guidelines

1- Restoration of the original plasterwork

Guidelines:
Plaster: Application of new mud plaster with a composition similar to the original one.
Painting: Application of new natural painting with a composition similar to the original one.
Refer to Traditional Construction Materials & Techniques section.

2- Reconstruction of collapsed portions

Guidelines:
Adobe masonry collapsed or detached will be firstly propped for safety.
Part of the masonry shall be restored by the use of Stitch and unstitch, a technique which aims to reintegrate the wall continuity, and the most severe cracks will be stitched and re-plastered with earthen and straw mortar.
Use of tie rods to fix orthogonal walls.
 Stone columns of the internal porches collapsed, will be reconstructed using similar stone as material and shape and painted with toned down color.

Desert Life Cluster: Site Specific Policies & Guidelines

8.3 Qaryat AlUlya

8.3.3 Specific Conservation Policies & Guidelines

3- Restoration of small triangular openings "Furjat"

Guidelines:
A typical feature of the Najdi architecture, these openings exists in some of Qaryat AlUlya houses.
Particular attention should be given to these elements, and their restoration should be carried out with care to preserve the existing details.

4- Restoration of Niches

Guidelines:
Some of Qaryat AlUlya house feature intricate built Niches that were used for storage and decoration.
Particular attention should be given to these elements, and their restoration should be carried out with care to preserve the existing details.

08

Desert Oasis Cluster

8.3.4 Urban Boundaries & Protected Areas

Desert Life Cluster: Site Specific Policies & Guidelines

8.3 Qaryat AlUlya

8.3.4 Urban Boundaries & Protected Areas

Protected Area
Exclusion Strip
Frontage
Rest of SPA
SPA Buffer Zone
P0
P1
P2
P3

Please refer to the General Guidelines section for details on each area and level of protection

This plan contains the indicative boundaries to translate how the delineation of the protection area and SPA can be implied in the specific projects. Noting that these limits are to be finalized once the design proposals become clearer in the next phase.

Desert Oasis Cluster

8.3.5 ICH & Ecosystem Approach

8.3 Qaryat AlUlya

8.3.5 ICH & Ecosystem Approach*

	Policy	Practical Guidelines
1	To ensure the safeguarding of skills and knowledge related to local traditional architecture Description The restoration of traditional buildings in Qaryat AlUlya needs to mobilize local architectural techniques.	• Inventorying Traditional Architectural Techniques and Uses of Remaining Buildings: This can be done in connection with the Heritage Commission and by involving experts, researchers, and local inhabitants. Specific funds need to be allocated for research and studies to unveil the specificities of local architectures and techniques. • Transmission of Traditional Techniques: Transmission can be formal (e.g. training programs at WRTH in Riyadh or at a new branch that might be created in Dawasir) or informal (e.g. learning from local masters, winter practical camps organized in Qaryat AlUlya with renowned architects). • Local Materials: Producing and using local materials such as mud, palm branches, and wood is important to respect traditional materials and to adopt a sustainable approach. • Raising Awareness: Exhibitions, publications, guides, workshops for children, and different audiences can be organized to raise awareness of the importance of these techniques and their benefits for the environment. • Creating Connections among Clusters: The restoration process involving traditional techniques can create links with Dawasir, where a branch of WRTH may be created, as well as with the nearby villages of Qaryiat Janoubia and Nitaa, where winter camps with renowned architects can also take place. • International Networks: Involving centers specialized in mud buildings, like CRAterre - International Center for Earthen Construction, and expert groups like ISCEAH- ICOMOS International Committee on Earthen Architectural Heritage may permit to share knowledge and find new solutions to restoration and reuse challenges.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.4.2

	Policy	Practical Guidelines
2	To ensure the safeguarding of traditional music, performances and festivities Description Restored traditional buildings in Qaryat AlUlya can be used as venues for cultural activities such as traditional music performances and local festivities.	• Inventorying Traditional Music, Performances and Festivities: This can be done in connection with the Heritage Commission and by involving experts, researchers, and local inhabitants. Specific funds need to be allocated for research and studies. • Transmission of Traditional Music and Practices: Transmission can be formal (e.g. a music school or short trainings could be developed with and for local inhabitants) or informal (e.g. learning from local musicians, initiation workshops, activities for children) • Local Instruments: The transmission of Traditional Music and Performances is strictly connected also to the fabrication of instruments by skilled craftspeople. • Raising Awareness: Concerts, recordings, films, performances, festivals can be organized to raise awareness of these cultural practices. • Using Local Cultural Spaces: music schools, spaces for workshops, concert rooms can be hosted in the restored buildings of Qaryat AlUlya becoming places for gathering both local inhabitants and visitors. • Creating Connections among Clusters: Festivals and cultural events across the different sites of the project can permit to discover local cultural specificities in terms of music and performances.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.4.2

