
Rabat, modern capital and historic city (Morocco) No 1401

Official name as proposed by the State Party

Rabat, modern capital and historic city, a shared heritage

Location

City of Rabat, districts of Rabat-Hassan, Agdal-Riad and El Youssoufia
Rabat-Salé-Zemmour-Zaer Region
Kingdom of Morocco

Brief description

Rabat, the capital of the Kingdom of Morocco, constitutes an urban and architectural ensemble bearing full and balanced testimony to the different construction phases that reflect the history of its settlement. The ensemble was made possible by the “Ville Nouvelle” (New Town) project in the early 20th century, during the Protectorate period, when Rabat regained its capital city status, and when care and respect were shown for the various layers of the city’s heritage. The new city made use of the existing urban structure, and drew inspiration from the architecture left by the earlier Cherifian dynasties, whilst fully embodying new European urban and architectural values. The result is a city in which the Arabo-Muslim past and Western modernism engage in a fertile and original dialogue.

Category of property

In terms of categories of cultural property set out in Article 1 of the 1972 World Heritage Convention, this is a *group of buildings*.

1 Basic data

Included in the Tentative List

12 April 2010

International Assistance from the World Heritage Fund for preparing the Nomination

None

Date received by World Heritage Centre

30 January 2011

Background

This is a new nomination.

Consultations

ICOMOS consulted its International Scientific Committees on Historic Towns and Villages, 20th Century Heritage and Shared Built Heritage, together with several independent experts.

Literature consulted (selection)

Belfquih, M., and Fadloullah, A., *Mécanismes et formes de la croissance urbaine au Maroc, cas de Rabat-Salé*, Rabat, 1986.

Louani, M., Selouani, A., *L’authenticité dans l’aménagement urbain contemporain, le cas de Rabat*, ENA, Rabat 1987.

Salwa, D., and Hassan, B., *Le projet urbain de Rabat*, École Hassania des travaux publics, Casablanca, 2005.

Technical Evaluation Mission

An ICOMOS technical evaluation mission visited the property from 5 to 9 September 2011.

Additional information requested and received from the State Party

On 6 October 2011, ICOMOS requested additional information from the State Party, with regard to a reinforced comparative analysis with similar urban properties in Morocco and the Maghreb, together with a more typological approach in the comparisons, particularly for the ancient heritage, and a more thorough study of the concepts of integrity and authenticity of the various components of the property. The State Party responded to both of these points by providing additional documents dated 2 November 2011, which have been taken into account in this report.

On 14 December 2011, ICOMOS asked the State Party to give consideration to the following points:

- to consider three possible extensions of the buffer zone (area next to the Royal Palace, right bank of the River Bou Regreg, Medina of Salé),
- to clarify the ownership situation of certain properties,
- to provide additional information about the Rabat Heritage Foundation,
- to provide additional information about the staff employed for the conservation and management of the property.

The State Party provided additional documents dated 20 February 2012, which have been taken into account in this report.

Date of ICOMOS approval of this report

14 March 2012

2 The property

Description

Rabat is today the political capital of the Kingdom of Morocco. The city is located on the Atlantic coast, in the north-west of the country, on the left bank of the River Bou Regreg estuary. In geographical terms, the site is located on a plateau consisting of marl and sandstone, overlooking the ocean and the river, and its promontory is occupied by the present-day Kasbah. The city’s climate reflects its position at the meeting point between wet maritime influences and dry continental influences from the Sahara.

Rabat has undergone many phases of development which have continued up to the contemporary period. All the phases have left significant urban and architectural testimony, forming a whole which is well balanced between the different periods. Respect for the existing heritage has been a constant feature of its development, from the Almohad period (12th century) up to the present day, and particularly when the structure of the city was substantially modernised by French architects and town planners in the early 20th century. The most significant buildings from earlier periods – such as fortifications, gates, mosques, madrasas and palaces – were listed as historic buildings by the Protectorate administration. Starting from this respected past framework, the city today has an urban structure made up of zones with distinctive styles and specialised functions, in ensembles which are generally well preserved.

The property consists of three distinct urban zones. The first is the most extensive, and includes several ensembles in an area which is continuous but which has many branches inside the city. The two others are a set of monuments and an isolated quarter, both of which are relatively close to the main part.

Part 1 consists of the following six components:

1.1 The *new town* was conceived, when Rabat was chosen as the political capital of the kingdom (1912), by architect and town planner Henri Prost and landscape designer Jean-Claude Forestier, at the time of the French Protectorate, when Morocco was under the control of Marshal Lyautey. The political rule adopted by Lyautey with regard to town planning was based on the idea that there were two levels of city, both of which should be respected, and this is indeed the reality in Rabat.

The new town is conceived as a southern prolongation of the medina, of which it is intended to be an urban extension, whilst conserving its 17th century southern fortification. It is an extension of the city, in a little occupied zone inside the ancient Almohad walls, whose urban plan it follows with a carefully ordered series of buildings meeting the requirements of the new town. This is one of the most vast 20th century urban projects in Africa, and is probably the most complete and fully realised. Quarters, avenues and zones with clearly identified functions were created: for the exercise of political power, for the colonial and local administration, for the royal residence, and for commercial activities, along with residential areas for the various social classes. The perspectives of the new town take as their visual references the monumental landmarks of the ancient city (gates, mosques), underlining the continuity of the urban territory and respecting the unity of the ancient quarters.

A set of major thoroughfares was laid out to serve and establish the structure of the urban space in the new town. Eleven main streets were laid out between the medina and the central railway station, establishing the principal pattern of the street network. The public works included the associated networks (water, sewerage, electricity and

lighting), and were set out according to a set of strict regulatory texts. Tasks such as land use allocation were carried out at a stroke, thus giving scale and unity to the scheme as a whole, enabling a remarkable degree of control of the secondary street network, and a balance in the built structure between public and private projects. Today, Boulevard Mohammed V, which runs from the medina to the railway station via the post office, is one emblematic example of this approach amongst others. More generally, it is important to note that the streets of the new town continue on from those of the medina, passing through the ancient gates, and thus the medina is revealed to good effect by the perspectives created. The same applies to the Es-Sounna Mosque. Exceptional views of the medina and Kasbah are had from the public buildings, such as the Residence.

As a result of the attentiveness of this vast modern project to earlier Arabo-Muslim town planning and monumentalism, a synthesis emerges which is specific to 20th century Morocco, particularly in the style of the public buildings. The various European architectural movements of this period, rich in innovation and experimentation, can be found in the city's building programmes, which at the same time demonstrate distinctive interactions with Moroccan traditions. A relatively widespread taste in ornamentation is added to a basic built structure which is generally of good quality. A rich repertoire of forms, specific spaces and decorative motifs is thus constituted, ranging from the neo-Moorish style to European neo-classicism, and from naturalism to Art Deco and modernism.

Amongst an inventory of 60 buildings protected because of their 20th century architectural heritage status, several are considered to be outstanding, or illustrative of the main architectural and decorative types: these include the Banque du Maroc, the Cathedral of St. Pierre, the former General Residence of the Protectorate, the General Treasury, the Post Office, the Railway Station, the Hotel Terminus, the Fresco Building, a building in the Rue Djeddah, the Crédit du Maroc, the Café des Ambassadeurs building, the Asfar Hassan Tour agency, the Hotel Balima, the Parliament building, the Siemens building, the Navy Headquarters, and the Ministry of Economy and Finance.

In housing terms, there are three types of quarter in the new town: apartment blocks for mainly European middle class residents, with shops at street level; residential zones for the colonial elites with villas and pleasure gardens; and finally new housing, for Moroccans recently arrived in the city, which is organised in quarters inspired by the traditional medina (see Part 3 of the Description).

Earlier mosques located inside the perimeter of the new town were conserved, and included in the overall urban planning programme. These include the Molina Mosque, restored in the 1980s, and the as-Sunna mosque, dating from the late 18th century, which is the fourth-largest mosque in present-day Morocco.

