

Chapter 3 Detailed Planning for Qanawat Urban Heritage Area

3.1 Existing Conditions

3.1.1 Location, land use and population

(1) Location and land use

The project area is located in the Qanawat service department to the southwest of the Old Damascus. It is defined by four roads: Bab Al SrijeH street to the north, Al Darwishiyeh street to the east, Khaled Ibn Al Waleed street to the west, and Khan Al Magariba street to the south (Figure 3.1). Administratively, the area consists of parts of five districts: Bab SrijeH, Qanawat, Bab Al Jabiyeh, Swaiqa and Qaber A`atkeh.

The project area covers 27.69ha. Of the total area, 23.41ha or 84.5% is occupied by buildings and the remaining 15.5% by roads (Table 3.1).

Table 3.1 Broad Land Use in the Project Area

	Surface (ha)	Ratio (%)
Building Site	23.41	84.54
Road	4.28	15.46
Total	27.69	100.0

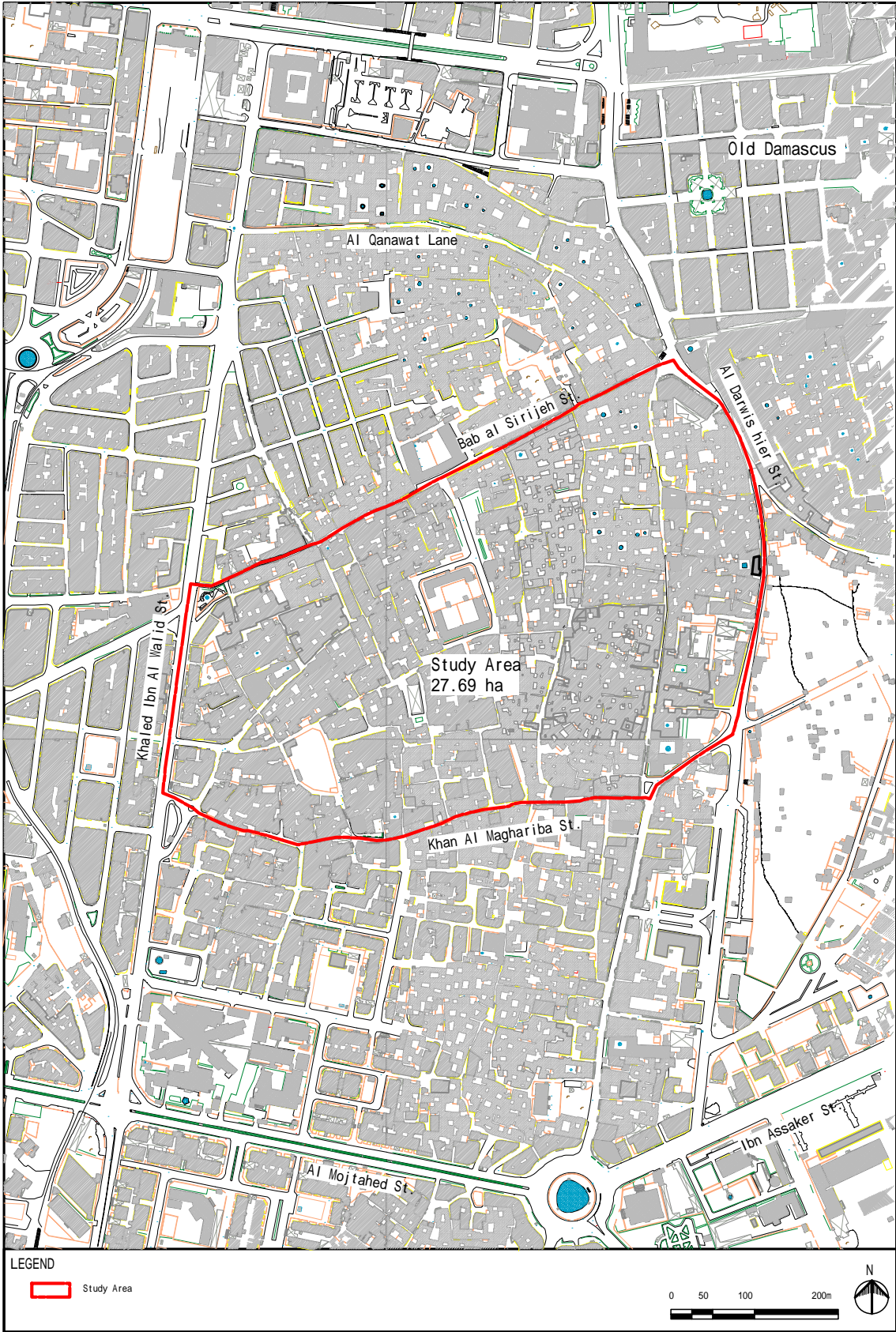


Figure 3.1 Location of the Project Area

(2) Population

According to the initial environmental examination conducted for 45ha land including some surrounding area, the number of families is 750 and the average family size 5.36 for the total population of 4,020 in this area. Based on this result, the population in the project area is estimated to be 2,475 with the population density 89.4/ha.