8.3 Qaryat AlUlya

8.3.5 ICH & Ecosystem Approach*

	Policy	Practical Guidelines
3	To ensure the safeguarding of practices related to desert life Description Qaryat AlUlya and the desert cluster sites are characterized by the presence of practices related to desert life, such as desert trades, camping, food preparation, camel breeding, falconry. Promoting these practices can increase interest in the region and enrich the experience of visitors, as well as create new jobs and income opportunities for local inhabitants.	• Inventorying Desert Life Practices: This can be done in connection with the Heritage Commission and by involving experts, researchers, and local inhabitants. Specific funds need to be allocated for research and studies. • Local Markets: The proximity of Nairyah to the Desert Cluster sites provides an opportunity to see and acquire material objects that are part of desert life. • Artisans: Several artisans in the region still produce objects related to desert life practices and may be interested in welcoming visitors to demonstrate their techniques and organize short workshops. • Raising Awareness: Exhibitions, publications, guides, and films can be produced to raise awareness of these cultural practices. • Community-Based Tourism: New activities for tourists can be proposed by local inhabitants in relation to desert life practices. These activities could include visits to craft workshops, cultural itineraries, desert camping, cooking in the desert, learning about desert fauna and flora, camel riding. • Creating Connections among Clusters: Experiences for tourists can be localized at one site or span multiple sites, providing a more comprehensive understanding of the complexity of these practices, as well as of the diversity of territories and landscapes.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.4.2

	Policy	Practical Guidelines
4	To ensure the safeguarding of traditional agricultural practices Description Specific program could be implemented in Qaryat AlUlya, in connection with Nitaa Research Hub about traditional agricultural practices in oasis areas.	• Local Farmers: Nitaa Research Hub could work closely with farmers from Qaryat AlUlya to document their knowledge and provide innovative and sustainable solutions. Specific schemes can also be developed to support new farmers in establishing themselves in the region through training, funding, advice, and marketing. • Local Markets: Qaryat AlUlya can host a market for locally produced organic food, to both inhabitants and visitors. • Community-Based Tourism: Farmers could be involved in agritourism, offering workshops and experiences for visitors, such as farming, cooking classes, and farm stays.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.4.2

08

Desert Oasis Cluster

8.4 Qaryat AlJanoubia

AlJanoubia's Timeless Agro Heritage Escape

Indulge in a serene getaway at Qaryat AlJanoubia's, an isolated haven where tranquility meets adventure amidst agro-tourism activities and the mesmerizing beauty of starlit skies. Discover authentic heritage nestled within this lush oasis, offering a sanctuary for holistic wellness and cultural exploration to travelers, tourists, and locals alike.

Desert Life Cluster: Site Specific Policies & Guidelines

8.4 Qaryat AlJanoubia

Outcomes of Stage 1- Property Card

"Found in isolation, Qaryat AlJanoubia stands as an abandoned historical village amidst expansive desert landscapes, deprived of nearby habitation."

Site Insights

HERITAGE

The site has rich, yet underutilized, cultural heritage assets, suggesting a need for improved conservation and development that leverages its historical and cultural significance.

SUBMARKET

Secluded with rich heritage potential, Qaryat AlJanoubia offers unique agri-tourism prospects despite accessibility and climate challenges

MASTERPLAN

With its unique landscape and appealing vast spaces, Qaryat AlJanoubia offers a potential of development but faces challenges of accessibility and heritage preservation, requiring careful planning and community engagement to unlock their full potential.

Size
320,740 m2

Distance from City
4 hrs (from Dammam)

Distance from Airport
4.5 hr (from King Fahd airport)

Distance to Main Road
25 mins (from highway)

Population Catchment within 3 hrs
~41,141

Tourism Catchment within 3 hrs
~11.4 m

08

Desert Oasis Cluster

**8.4.1 Heritage
Baseline**

8.4 Qaryat AlJanoubia

8.4.1 Heritage Baseline

Architectural Heritage Types

- ▇ Architectural Heritage: Monument
- ▇ Architectural Heritage: Domestic/Commercial Traditional Architecture
- – – Limit of Intervention

Types of architectural heritage within site limits.