1.2 The *Jardin d'Essais* and the historic gardens of Rabat demonstrate the intention of making Rabat into a "garden city", then a new concept in Europe. The design of the gardens was entrusted to Forestier, who was both a landscape gardener and town planner, two professions which were then becoming increasingly important. The work of Forestier also expresses a determination to apply a predetermined town planning scheme, whose execution is controlled by the public authorities from start to finish. The green areas created underline the humanistic inspiration of the overall urban project, and a concern for quality of life and the environment which echoes the efforts made in the conservation of the built heritage. Public parks, planted areas and private gardens sprang up in considerable numbers.

The *Jardin d'Essais* is both a pleasure garden and a botanic garden used for scientific purposes (for the acclimatisation of new species of plant to the climate of coastal Morocco). The Avenue de la Victoire is designed as a shaded promenade opening up a prospect towards the Almohad Bab Rouah gate. The low level of the buildings and houses along the avenue strengthens the impression of a continuous tree-lined setting which leads the walker towards the Jardin d'Essais. The Nouzhat Hassan Garden and the Parc de la Résidence are two other noteworthy gardens in the new town.

1.3 *The Medina of Rabat* is situated in the northern part of the property. With an area of 91 hectares, it is situated between the remains of the Almohad wall to the west and the Andalusian fortifications to the south. It grew outwards from the Oudaïa Kasbah. It contains two major orthogonal thoroughfares which lead into a dense and hierarchical road network consisting of streets, often with shops, alleyways and cul-de-sacs leading to houses. The housing is grouped in blocks, which are usually constituted around large middle-class residences. The street network is well conserved.

The medina contains several quarters which illustrate various periods of its complex history and the populations which settled there, such as the Mellah quarter, occupied by Jewish populations which had fled from Andalusia in the 16th and 17th centuries. More generally, it contains many residential ensembles which are extremely characteristic. The medina was also an important economic centre with diverse commercial functions, usually reflected in the specialisation of particular streets, within a dense network of streets.

The heritage inventory of the Medina comprises 42 noteworthy monuments and houses, which can be divided into the following main categories:

- The *fortifications* consist essentially of the Andalusian ramparts mentioned earlier, and their gates in the Moorish style. The fortifications also include vestiges of the river walls and the coastal ramparts, and various forts from the 18th and 19th centuries. The Kasbah of Moulay Rachid (or "New

Fortress") was built in the 17th century. It continued to be used for military purposes until the 20th century.

- The *middle-class residences* form the centre of the housing blocks; many of them are noteworthy, particularly the Lamrini, Louis Chénier, Bargach, El Aïssaoui, Karrakchou, al-Alaoui, Boudalaâ, and al-Gharbi houses. They follow the general plan of the large Moroccan house, with an interior courtyard or patios, arcades, reception rooms, etc. Vernacular architecture also provides a set of interesting elements, some of which have been inventorised, such as doors and their accessories. In a highly specific stylistic symbiosis, the Medina of Rabat bears testimony to the diversity of influences (particularly Andalusian) which have been integrated into the Arabo-Islamic setting.

- The *religious buildings* play an important role, and punctuate the urban fabric of the medina. They comprise 9 mosques, 41 oratories for specific quarters, and 13 *zaouïas* (Muslim lodges). The Al-Jamaâ al-Kabir Grand Mosque (Mosquée des Cordonniers) dates from the late 13th century, but has undergone several restorations; its architectural structure follows the Medina tradition via the influence of the Umayyad Mosque in Damascus. Mention should also be made of the Moulay al-Makki Mosque, the Moulay Sliman Mosque, which was rebuilt in the early 19th century, the al-Nakhla and al-Qubba Mosques (probably from the same period), and the Dinia Mosque, which dates from the 13th-15th centuries. The diversity of the mosques and minarets illustrates the various stages of the urban history.

- The *hammams* are used for purification rituals and are thus associated with places of worship. There are fourteen hammams, which are scattered throughout the urban fabric. The Souk hammam is believed to be the oldest, dating from the 12th century; it has been restored several times, and today constitutes a remarkable architectural complex. The Jdid hammam dates back to the Merinid constructions of the 14th century. The Alaouite sultans, in the 18th century, also built hammams in the medina. The most recent date from the 18th and early 19th centuries. All of them follow traditional bath layouts which date back to ancient times.

- The many *fondouks* (inns) which have been preserved bear witness to the economic influence of the town. They are situated close to the gates, markets and shopping areas. They were also linked to the town's activity as a port, which has been attested as far back as 1161. Originally intended to provide accommodation for travellers and caravans, many are today used for craft activities. There are three large *fondouks* close to the grain market. Another set of eight *fondouks* are located along the Souiqa shopping street. Several are of high architectural quality.

1.4 *The Oudaïa Kasbah* stands on the promontory overlooking the estuary of the River Bou Regreg, facing the ocean. Originally it was a Medieval citadel, the seat of the Almoravid power base, and the initial core of the Arabo-Islamic town. Seen from the northern bank of the *oued*, it still gives the impression of being a stronghold. Although profoundly altered down the ages, and then renovated once again during the 20th century, its traditional urban layout remains in place, consisting of blocks of housing connected by a hierarchical street network. The Kasbah is one of the great sites of Moroccan history and is extremely picturesque.

The Kasbah has its own walls, which date back to the first Almohad caliphs, and which follow the geographical forms of the promontory. Bab Lakbir, the great gate, is one of the most outstanding monuments of military architecture from this period. The Al-Masjid al-'Atiq Mosque also provides testimony dating back to the first Almohads, but it was restored in the 18th century by the Alaouite sultans, bearing witness to construction and ornamentation skills during this period.

The period of the Moorish (or Andalusian) principality, in the early 17th century, has left some military remains, including the Pirates Tower, which overlooks the Bou Regreg. The Alaouite rulers then made a series of modifications to the Kasbah, including the Moulay Rachid wall, flanked by towers and bastions. It had four gates, and it housed the princely residence of the Alaouites, which was completed in the late 17th century. It includes an ornate courtyard surrounded by galleries and many annexes, including the Menzeh, a pavilion in the shape of a tower, the hammam, shops, etc.

During the Protectorate period, the Kasbah underwent several restorations, on the basis of an "historic monuments" approach. The following were also created: an Andalusian garden, the Café Maure, traditional craft workshops, and finally the Oudaïa Museum.

The Kasbah and its surroundings is also an area of archaeological research, in view of the presence of buried pre-Islamic or ancient remains.

1.5 *The Almohad ramparts and gates* were erected in the 12th century by the caliph Yaacoub El Mansour, for defensive purposes and to mark the boundary of his vast urban project. With the Hassan Mosque, these are the only surviving monuments of "Ribat-al-Fath", the great capital city project of the Almohad caliphate.

The surviving parts of the ramparts included in the property consist of western and southern sections of the original 12th century walls which enclosed the whole of the historic town. The ramparts are rectilinear, and provide long perspectives punctuated by the monumental gates and a series of square towers flanking the walls. The present-day west and south walls include five gates and 74 towers. The gates reflect a monumental synthesis by the Almohad builders, embodying both Oriental and Andalusian influences.

The original construction was in lime concrete; made with clay earth and sometimes with aggregates, the concrete is particularly rich in lime. Maintaining the fortifications has required numerous interventions on the built structure, and bricks, masonry and other items have had to be replaced. Today, the walls have a smooth texture due either to the plaster applied during recent restorations, or to the texture of the early concrete burnished by the patina of time.

The presence of the ensemble of walls and fortified gates dictated the layout of the street network when the new town was designed and built in the 20th century.

1.6 *The archaeological site of Chellah* (also known as Sala or Chellam) is situated to the south-east of the Almohad wall, and occupies an area of slightly under 7 hectares. This was a fertile area with a plentiful supply of water, slightly higher than the surrounding plain, which encouraged human settlement from ancient times onwards. Today it contains 29 listed monuments or archaeological remains which illustrate the various periods of occupation of the site.

The ancient urban part has been only partially uncovered, and its boundaries have not yet been fully identified. The ancient city of Chellah, or Sala, probably extended as far as the Bou Regreg. This part is itself made up of two successive ancient cities, one of which lies on top of the other.

The first settlement was Mauritanian or Pre-Roman Berber, and dates back to the 7th-6th centuries BC; there are remains of three temples close to the forum. They are dry stone constructions on level, flagged terraces; there was also a network of flagged streets. The site also includes a significant set of urban archaeological remains which are considered to show Phoenician influence.

