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5.1 INTRODUCTION

This chapter presents the recommendations of this research. It is divided into two sections. The first section formulates the strategies and design guidelines for EL-Minya City. It is followed by section two, which explores some general recommendations for visual design in Egypt.

Design strategies are seeking to conserve and regenerate existing character and to tackle the broader issues of environmental sustainability. Strategies can be built up from the district level, and can be amalgamated and integrated into a coherent whole as the work proceeds. They help to establish public or corporate objectives and actions, and they provide clear messages to existing property owners and potential developers and investors about change. They also provide a way of linking the more detailed urban form, townscape, public realm, and architecture guidelines (Punter, 1997).

Design guidelines provide an important mechanism for local planning authorities to become proactive rather than always reactive about design matters. It can allow authorities to promote the development of sites that are important to environmental improvement or regeneration. In this way, guidelines provide the means of aiding the implementation of policies, and of promoting development and area enhancement (Punter, 1997).

Essentially, guidelines are intended to ensure built-form quality and to develop a design framework. They present an approach for a specific design of micro-scale. The nature of design guidelines are prescriptive or are performance guidelines. Prescriptive guidelines attempt to establish the limit or framework within which individual designers must work. Performance guidelines provide the designer with various measures and criteria as well as methods of calculation, while leaving concept development up to the designer. Moreover, performance guidelines are more flexible than prescriptive techniques and leave creativity and innovation in the hands of the designer and planner.

Urban design guidelines should include the following sections: 1) purpose and objectives of the guidelines, 2) classification of major and minor issues to be covered, 3) applicability, and 4) examples illustrating some applications (Shirvani, 1985).
5.2 STRATEGIES AND DESIGN GUIDELINES FOR EL-MINYA CITY

5.2.1 THE CITY AS A WHOLE

To re-introduce the city character and enhance its visual qualities, it is necessary to create favourable conditions, which would renew and conserve the city districts through their revitalization as the functioning parts of the overall city of EL-Minya.

Before engaging in a more detailed analysis of the strategies and the design guidelines of the city districts, it may be apposite to connect the overall agglomeration in order to create a coherent urban form. The observation that the main north-south spine of EL-Huseini Street as the linear access string stretching from the informal district through the traditional district is continued through colonial district and after a short interruption meets the linear centre of the modern district, thus forming a sort of composite arch integrating the various centres of the complete urban agglomeration. It should be supported by this virtual linear centre, in order to connect together the urban form and reinforce the unity of the system without destroying the specific character of its components.

The implementation of the above objectives obviously should be based on a thorough review of socio-economic conditions in the various districts and on the assessment of existing land uses and perceived needs in terms of amenities and facilities. Present traffic conditions and desirable future transportation policies should also be examined in order to anchor future transportation plans in a comprehensive development strategy.

The local pathways should be improved to be attractive, safe, and desirable places in which to live and work. Wherever possible, streets should be designed so that a functionally efficient network can provide legible routes and visual satisfaction\(^1\). Accordingly, the following guidelines are suggested:

1. The traffic and pedestrian system should have a clear quantitative and qualitative hierarchy on the city and residential levels. This hierarchy should include street categorization, standardized widths, sidewalks, and adequate parking spaces,

\(^1\) Alexander (1987) suggests that paths should be articulated at 300 m intervals with a node. This node would seem a reasonable location for a landmark, particularly if it marks the meeting place of two or more important paths. It is important for the main network of paths to be modulated in this way to give interest and to provide the necessary structuring clues for navigation. It would also seem inappropriate for decorative corners of landmark status to be placed closer than three or four streets apart. At a distance of approximately 100-300 m along each main street or pathway, there is an opportunity to introduce the towered corner as a landmark feature. The remaining street corners would then take on the less decorative forms of the remaining types of external angles, not without decoration but subdued for the benefit of clarity\(^1\) and the creation of a strong city image.
2. Footpaths should be designed to enhance visibility – corners and obstructed views should be avoided, this applies particularly to those away from busy routes; and

3. Clear sign posting of routes to bus/train stations, public facilities and major buildings should be provided, including illuminations where appropriate. The aim would be to demonstrate that the process of restructuring the existing movement pattern would not only improve its efficiency but also enhance the overall structure of the city.

Re-establish a Coherent Urban Form

The planting in the streets provide legible and visual satisfaction. Moreover, the municipality has tried planting in EL-Corniche Street in the eastern side of the city, a policy worthy of continuation and reinforcement, as this type of landscaping has gained recognition and appreciation from the people. Therefore, careful attention should be given to the design of individual components of the street scene, including paving, lighting, seating, and planting elements.
5.2.2 THE TRADITIONAL DISTRICT

The traditional district should be taken into account, since there are still considerable amounts of owner-residents who are deeply attached to their houses and to the old city. This should be considered as an opportunity to be utilized in revitalization efforts in terms of regeneration of existing activities. The traditional district, therefore, should be rehabilitated in order to upgrade the quality of the environment. Only then will it be possible to pass this magnificent cultural heritage to the future generations.

■ DESIGN STRATEGIES

Rehabilitation and Upgrading of the Traditional District

To preserve the essential physical characteristics of the traditional district, the proposed strategy emphasises:

1. Rehabilitation and up-grading of the overall physical and socio-economic fabric of the district through an initial intervention in a target area, and
2. Strengthening the upgrading process with emphasis on a development process, which would enhance land values, improve infrastructure, including access to enhance commercial potential, and which would capture the value added of the improvements and use them to generate rehabilitation loans and other subsidy mechanisms.

The proposal envisaged the following procedures:

1. The undesirable activities are those, which involve the access of large vehicles, and those, which produce noxious gases and smells. It is intended to displace these unsuitable activities to the fringes of the quarter or even to the New EL-Minya City project,
2. Enhancing and improving the physical structure of the area involves the improvement of infrastructure, rehabilitation and upgrading of properties, and demolition of buildings and redevelopment of sites where this is unavoidable. Rehabilitation and upgrading can be funded from loans provided by the property owners. Property owners will be given a chance to share the costs of upgrading with their tenants by a permitted increase in their rents. In this way, tenants and owners will become partners in the rehabilitation, and
3. The rehabilitation of the district indicating recommended land uses, improved service accesses, small neighbourhood car parks and new community facilities to be introduced in order to improve the viability and the living standards of the surviving housing clusters.
Improvement, rehabilitation and occasional replacement of the existing traditional building stock using appropriate architectural typologies, materials and construction techniques, qualitative standards and corresponding models should be proposed, to ensure that conservation, restoration or substitution of private houses would be done in accordance with consistent typological rules and sound urban-conservation principles. With the exception of certain historic monuments, rehabilitation on the urban scale was only conceivable by motivating private owners to maintain and restore their houses. Clearly, this implied mobilizing the private sector, and therefore a set of corresponding incentives and a clear regulatory framework to be endorsed by the authorities. In potential conservation areas, a plot-by-plot survey analyzing building use, historical value, architectural typology, physical conditions, and ownership should be carried out as a basis for general decision-making about sustainable conservation district.

■ DESIGN GUIDELINES

TOWNSCAPE

Maintaining and Strengthening the District Character

The results of the analysis in this research explored that the traditional district has a poor visual quality, which has resulted from little development over the past several decades. Therefore, the city should speed up its steps to renovate the district, to maintain the district character by making the structure of the place more discernible, and this could be achieved by:

1. Maintaining the basic character of the district including its historic skyline, important views and predominantly built character, and
2. Preserve a sense of continuity with the past within a context that allows for change.

Repairing Townscape Disruption

An attempt should be made to repair the damaged fringe areas of the old urban fabric by using and re-interpreting the traditional architectural typology for adapted new in-fill structures. The new in-fill development should be provided with better opportunities for organic linkages with the surrounding areas. The future development could be suggested to be Minya Cultural Centre and combined with commercial facilities. Considering the size of new development, the scheme should adapt the idea of articulating the huge mass into a number of interconnected units, which related to the scale of the existing buildings.
Maintaining the Historic Spine of EL-Darraba Street

The situation in relation to the historic heritage has reached a serious position. The historic street of EL-Darraba should be maintained and continued as major spines and essential element in the old city. An emergency programme of action for a five-year period should be launched, concentrated on EL-Darraba Street that contains the high-priority monuments. This could maximize the use of limited resources available, stimulate interest, and encourage the inflow of further funds. Such action would ensure that a critical corpus of heritage would be saved. Regulation and control also should not permit the demolition of listed or other buildings of architectural, historic or townscape value involved. The new development should not adversely affect the character or scale of a building of architectural, historical or townscape importance.
Figure 5-3 EL-Darraba Street should be designed to restrict through movement of cars whilst enabling cyclists and pedestrians to move freely.