100 m

Qaryat al Janubia's neighborhoods exhibit vernacular architecture with ground-level rooms, courtyards, and fenced gardens, echoing the town's historical and architectural character.

The cultural heritage assets in Qaryat Al Janoubia primarily consist of vernacular architecture, predominantly comprising abandoned domestic structures and a mosque, modern reconstruction of the original building, that constitute the remnants of the old village .

Despite the historical value of the old town, no study has been conducted on its fabric. What remains today are remnants of the town's neighborhoods, showcasing a general pattern where houses are characterized by multiple ground-level rooms, often featuring a courtyard and occasionally accompanied by a fenced garden. These assets serve as tangible reflections of the town's historical significance and architectural heritage.

8.4 Qaryat AlJanoubia

8.4.1 Heritage Baseline

Building Chronology

- ▇ Before 1930
- ▇ Between 1930 - 1950
- ▇ After 1950
- – – Limit of Intervention

Building chronology of tangible heritage in Qaryat AlJanoubia

100 m

The construction chronology of structures reveals two distinct phases in house construction and interventions like the mosque reconstruction.

The information gathered from both site visit observations and desk research is represented on this map to illustrate the construction chronology of the structures within the intervention area. It's important to note that the displayed results are estimations rather than precise assessments.

The absence of a comprehensive historic and architectural study makes it challenging to precisely identify the construction dates of the houses. However, site observations indicate the presence of two distinct phases in the construction of the houses: the lower and upper neighborhoods, with the latter being more recent.

Additionally, it is evident that the mosque underwent reconstruction, and various interventions on the houses occurred in later phases, incorporating modern construction materials like concrete. A thorough investigation and documentation are essential to unravel the chronological layers of the town's development and transformations.

8.4 Qaryat AlJanoubia

8.4.1 Heritage Baseline

Building Value

- 🟥 Landmark
- 🟧 Significant
- 🟨 Contextual - Of urban Value
- – – Limit of Intervention

Map showing Building Value in Qaryat AlJanoubia

100 m

This section categorizes heritage buildings into three main classifications: Landmark, Significant, and Of Urban Value, to guide preservation efforts and inform cost estimates.