The later Roman town was constructed close to this settlement, with a set of monumental buildings around the forum, during the reign of the Emperor Trajan. It includes the remains of a capitol, a triumphal arch, a basilica and a curia. An inscription confirms the status of the city as a Roman *municipium*, and it was enclosed by a wall in 144 AD. The town also had large baths, and a Nymphaeum, a complicated monument due to it being altered in the Middle Ages. This is an impressive octagonal edifice, forming a water tower, supplied by an aqueduct. Together with another reservoir, it supplied water to the fountains next to it on the south side. The ensemble formed a hydraulic complex on a scale rarely seen in the Roman remains of North Africa.

Chellam, on the site of ancient Sala, corresponds to the vestiges of the resettlement of the ancient monumental site during the Merinid period, in the 13th-14th centuries. The Merinids turned it into a dynastic necropolis, enclosed by a wall which still marks its boundary today. It has three gates, of which the largest, flanked by towers, has imposing horseshoe arches decorated with friezes. The necropolis stands opposite the Almohad wall. It includes a substantial set of archaeological monuments, grouped

around the funerary complex or *Khalwa*. The *Khalwa* consists of a rectangular enclosure containing an oratory, funeral domes and a madrasa. A gate provides access to the internal courtyard of the Abou Youssef Yaacoub mosque, in which stand a series of tombs. The minaret stands in the south-eastern corner of the sanctuary. Finally, the site includes a well conserved hammam, which is a rare example of 14th century Moorish baths in North Africa.

The quality of Merinid art is illustrated by the geometric decoration (in ceramic marquetry or sculpted), bands of inscriptions, friezes, decorated arches, the interlaced *zellige* decoration of the madrasa, etc. Merinid decorative art became celebrated for the vivacity and subtlety of its ornamentation. Its features have regularly been incorporated in Moroccan architecture up to the present day.

Abandoned as a necropolis after the Merinid dynasty, Chellam became a holy site, particularly in the area surrounding the small oratory of the madrasa and the eel pool, a space around a spring which has returned to nature. Once again, the hill is being used for the tombs of a number of holy men and dignitaries of the city.

Part 2: the site of the *Hassan Mosque* consists of two adjacent component parts:

2.1 The construction of the Hassan Mosque was started by the Almohad caliph Yaacoub El Mansour in 1184, but the project to build the largest Mosque in the Muslim West was not totally completed by the time he died, shortly before the end of the 12th century. The mosque was hardly used as a place of worship, and soon became a quarry and source of timber for other constructions. All that remains of the edifice today is the unfinished tower of the minaret, the flagged floor of the prayer hall, with the base of the pillars and remains of the outer walls. It is an outstanding example of an Arabo-Andalusian style, drawing its inspiration from the mosques of Damascus and Cordoba. The minaret is constructed in the middle of the western wall of the city's fortifications. Although incomplete, the construction and decorative quality of the minaret has inspired many other monuments in the region. Because of its position, dominating the Bou Regreg estuary, and its height, it is an essential and symbolic landmark of the urban landscape of Rabat. Today this area is a place for promenading.

2.2 The *Mohammed V Mausoleum*, since 1969, has completed the esplanade formed by the former ground floor of the Hassan Mosque, opposite the minaret. This is the royal necropolis (1971). Its construction involved the use of the finest Moroccan architectural and decorative traditions, providing a contemporary echo to the Hassan Mosque and the set of buildings close to the medina.

Part 3 consists of the *Habous de Diour Jamaâ* quarter.

This quarter was created from 1917 onwards, based on the urban model of the traditional medina, with entrance gateways. It was designed to accommodate a newly

arrived population from the countryside, attracted by the economic development of the capital. The quarter was completed in around 1930. The main streets lead into a series of alleyways and covered passages. It includes collective facilities: oven, hammam, Habous school (1938), etc.

The quarter contains places of worship: the Omar Saqqaf Mosque on the Avenue Hassan II, in typical Moroccan style, and the oratory of the Rue Al-Faraj.

The houses have a traditional plan, arranged around a central courtyard; the main construction material is sandstone. Many of the individual buildings are remarkable, because of their architectural elements (pillared angles, inlaid motifs, lancet arches or multi-lobed arches, etc.), and/or their decorative treatment, their doorways, their interior appointments, chimneys, exterior awnings, etc. A typology/inventory of the house doors, their decorations and their accessories, has been drawn up, indicating their historical evolution.

Designed by French architects, influenced by the styles of the medina, the Habous de Diour Jamaâ quarter is an emblematic and well-preserved example of a style which may be termed neo-Moorish.

Conclusion

The new town of Rabat was conceived to be a modern capital city. It has benefited from an existing urban framework and a substantial built heritage, which it has helped to highlight and preserve. In this ancient setting, the modernist project illustrates and naturalises – in the Moroccan and Arabo-Islamic context – the most innovative European trends in the nascent areas of town planning, garden cities and public health. The development of the new town was supported by legislation and by pioneering town-planning regulation which foreshadowed subsequent major regulation and guidelines, such as the Charter of Athens. The new town was designed to be functional but also to highlight a large number of cultural and symbolic landmarks.

The overall quality of the town planning and built structure of Rabat is illustrated by the fact that in general the initial functions and services given both to quarters and to buildings have remained. These attributions have been preserved even during the period when Morocco recovered its full independence, and during its current development.

History and development

The region has been shaped by a long history, which dates back to the most ancient times of prehistoric North Africa. In areas surrounding the city, traces of the Upper Palaeolithic and the Neolithic have been uncovered.

The ancient core of the city was created in the 7th and 6th centuries BC by the Mauritians, who were the ancestors of the Berbers of Morocco. Traces of the Phoenicians are then attested, demonstrating the early role of the Bou Regreg estuary as an Atlantic port of call. It then became

a city-state, under Punic influence, with diverse commercial relations with the Iberian peninsula and the Mediterranean. It issued its own currency.

In AD 40, Rome occupied Mauretania Tingitana. The city, known as Chellah or Sala, was considerably altered, and it became a *municipium* under the Emperor Claudius. Trajan built a wall around the town in the 2nd century AD. It was a prosperous city, supplying salted goods and olive oil, and was a busy port with a military garrison.

The Mauretania Tingitana region was abandoned at the end of the 3rd century AD, but Chellah remained under Roman domination during a less active period up to the end of the 4th century. It then entered a rather obscure period, although there are some traces of continuing commercial relations with the Mediterranean world and influences from the Byzantine Christian world.

Arab historic sources refer to an abandoned ancient city, which however played a significant role in the Islamisation of the region. A vast "ribat" is said to have existed in the 10th century, but up to now the most ancient Arabo-Muslim traces date back no earlier than the 13th century.

What remained of the ancient city was abandoned in favour of a new fortress, built by the Almoravids, in the early 12th century, to withstand growing pressure from the Almohads. The fortress was situated on the southern promontory of the estuary. The Almohad conquest took place in the mid-12th century, and it transformed the fort into a fortified palace, which today has become the Oudaïa Kasbah.

The city was to be raised to the status of a great Almohad capital ("Ribat al-Fath") in the last quarter of the 12th century by Caliph Yaacoub El Mansour (Moulay Jacoub) who, by means of vast, near-rectangular ramparts, occupied all the space between the Atlantic, the Oudaïa Kasbah and the site of Chellah. Completed by the construction of the Hassan Grand Mosque (late 12th century), the urban project was considered overambitious by the caliph's 13th century Almohad successors, and both structures remained unfinished. Instead, a much simpler group of buildings partially occupied the vast enclosed area at the foot of the Kasbah.

The Merinids gained lasting control of the city from the mid-13th century until the 15th century. Chellah regained its importance as a fortified *ribat* and as the mausoleum of the dynasty, but this period above all marked the apogee of Salé, on the opposite bank, as the main economic and urban centre and port.

The 15th century was a troubled period. The city was sacked by Prince Ahmed Lahyani. The Merinids abandoned the necropolis of Chellah in favour of Fez. The city became a place of refuge, thanks to the protection afforded by its many ramparts, particularly for immigrants from Andalusia after the fall of Granada (1492).

The expulsion from Spain of the Moors during the reign of Philip II (1609) led to a significant influx of Muslim and Jewish populations, who settled in the Kasbah and in the adjacent southern area. These populations of different origins built their own quarters; they founded a medina, protected by a wall to the south, cutting in two the large area enclosed by the earlier Almohad ramparts.