Figure 5-4 Preservation of historic heritage of EL-Darraba Street; historic buildings needed to be restored are shown in black, and the substantial buildings required to be rehabilitated shown in grey.

**URBAN FORM**

Re-definition of the Urban Form of the Physical Environment

In order to bypass the traditional district and to create a low-traffic zone in the district, a ring road system was suggested, which separated the traditional district from the surrounding urban fabric. Through-traffic would be discouraged by a specially designed circulation system consisting of return loop layouts. Car park facilities could be located along the ring road. It would enable non-residents to leave their cars and proceed to the inner city on foot. Only residents would be allowed to circulate within this low-traffic zone. The pedestrian routes should be designed as pleasant and attractive walkways with shading structures, attached gardens, and commercial facilities.
All the existing points of conflict between the traditional pedestrian network and the vehicular system were to be treated with great care, so as to re-establish the continuity of the pedestrian system as much as possible and to create optimum environmental conditions at significant intersections and focal areas.

Mohamed Badawy Street should be considered to prevent or minimize west-east traffic through the old city and then divert north-south traffic further west which could become part of an old city bypass.

Building Regulations should be established to re-define the urban form of the physical environment according to the following principles; 1) four-storey limit for new buildings in the old city, and 2) encourage built forms, which minimize the visual scale, bulk, and impact of modern internal volumes on the traditional street scene.
PUBLIC REALM

Improving the Existing Public Realm

A community should be established to help regulate and control the existing public realm according to the following principles;

1. Streets should be designed to restrict through movements by cars whilst enabling cyclists and pedestrians to move freely,
2. Local streets should be designed to restrict traffic speeds to a maximum of 20 mph. Traffic calming measures, width restrictions raised surfaces, gated closures and return loop layouts deterring cars but encouraging free movement of pedestrians and cyclists are among the appropriate forms of treatment;
3. Approximately 5% of parking areas to be provided via small scattered parking lots connected to the ring road,
4. Adjustment of Mahmoud Abdel-Razek Street to generate a street parallel to El-Huseini Street to take off pressure from the main spine after providing the similar activities,
5. Management of open spaces in such a way as to capitalize on the meanings and possibilities of sacred places within the community,
6. Enhancing the existing open spaces and creating new ones; It is important that urban renewal be regarded as more than just the physical improvement of the district; it is crucial that it also should be aimed at improving social conditions in the area, and
7. Rehabilitate the existing drinking fountains in the community and initiating new ones.
ARCHITECTURE

Improvement of the District Architecture

There is a need for an upgrading project to improve the district architecture. Special attention should be given to:

1. Integration the new buildings with the elevational details found in the traditional buildings of the locality,
2. Improvement of the conditions of the buildings, infrastructure and physical environment, and
3. New buildings should be compatible in scale and form with the traditional buildings in the district and should be sited and designed to provide a pleasing street scene and rooftops.

5.2.3 THE COLONIAL DISTRICT

The colonial city should be conserved and rehabilitated to be used as the economic base of the city and to contribute in enhancing the social life and the cultural heritage. Although being not well preserved, the colonial district is a pole of attraction of view with its large number of monuments. Proposals of new uses and adaptation of the buildings accordingly should take into account this great potential, if one of the goals is to reverse the process of obsolescence.

DESIGN STRATEGIES

Conservation and Rehabilitation of the Colonial District

The design strategies for colonial city should introduced two complementary lines of intervention that had to be pursued in parallel: on the one hand, controlling the transformation of individual properties in the district should be flexible process, thereby ensuring that their necessary evolution would not destroy the essential qualities of the urban form; on the other hand, the revitalization of the district by selective rehabilitation projects should be stimulated, tailored to meet the needs of a number of critical focal areas.

To control the transformation of the historic tissue in the district, a broad range of interventions from restoration to rehabilitation could be covered, including substitution of ruins with new adapted structures. Being based on the original plot-by-plot typological survey of the colonial city, a matrix defining the appropriate type of intervention for each building can be provided, taking its architectural character, historic value and physical condition into consideration. The municipality both in their response to private building applications and in their own urban interventions are to be guided, thus facilitating a consistent systematic rehabilitation of the district.

This proposal could be defined three priority zones containing clusters of heritage for an initial five-year emergency programme. Within the district, a programme of housing upgrading and improvement must be initiated. This could be integrated with the conservation policies of the district. The plan should be established for the improvement of road maintenance, street cleaning, and should be implemented rapidly.
The streets, which are included in the above category, are first zone, EL-Jemhoria Street and the historic buildings around it, including Democrat National Party building; second zone, EL-Jaish Street and the historic buildings around it; and third zone, Abd EL-Munim Street and the historic buildings around it; including Omar Sultan Pasha Palace (The old Cultural City Centre). The city municipality should consider the future expansion of the zones and the establishment of new zones after the first five-year plan is complete.

These are considered to form potential conservation and rehabilitation zones, each focusing on a single street about 200-400 m long. The initial concentration of restoration and rehabilitation activities into relatively small zones will give the authorities a chance to persuade the study areas strong and influential commercial interests of the benefits of planned rehabilitation and will provide an opportunity to establish principles for future expansion.

Figure 5-9 The specific clusters of monuments within the district chosen for an immediate programme
■ DESIGN GUIDELINES

TOWNSCAPE

Enhancement of the District Character

To enhance the character of the district the following guidelines are proposed:

1. No demolitions or alterations of listed or other buildings of architectural, historic or townscape value without permission from the local municipality involved,
2. Encourage the use of elements, which comprise an interesting skyline. These elements or landmarks assist in orientation and mark places or buildings as special. The use of such townscape elements should be considered. In buildings with over 20m of street frontage, the mass of the building should be broken by vertical elements.
3. New Building heights in the district should not exceed five storeys,
4. The new development does not involve the loss of important gaps or open areas which contribute to the street scene or provide the setting for buildings of architectural or historic importance,
5. Parking, service and garage areas are hidden from the street scene and access points do not dominate the street frontage.
6. Shop and restaurants should permit pedestrians to see into them. Clear glass windows are encouraged and should be as low as possible to encourage visual links between the outside and inside of the buildings. Lighting of displays in store windows can also enhance this pedestrian experience.

URBAN FORM

Integration of New Buildings with the Locality

Ensuring that new buildings are integrated with and are appropriate to the locality and ambience of the city centre is required. Extensive development will only be permitted where large scale change is desirable; it should:

1. Relate satisfactorily to the scale, character and use of the adjacent townscape,
2. Have regard to the pattern of historic estate layouts in certain areas of the city,
3. Relate satisfactorily to any features of the local urban form,
4. Take account of existing and likely future patterns of traffic and pedestrian movement, and
5. Ensure that servicing and parking areas are sited to provide both good visual and practical amenity.
PUBLIC REALM

Improvement of the Dominant Streets

AL-Huseini Street and Ibn Khasib Street, as the main two streets in the district, are the dominant features in the image of the city. Thus, it is recommended that these two streets should be improved through specific urban design measures. Analysis of their fabric, movement, sequence, and overall organization is required in order to arrive at conclusions regarding measures that can be used for the improvement of the two streets. Accordingly, the following guidelines are suggested:

1. Through-traffic should be discoursed by appropriate traffic control measures and corresponding physical interventions (gates, widening of pavements, on-way section, etc.), in order to maintain it as a low-traffic district spine serving the surrounding residential community,
2. covered passages and arcades should be provided opportunities for social intercourse, shopping, eating, and relaxing, and
3. A screen of car parks outside the city centre should be provided.

Re-introducing the Public Realm

Palace square, the main open space in the city, and the historical buildings around it are creating the important role of the image of the city. Re-introducing the public realm of the district, Palace Square should be enhanced according to the following guidelines:

1. Various ground treatments and furnishing should be introduced,
2. Changes of level can help to delineate and separate access and activity areas while also providing sitting areas,
3. Various localized focal elements, a statue, a fountain, etc., further help to structure the space while seating should be also provided.

ARCHITECTURE

Retention of Architectural Features

To retain architectural features of the district, the following guidelines are suggested:

1. New buildings in the district should be well proportioned and should relate to the human scale. They should reflect and reinforce the height, scale, massing, rhythm, and proportion of buildings in the district.
2. All extensions should be in scale and character with the building to which they are added.

3. The size, spacing and location of openings should be in proportion and related to the function of the building, and harmonious with the surrounding building, especially when adjacent to historic buildings.

4. Shop fronts should reflect the character and architectural style of the upper floors, the distinction between separate buildings, be of materials and colours appropriate to the building, and are well proportioned in them. Advertisements should properly relate to the buildings on which they are displayed and respect the visual qualities of the area.