1- Landmark: These buildings are of exceptional cultural, historical, or architectural significance. They represent key landmarks within the heritage site and are crucial for understanding the historical narrative of the area.
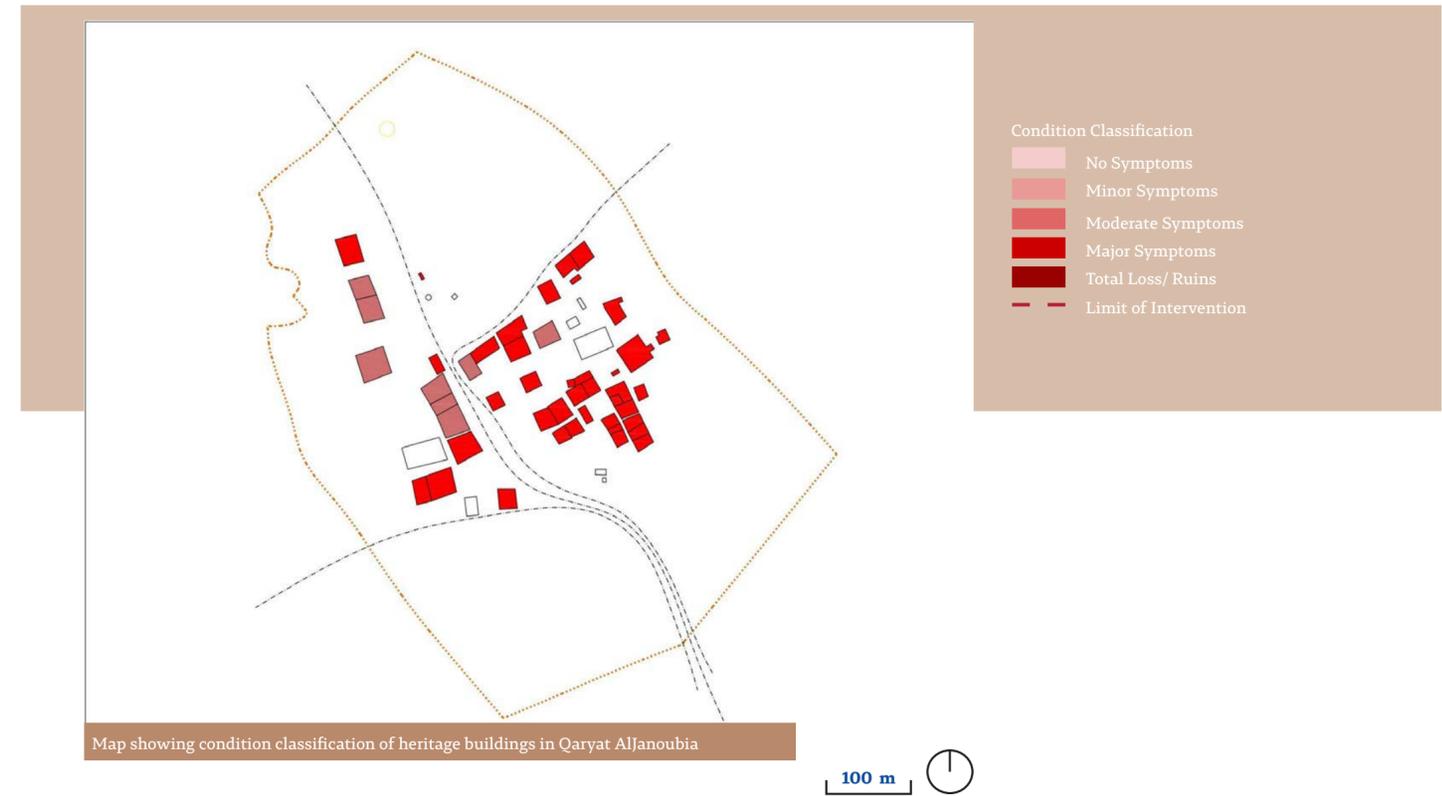
2- Significant: These buildings hold considerable historical, cultural, or architectural value. While not as prominent as iconic buildings, they contribute significantly to the heritage and character of the area.

3- Contextual - Of Urban Value: These buildings contribute to the overall urban fabric and historical context of the area. They are valuable for maintaining the aesthetic and historical continuity of the heritage site.

Condition Classification

- No Symptoms
- Minor Symptoms
- Moderate Symptoms
- Major Symptoms
- Total Loss/ Ruins
- – – Limit of Intervention

Map showing condition classification of heritage buildings in Qaryat AlJanoubia

100 m

The abandonment of these historic dwellings in favor of new development during the late 1970s has resulted in a significant deterioration of their physical condition.

The information gathered from the site visit observation is depicted on this map to illustrate the general physical condition of the heritage assets. It's important to note that the displayed results are estimations rather than precise assessments.

The evaluation of the damage and the assessment of the conservation status is based on the "European Norm for the Conservation of cultural property — Condition survey and report of built cultural heritage (EN 16096:2012)".

No symptoms (CC0). Apparently without perceptible change in substance.
Minor symptoms (CC1). Only superficially, without substantial changes (loss < 20%).
Moderate symptoms (CC2). Locally limited damage/loss of surface (loss < 50%)
Major symptoms (CC3). Serious damage, severe substantial loss/ danger of collapse (loss > 50%)
Total loss (CC4). Physically complete destruction of a building/of a component/element (loss > 90%).

8.4 Qaryat AlJanoubia

8.4.1 Heritage Baseline

No.1	
Main Tangible Heritage Asset General Information	Qaryat al Janoubia historic village Original Function: Residential Date of Construction: 1340 h. or older
Typology	Groups of Buildings Historic Village Rural Heritage
Heritage Significance Classification	Low Local Significance
Construction Materials	The village buildings are built with the following main materials: Mud, Wood, Palm and Plaster
Condition	Major symptoms (CC3): Serious Damage

*Heritage significance classification is determined by assessing the aesthetic, historic, scientific, social or spiritual value of the property and categorising it as having local, national or international cultural significance.