In the early 17th century, the Moorish immigrants set up a principality under the suzerainty of the Saadian sultans. Shortly afterwards there was a revolt, and they formed, with Salé, an independent "Republic of Bou Regreg". They fortified the Kasbah, which became the centre of their municipal power base. They engaged in privateering and in port activities, making Rabat the premier port in Morocco. European consulates were established there for a lengthy period.

The emergence of the Alaouite dynasty ended the independent power of Bou Regreg in 1666. Substantial construction works were carried out on the fortress and the Kasbah, including the building of the prince's residence, completed during the lengthy rule of Moulay Ismail. This palace became the second residence of the dynasty, after Meknès.

The defensive works continued on the site of the Kasbah at various times from the 17th century to the early 19th century. This was a troubled period, and the ruler assigned the Kasbah to the warlike Oudaïa tribe, which was the origin of the name. At the same time, a great deal of urban construction work was carried out in the medina, and mosques were built, establishing the main features that can be seen today. Its population was mixed at that time: in addition to the Berbers, who were gradually Arabised, there were Moorish and Jewish people who had come from Andalusia from the 16th century onwards. The growth of the city made it necessary to build an aqueduct in the late 19th century.

The Protectorate period led to Rabat once again becoming the country's political capital, and to the initiation of a vast modernist urban project, inspired and supported by General Lyautey. The project reflects the respect shown by European architects and town planners for the Arabo-Muslim heritage. The new urban planning scheme was aimed at reoccupying the whole area inside the early Almohad wall, whilst respecting the street structure and monuments of the old town. Henri Prost and Jean-Claude Forestier masterminded the development of a vast garden city, designed to be functional and to be made up of specialised quarters, at the same time respecting the values of the past (see Description). A policy of preserving and conserving historic ensembles was introduced, and the urban structure of the new town developed rapidly, throughout the first half of the 20th century.

In 1956, Morocco regained its full independence. The policy of urban development based on respect for the historic heritage of all periods is being maintained.

3 Outstanding Universal Value, integrity and authenticity

Comparative analysis

Firstly, the State Party proposes a comparison with "modern cities" of the 20th century which are already inscribed on the World Heritage List: Bauhaus and its Sites in Weimar and Dessau, Germany (1996, criteria (ii), (iv) and (vi)), White City of Tel-Aviv, Israel (2003, criteria (ii) and (iv)), Le Havre, France (2005, criteria (ii) and (iv)) and Brasília, Brazil (1987, criteria (i) and (iv)). None of these urban developments has had to work around the constraints of existing historic structures inside a modernist project, either because of the urban and architectural approach adopted, or because of the absence or destruction of any historic structures.

The comparison with cities not inscribed on the World Heritage List concentrates on urban ensembles which are contemporary with or slightly earlier than Rabat, and which generally emerged in the context of European colonisation: Asmara (Eritrea), Dakar (Senegal), Brazzaville (Congo), Hanoi and Saigon (Vietnam), New Delhi (India), etc. While certain influences from earlier town planning sometimes emerge, as in Eritrea, in terms of construction methods or stylistic features, the town planning usually constitutes a break with existing indigenous influences. Rabat would seem to be the only example truly incorporating the values of the past, drawing on a diversified urban, religious, military and stylistic heritage which is both substantial and significant. However, town planning based on quarters with clearly identified functions is a feature found in many cities which resulted from French colonisation.

The regional comparisons, completed by the documents sent by the State Party in November 2011, mainly concern Tunis. The protection of the Tunis medina is similar to that of Rabat and was inspired by it (1979, criteria (ii), (iv) and (v)). The modern Tunis of the 20th century has a history which parallels that of Rabat, with the same function as capital city, and is also centred on the medina. Furthermore, there is very considerable testimony to the historic heritage in Tunis (Carthage, Bardo Palace, etc.), but the testimony is dispersed, and the urban ensemble is not as integrated and diverse as at Rabat. In Morocco itself, nine *Villes Nouvelles* were built under the Protectorate, and amongst them Marrakesh and Casablanca are the most similar to Rabat. Marrakesh has town planning based on the same principles, and an outstanding medina (1985, criteria (i), (ii), (iv) and (v)); however, the style of the 20th century buildings remains detached from the Arabo-Islamic influences, and the ensembles are less extensive and of lesser quality. Casablanca was not able to draw on a substantial Arabo-Islamic heritage at the time when the colonial project was put in place. Neo-Moorish architectural and decorative features exist in Algiers, but the organisation of the city is quite different, partly for topographical reasons, and the historic heritage is less substantial.

ICOMOS considers that, rather than providing a regional comparison setting off one monument against another, it is necessary to make a more thorough comparison of construction typologies on a larger scale (quarters, street network, defensive systems, etc.) at particular historic periods. Furthermore, the creation of a modern capital, at the turn of the 19th and 20th centuries, is in itself a very rich topic, firstly in the context of different colonial approaches, and secondly in the context of the emergence and affirmation of new states.

ICOMOS considers that, in view of the additional information provided, the comparative analysis is satisfactory, even though a more extensive analysis would have been helpful. The rarity, refinement and pioneering importance in terms of modern development of Rabat have been demonstrated, as have the balance and richness of its historic heritage, in the context of a planned urban ensemble.

ICOMOS considers that the comparative analysis justifies consideration of this property for the World Heritage List.

Justification of Outstanding Universal Value

The nominated property is considered by the State Party to be of Outstanding Universal Value as a cultural property for the following reasons:

- Rabat constitutes an original and rare synthesis of 20th century town planning with the culture and traditions of the country.
- The Rabat capital city project was carried out during the Protectorate (1912-1956). It is emblematic of rational land use through its street network, through the specialisation of the quarters, through the architectural typologies associated with the functions, through the use of a planted environment drawing on the European "garden city" concept, and through its public health concerns.
- The project incorporates a full range of monumental, architectural and decorative elements from the various earlier dynasties, each of which had left significant defensive, religious, funerary or residential monuments or ensembles.
- Rabat gives tangible expression to a pioneering town planning approach, based on the conservation of historic monuments and traditional housing. The property bears witness to pioneering regulation, which foreshadowed policies of heritage preservation which developed during the course of the 20th century.
- The reappropriation of the past, and in turn its influence on the architects and town planners of the 20th century, produced a distinctive and balanced urban synthesis, and new and refined decorative forms and motifs.
- The property as a whole provides visible testimony of a heritage which has been shared by a number of major cultures of human history: ancient, Islamic, Hispano-Maghrebian, and European.

ICOMOS considers that this justification is appropriate, as the city of Rabat constitutes a successful and rare synthesis of a modern town planning project and a profound and systematic respect for the heritage of the past. The engineers and architects of the Protectorate succeeded in designing and building a wholly successful capital city, while taking into account pre-existing town layouts and the abundant remains of earlier Moroccan dynasties. They preserved this testimony, and incorporated it into the urban project, introducing a bold town planning approach, based on appropriate regulation, which was a precursor of later projects. The influence of the heritage of the past in return enabled the flourishing of an architectural and decorative style with specific traits, which embody the characteristic stylistic signature of Morocco. The result is a garden city whose urban functions are well distributed, and which embodies a dialogue between the past and the present achieved through a great variety of testimonies, both in terms of functional purposes and periods.

Integrity and authenticity

Integrity

The urban plan of the modern city and its traditional and neo-traditional quarters has been fully conserved. There has been little subsequent impact on the modern city, other than a few high-rise buildings in the 1970s to the south-east of the property. Although abandoned for a time, the *Jardin d'Essais* has been restored, and its original structure has been conserved, together with an extremely valuable heritage of plant species.

The habitat of the various quarters has been maintained in a satisfactory state of integrity. The problems with some buildings are mainly a matter of maintenance or restoration, rather than constituting any threat to their integrity. The role of the quarters designed by the early 20th century town planners has generally been conserved, as has their functional relationship with their environment.

The archaeological elements, such as the site of Chellah, provide insights into the urbanisation of an ancient city, on the edge of an estuary, which is juxtaposed with a Merinid necropolis which has all the features of this type of foundation. The importance of the monumental Hassan Mosque is also clearly readable, thanks to the impressive power of its unfinished minaret and the preserved floor of the prayer area. More generally, the integrity of the urban landscape has been appropriately maintained.