Figure 5-10 The refurbishment of existing buildings will normally be encouraged, particularly where they improve the quality of the street scene. These before and after Place Hotel illustrations demonstrate how, by simply cleaning an exterior, a transformation can be brought about.
5.2.4 THE MODERN DISTRICT

■ DESIGN STRATEGIES

Adoption of Building Regulations for the Modern District

The building regulations should be modified to produce a more suitable modern district. They require major revisions and rewriting in order to produce adopted building regulations for the natural and socio-cultural environment. The objectives of the new bylaws are to control architectural elements through suitable subdivisions, to correct building facades, and to control building heights. For the success of such building regulations, the following basic points, which illustrate the application of the planning and subdivision control, should be considered:

1. No land will be subdivided for building without permission from the responsible body (municipality or authorized development body) which is authorized to provide the preliminary permit,
2. A complete preliminary project, including project objectives and detailed urban design for the project area must be submitted for approval,
3. The preliminary project should include land subdivisions, location of major buildings and their use, the population density, major roads, entrances to lots, pedestrian walkways, in addition to areas for facilities required by the municipality, such as schools, mosques, shopping, etc,
4. The project should also include typical elevations and cross-sections, and
5. It is not permitted to subdivide land except after permission from the authority is granted and the project approved.

Before offering a building permit, a representative of the responsible department should visit the site in order to make sure that the proposed new building will not invade the privacy or
threaten the well-being of the neighbourhood’s residents nor cause physical or psychological harm to them. The responsible body should make certain that the materials, equipment needed for construction would be accessible to the given lot, that the routes used will be adequate, and the construction activity will not create unpleasant effects for the neighboring residents.

One of the objectives of the building regulations is to set up design standards that would encourage high quality developments, utilizing the highest level of professional standards and techniques (planners, architects, engineers, landscape architects, etc). All reports and designs presented should follow the general design standard of the municipality and should be include the names of the professionals involved in its preparation. The materials should be of high quality and local materials and manufacturers should be encouraged, in accordance with building functions and types.

■ DESIGN GUIDELINES

TOWNSCAPE

Enhancement the Character of the District

The new building should be planned to achieve a satisfactory relationship with adjacent buildings, and to enhance the character of the district. Control of the height of new developments should generally be in accordance with height laws but should also encourage inclusion of architectural features at key focal points. In some instances, these may slightly exceed the prevailing building height. Higher buildings in the district should be allowed if they:

1. Emphasize a point of visual significance;
2. Do not intrude on strategic or local views or skylines; and
3. Avoid problems of excessive overshadowing and of microclimate.

URBAN FORM

Re-defining of the Urban Form

To re-define the urban form of the modern district, the following guidelines are suggested:

1. Positions of the building on the site, building height, and window location should be planned to achieve the most effective use of the site and to produce a satisfactory relationship with adjacent buildings, without violating their privacy.
2. Buildings should be designed to ensure: (i) No obstruction of daylight is received by neighbouring lots and dwelling, and (ii) Adequate daylight to any internal space for a reasonable number of daylight hours.

3. Internal courtyards should not be less than 12 sq m in area if they are to provide light for rooms. The minimum width of courtyards in this case should be 3m and the maximum height of the building should not be more than 3 times the minimum width (9m).

4. The design of buildings should be carried out to prevent the possibility of overlooking between: (i) External windows to other living, sleeping or service quarters of the building, and (ii) Outside living space, such as roofs, internal courtyards, service yards or balconies. The design features should encourage perforated wooden screens known as mashrabiya on windows, bay windows or terraces overlooking outside streets, and window parapets should be at least 1.5 m high if overlooking the, same street.

5. Achieve the greatest possible thermal comfort with a minimum use of mechanical heating and cooling systems. General requirements to satisfy these objectives include: (i) Windows in living areas should face north. The requirement for cross-ventilation is mandatory, (ii) South and west elevations should be protected from the summer sun, and (iii) Landscaping should be provided for protection from the summer sun and winter winds, while allowing the winter sun and summer breezes to reach the dwelling. Studies of wind-flow patterns suggest that the openings are most effective for ventilation at human activity level, when placed horizontally and opened vertically. Detached, adjustable external louvers are found to be the most suitable solution for the requirements of both solar protection during the over-heated period and solar penetration during the under-heated period.

PUBLIC REALM

Enhancement of the Public Realm

With the use of limited resources available, Taha Husein Street can be maintained (eg, maintenance of constructed elements such as sidewalks and vegetation). Sidewalks should be designed for human use, for safe pedestrian use and should include convenience facilities such as pergolas, trees, street furniture, such as, seats, drinking fountains, and night-lights. Pedestrian-oriented facades of commercial buildings should provide cover for weather protection. For existing buildings, fabric awnings are encouraged, as they are simple to attach and provide much-needed definition of the sidewalk space by projecting over it. For new development, arcades, overhangs as well as awnings or canopies, are encouraged. Arcades are most appropriate for buildings set back at a distance from the street. It should be possible to distinguish Taha Husein Street from the secondary ones and the main pedestrian path from
the secondary walkways through size, signs, colors and position, plantation and possibly special structures such as arcades or pergolas. Similarly, AL-Naser Square requires a high level of visual interest. It should be considered as a main open space in the district. The quality of treatment to ground surfaces, items of furniture, lighting, and so on, all can be contributed to improve the overall appearance of the square. Improve safety information and communication through design features such as kiosks containing maps of the area, public transit information, and emergency telephones.

ARCHITECTURE

Creating of Architectural Features

As a general principle, the design of new buildings should be simple, avoiding over-fussy detailing. Within this principle, opportunities should be taken to add interesting details, ornamentation, and expressions of local material, should harmonize or successfully contrast with the colour of the walling materials. Detailing and art in the form of careful design,
decorative, high quality materials, and boundary treatments can be used to give a building identity and character. Individual buildings should be well designed in themselves and have adequate regard for their setting by:

1. The building being designed to form part of the larger composition of the area in which it is situated;
2. The building using suitable external materials for the location in which it is situated;
3. The fenestration being well proportioned and well related within the elevation and also being sympathetic to adjacent buildings;
4. Architectural detailing being used to reinforce the character required by the design and its location.
5. On corner sites, distinctive elements at the corner of new buildings should be emphasized to provide visual interest, and
6. For multi-storey buildings, architecturally distinguish the floors to form a defined hierarchy of base, middle, and top. In addition, architecturally distinguish the top of the building to provide a visual termination.

5.2.5 THE PUBLIC HOUSING ESTATE OF ARD AL-MOWLED

The public house estate of Ard AL-Mowled can be renovated to provide contemporary standards and the facades should be refurbished and used as a residential area for low and medium-income groups. The area next can be provided with some kind of social and economic activities.

■ DESIGN STRATEGIES

Refurbishment and Revitalization of the Public Housing Estate

The proposed strategy aims to revitalize public housing estate of Ard Al-Mowled that have been disadvantaged by poor urban planning. Through a combination of housing refurbishment and physical-social enhancement, the estates could be transformed into attractive neighbourhoods that offer an improved quality of life for current and future residents.

The main effect of this proposal is the role which the inhabitants are to play in this renovation process. It is an opportunity for this proposed process of habitation to take place within the framework of decision-making levels. The co-ordinated effort should be undertaken to renew the public housing estates and to support their development. This importantly includes the co-operation of authorities, tenants, and their participation in the planning and decision-making process.
The faculty of fine arts of EL-Minya University could be involved to participate in area improvement by painting some walls in the estates. Children could be helped and they could be incorporated into maintaining the beauty and the cleanliness of the area.

**DESIGN GUIDELINES**

**TOWNSCAPE**

Enhancement of Townscape

To enhance the townscape of the district, the following guidelines are suggested:

1. The removal of all the temporary buildings from spaces between buildings can provide opportunities to enhance the appearance of these areas,
2. Inhabitants should provide on-going maintenance and upkeep for their buildings and sites,
3. Avoid roof extensions in the front of a house, which can be visually disruptive, and
4. Retain and repair original facades and building elements, which contribute to the architectural character of the district.

To create a visual interest on the site and to integrate all existing fragments between the traditional district from one side and the public housing estates from another side, new in-fill development is suggested. The new in-fill development should be strong enough to produce an urban core with an identity of its own. It could be seen as an essential prerequisite for revitalization and could be providing an attractive focal point of urban life of the public housing estate.