08

Desert Oasis Cluster
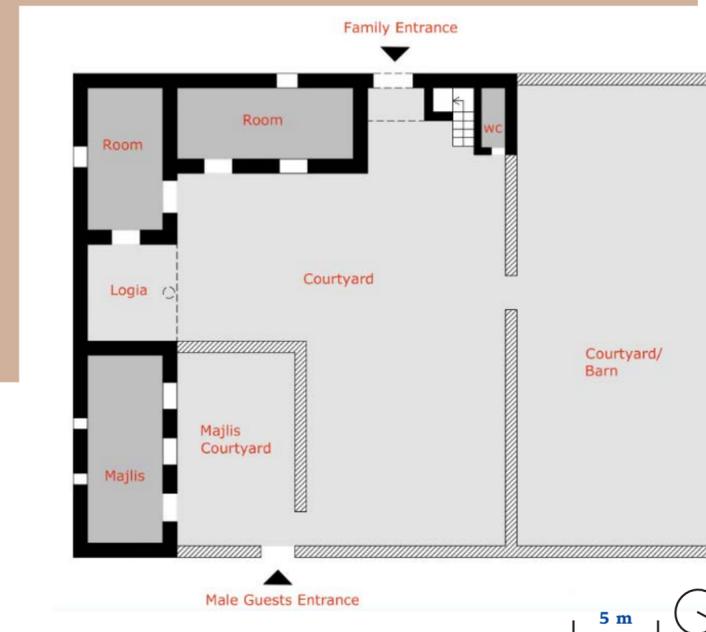
8.4.2 Traditional Architecture

8.4 Qaryat AlJanoubia

8.4.2 Traditional Architecture

House 14 Plan - Source: Gaia Heritage 2024

House 14 is an example of Qaryat AlJanoubia traditional architecture with its simple, functional design, single floor, and three courtyards layout.

House 14 is a prime example of traditional architecture in Qaryat Al Janoubia, showcasing a simple yet functional design with a single floor and a unique layout centered around three courtyards. This architectural arrangement reflects the cultural and social needs of its inhabitants, ensuring privacy and functionality.

The house features multiple entrances, each leading to a different courtyard with a specific purpose. The family entrance provides access to the main family living space, ensuring privacy for the household members. The male guests' entrance leads to a separate courtyard connected to the family courtyard and the Majlis space, where guests are received and entertained without disrupting the family's privacy. A third entrance opens to an open courtyard, likely intended for animals, which is also connected to the family courtyard.

This design highlights the thoughtful consideration of social interactions and daily activities within the household, balancing communal and private spaces efficiently. The integration of these courtyards facilitates natural ventilation and lighting, enhancing the overall comfort and functionality of House 14.
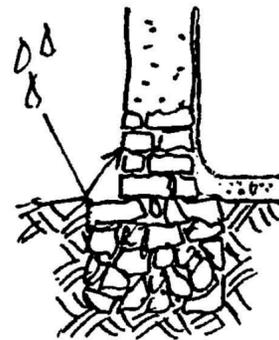
8.4 Qaryat AlJanoubia

8.4.2 Traditional Architecture

Mud walls constructed using the " course method" .

An architecture that embodies resource-efficient ethos, and meticulous craftsmanship creating functional yet culturally expressive structures.

This section delves into traditional construction methods used in desert architecture, emphasizing resource-efficient practices with locally available materials like stone, mud, and athl wood. It explores the meticulous craftsmanship behind wooden doors and ceilings, showcasing both functional necessities, and cultural expressions. It is structured into four parts; walls, finishes, ceilings and openings.

1- Walls:

The construction of walls was a meticulous process, drawing upon a range of techniques and materials suited to the region's environmental conditions and resource availability. Diverse methods were employed, from stone foundations to mud walls, showcasing the ingenuity of traditional builders:

A- Stone Foundation: Utilizing stones, especially limestone, for the foundation provided strength and stability. A trench, 1–1.5 meters deep, was excavated to match the house dimensions. This trench was then filled with a mixture of clay and stones to create a continuous foundation.

B- Stone Walls: In some cases, limestone was employed in the lower part of external walls, in domestic architecture while it was used for the major parts of the walls in military architecture, the palace for example.

C- Mud Walls: Mud, a prevalent material in Najd due to its regional availability and the scarcity of stones, played a crucial role in construction. Mud was often combined with stones, shaped into small balls, and laid horizontally in courses. This method, known as the "course method", contributed to the strength and durability of the walls..