The Almohad town walls have been preserved almost in their entirety, together with a large number of other defensive remains from the various periods of Rabat's history.

In the urban, monumental, architectural and decorative fields, and in terms of the planted environment, the number of constituent elements in the property is considered sufficient to adequately illustrate its values and their inter-relationships.

ICOMOS considers that the various dimensions of the property's integrity are satisfactory; however, it is necessary to carefully monitor the impact of the major construction works currently being considered outside the property and its buffer zone, particularly with regard to the view of the property and the River Bou Regreg from the elevated site of the Kasbah.

Authenticity

Generally speaking, there have been few interventions on the street network or the buildings in the modern city, or on the monumental or archaeological heritage elements. For example, the enclosed funerary area at Chellah has been preserved in its ruined condition. However, certain late-20th century buildings adversely affect the visual authenticity of the modern city to the south, particularly the Es-Saâda building and the Caisse de dépôt et de gestion building.

The medina is an intensively occupied urban sector and has thus been affected by recent alterations, but it has maintained its characteristic features of Islamic town planning. Its built heritage is today attracting interest for the renovation of traditional housing. Generally speaking, interventions have been neither jarring nor shoddy, and renovation programmes are planned.

The mosques have undergone frequent restorations, as in the recent case of the Kasbah Mosque. The mosques are used intensively, and renovation has therefore been a constant feature over time, and the earlier conditions of the buildings are rarely known in any detail.

The authenticity of the use of the various component parts of the city has been well preserved, and this is linked to the maintaining of the functional urban integrity of the city and its street network.

ICOMOS considers that, in the absence of quantified data concerning the authenticity of individual residential buildings, it is difficult to carry out a detailed analysis of the authenticity of the built heritage. Many individual elements however are referred to in the inventory descriptions, and they suggest a high level of authenticity, particularly in terms of perceived urban authenticity. More generally, the conditions of authenticity in urban and monumental terms are satisfactory.

ICOMOS considers that, despite some shortcomings and threats, the conditions of integrity and authenticity have been met.

Criteria under which inscription is proposed

The property is nominated on the basis of cultural criteria (ii), (iv) and (v).

Criterion (ii): exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design;

This criterion is justified by the State Party on the grounds that the property is considered to be an outstanding example of early 20th century town planning and architecture, at a time when modernist ideas were gaining ground worldwide. It bears testimony to the diffusion of urban concepts originating from Europe in the context of another culture, that of the Maghreb, and in return, to the influence of the local, indigenous architecture and decorative arts on the beginnings of 20th century architecture in the Mediterranean basin. As a synthesis of Moroccan and European elements, the property has a distinctive and wholly new character.

ICOMOS considers that this criterion has been justified. The property embodies a modern urban project which takes inspiration from the earlier Arabo-Islamic heritage. It bears testimony to the diffusion of European ideas of the early 20th century, to their adaptation to conditions in the Maghreb, and, in return, to an interchange of ideas with the local, indigenous architecture and decorative arts.

ICOMOS considers that this criterion has been justified.

Criterion (iv): be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history;

This criterion is justified by the State Party on the grounds that the historic ensemble of Rabat constitutes a well documented legacy of diverse successive cultures. It illustrates the adaptive use of traditional materials and techniques, particularly the techniques of pisé with a rich lime content and the cutting of dune sandstone and limestone, whose mastery is visibly demonstrated in a number of the property's monuments. In addition to the use of sandstone for public buildings, the use of modern materials was accompanied by a distinctive architectural approach whereby a contrast was created with materials from earlier periods. The immaculate whiteness of the modern quarters brings out more clearly the ochre of the pisé and sandstone of the city's emblematic monuments.

ICOMOS considers that the property constitutes an outstanding and consummate example of modern town planning for a capital city in the 20th century. It demonstrates a functional organisation of land use based on respect for the values of the past, which are incorporated in a modernist project. The synthesis of decorative, architectural and landscape elements, and the interplay between the present and the past, offer a refined urban ensemble of rare quality.

ICOMOS considers that this criterion has been justified.

Criterion (v): be an outstanding example of a traditional human settlement, land-use or sea-use which is representative of a culture (or cultures), or human interaction with the environment especially when it has

become vulnerable under the impact of irreversible change;

This criterion is justified by the State Party on the grounds that the property has been formed in successive stages over the last two millennia. Located in the favourable site of the estuary between the River Bou Regreg and the Atlantic Ocean, the ancient Sala, which later became Rabat, bears witness to the long history of a centre of political power, which was first planned and then put into effect. The synthesis which it offers today bears witness to the lengthy interchange between man and his environment, resulting in the development of a dense and distinctive human settlement.

ICOMOS considers that the property bears insufficient testimony to its relationship with a territory to fully justify this criterion. Firstly it is fragmented, sometimes on a very small scale, which bears scant testimony to a privileged relationship with a particular environment. Secondly, the relationship to the estuary, which was the basis of the geographic determination of the place, and the function as a port, are not present in the nominated property, or only very marginally. For this to have been the case, it would have been necessary to take the Rabat-Salé ensemble together as a whole, and consider the surviving vestiges of the port.

ICOMOS considers that this criterion has not been justified.

ICOMOS considers that the nominated property meets criteria (ii) and (iv) and conditions of authenticity and integrity and that Outstanding Universal Value has been demonstrated.

Description of the attributes

Rabat bears testimony to a capital city conceived during the Protectorate period, in the early 20th century. The project is based on adapting modernist town planning and architectural values to the context of the Maghreb, whilst integrating the project into the framework of the ancient city and its many historic and heritage components.

- The modern town is well conserved, and was rationally designed, with clearly defined functions for quarters, buildings and monuments, and this is reflected both in the visual perspectives of the avenues and the distinctive architectural features;
- The modern town is characterised both by the coherence and complementarity of its public spaces and avenues, and by its implementation of ideas of public health, reflected in the water and sewerage networks, the parks and the planting in the avenues;
- The habitation is illustrated by specific quarters which bear testimony to Arabo-Islamic traditions (medina, Kasbah), residential quarters and middle-class buildings of the modern town, and finally the neo-traditional Habous de Diour Jamaâ quarter;
- The city contains a full range of monumental, architectural and decorative elements from the various

earlier dynasties, each of which has left significant monuments or ensembles, of a defensive, religious, funerary or residential nature;

- Rabat gives tangible expression to a forward-looking approach to town planning, which was careful to conserve historic monuments and traditional housing, and which to this end established pioneering conservation legislation;
- The reappropriation of the past, and its influence in return on 20th century architects and town planners, has produced a distinctive and refined synthesis of urban, architectural and decorative elements;
- The ensemble provides a visible testimony to a heritage which has been shared by several great cultures of human history: ancient, Islamic, Hispano-Maghrebian and European.

4 Factors affecting the property

Development pressures

The capital city of Rabat has undergone substantial development over recent years, at a time of strong demographic growth. This has led to two programmes which are currently being implemented: one is a general development plan (by-pass, tramway, redevelopment project for boulevards, squares and green spaces); the other is the major development project for the Bou Regreg Valley near the property. It is intended to:

- replace the road running alongside the Oudaïa Kasbah with a tunnel beneath the property; this project has been completed;
- open a large-capacity road and pedestrian bridge over the River Bou Regreg (2 x 3 lanes, tramway, pedestrian walkways); it must be sufficiently high to allow the passage of pleasure boats. The bridge was under construction when the nomination dossier was being prepared, and it is now nearing completion. It is located below the Hassan Mosque.

On its own initiative, the State Party indicates that all these projects must be very strictly controlled and monitored, to ensure that the general urban framework of the property is not endangered. It also considers that *“the project of developing the banks of the River Bou Regreg in no way compromises the outstanding views from the city of Rabat over the Medina of Salé and the river estuary which lies between them”*.

Other pressures, in the form of land and property speculation, may threaten the social integrity of certain quarters, such as the Oudaïa Kasbah.

In the past a large number of quarries operated on the hillside of Rabat above the River Bou Regreg. All quarrying has today been stopped.