The building of the new in-fill proposed could be treated in such an away as an architectural transition between the two parts of the urban form. It could be planned as a large building with commercial facilities, which would sustain the district's integration, while providing the area with the necessary facilities. It suggested a continuous and coherent urban form with up to five storeys along AL-Bahr AL-Azam Street and step down to three storeys on the fringe of the traditional district.

It could be suggested that by establishing two pedestrian bridges, covered by light trellises, would provide a pleasant connection and make more efficient pedestrian movement across AL-Bahr AL-Azam Street and therefore ensure maximum a connection between the two parts of the public housing estate.
Figure 5-13 To create a visual interest on the site and to integrate all existing fragment between the traditional district from one side and the public housing estate from another side, new in-fill development is suggested.

**URBAN FORM**

Re-introducing the Future Urban Form

To re-introduce the future urban form, requirements to satisfy these objectives include:

1. Choosing clustered layouts of blocks could enhance dwellers control over common open spaces and encourage collective transformation activity,
2. Using appropriate designs for both blocks and flats could facilitate future expansion and rearrangement of internal spaces,
3. The appropriate urban form should carefully consider orientation and layout of buildings blocks and the appropriate location and size of windows, which are aimed at maximising the benefits of passive solar (or natural) heating and lighting and natural ventilation, and
4. Considering future arrangements for vehicular and pedestrian access, it should be important to ensure there is no conflict between these modes.

Considering Privacy Distances

Privacy distances should be defined, especially where two sets of windows face each other, typically anything from 18 m to 35 m. More important, however, is the spacing-to-height ratio, which if kept to just over 2:1 is normally enough to prevent overshadowing and allow privacy. An alternative approach to privacy through articulating urban form (e.g. the use of high walls, staggering buildings, projecting wings, and outbuildings to block direct views into interiors) is
equally legitimate. However, the way in which privacy is achieved will have a major impact on the natural lighting of a layout and its potential energy efficiency (i.e. sunlight penetration). Sustainable settlements argue that it is better to use 1.5-1.8 m fencing or walling to create privacy than to use building form, because shadowing of walls will have negative effects on passive solar energy (Barton et al., 1995).

PUBLIC REALM

Recreating and Improving the Conditions of the Public Realm

Rigid public realms in estates do not match the individual needs of households whose social backgrounds tend to be more diverse and dynamic. Although the various spaces may provide flexibility for the changing use which is difficult for the authorities to control. The attribute of public components should be clearly manifested by design according to the following guidelines:

1. Spaces between buildings require a high level of visual interest. The quality of treatment to ground surfaces, items of street furniture, lighting, and so on, all can be contributed to the overall appearance of the street scene, and
2. The owners of the dwellings are encouraged to provide an attractive front garden in keeping with its surroundings.

ARCHITECTURE

Introducing New Adaptation Architecture

User transformation of public housing projects is likely to continue in EL-Minya city as long as its benefits outweigh its costs. Overall, transformations have created more housing accommodation better suited to household needs and provided families with opportunities for income generating activities. The attitude of local authorities has, in many instances, affected transformation activity. While strict attitudes adopted by local authorities did not stop the spread of transformations, it has affected the scale and pattern of transformation activity as described earlier. Hence, governments should play a more positive role as enablers, by legalizing existing transformations and allowing, if not encouraging, future transformers to undertake building activities, as long as they are carried out within acceptable standards and do not represent a hazard to other residents. It is therefore recommended that new projects should take into consideration the possibility of future transformation activity from the early planning and design stages and allow different income groups to cohabit in small groupings within relatively large developments which promote the development of socio-economic ties, strengthen local feeling and facilitate collective building activities.
To introduce new adaptation architecture, the implementation of Open Building ideas is an alternative by use of standardized industrial products in public housing construction, which is essential for adopting Open Building techniques. Open Building is a way of designing and producing built environments in which parts making the whole are given optimal freedom for layout, construction, and adaptation. It thus concerns the interplay of physical parts and those controlling them.

5.2.6 THE INFORMAL SETTLEMENT OF MECCA

Squatter settlement of Mecca has many environmental and social problems. These problems, therefore, of the settlement need to be addressed and require action to improve environmental conditions and prevent future environmental degradation. As earlier mentioned, the housing demand has been increasing in EL-Minya. However, there is an insufficient housing production to meet the need. Consequently, there is a deficit between the annual housing demand and supply, which leads to the development of uncontrolled squatter housing construction. It is the major means for shelter of low-income families living in this type of housing without basic services. If appropriate action is not taken, this number will increase in the future.

The district should be upgraded and supported, and at the same time combined with the advantages of a secure tenure and a planned subdivision, which can point the way to a satisfactory and effective form of urban development. Economic, social, and environmental issues of low-income groups should be taken into consideration; measures to develop the capacity to sustain their productivity, improve the living conditions, and prevent the formation of squatter settlements. Improvements in housing and community facilities are not only valuable in themselves but also the means for raising standards of health, education, and productivity as well as for eliminating the most glaring inequities.

■ DESIGN STRATEGIES

Upgrading and Development of the Informal Settlement of Mecca

Upgrading the settlement can retain the existing housing stock and stimulate the supply of new housing within existing financial limits, whilst enabling both the lower and lowest income groups to participate. This has the additional benefit of permitting displaced households from an upgrading area to be offered plots nearby with a minimum of delay, and can be permitted the installation of facilities such as schools, health clinics, and commercial centres, for which no space was available in an existing settlement. According to the general aims of the upgrading project, proposal strategies include:
1. Individual or cooperative loans for house improvement including land tenure arrangements: It requires programs for land surveying and definition of plot holders as well as preparation of maps and decisions on freehold or leasehold ownership arrangements,
2. Provision of community facilities, subsidized by the EL-Minya governorate and responsible ministries, and
3. Public utilities’ extensions and improvements were proposed to provide basic infrastructure, which in this case consists of a sub-base course for roads, water, electricity, and street lighting.

The funds, in this case, can be made by the World Bank program and can be channelled in two main areas: the provision of community facilities and public utilities, and individual or cooperative loans for house improvements.

Although the settlement development provides evidence of group work and team organization (i.e. allocation of new plots and distribution of land, roads and house construction), it has not been able to acquire community facilities and infrastructure requiring certain technical skills, greater organizational effort and of course larger resources. Hence, these should be a composition of the local unit and governmental organization for the development. The local unit could include architects, planners, utility engineers, economists, financial analysts, and social workers. The unit should be advised, guided and be accountable to the governmental organization consisting of representatives from the Ministers of Local Administration, Finance, and the academic consultants from EL-Minya University.

**Defining the Future Area for Squatters**

To prevent the future formation of squatter settlements, some actions are also necessary. EL-Minya Municipality has to define the possible development areas for squatters, after definition of these areas, site and service provision should be ensured by providing infrastructure such as roads, water supply, electricity, drains and sewerage, layout of plots and service areas.

In Egypt, politicians have always had a somewhat different approach to that of the administrators. They, on the one hand pass laws forbidding the new squatter houses, but on the other, they overlook and covertly encourage squatter houses. The partisan behaviour of the politicians led to title distribution ceremonies with a view to influence public opinion. These ceremonies inculcated the belief that once the squatter houses are built one would somehow obtain a title deed. Such a belief helps accelerate the formation of new squatter settlements, because the politicians while legitimizing the completed squatter houses also encouraged new ones. Therefore, the politicians should give up this kind of behaviour and the inaction of Amnesty Laws should end in future.
DESIGN GUIDELINES

TOWNSCAPE

Re-enforcing the Townscape

To re-enforce the townscape, consideration should be taken to improve the quality of the district and its residential amenities by:

1. The removal of most if not all of the temporary unit shelters and some of the poor quality extensions from the district can be a positive change, and present a number of opportunities to create interesting urban spaces,
2. The removal of the undesirable activities, which involves the access of large vehicles, and those, which produce noxious gases and smells should be considered, and
3. Property owners should be encouraged to undertake upgrading of their buildings.

URBAN FORM

Introducing the Urban Form

Urban form guidelines in the settlement should include the following:

1. It has been shown that the district is penetrated by two main north-south streets, AL-Huseini Street and AL-Bahr AL-Azam Street. To achieve more permeability to the district, new accesses in this case should be undertaken,
2. The city municipality should consider widening the streets to a 6-9 m width, and the relocation of a small part of the population to compensate for demolition of some houses for street widening or infrastructure works,
3. Re-define the street system and the individual plot boundaries, and
4. Building heights should respect the general heights in this district by the older three to five story buildings.
PUBLIC REALM

Recreating of the Public Realm

The establishment of a new public realm provided with a possibility of planting trees and proper street furniture, is required. This can be done through using available land. There are also areas where recently fenced plots enclose larger spaces than are being used by the present holder. Alternative options for these areas have to be based on EL-Minya’s regulations for the intensive use of land but also adjusted to the local needs, values, and traditions.