8.4 Qaryat AlJanoubia

8.4.2 Traditional Architecture

Image showing the paintings on the gypsum white finish layer.

Image showing the different layers of internal plaster, mud plaster with a gypsum white finish layer.

2- Finishing:

This part describes the intricate finishing techniques employed in traditional desert architecture. Following construction, a meticulous process enhanced walls' strength and aesthetics, involving moisturizing, fermentation, and gypsum application. These methods not only fortified structures but also added to their visual appeal and functionality.:

A- Moisturizing and Fermentation: Walls were moisturized with water and left to ferment. Internal walls underwent this process for a week to a month, while external walls required a more extended period, allowing straw to decay, resulting in black, smooth surfaces that enhanced strength, waterproofing, and thermal capacity.

B- Gypsum Application: White gypsum mixed with water was applied to specific parts of the walls, particularly those inside, serving both functional and aesthetic purposes, including painting.

8.4 Qaryat AlJanoubia
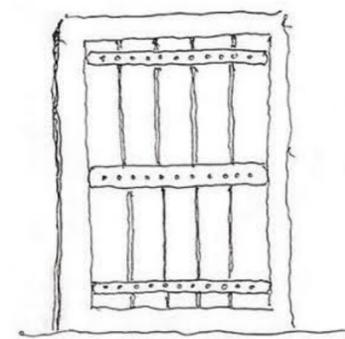
8.4.2 Traditional Architecture

Palm leaf, an available construction material in the oasis.

In addition to mud and stones, Athl wood and palm products were commonly utilized in the construction of ceilings and openings, contributing to the structural and aesthetic elements of traditional architecture.

Typical door construction.

3- Ceilings:

Ceilings were flat and had similar insulating properties to the walls. Athl wood was used for roofing. It is an abundant tree in all the farms of Najd. Wood was then cut to length, trimmed, then stripped of any loose bark and topped by a palm leaf or reed mat, and a layer of mortar.

4- Openings:

Similarly, doors and windows were crafted from the abundant athl, a prominent tree in Najd. The inhabitants of Najd took great pride in their wooden doors, characterized by intricate craftsmanship and artistic details. This attention to detail served as a deliberate contrast to the earthy tones of mud facades, adding a touch of richness and embellishment to the architectural aesthetics. The scarcity of wood in the region made each wooden element a precious and revered feature of Najdi homes. This elaborate approach reflected not only a functional aspect but also a cultural and aesthetic expression of the community.

08

Desert Oasis Cluster

8.4.3 Specific Conservation Policies & Guidelines

8.4 Qaryat AlJanoubia

8.4.3 Specific Conservation Policies & Guidelines

Introduction

It is of paramount importance that any intervention on traditional mud architecture should seek to preserve, consolidate and restore the integrity of the building in question. A lack of suitable maintenance operations is often the cause of degradation phenomena in mud buildings. It is essential that each action be subjected to rigorous examination in order to ensure that the needs of this fragile heritage are met and that specific cases are addressed in an appropriate manner.

As set forth in the general conservation policies, the implementation of management, conservation, and maintenance programmes represents a pivotal aspect of the methodological process.

The comprehensive documentation of the existing heritage condition and damage serves as the foundation for subsequent actions. This documentation should be complemented by a meticulous study to propose detailed solutions for each type of damage, in accordance with the adopted conservation guidelines.

Additionally, this section will highlight the main actions to be considered to address specific issues facing the site and provide recommendations to follow during the implementation of the project.

1- Restoration of the original plasterwork

Guidelines:
Plaster: Application of new mud plaster with a composition similar to the original one.
Painting: Application of new natural painting with a composition similar to the original one.

2- Reconstruction of collapsed portions

Guidelines:
Adobe masonry collapsed or detached will be firstly propped for safety.
Part of the masonry shall be restored by the use of Stitch and unstitch, a technique which aims to reintegrate the wall continuity, and the most severe cracks will be stitched and re-plastered with earthen and straw mortar.
Use of tie rods to fix orthogonal walls.
Stone columns of the internal porches collapsed, will be reconstructed using similar stone as material and shape and painted with toned down color.