ICOMOS considers that some of the projects are beneficial to the property, such as the construction of the

tunnel and the tramway project to reduce traffic congestion in the modern town. But some others have a more questionable visual impact, such as the large bridge under construction over the River Bou Regreg. Similarly, the situation with regard to a projected 16-storey building (sector ZP3) and Grand Theatre must be clarified.

Detailed heritage impact studies must be drawn up for all the infrastructure projects located close to the property, even if they are not explicitly inside the proposed buffer zone (as in the case of some buildings on the right bank of the river), and it is important that the World Heritage Committee is given sufficient advance notice before the projects are implemented, in accordance with Paragraph 172 of the *Operational Guidelines for the Implementation of the World Heritage Convention*.

Tourism pressures

Up to now, Rabat has remained a secondary tourism destination in Morocco, compared with the more popular Marrakesh, Agadir and Fez. The number of visitors is however increasing, and now exceeds 300,000 visitors a year, of whom 60% are foreigners.

Tourism is starting to become a significant economic activity in the capital, but remains well within existing capacities (hotels, museums, restaurants, guided tours, etc.).

Some elements of the property could prove fragile if subjected to intense tourism pressure. This applies to the Chellah and Oudaïa zones.

Environmental pressures

The dense historic fabric gives rise to some environmental problems, because of the aggressive impact of pollution on materials, and in some instances of traffic vibrations on built structures; there are also problems linked to the deterioration of some green spaces and the difficulty of keeping roadways in good condition.

There are natural environmental issues relating to the boundaries of the property and the buffer zone; these mainly concern fragile sectors such as the Bou Regreg Valley and the Atlantic coastline.

During the dry seasons, there is a fire risk in the green spaces, particularly the Jardin d'Essais and the Jardin du Triangle inside the property boundaries. There is also a fire risk for public buildings and housing, but the use of flammable materials is very limited, particularly in zones of traditional housing.

Natural disasters

The Atlantic coast of Morocco is historically subject to tsunamis; the establishment of a regional surveillance and alert system is being considered (Spain, Portugal, Morocco).

The zone in which the property is located is one of relatively high seismic activity, although it is not directly located on a fault line.

The risk of marine erosion on the Moroccan coast is relatively high. The rocky coastline, of irregular consistency, is being undermined and is tending to recede.

Impact of climate change

The coastal erosion phenomenon has been tending to accelerate since the 1970s, and has become more pronounced following the construction of the dam on the River Bou Regreg which now prevents the deposition of sediment.

The rise in sea level is currently estimated to be between 1.5 mm and 1.9 mm annually.

ICOMOS considers that the main threats to the property are the development of major urban projects in the immediate vicinity, particularly along the River Bou Regreg and in its estuary. Heritage impact studies are necessary in order to maintain the visual integrity of the property and the surrounding areas.

5 Protection, conservation and management

Boundaries of the nominated property and buffer zone

The property has a total surface area of 348.59 ha. It has a population of just over 50,000 people.

The Royal Palace, comprising the residences and private areas of the royal family, has not been included within the boundaries of the nominated property because of its dynastic function and the associated security issues. This enclosed area is a symbol of the reigning monarchy and its level of protection is very high. It is managed by specific institutions which ensure that all its heritage is preserved and conserved. This constitutes additional protection for the nominated site, even though the palace area itself is not officially included in the buffer zone.

The town of Salé, on the northern bank of the River Bou Regreg estuary, is closely linked to the development of Rabat both geographically and historically, and in many periods Salé formed a twin element with Rabat. But the choice of Rabat as the capital of the kingdom in the early 20th century led to an urbanisation process and a modern development project from which Salé was excluded. As the Outstanding Universal Value has been focused on the aspect of modern town planning which demonstrates respect for earlier components, the nomination has concentrated on the city of Rabat. Nevertheless, the medina of Salé and its historic monuments are protected at national level. In the view of the State Party, the development project for the banks of the River Bou Regreg does not interfere in any way with the outstanding

views from the city of Rabat of the medina of Salé and the river estuary in between them.

The buffer zone extends over three districts of Rabat: Hassan, El Youssoufia and Agdal-Ryad. It mainly includes residential quarters of uninterrupted habitation of relatively high density, with some zones comprising individual villas. These quarters also include urban commercial activities, services and offices, and the Jardin du Belvédère. A certain number of buildings in the buffer zone contain architectural or decorative elements which individually add to the values of the modern city.

On the Atlantic side bordering the buffer zone, a major tourism and leisure development project called "La corniche de Rabat" is being prepared. The designs have been completed. What is unusual about this project is that there should not be any construction right on the sea front, which means that the natural panoramic view of the site should be preserved.

The valley of the Bou Regreg around Rabat is a fragile natural area, which could potentially be threatened by creeping urbanisation. Much of the left bank of the Oued Bou Regreg has been incorporated into the buffer zone, up to the right bank of the river.

The buffer zone also includes vestiges of the Roman aqueduct and of the 19th century forts along the coast.

Following the recommendations made by ICOMOS, the State Party has decided to extend the buffer zone (additional documents dated February 2012) to include the following zones:

- the bed and the banks of the coastal River Bou Regreg near to the historic urban centre,
- the downstream part of the right bank of the River Bou Regreg and its estuary,
- the Salé Medina, on the right bank, north of the nominated property,
- the Lycée Moulay Youssef, between the nominated property and the Royal Palace zone, to the south of the nominated property.

ICOMOS considers that the boundaries of the nominated property have been fully justified by the State Party and that they are satisfactory.

ICOMOS considers that the new extended buffer zone proposed by the State Party in the additional documents provided in February 2012 is satisfactory, and that it follows its recommendations; the surface area and the number of inhabitants in the extended buffer zone need to be specified.

ICOMOS considers that the boundaries of the nominated property are satisfactory and that the extended buffer zone is also satisfactory; the surface area of the buffer zone and its number of inhabitants still need to be specified.

Ownership

Most of the property consists of family-owned private properties, which are owned either individually or jointly, in some cases by real estate companies (31.8%). A significant proportion of the private property belongs to the state (15.5 %).

A large proportion of the land is however not "registered" (47.3%), and registration is in fact not a legal obligation. Properties may have various kinds of ownership status under Muslim common law and under the Moroccan law of obligations and contracts: *Melk* private properties, *Habous* properties (legacies and donations), state-owned private properties, and collective properties belonging to ethnic communities.

The property in the public domain is diversified in ownership terms (the State, ministries, local authorities, religious foundations, etc.) but is relatively limited in terms of land occupation (5.4%).

Protection

Legal Protection

The buildings, the ensembles of edifices, and the sites forming the most important elements of the property are "listed" or "inscribed" as historic monuments of Morocco. Twenty orders have been passed, many of which date back to the Protectorate period and to the origins of the modern city project in the early 20th century. Mechanisms are in place to ensure that the decrees are applied (see the section on Management).

The protection of historic monuments and archaeological sites is essentially based on Law 22-80 relating to historic monument conservation (25 December 1980), and its application decree n° 2-81-25. It sets out procedures for listing and inscription, and defines the basis of protection for listed or inscribed properties.

A new cultural heritage protection law is currently being promulgated which allows for changing heritage concepts and changes in the threats which heritage may face.

The urban areas of the medina and of the Oudaïa Kasbah are governed by orders defining highway regulations and building and works permits: the orders of 31 January 1922 and 8 July 1922.

Generally speaking, the procedure for examining building or works permits affecting the historic urban fabric of the property is subject to the issue of a notice of conformity by a commission comprising the various urban departments and the Inspectorate of Historic Monuments and Sites of Rabat.

The other main legal and town planning documents relating to the property are:

- The Special Development Plan for Bou Regreg Valley (Law 16-04, 2005);

- The Rabat Hassan development plan (approved in 1997), particularly as it relates to Sectors M (Medina) and B (Ville Nouvelle);
- The future Unified Development Plan (PAU) for Rabat provides for the creation of architectural protection zones. The projected plan is intended to provide a framework for appropriate restoration of the built heritage and the non-built heritage, and the protection of the specific character of zones of the new town whose protection is considered to be insufficient or ineffective. It is also intended to better take into consideration the urban landscape at different levels, in particular by regulating building heights. The plan will apply to the main development areas in the buffer zone.