The existing facilities for education, health, religion and recreation in and around the settlement are much below the needs of the 50,000 inhabitants, but the units required to raise them to the average for EL-Minya is far beyond the financial capacity of the city governorate. Furthermore, no open land is available in the settlement and the city council can only provide it gradually, by fencing the limited spaces available and securing new lands as they become available. A proposal site was chosen to provide the district with the community facilities. This area could be considered with advantages of its central location that can be more efficiently used. It also is a relatively empty plot and still available, accordingly, demolition of the individual houses can be avoided.
ARCHITECTURE

Enhancement of the Architectural Character

To enhance the architectural character, the house plans should be provided and included with a basis level of the building materials that can be used and the cheapest solutions for construction. The implementation phases should be also explained. New buildings within informal settlement, then, should consider the following:

1. A level of detailing should be provided that complements the character of the buildings in the district.
2. External materials should normally match those already found on the house. The aim is to integrate the extension with the original house keeping the number of material used to a minimum, and
3. The height of new buildings should reflect that of surrounding properties. Where existing heights are varied, new development should remain within the range of heights of neighbouring properties.

The functions of the local unit should provide monitoring information after implementation. Information about local materials or successful methods which have possibilities of wider applications should also be provided.
5.3 GENERAL RECOMMENDATIONS FOR VISUAL DESIGN IN EGYPT

It was found in this research that the current main stream of planning thought in Egypt appears to neglect the visual quality of cities. Although the national plans have been very explicit in delineating goals and methods of achieving economic and other objectives, the ones related to urban design of cities gave very little detail. Therefore, the central government, represented by the responsible ministries and departments like the Ministry of Planning, should give greater priority to the physical environment and their visual quality in the future National Development Plans at city level, and promulgate clear design advice in ministerial circulars and policy statements. The achievement of good visual designs should be a fundamental objective of the planning system. This objective should be supported by suggested guidelines and actions from the professional and academic institutions, and local municipal planning authorities. Therefore, the following method could be formulated according to the findings in previous chapters.

5.3.1 REVISION AND REDRAFTING OF THE BUILDING REGULATIONS

The building regulations of the current cities would require the design policies for all development everywhere to enhance the physical environment. Therefore, the following actions are suggested.

■ SPECIAL ZONES

The regulation should consider including new special zones in addition to the current land use zones, which are divided mainly into residential, commercial, and industrial zones, and a preliminary definition should be given. Special zones could include environmentally sensitive areas, areas of outstanding natural beauty, conservation areas, and areas where the quality of the environment is of particularly high standards. Conservation zones are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance for their important contribution to the image of the city.

■ LISTED BUILDINGS

The regulation should consider including a new category of listed buildings, and a preliminary definition should be given. This category implies the ability to select buildings for their design and quality. In this choice, particular attention is supposed to be paid to their special value. Listed buildings can not be demolished or altered without permission from the local municipal planning authority.
DESIGN GUIDELINES

The regulations should consider introducing the principle of general planning or design guidelines, and provide a broad check-list. The details are bound to vary in different places and parts of the country depending, for example, on tradition, history, topography, the existing built environment, and local materials.

DESIGN GUIDELINES FOR RESIDENTIAL AREAS

The regulations should consider introducing specific design guidelines for residential areas with emphasis on visual design policies. Such guidelines are visually more specific in the way they provide illustrations, sometimes quite detailed, to show the merits and faults of different design approaches from site layouts to possible forms of extensions.

5.3.2 REVISION AND REDRAFTING OF THE BUILDINGS PERMISSION LAWS

A revision and redrafting of the current Buildings Permission Regulations Law, which was set up by the Egyptian Engineers Associations, would recognize the importance of the visual design. Therefore, the following actions are suggested.

CONTEXT DRAWINGS

The Law should consider introducing a new legal obligation that the submitted planning or building applications should provide detailed drawings of the schemes, with their physical context or street or other settings, before giving any permission. These environmental context drawings are essential urban information which could help the designer to understand the scheme’s inherent acceptability or otherwise in that particular location, and should simplify the permitting authority’s job. These authorities consist of the Egyptian Engineers Association branch in each region, and the municipality staff in the area in which the scheme will be built.

BRIEF ENVIRONMENTAL OR DESIGN STATEMENTS

The Law should require professionals, individuals, and developers to submit brief environmental or design statements setting out design principles for schemes, such as why the building had taken its final shape, how the area was seen and how the two are related. The idea is not only to make the planner/designer and developer think, but also to provide a learning process for municipalities’ staff, which does not necessarily have any design training. Like context drawings, the need to explain the reasons why a proposal contributes to the environment can focus the attention of both the planner and designer on the project in its setting as well as promote their private aims.
5.3.3 PUBLIC PARTICIPATION

There has existed a regrettable lack of public contact between the planners/designers and the public. The public has not been informed about relevant issues or encouraged to show any interest in planning. Therefore, the government and the local municipalities should foster and encourage public involvement and control in the decision-making process, the process of design and planning in the city. Since the visual design is a two-way process between the physical environment and the observer, the visual design research studies should always be seen in the context of public participation and dominant patterns of social relationships. People can be helped to experience a sense of efficiency both in the process of planning and in its outcome. People are more satisfied with decisions in which they have participated than those handed down to them from authorities. The following techniques could be suggested, not only to enhance participation, but also to allow forms of real partnership and control to evolve.

■ PARTICIPATION IN THE EVALUATION STAGE

The government should encourage the local municipalities to produce reports, which include the present conditions and problems of their cities, the possibilities of change, and a questionnaire to discover how people feel, perceive, and value their environment. The primary aims of such a report are the involvement of the public in the evaluation stage by answering the questionnaire and as an environmental education method for the public. The municipality's reports could be sold or freely distributed to the public to seek as wide a range of reaction as possible from the residents of the city, to feed into the programming stage.

■ PARTICIPATION IN THE PROGRAMMING STAGE

In order to achieve an environment highly valued by the residents, the involvement of the public in the programming stage should be encouraged. Public meetings during the programming stage are one forum for getting the public's ideas directly, and may help the professionals in the public's perspective. These meetings should be developed into community-development workshops and encounter groups in which planners/designers and the public come together to test ideas, assumptions, and plans, to facilitate contact and allow each group to understand the other's needs and constraints. The workshops should be both a planning process strategy and an educational process. It should be a means of developing a city plan by achieving a working relationship between people within the city and the design professionals, and by providing a learning environment to heighten the awareness of the public to the intricacies of planning, and of the planners/designers to the problems within the city perceived by its residents.
5.3.4 SURVEYS AND INFORMATION TO BE GATHERED

The findings of this research revealed the need for surveys and information to be gathered in each city. Therefore, extensive field surveys of the visual quality of cities should be made to uncover the basic problems and potentialities of each city. Empirical data should be gathered about the existing visual character and qualities of the physical environments. Surveys about how cities are visualized and evaluated by their residents should be conducted; they will subsequently form the basis for planning proposals. The following surveys in relation to EL-Minya City is suggested, although they are also applicable to other cities in Egypt.

■ COMPREHENSIVE RESIDENTIAL SURVEYS

Detailed plans for any residential area should not be made before conducting a comprehensive survey concerning the visual, psychological, socio-cultural, economic and technical aspects of the inhabitants. It is also essential to study the land location and its relationships with adjacent developments and accessibility, availability of infrastructure and other utilities, the physical features and the prevailing climatic conditions of the area. The data collected through the above-mentioned surveys should direct and guide urban designers and architects to adopt design concepts compatible with the prevailing conditions of the site.

■ SURVEY OF ALL BUILDINGS IN THE CITY

There is a need for a survey of the whole of the city to establish the extent of old buildings. The buildings should be surveyed in terms of architectural quality, historic interest, townscape value, and condition. The purpose of this survey is to assess the comparative importance of buildings from both their individual quality and overall importance to the urban scene and culture of the city. This survey could use the historic records and photographs, and the analysis of architectural style and construction to evaluate the importance of individual buildings in the context of conserving the quality and characteristics of the city.
5.4 MAIN CONCLUSION

This research has made an attempt to explore the appropriate visual design guidelines which can be undertaken to enhance the visual qualities and improve the built environment of Egyptian cities.

It was found that Egyptian cities were pieced from many parts at different times, with each pattern having a different physical character and function. Design guidelines were dealt with design issues in terms of the relationship among these patterns.