3.1.2 Detailed land use and building conditions

(1) Detailed land use

Buildings in the area have one to six stories. The total floor area of the buildings is estimated at 425,390m², of which two story buildings account for a dominant 61.5%. Floor area by the number of stories is summarized in Table 3.2.

Table 3.2 Buildup Area Distribution by Network of Stories

Number of stories	Building area (sqm)	Estimated total floor area (sqm)
Single story	20,360	20,360
2 stories	130,770	261,540
3 or 4 stories	37,188	130,158
5 or 6 stories	1,333	7,332
Total	72,651	425,390

Of the total area occupied by buildings, residential buildings account for 74.4%, followed by mixed use (14.7%), commercial (4.2%), religious (2.0%) and other uses (Table 3.3 and Figure 3.2). In terms of the floor area, residential buildings account for 75.3%.

Table 3.3 Building Floor Area by Use

Building use	Estimated lot area (sqm)	Ratio (%)	Estimated total building floor area (sqm)
Residential	174,156	74.4	320,480
Commercial	9,767	4.2	17,973
Industrial, cottage industry	1,752	0.7	3,224
Mixed use (residence, commercial)	34,347	14.7	63,204
Education	3,674	1.6	6,761
Clinic, Health C.	376	0.2	692
Government Facility	1,999	0.9	3,678
Religious	4,760	2.0	8,759
Cemeteries	2,933	1.3	-
Total	234,100	100.0	425,390

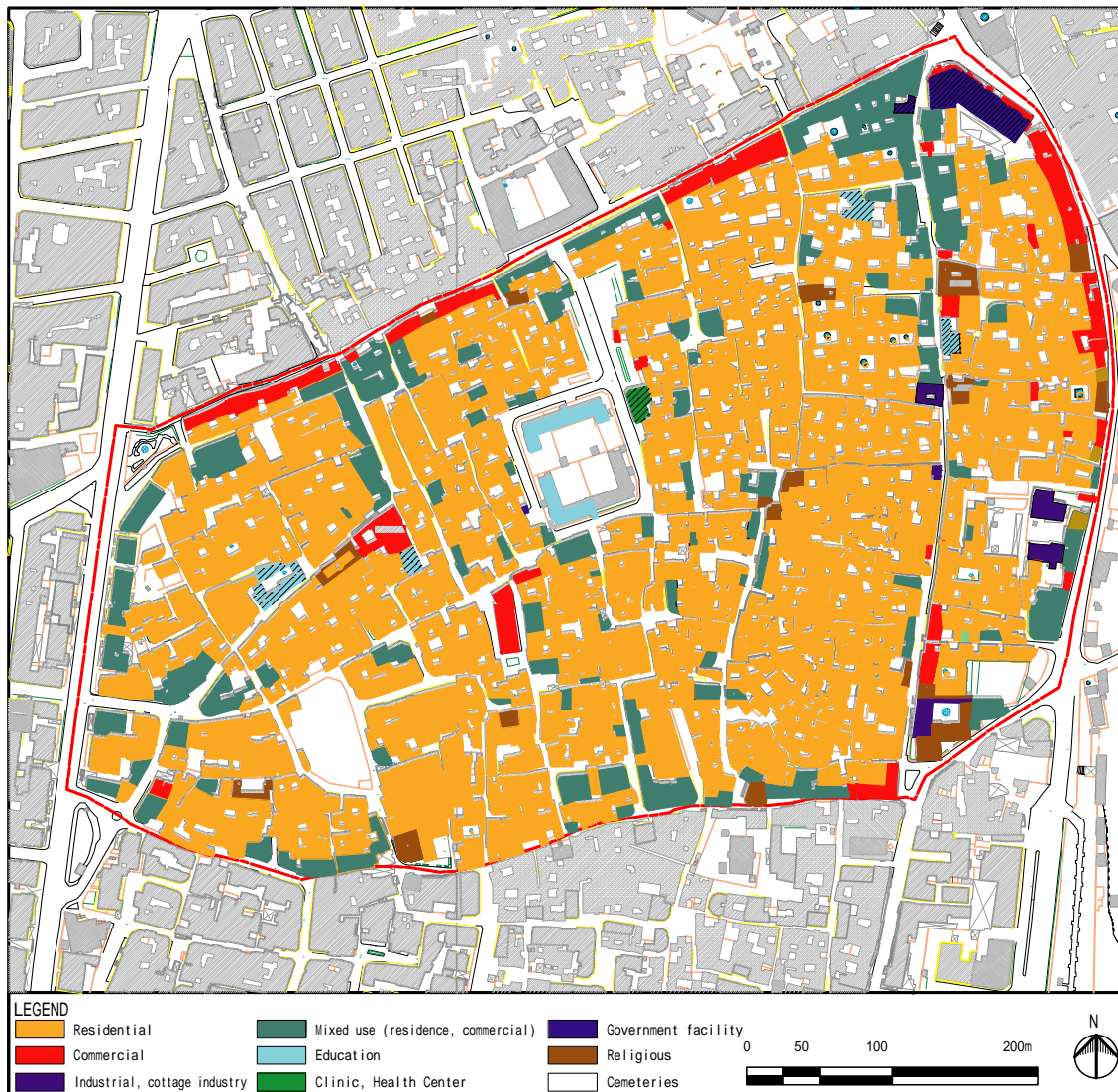


Figure 3.2 Current Building Use

(2) Building conditions

Generally, newly constructed buildings, which have four or five stories, are located in the western part of the project area. Old buildings, which are nearly collapsed or need rehabilitation, are found mainly in the eastern part (Figure 3.3).