Traditional Protection

The maintenance of buildings, particularly traditional buildings and places of worship, constitutes a form of traditional protection of the property.

Effectiveness of protection measures

ICOMOS considers that the basic measures to protect the monuments and archaeological sites are in place, and that, as the protection has been in place for a long time, it has made a major contribution to the history of the protection of the property.

The new measures announced to ensure more extensive urban protection, protection of the urban landscape formed by the property (new cultural heritage protection law) and protection/regulation of the buffer zone (projected PAU plan) are currently being promulgated.

ICOMOS considers that the legal protection in place is appropriate. It will be reinforced by the promulgation of the new cultural heritage law and of the PAU plan.

Conservation

Inventories, recording, research

The main recent inventories, based on the compilation of earlier information and studies carried out over recent years, are:

- The cultural heritage inventory of Rabat and its region, known as the Strabon programme (2003-2005),
- The architectural inventory of the Habous de Diour Jamaâ quarter, INSAP (2005),
- Mapping and photographic records of the medina monuments, Heritage Directorate (2003),
- Architectural diagnostic report on the medina, Ahmed Iraqi consultancy (2006),
- Inventory of 20th century architecture, Urban Agency (2010),
- Inventory of 20th century architectural heritage and establishment of a geographical information system (GIS), National School of Architecture of Rabat (in preparation),

- Study of 20th century architecture, Architecture Directorate (in preparation).

The main places at which information is compiled are:

- The Heritage Inventory and Documentation Division, Rabat,
- The Photographic Library of the Heritage Directorate, Rabat,
- The Documentation Unit of the Technical Intervention Division, Rabat,
- The Urban Agency of Rabat.

Archives relating to the property during the French Protectorate period exist at the Aix-en-Provence Centre of Archives in France.

Present state of conservation

The properties forming the city of Rabat are generally in a relatively good state of conservation. However, the detailed analysis shows that the state of conservation varies from one quarter to another, and indeed from one element to another inside the same quarter.

The Chellah enclosure wall as a whole is relatively well conserved; substantial progress has been made over the last few years. ICOMOS considers however that the conservation of external stucco and *zellige* is particularly challenging; special attention must be given to the intervention criteria so that the original vestiges are preserved, whilst avoiding any attempts to reconstruct.

The appearance of the Oudaïa Kasbah has been significantly improved as a result of the restoration of the walls, and the programme should be continued at the al-Kebir Gate. The elimination of road traffic between the Kasbah and the medina, by the opening of the road tunnel, has greatly improved the situation. The space freed up must now be reappropriated, paying attention to the heritage context and the role of this space as a link between two elements essential to the value of the property.

In the Medina, the most palpable deterioration is in some streets of shops, where occupiers have carried out renovations which show little respect for the setting. A renovation project has been drawn up for the largest street of this type, the Rue des Consuls. By contrast, in the Medina the return of people is giving rise to renovations which are more in keeping with the ancient architectural values.

The facings of the Almohad wall have been restored over recent years in many places. Although the technical choices are questionable, they are similar to traditional techniques. ICOMOS considers that when carrying out this type of work, the concept of reversibility must always be the guide. The major monumental gates have been restored, and many of them have been converted into cultural spaces.

Because of their symbolic importance, the Hassan Mosque and the Mausoleum of Mohammed V are given a special degree of attention. A cleaning and repointing project is planned for the minaret.

In general, the new town has been conserved in a good state, as a result of the continuity of its public, religious and commercial functions, and of its housing. However, the high-rise building constructed in the 1970s in the nominated property is jarring in view of the architectural unity and urban landscape of the quarter.

After being abandoned for a period, the Jardin d'Essais has been thoroughly restored. Although the restoration was probably excessive in its scope, it has enabled the reintroduction of several plant species which had disappeared, and ICOMOS notes that the discovery of the original plans of the garden will enable work in the future to be carried out in a more appropriate way.

The Habous de Diour Jamaâ quarter has been conserved in a relatively good general state, and has undergone no irreversible alterations. However, much of the housing has suffered from recent overpopulation.

Active Conservation measures

The active conservation measures are governed by the Rabat Hassan Development Plan, which sets out a series of conservation measures. The content of the interventions is stipulated in the 5-year Action Programme of the Heritage Directorate (see section on Management). For the current year, the Programme stipulates the following:

- The plan for the preservation of the Oudaïa residential quarter,
- The plan for the preservation of the medina, including the rehabilitation of the Rue des Consuls,
- The plan for the preservation and restoration of the new town, based on an architectural charter,
- The Hassan Tower restoration project,
- The Chellah archaeological site restoration projects,
- The restoration project for the Bab Lakbir gate in the Oudaïa Kasbah,
- The restoration project for the Bab Laalou gate,
- The cultural and artistic heritage inventory project for the historic ensemble of Rabat.

Maintenance

The maintenance of the public part of the property is carried out by the City of Rabat. Listed and inscribed sites and monuments are managed by the staff assigned to them, under the responsibility of the regional Heritage Service. Private buildings are maintained by their owners and occupants.

Effectiveness of conservation measures

ICOMOS considers that the conservation measures are appropriate. They will be reinforced by the regulatory provisions of the Urban Development Plan (PAU). A more

specific process for providing aid and advice to private owners is also necessary.

ICOMOS considers that the state of conservation of the property is generally satisfactory.

Management

Management structures and processes, including traditional management processes

The overarching structure for steering the cross-functional management of the property and coordinating the decision-making bodies involved in the conservation of the property is currently being set up: the Rabat Cultural Heritage Preservation Foundation. It has been designed to continue on from the nomination, and its brief is to bring together public bodies, elected representatives, civil society (associations), religious foundations and experts, and to manage international relations, under the presidency of the King and his wife. It includes a steering committee bringing together the various players involved in the management and conservation of the property, and is supported by a management committee.

The *National Heritage Directorate* is in charge of scientific management, particularly for restoration work. It is represented by the *Regional Inspectorate of Historic Monuments and Sites* and the *Regional Directorate (or Heritage Service)* which carries out the administrative supervision and management of projects, and their monitoring. It also supervises the Archaeological Museum and the National Jewellery Museum. These administrative institutions should be seen as the technical agents of the management and conservation of the property.

The technical structure for the management of the property, with regard to site and monument administration, is set up at Ministry of Culture level by the Heritage Directorate and its three divisions (studies and technical interventions, documentation, and museums).

The other main set-ups involved in protecting and managing the property are:

- the Royal House for the Hassan site;
- at national level: the Ministry of Habous and Religious Affairs; the Ministry of Housing, Town Planning and Development, and its Architecture Directorate;
- at regional level: the Town Planning Division;
- at sub-regional and municipal level: the Urban Agency and the Town Planning Division of Rabat; the Agency for the Development of Bou Regreg Valley.

At the level of the individual properties, the following three infrastructures are currently in place: the Oudaïa Museum, the Archaeological Museum and the Archaeological Site of Chellah.

Policy framework: management plans and arrangements, including visitor management and presentation

The *Rabat Cultural Heritage Preservation Foundation* has drawn up an Action Programme for 2012, for the monitoring and coordination of the actions set out in the Management Plan, particularly for the conservation of the property; 14 actions are planned for this purpose.

Various legal texts set out the framework for the management of the property, particularly as regards restoration and the technical maintenance of the property. All regulatory and organisational provisions, and the Five-Year Action Programme (see section on Conservation) are grouped together in the *Management Plan*.

Mention should also be made of other royal, ministerial and municipal (Town Planning Agency) initiatives, and of regional initiatives (Agency for the Development of Bou Regreg Valley), which are as follows (in addition to the conservation programmes mentioned above):

- the national archaeological museum project,
- the rehabilitation of the former head office of the Ministry of Communication,
- the Rabat Green Plan project, etc.

Risk preparedness

Various climatic and environmental parameters are monitored, in the light of potential threats. A fixed facility for the monitoring of air pollution caused by road traffic is in place. The upcoming opening of the tramway should lead to a reduction in the use of private vehicles in the historic centre of Rabat.

The coordination of civil protection emergency services involves several intervention plans, with regard to risks linked to buildings and constructions, flooding risks, and risks of fires including forest fires.

Involvement of the local communities

Local communities are currently involved through the Municipality of Rabat, and (in the case of cultural and spiritual places) through religious foundations. A public opinion survey is being considered.