The study was determined the necessary precautions, with the aid of the enhancement of the visual qualities of the city districts and the establishment of compatibility between them in order to improve the city image as a whole. Therefore, recommendations those create favourable conditions, which would renew the city districts through their revitalization as the functioning parts of the overall city are as follows;

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THEMA DER ARBEIT


Das heutige Stadtbild der ägyptischen Städte ist von vielen Widersprüchen zwischen neu und alt, verfallenden Altstadtvierteln und unattraktiven Neubauvierteln gekennzeichnet. Grund der Veränderung sind die schnelle Zunahme der Bevölkerung, die Migration von ländlichen Gebieten in die städtischen Zentren, die geringe Bedeutung der alten Stadtteile und schließlich die Vernachlässigung der städtebildgestalterischen Aspekte in den gegenwärtigen Bebauungsplänen in Ägypten.

FORSCHUNGSZIELE

Das Ziel dieser Forschung ist, entsprechende stadtbildgestalterischen Richtlinien zu entwickeln, die als Orientierungshilfe übernommen werden können, um die Stadtbildqualitäten aufzuwerten und das Stadtbild der ägyptischen Stadt zu verbessern.

FORSCHUNGSHYPOTHESE

Die Stadtbildqualitäten sollen sich aus der individuellen Betrachtung der vielfältigen komplexen Probleme der jeweiligen eigenständigen Stadtteile der ägyptischen Städte sowie aus der globalen Betrachtung ihrer Zusammenhänge entwickeln. Einerseits sollen die Verbesserungsmaßnahmen in den verschiedenen Stadtteilen keinen nachahmenden Charakter besitzen, wie in vielen Studien vorgeschlagen, andererseits sind die Altstädte selbst jedoch als kulturelles Erbe in ihrer Identität zu bewahren.

FORSCHUNGSVERFAHREN

Die Forschungsarbeit gliedert sich in fünf Kapitel. Kapitel eins betrachtet die Stadtbildcharakteristik der arabischen Städte, Kapitel zwei identifiziert Faktoren, die die gegenwärtige ägyptische Städte beeinflusst haben, Kapitel drei definiert die Stadtbildqualitäten der ägyptischen Städte am Beispiel der mittelgroßen Stadt EL-Minya, Kapitel vier führt in realistische Erfahrungen der Erneuerung der Arabischen Städte ein, Kapitel fünf präsentiert Empfehlungen, die aus dieser Forschung abgeleitet werden können.

Im Kapitel eins werden die Stadtbildcharakteristika der arabischen Städte betrachtet. Das Kapitel wird in drei Abschnitte unterteilt. Im ersten Abschnitt wird die historische Entwicklung der arabischen Städte behandelt. Im zweiten werden die theoretischen Ansätze analysiert. Schließlich beschäftigt sich der dritte Abschnitt mit der Analyse der Stadtbildcharakteristika der arabischen Städte. Townscape, Bauformen, öffentliche Räume und Erscheinungsqualität der einzelnen Stadtteilelemente bilden die untersuchten Kriterien.


In der Kolonialstadt bestehen die Straßenzüge aus zusammenhängenden Fassaden mit einheitlichen Fenstergliederungen, Dekor, Baustoffen und Farben. Die Hervorhebung der Fassaden wird durch ornamentale Fensterleibungen, Nischen, Erker, Balkons und anderer stadtgestalterischer Details erreicht. Das Straßennetz organisiert sich in der

In den modernen Stadtvierteln sind die Zusammenhänge zwischen den einzelnen Gebäuden nicht erkennbar (Geschosszahl, Fassadengliederungen, Baumaterialien, usw.). Das Straßenraster definiert Bebauungsformen, die durch isolierte Blöcke charakterisiert sind. Während die Straßen in der traditionellen Stadt die klimatischen Bedingungen und die Bedürfnisse nach Privatsphäre und Sicherheit widerspiegeln, ignoriert die moderne Straße diese Aspekte. Die wichtigsten Merkmale der modernen Architektur sind hier transparente, extrovertierte und klimawidrige Bauweisen unter Verwendung ortsfremder Baumaterialien.

Im **zweiten Kapitel** wird in drei Abschnitten versucht die Faktoren zu erläutern, die die gegenwärtigen ägyptischen Städte beeinflusst haben. Der erste Abschnitt befasst sich mit den geographischen Gegebenheiten, den historischen Entwicklungsphasen und schließlich den Entwicklungsstrategien. Der zweite Abschnitt untersucht die Ursache von gegenwärtigen Veränderungen der ägyptischen Städte unter den jeweiligen politischen, sozialen und ökonomischen Perspektiven. In Abschnitt drei werden die Veränderungen der Stadtteile benannt.


In den letzten zwei Jahrzehnten haben die ägyptischen Städte eine explosionsartige zunehmende Stadtentwicklung erlebt. Die Zunahme der Bevölkerung und die vermehrte Zuwanderung aus dem ländlichen Raum führte zu Entstehung zahlreicher Spontansiedlungen an der Peripherie der Städte. Unklarheiten in den politischen Entscheidungen verstärkten die Ausbreitung dieser Siedlungen.

**Kapitel drei** beschäftigt sich mit den Stadtbildqualitäten der EL-Minya Stadt als Beispiel einer mittelgroßen Stadt in Ägypten. Das Kapitel wird in zwei Abschnitte gruppiert. Der erste Abschnitt bezieht sich auf die EL-Minya Stadt und befasst sich mit den geographischen und physischen Aspekten und den historischen Entwicklungsphasen. Im zweiten Abschnitt
werden die fünf bereits erwähnten unterschiedlichen Stadtfelder ausführlicher betrachtet: traditionell, kolonial, modern, Sozialwohnungsbau und Spontansiedlungen. Auf Grund der Analyse könnte es möglich sein einzuschätzen, was wirklich Verbesserung braucht, um die Stadtbildqualitäten der einzelnen charakteristischen Viertel aufzuwerten.


Das Kolonialviertel ist durch sein klares orthogonales Straßenrastersystem (Nordsüd und Ostwest verlaufende Straßenzüge), die 3 bis 5 geschossigen Wohnblöcke und den nach westlichen Mustern gestalteten Dienstleistungs- und Geschäftsbereichen charakterisiert, sowie durch die Plätze und öffentlichen Räume, die massive Bauweise, und die Aufteilung in separate Grundstücke. Bemerkenswert bei diesem Viertel ist die visuelle Prominenz der Fassaden und die Einzigartigkeit der ästhetischen Qualität in Gestalt, dekorativen Details und im Maßstab der Gebäude. In den 80er Jahren wurde das Viertel massiven Veränderungen ausgesetzt. Dabei wurde der existierende Charakter vollkommen ignoriert und die Kontraste zwischen Alt und Modern deutlich verschärft.


In den siebziger Jahren wurden die modernen Stadtviertel gebaut. Die Viertel sind charakterisiert durch das orthogonale Straßennetz (Nord - Süd verlaufende Straßenzüge mit
bemerkenswerten visuellen Charakter und Ost-West Nebenstrassen), die Bauvorschriften (Grundfläche, Vorsprünge, Höhen wobei die Geschosszahlen von breite der Straße abhängt, etc.) und der Silhouette der vorherrschenden Mehrgeschoss Häuser.

Bei der Festlegung der Bauvorschriften (Beispiel Höhe, Stadtbild, Integration zwischen den Gebäuden etc.) und der Fassadengestaltung der Gebäude ist eine ganzheitliche Betrachtung vollkommen außeracht gelassen (Fenstergliederung, Öffnungen, Farben, Materialien usw.).

Die Sozialwohnviertel sind charakterisiert durch Monotonie (Geschosszahl, Material, Struktur, Fassadengliederung, etc.), ständige Veränderungen (in Grundriss und Fassaden bezogen auf Bewohnerbedürfnisse, Familienwachstum), identitätslose Blöcke, Orientierungslosigkeit und isolierte Wohnblöcke.


Die Spontansiedlungen sind typische Beispiele für Umwandlung von Ackerland in Wohnbauflächen. Die Spontansiedlung ist charakterisiert durch die irreguläre Struktur, (welche die Siedlungsstruktur von früheren oder bestehenden Ackerland spiegelt) und die lineare Form (Grundstücksgrößen betragen 60-100 qm / Hauptstraßen zwischen 10-15 m breit und neben Straßen sind normalweiße 4-5 m breit). Da Plätze und Freiflächen fehlen, ist die Hauptstrasse auch der wichtigste öffentliche Raum, wo man sich trifft und kommuniziert.