Most newly constructed buildings follow new site boundaries, shaping new blocks. In these areas, new block shapes will be formed gradually as more individual construction works are undertaken. Many dilapidated buildings locate along the Bab Al Srijeh and the Qaser Al Hajjaj streets and their adjoining areas, and few new buildings are found in these areas. The current block plan could be modified following the relevant plans in these areas to avoid conflicts with newly constructed buildings.

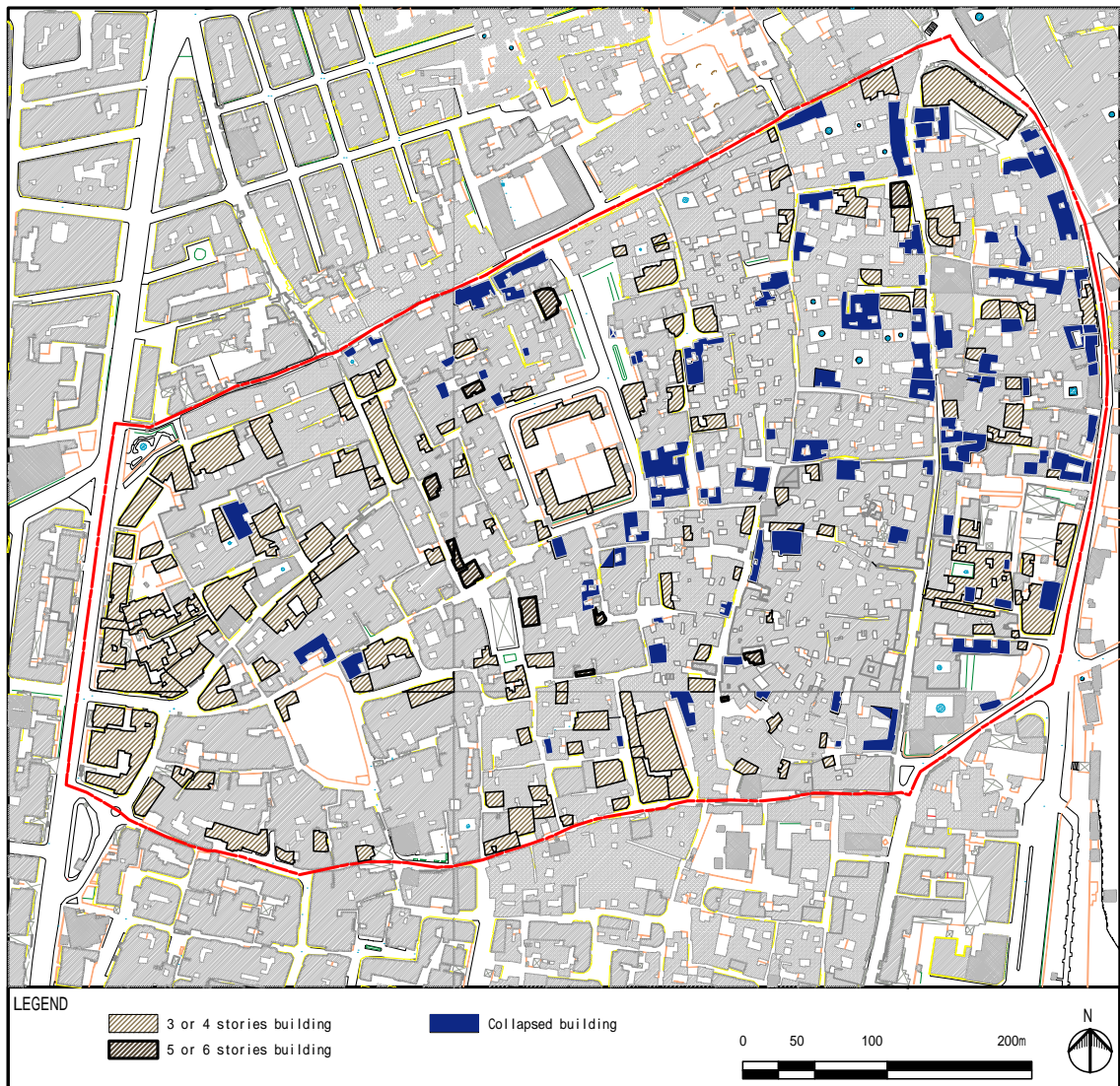


Figure 3.3 Current Building Condition

(3) Road network

The present road network is shown in Figure 3.4. Most roads have at most two lanes with road width of 4.5-5.0m only. Some roads wide enough for four lanes such as the road around the school complex in the middle of the area, but they function only as two lane roads due to on-street parking. The project area has only some 125 parking capacity, which is fully occupied by the present parking demand.