Resources, including staffing levels, expertise and training

The Foundation has its own permanent executive staff (February 2012) – including an executive director (a heritage architect and geographer), a heritage architect, an architect/town planner, an archaeological curator - and various administrative staff.

In the various units in charge of the property, the staff with higher or specialised qualifications are:

- heritage curators, of whom there are 33,
- archaeologists: 26
- architects and town planners: 10
- administrative staff and legal specialists: 5
- specialist technicians: approximately 50.

The Prefecture of Rabat also has a considerable number of technicians (15), labourers (67), gardeners (200) and guards (127).

Training courses in heritage conservation, architecture and archaeology are available locally.

The closed archaeological site of Chellah, the palaces and other buildings open to the public, the museums and the other heritage locations are specifically guarded. In all, around fifty guards are available, and the same number of technical and administrative staff. The public places and emblematic monuments, such as the Hassan Mosque, are kept under appropriate public surveillance, and they have a large number of staff (80) available for this purpose. There are several police stations inside the property. No details are given about the staffing allocated to monuments, sites and museums. There are for example around 20 guards at the archaeological site of Chellah.

Scientific cooperation arrangements are in place with the École de Chaillot in Paris and with the French Ministry of Culture.

The total funding announced indicates that all three main providers of funds (the State, the regional prefecture and the municipality) are making a roughly similar contribution: between USD6m and USD7m each.

ICOMOS considers that the projects have been quantified in cost terms, but the scheduling and the implementation timetable are not always easy to understand.

Effectiveness of current management

ICOMOS considers that a management system is in place, under the highest overarching authority of the *Heritage Preservation Foundation* and under the technical responsibility of the Heritage Directorate. The system is based on a management plan which covers the main projects for the protection, conservation and enhancement of the property and its environment. It would be advisable if the presentation of these programmes focused more clearly on the specific conservation needs of the property, distinguishing them from other urban and cultural projects, and projects which affect the buffer zone or the more distant environment; an implementation timetable is also necessary to enable a better understanding of the management planning.

ICOMOS considers that a management system is in place, and that it is based on an effective Management Plan for which financial costings have been made. ICOMOS recommends that the Management Plan should make a clearer distinction between property conservation projects and other projects, and that it should include a detailed timetable for implementation.

6 Monitoring

It is announced that the monitoring of the property is to be put in place. It will be based on a series of indicators, divided into the following main categories:

- the evaluation and diagnosis of the state of conservation of the properties, which will be indicated on a map,
- public opinion surveys,
- a photographic analysis of changes in the state of properties carried out at regular intervals,
- the use of new 3D technologies for the monitoring of the state of certain monumental buildings, such as the Hassan Tower, the Almohad gates and the gate of Chellah,
- a survey of the use and occupation of the residential buildings,
- a measurement of the ratio of encroachment on archaeological remains and historic monuments.

The persons responsible for these main indicators and their details are defined, the frequency of implementation in most cases being annual.

ICOMOS considers that the monitoring project is broadly satisfactory, but that it would benefit from being strengthened in terms of the monitoring of urban housing, both in the traditional quarters and in the new town.

7 Conclusions

ICOMOS recognises the Outstanding Universal Value of Rabat, modern capital and historic city, and its heritage, which is shared between various historical periods and civilisations.

Recommendations with respect to inscription

ICOMOS recommends that Rabat, modern capital and historic city, a shared heritage, Kingdom of Morocco, be inscribed on the World Heritage List on the basis of **criteria (ii) and (iv)**.

Recommended statement of Outstanding Universal Value

Brief synthesis

Rabat bears witness to a capital city conceived at the time of the Protectorate, at the beginning of the 20th century. The project successfully adapts modernist town planning and architectural values within the context of the Maghreb, whilst incorporating them into the framework of the ancient city with its many historic and heritage components. The result embodies the emergence of a distinctive architectural and decorative style which is characteristic of contemporary Morocco.

The well-conserved modern city has been rationally designed, and contains quarters and buildings with clearly defined functions and significant visual and architectural qualities. The modern city is characterised by the coherence of its public spaces and by the putting into practice of public health ideas (services, role of vegetation, etc.). The habitat is illustrated by quarters with clearly asserted identities: the Medina and the Kasbah, the residential quarters and the middle-class housing of the modern city, and finally the neo-traditional quarter of Habous de Diour Jamaâ. The city includes a full range of monumental, architectural and decorative elements from the various earlier dynasties. The modern city of Rabat tangibly expresses a pioneering approach to town-planning, which has been careful to preserve historic monuments and traditional housing. The reappropriation of the past and its influence on 20th century town planners and architects has resulted in a distinctive and refined urban, architectural and decorative synthesis. The property as a whole makes visible a heritage shared by several major cultures of human history: ancient, Islamic, Hispano-Maghrebian and European.

Criterion (ii): Through its urban ensemble, its monuments and its public spaces, the modern city of Rabat shows respect for, and draws inspiration from, the earlier Arabo-Muslim heritage. It bears outstanding testimony to the diffusion of European ideas in the early 20th century, their adaptation to the Maghreb, and in return the influence of local, indigenous styles on architecture and decorative arts.

Criterion (iv): The city constitutes an outstanding and fully realized example of modern town planning, for a 20th century capital city, achieved by functional territorial organisation which incorporates the cultural values of the past in the modernist project. The synthesis of decorative, architectural and landscape elements, and the interplay between present and past, offer an outstanding and refined urban ensemble.

Integrity

The various dimensions of the integrity of the property are satisfactory: the balance between the urban plan of the modern city and the conservation of its many earlier urban strata, the integrity of the habitation in the various quarters, the integrity of the archaeological ensembles,

the adequately conserved fortifications of the Almohad wall, etc. However, it is necessary to carefully monitor the impact of the major works being considered outside the property, particularly with regard to the view of the property and of the River Bou Regreg from the Kasbah site which overlooks them.

Authenticity

Many individual elements are indicated in the inventory descriptions, and it is clear that the elements forming the property have a high level of authenticity, particularly as regards perceived urban authenticity. More generally, the conditions of authenticity in urban and monumental terms are satisfactory. However, quantified data concerning the individual authenticity of the residential buildings would be a useful addition to the inventory system already in place.

Management and protection requirements

The measures to protect the urban ensembles, the monuments and the archaeological sites are in place. Because of its introduction from an early date, the legislation which applies to the city of Rabat has made a fundamental contribution to the history of its conservation as an urban ensemble which is both ancient and modern. The new measures announced concerning more extensive urban protection and the protection of the urban landscape formed by the property are currently being promulgated.

The management structure is in place, and is coordinated by the new overarching authority of the *Rabat Cultural Heritage Preservation Foundation*. It relies, with regard to technical and scientific matters, on the National Heritage Directorate, and on various other bodies responsible for specific elements of the property, together with the services of the Municipality and Prefecture of Rabat. A large number of qualified staff are assigned to the conservation and management of the property. All the regulatory and organisational provisions, and the 5-Year Action Programme, are set out in the Management Plan.

ICOMOS recommends that the State Party give consideration to the following:

- Specifying the surface area of the new buffer zone and the number of inhabitants;
- Promulgating the draft laws (new heritage law) and draft regulations (landscape regulation associated with the new PAU);
- Better distinguishing between property conservation projects and other urban, cultural or buffer zone projects, and schedule them by setting out a detailed timetable;
- Carrying out heritage impact studies with regard to the major urban projects for the city and for the Bou Regreg Valley, in order to guarantee the visual integrity of the property and its surrounding areas,

and submit the projects to the World Heritage Centre in accordance with Paragraph 172 of the *Operational Guidelines for the Implementation of the World Heritage Convention*;

- Systematically documenting the state of conservation and authenticity of the buildings in the inventories, and if possible express the results in terms of quantified and mapped indicators;
- Clarifying, and strengthening, the technical and financial aid to be provided to local residents to encourage high-quality conservation of private buildings;
- Reinforcing the monitoring of the urban habitat, both in the traditional quarters and in the new town.



Map showing the revised boundaries of the nominated property



View of Boulevard Mohammed V



The Medina of Rabat



The Oudaïa Kasbah



The Hassan Mosque and its immediate surroundings