Die Umweltbedingungen der Siedelung sind schlecht da sie hauptsächlich unter der Luftverschmutzung leiden. Die unfertigen und unverputzten Gebäude erscheinen jahrzehntelang als ärmliche Baustelle, können sich aber rasch in ein richtiges Haus verwandeln, sobald es die finanziellen Mittel erlauben. So rasch die Selbstbauhäuser wachsen, so rasch verfallen sie auch wieder, wenn die nötige Pflege fehlt, wie sich dies bei vielen halbfertigen, aber schon sichtbar gealterten Häusern zeigt. Schlecht montierte Abwasserleitungen, Lecke und Rohrbrüche sowie Verstopfungen stellen ebenfalls ein alltägliches Problem dar.

Die von mir ausgewählten Städte, Medina AL-Munawara, Kairo, Bagdad, Aleppo, und Ismailiyya, weisen in vieler Hinsicht vergleichbare ähnliche Probleme auf. In diesem Zusammenhang spielte die gewonnene Erfahrungen bei dem Lösungsansatz für die behandelte Fallstudie eine entscheidende Bedeutungen.
Das Kapitel vier unterteilt sich in zwei Abschnitte. Der erste Abschnitt ist bestimmt von den Strategien zur Erneuerung der urbanen Umwelt, die zur Lösung der Probleme führen kann. Im zweiten Abschnitt wird das Design zur Erneuerung der Arabischen Städte erläutert.

Die vorgeschlagenen Strategien, allgemeine Empfehlungen und Richtlinien für EL-Minya als mittel große Stadt werden in Kapitel fünf ausführlich behandelt.

Auf gesamt städtischer Ebene betrachtet, weisen die unterschiedlichen Stadtteile nicht ausreichende Verknüpfungen auf. Durch Verstärkung der Straße, die quer durch die Stadtteile verläuft, wird die Integration der Stadtteile unter sich gewährleistet. Unter Verstärkung versteht sich eine entsprechende Straßenmöblierung und Verbesserung der Verkehrssysteme.


In den modernen Vierteln ist besonders in Hinblick auf stadtbildgestalterische Aspekte eine Aktualisierung der Bauvorschriften notwendig. Um den stadtgestalterischen Charakter zu bewahren, sollten besonders die neu errichteten Bauten miteinander ein harmonisches Gesamtbild erzeugen.

Durch Sanierungsmaßnahmen und Aufwertung könnten auch die Quartiere des Sozialwohnungsbau ein erfolgreiches attraktives Stadtbild aufweisen. Hierzu ist die Beseitigung der störenden Behelfsmäßigkeit zwischen den Blöcken notwendig und die Gestaltung der Plätze und die Umgestaltung der Freiflächen (Straßenmöblierung, passende Beleuchtungsanlagen, Bepflanzung, etc.). Die visuelle Beeinträchtigung durch störende Dachaufbauten und die Veränderung der Fassaden soll vermieden werden. Abwechselnde Anwendungen von interessanten Elementen in den Fassaden dienen der Belebung.


مبادئ التصميم البصري للمدن المتوسطة الحجم
دراسة عن مدينة المنية - مصر

تأثرت العمارة في مصر ببعض التغيرات التاريخية خلال القرن العشرين التي كانت لها أثر كبير على الاتجاهات المعمارية في مصر خلال هذه الفترة. وقد تمثل هذه التغيرات التاريخية في التغيرات السياسية التي تشهد على توافق الحكومات وكثير الحروب والانفتاح الاقتصادي وزهرة العملة... الخ، وتشير التغيرات الاجتماعية التي تمثلت في تغيير الأوضاع الاجتماعية وما ترتيبه على طوراخ اجتماعية ومعمارية خلية، وهذه التغيرات التاريخية قد تجبر عليها العديد من الظروف البصرية التي ساعدت على تطور العمارة السكنية المصرية.

ويبرز انتشار البصرة البيئية للمدينة المصرية الناتجة عن التسريع السريع للمدن والانفجار السكاني وظهور أزمة الأسنان، بالإضافة إلى ارتفاع أسعار الأرضي وارتفاع البناء واتباع مستوى الدخول وضعية الحضور على مسكن ملائم، كل ذلك يجهد البصر في القوانين والتشريعات المنظمة للمدن والهياكل في تعريفها، مما يدفع بالعديد من الناس لمحاولة إيجاد حلول تشجع السكان على خدمة المدن في خيال إعادة صياغة المخاطر والانتشارات العشوائية وإغفال أسس التصميم المعماري وعدم الاهتمام بتصميم وجمال الواجهات الخارجية. الخ، مما يساعد على زيادة البصر البيئي في المدينة.

وقد كتب ناشر هذه الظاهرة مع سياسة الإنتاج الإقتصادي التي تمتلك الكثير من الأفكار التي استمرت أصواتها في العقارات وإنشاء التفاعلم الذي ينفه الإستعراض المادي على أي اعتبار تصميمه ويبيين، كذا ما توقفت محاولة مبادرة التطوير العلمي وتكولوجيا البيئة الحديثة دون تطبيقها بما يتسبب وظروف البلاد البيئية وملائمة في تطور العديد من الأشكال المعمارية غير البيقية ببيانا وعائما مما يلي فدان الطابع المعماري للمبانى، وبالتالي فالفنون الطبيعة والхранات للمواقع السكانية والمدينة بصفة عامة.

وبالمثل، تبرز تأثير التغيرات على أجزاء المدينة المختلفة نجد أن كل جزء من أجزاءها قد تأثر بهذه التغيرات بشكل ملحوظ، فهي المدينة القديمة التي أتسببت عبر البصر بخصائص تناثر في مبانينا البيئية والمادية ذات الطابع المميز، فقد تعرضت هذه المناطق إلى الكثير من الإهمال والتكريب وسوء الاستعمال والتجري الخراب مما تسبب عقبية بيع جزء كبير من أجزاءها، نتيجة لفقدان المهم السكاني والبيئي الذي كون المنطقة، بالإضافة إلى فقدان الإنسان بالإنسان، وتخريب المجال الحيوي والصناعي على المنطقة، عدو على تدرك أقصى القدرة وفقدان الشخصية، وفقدان المرافق والخدمات وإمداد المساحة وأعمال النظافة كنافذة مباشرة تغييرات والتحول التي حدثت في المجتمع البيئي الفكري لسكان هذه المناطق.

وفي منطقة سهل مدينة ذات نطاق والفيلات والماصرة البيئية، تم إزالة معظم الفيلات والمباني الحضرية التي تحول عبارة عن مادة تتحول في مبانينا البيئية والمادية ذات الطابع القديم، إذ يتم البناء أكثر من بنية على مباني الغرائ الغريبة، والتي ينافض كثيرا من الوضع البيئي البيئي chờ على خلال مستوى المدنية في تطوير المدينة و恪دات سكنية أكثر مما تسجع البصر، ويفتقد هذه الأحياء ثروة عقارية لا تتجاوز فئات صغيرة، وكذلك اختفت المساحات الخضراء وكانت الشوارع المارة وأنفق المرافق بالأعمال الزائدة الإضافية من أجل المباني، وتحقيق الربح السريع أوينغ النظر عن الاحتياطات المعمارية والمادية.

وقد شهدت الأحياء الجديدة الاستفادة طفيفة لقوارين ولم ينتج النيران طفرة كبيرة في حركة الباءة والترمي، نتيجة السماح للمشتبرين في اختيار هذا المجال في غاية هذه الظاهرة في تطبيق التصوير المنظمة للعمران التي تجاهلين على جمال المدينة، فقد أتسببت الإشراطات التي كانت تتفق عدد من قبل مما أدى إلى فقدان المباني البيئية بفيض التصميم، وفقدان العمل المعماري.

وفي منطقة الإسكان الشعبي ونتيجة لمدى كفاءة الأدوات البيئية لهذه الوجدات السكانية لأي يقام بها من أساتذة أو استعمل لا يتسبب مع اقتصادات مستعملة في فضيتر سكان هذا الوحدات إلى إجراء بعض التحولات سواء كانت داخلية أو خارجية بما تلاد مع اقتصادات البيئية والاجتماعية، وباذة هذه الأساليب المختلفة تساهم بدرجة كبيرة في زيادة انتشار البصر البيئي للمدينة السكنية.
للهدوء من مستويات النظافة والتنظيم.

والملاحظ أن هذه المسائل كان المهم في البحث هو استياب مبادئ الأسلوب المعاصرة المعمارية التي يمكن من خلالها تحسين الخصائص العمرانية للمدينة المصرية، وذلك من خلال تحليل المدينة ميدانيا كخدمة المدنية المصرية. ودائمًا تشكاولة البحث في ضوء الوضع المعماري، وعميقًا التدخل المطلوب لتحسين الخصائص العمرانية لكل منطقة بالمدينة، ودائمًا هذا بالداخل وضع المبادئ اللازمة لتضمن البصرية لهذه المناطق بالإضافة إلى صياغة الاستراتيجيات المطلوبة.