08

Desert Oasis Cluster

**8.4.4 Urban
Boundaries
& Protected Areas**

Desert Life Cluster: Site Specific Policies & Guidelines

8.4 Qaryat AlJanoubia

8.4.4 Urban Boundaries and Protected Areas

Protected Area
Exclusion Strip
Frontage
Rest of SPA
SPA Buffer Zone
P0
P1
P2
P3

Please refer to the General Guidelines section for details on each area and level of protection

This plan contains the indicative boundaries to translate how the delineation of the protection area and SPA can be implied in the specific projects. Noting that these limits are to be finalized once the design proposals become clearer in the next phase.

Desert Oasis Cluster

8.4.5 ICH & Ecosystem Approach

Desert Life Cluster: Site Specific Policies & Guidelines

8.4 Qaryat AlJanoubia

8.4.5 ICH & Ecosystem Approach*

	Policy	Practical Guidelines
1	To ensure the safeguarding of skills and knowledge related to local traditional architecture Description The restoration of traditional buildings in Qaryat AlJanoubia needs to mobilize local architectural techniques.	• Inventorying Traditional Architectural Techniques and Uses of Remaining Buildings: This can be done in connection with the Heritage Commission and by involving experts, researchers, and local inhabitants. Specific funds need to be allocated for research and studies to unveil the specificities of local architectures and techniques. • Transmission of Traditional Techniques: Transmission can be formal (e.g. training programs at WRTH in Riyadh or at a new branch that might be created in Dawasir) or informal (e.g. learning from local masters, winter practical camps organized in Qaryat AlJanoubia with renowned architects). • Local Materials: Producing and using local materials such as mud, palm branches, and wood is important to respect traditional materials and to adopt a sustainable approach. • Raising Awareness: Exhibitions, publications, guides, workshops for children, and different audiences can be organized to raise awareness of the importance of these techniques and their benefits for the environment. • Creating Connections among Clusters: The restoration process involving traditional techniques can create links with Dawasir, where a branch of WRTH may be created, as well as with the nearby villages of Qaryiat AlUlya and Nitaa, where winter camps with renowned architects can also take place. • International Networks: Involving centers specialized in mud buildings, like CRAterre - International Center for Earthen Construction, and expert groups like ISCEAH- ICOMOS International Committee on Earthen Architectural Heritage may permit to share knowledge and find new solutions to restoration and reuse challenges.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.4.2

	Policy	Practical Guidelines
2	To promote traditional music and performances Description Restored traditional buildings in Qaryat AlJanoubia can be used as venues for traditional music performances for visitors staying in the village.	• Raising Awareness: Concerts, performances, festivals can be organized to raise awareness of these cultural practices among visitors staying in Qaryat AlJanoubia. • Creating Connections among Clusters: Festivals and cultural events across the different sites of the project can permit to discover local cultural specificities in terms of music and performances.
3	To promote practices related to desert life Description Qaryat AlJanoubia and the desert cluster sites are characterized by the presence of practices related to desert life, such as desert trades, camping, food preparation, camel breeding, falconry. Promoting these practices can increase interest in the region and enrich the experience of visitors, as well as create new jobs and income opportunities for inhabitants of Qaryat AlUlya and other nearby villages.	• Community-Based Tourism: Activities for tourists can be proposed by inhabitants of Qaryat AlUlya and other nearby villages in relation to desert life practices and interest the restored village, landscape and oasis of Qaryat AlJanoubia. These activities could include visits to cultural itineraries, desert camping, cooking in the desert, learning about desert fauna and flora, camel breeding and camel riding. • Creating Connections among Clusters: Experiences for tourists can be localized at one site or span multiple sites, providing a more comprehensive understanding of the complexity of these practices, as well as of the diversity of territories and landscapes.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.4.2

8.4 Qaryat AlJanoubia

8.4.5 ICH & Ecosystem Approach*

	Policy	Practical Guidelines
4	To revitalize traditional agricultural practices Description The oasis of Qaryat AlJanoubia could be rehabilitated, in connection with Nitaa Research Hub, to foster traditional agricultural practices.	• Attract Farmers: Specific schemes could be developed to support new farmers in establishing themselves in the area of Qaryat AlJanoubia through training, funding, advice, and marketing. • Community-Based Tourism: Farmers could be involved in agritourism, offering workshops and experiences for visitors, such as farming, cooking classes, and farm stays.

*Any project related to ICH has to respect the Ethical Principles presented in section 4.4.2

09

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& Guidelines References

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