وينبغي البحث من خمسة أبواب أساسية تم استعراضها على النحو التالي

الباب الأول: الخصائص العمرانية للمدينة العربية

وقد تضمنت دراسة تاريخية لعمرات المدينة العربية خلال عصورها المختلفة بدأته بالمدينة الإسلامية مرورًا بالمدينة الحديثة، وتناولت الدراسة الخصائص العمرانية لكل مرحلة من هذه المرحلة. وقد أثرت المدينة الإسلامية بفعل مختلف جمل لها طابع خاص، خصوصًا مع بعضها من القبائل المعمارية والاجتماعية، وظهرت شكل المدينة في فترة الارتقاء، وتأثير الأمان المعماري للأرجلية المعمارية المختلفة وهي التي تؤثر على طرفي المعمارية العربية. ودائمًا التفاعل بين الطريقة المعمارية العربية والأدب البصري، وظهور المبادئ المتعلقة بالمدينة الجميلة، وظاهرة النقوش الفنية في المسجد، وظهور نموذج المدرسة الجديدة، وعندما الاحتفال بالمدينة في البيئة المعمارية، والتي ساهمت في العديد من الأشكال وال])).

الباب الثاني: التغييرات المؤثرة على المدينة المصرية المعاصرة

وتناثرت هذه الدراسة التغييرات المؤثرة على عمارية المدينة المصرية المعاصرة، وشملت التغييرات السياسية والاجتماعية والاقتصادية، بالإضافة إلى دراسة مظاهر هذه التغييرات على أجزاء المدينة المختلفة الممتلئة في التطور في محاولة إيجاد حلول مفعولية، وتشير الأفكار المعمارية والIntoConstraintsهادات الرأسية و المتعلقة بسكان المدينة، وفكرة الطابع العمراني الأحياء الجديدة، والتحديات والملايين العشوائية من منطقة الأسواق الشعبية وأخيرا النمو العضوي على الأراضي الزراعية.

الباب الثالث: الخصائص العمرانية للمدينة المسطحة الحجم - مدينة الدنيا

تناولت الدراسة دراسة ميدانية لمدينة الدنيا كمثال لإحدى المدن المصرية، وقد تم تطبيق الدراسة البصرية للأحياء المختلفة بالمدينة الممتلئة من المدينة القديمة (النواة الأساسية للمدينة)، ومنطقة المدينة الحديثة، ومنطقة الدلتا حائلا وظواء المدينة الجديدة (حي أرض سلطان)، ومنطقة المدينة الشعبية (حي أرضالمولد)، بالإضافة إلى منطقة الأسواق الشعاعي جنوب المدينة (حي سكة)، وشهدت هذه الدراسة التعرف على التوصيات اللازمة في محاولة توضيح هذه الأحياء، وإمكانية علاجها.

وأظهرت الدراسة الميدانية أن المنطقة القديمة تعاني من تSTAR اختلاط الاستخدامات، وانتشار المناطق الخريبة، وتشير المباني القديمة ذات الظهرية التاريخية، بالإضافة إلى عجز شباب المراقب العامة، وفي منطقة وسط المدينة أظهرت الدراسة البصرية للأحياء المختلفة في محاولة توضيح هذه الأحياء، وإمكانية علاجها.

وتأتي من خلال الدراسة البصرية للأحياء المختلفة، وتشير المباني القديمة ذات الظهرية التاريخية، بالإضافة إلى عجز شباب المراقب العامة، وفي منطقة وسط المدينة أظهرت الدراسة البصرية للأحياء المختلفة في محاولة توضيح هذه الأحياء، وإمكانية علاجها.

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واستهدفت المنطقة الجديدة بعدم الاهتمام بالتنقسم للفروعات العربية، والانسجام البصري الناتج عن عدم توافر
عصر الواحدة في اختبار مواد الإنشاء وتشطيب الواجهات، وترك واجهات المباني في بعض الحالات بدون
تستفيض أو دهانات، بالإضافة إلى استخدام المواد البديل غير متماثلة بينها وداخلها. كذلك، ازداد
بعض العبوات والمواقع في تصميم المواقع الأفقية للإسكان الشعبي على شكل الواجهات الخارجية من خلال
تعديلات إضافات، كما لم توفر عصر التثبيت بين تلك المباني. انتجت المنطقة المشوهة (حي مكة)
بالمستوى듈ية للاستخدام المساكن، وعدم ملامستها مناخيا، وافتقدا الاختلاف في المراقب العامة.
الباب الرابع: التجارب المستفادة من مشاريع ارتفاع مدينة العربية

tما تؤثر على دور قائمة بالعديد من المشكلات، وت生殖ت للمدينة المنورة،
المينة العاصمة، بدءًا بالعوامل والإماكيلية. وقد تمازت هذه التجارب ارتفاع مدينة العربية واستخدام الأساليب
التخطيطية المختلفة المتصلة في الحياية والحفظ والبحث...، وتمت هذه الدراسة باستخلاص مباديء
التصميم العمراني التي طبقت في هذه المشاريع.

الباب الخامس: مبادئ وإستراتيجيات التصميم البصري للمدينة المصرية

يركز الباب الخامس من الدراسة على صياغة عدد من المبادئ التصميمية لكل منطقة من مناطق المدينة
بالإضافة إلى رسم استراتيجيات تمكينية تطويرها
فجب تطوير الخصائص البصرية للمنطقة القديمة، ولكن مع مراعاة عدة الإعلان بالطبيع المصري العام لهذه
الموقع، والحفاظ على نسبتها العريض، جانب توفر جميع المميزات التخطيطية المتصلة وثناءه شبكة
المور وتوفر الخدمات، والمناطق الخضراء والمفتوحة، وتحويل المنطقة إلى منطقة مخصصة للمساحة ونقل
شرائح ومحور الحركة على أطراف المنطقة، وتحسين شبكة البنية الأساسية، هذا بالإضافة إلى خطة
لحفظ وتطوير المباني ذات الطابع التاريخي. يلم
وفي منطقة وسط المدينة فإنه يجب أن توجه استراتيجيات التصميم نحو اتجاهين هامين أولاً: التحكم المراقبة
على التحديث بالمباني التاريخية والثاني عمل مشروع لحفظ وتطوير لبعض المناطق الهمة والمختارة التي
تحتوي على عدد كبير من المباني التاريخية على أن يتم بعد ذلك تعيم المشروع في أكثر من منطقة لتضمن الحي
بكلمة، ومن خلال مشروع الحفاظ يمكن التغلب على المشكلات التي تهدد المنشآت العقارية بالضياع وفقدان
القيمة.

ضرورة القيام بإعادة تقييم كامل للفوانين والتشريعات الخاصة بالتصاميم العمراني، بحيث يضم التقييم سد
العوامل الموجودة والغاء الاستثناءات، بالإضافة إلى تحقيق الاحتياجات المتضمنة للمنطقة والترشيح المصورة
العربية، ولكن اعتبرت في وضع هذه الفوانين بعض التسهيلات الحادة، وعدم التهان في تبنيه لاشتراطات البيئة،
it تطوير المباني، وتكليفة جهات رقابية يقوم بمراقبة هذه الأعمال.

كما يجب تحديد وتحسين منظمة الإسكان الشعبي من خلال استراتيجيتكميكملة متعددة من مشاكل تقنية على أن
تعمل هذه الاستراتيجية على تحقيق الصورة العامة للمنطقة وتوزيها بأشكال آنها خدمات العناية التجارية
والتعليمية، وتحسين صورة الفروعات الخارية بين المباني، وتشجيع السكان على صياغتها

ضرورة معالجة المناطق العشوائية وتطويرها عن طريق مشروعات ارتفاع، وعمل إعطاء صفة الشرعية
للمزيد من هذه المناطق، وذلك لحده من نموها والتوسع فيها، كما يجب توفير أو استكمال أولى البنية الأساسية
والمرافق وتحسين شبكة الشوارع على أن يتم ذلك في إطار مطاوع للاستراتيجية بهذه المنطقة.

وأخيراً فإن هذه الدراسة تقدم مدخلاً لفهم البيئة العمانية ترتيب بين التخطيط القاسي والتطبيق العودي والذي يمكن
أن تساهم نتائجها في تحسين الخصائص البصرية لمنطقة مدينة العربية، إذا تم الاستعداد منها من قبل السلطات
المحلية وساهمة كل طاقات المجتمع كأفارج ومهندسين ومنسولي ومنظمي القرار، وذلك تكون هذه الدراسة
قد حققت الهدف المرجو منها.
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