

Kingdom of Saudi Arabia

World Heritage Sites

Historic Jeddah, the Gate to Makkah
The Kingdom of Saudi Arabia
(Reference Number 1361)

State of Conservation Report

Drafted in October 2022

List of Abbreviations

WHC	World Heritage Committee
GIS	Geographic Information System
OUV	Outstanding Universal Value
HUL	Historic Urban Landscape
HIA	Heritage Impact Assessment
SoC	State of Conservation
HC	Heritage Commission
JHD	Jeddah Historical District
BRDP	Al Balad Regeneration and Development Plan
MoC	Ministry of Culture
WH	World Heritage
WHS	World Heritage Site
SCTH	Saudi Commission for Tourism and National Heritage

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 - b. Complete technical information on conservation/restoration projects
 - c. The Heritage Impact Assessment (HIA) framework for the Masterplan
 - d. The complete integrated conservation strategy, design guidelines, and restoration manual
 - e. The risk management and prevention plan for the property
 - 3.5. Inform the WHC, in line with Paragraph 172 of the Operational Guidelines
4. **Other current conservation issues identified, which may have an impact on the Property OUV.**
5. **Public access to the SoC report**
6. **Signature of the Authority**

1. Executive Summary

The present State of Conservation report on "Historic Jeddah, the Gate to Makkah" has been prepared upon the request of the World Heritage Committee to the Heritage Commission of Saudi Arabia, to provide an update on the state of conservation of the property and bring forward all relevant requested information for an examination by the WHC at its 46th session in 2023.

GIS Database and OUV

During the years 2021 and 2022, a detailed assessment was completed for 651 historic buildings of *Historic Jeddah, the Gate to Makkah World Heritage Site*, addressing both their physical condition and comprehensive heritage value. This assessment provided a vast array of information layers for the GIS (Historical and Intangible Value, Level of Authenticity, and Integrity, etc.) directly related to the OUV attributes.

Comprehensive Conservation Strategy

Following the nomination of *Historic Jeddah, the Gate to Makkah* as a World Heritage site, it was necessary to create the governance structures for managing its revitalization. From 2020 onwards, Jeddah Historic District Program (JHD) had a clear mandate and a comprehensive conservation strategy, with the action capacity to implement well-oriented interventions in the medium and long term.

Implementation of the Historic Urban Landscape (HUL) Approach

Jeddah Historic District strategy responds to the Historic Urban Landscape (HUL) approach, carefully addressing cultural, social and economic issues. A great deal of progress was achieved in the fields during all stages of the revitalization process, always taking into consideration the HUL principles. JHD will continue to share information with the WHC regarding progress related to the implementation of the HUL.

Complete Version of the Documents

In order to facilitate understanding the documents of the previous SoC, and given their large size, various documents drawn-up in the urban regeneration process for the site were attached in the form of selected extracts. Upon the request of the WHC, complete versions of those documents can be found as appendices in the present report, available for a thorough review by the World Heritage Committee. Several other documents were generated over the course of these two years, and were also attached in their integral form, referenced as follows:

- a. The Regeneration and Development Plan (Masterplan)
- b. Complete technical information on conservation/restoration projects
- c. The Heritage Impact Assessment (HIA) framework for the Masterplan
- d. The complete integrated conservation strategy, design guidelines, and restoration manual

- e. The risk management and prevention plan for the property.

Inform the WHC, in line with Paragraph 172 of the Operational Guidelines

JHD is committed to informing the Committee of its intention to undertake or authorize within the listed area any major restoration or new construction that may affect the OUV of the property. The HIA procedures presently implemented will help in this regard.

Other conservation issues that may have an impact on the Property OUV

Many new activities were conducted by JHD in the last two years towards improving the management capacities of JHD about *Historic Jeddah, the Gate to Makkah*. Thus, in addition to the newly completed values and condition assessment, several tools (web platform, dynamic GIS) and documents (guidelines and handbook) were produced.

2. Presentation

The Kingdom of Saudi Arabia considers the preparation of a State of Conservation report (SoC) an opportunity to support the daily conservation driven initiatives carried out on the field by technical teams, as well as an opportunity to assess at both national and international levels, the results achieved and issues that still need to be addressed for the long-term preservation and revitalization of *Historic Jeddah, the Gate to Makkah*. The Kingdom of Saudi Arabia is pleased to comply with the Decision 44 COM 7B.136 as it did with previous decisions 38 COM AB 2.1 and 40 COM 7B. 27, 42 COM 7B. 58 and to bring all relevant requested information to the attention of the World Heritage Committee.

Overall effort is ongoing, inside and around the property, within the Buffer Zone and beyond, in the direction of the lagoon, towards proper care of historical buildings and associated elements on the one hand, with an aim to achieve a compatible urban and architectural development, on the other. A lot of progress has been achieved since the submission of the last report, mostly articulated within “Al Balad Regeneration and Development Plan (BRDP)” commissioned by the newly established Ministry of Culture, and much more progress is currently in process for the coming years, with strict adherence to UNESCO standards.

Structure of the Report

This document is divided into the following sections:

- Section 1: An executive summary of the current SoC
- Section 2: Presentation
- Section 3: Response to the Decision of the World Heritage Committee (a detailed response to all demands contained in Decision 44 COM 7B.136 adopted at its online extended 44th session, in July 2021 in Fuzhou (China))
- Section 4: other current conservation issues are identified, which may have an impact on the Property OUV. It introduces other issues not requested nor mentioned in the Decision, which have been considered important to bring to the knowledge of the WHC for their effects on the preservation of the OUV.
- Section 5: the decision of the State party concerning public access to the current SoC report.
- Section 6: the Authority’s signature of the current SoC report.

Background Information

Following up on the various issues previously raised regarding the management of the property, the World Heritage Committee requested in its letter (Ref. CLT/HER/WHC/312/70, dated 13 August 2021) that the Kingdom of Saudi Arabia shall carry out an updated State of Conservation report for Historic Jeddah, the Gate to Makkah, and submit this report to the attention of the World Heritage Centre before 1 December 2022.

A copy of Decision 44 COM 7B.136 adopted by the UNESCO World Heritage Committee in its extended 44th session, in July 2021 in Fuzhou (China) and the online meeting, to which we respond in this updated SoC report of the property:

The World Heritage Committee,

1. Having examined Document WHC/21/44.COM/7B,
2. Recalling Decision 42 COM 7B.58, adopted at its 42nd session (Manama, 2018),
3. Commends the State Party for continuing to develop the database for the property to encompass additional layers, and encourages it to pursue its efforts in this regard to ensure that all attributes relating to the Outstanding Universal Value (OUV) of the property are included within this database;
4. Takes note of the establishment of the Jeddah Historic District (JHD) programme, and welcomes the substantial efforts of the State Party in undertaking the preparation of a number of strategic documents and plans, including a Masterplan, in addition to implementing conservation and rehabilitation projects;
5. Acknowledges the State Party's efforts in the implementation of the Historic Urban Landscape (HUL) approach to the management and urban regeneration of the property and also encourages it to continue sharing information with the World Heritage Centre.
in that regard;
 1. Requests the State Party to submit to the World Heritage Centre, for review by the Advisory Bodies, the complete version of the documents provided in the report, particularly:
 - a) The Regeneration and Development Plan (Masterplan),
 - b) Complete technical information on conservation/restoration projects,
 - c) The Heritage Impact Assessment (HIA) framework for the Masterplan,
 - d) The complete integrated conservation strategy, design guidelines, and restoration manual,
 - e) The risk management and prevention plan for the property;
 2. Reminds the State Party of the need to inform the World Heritage Centre in due course about any major development project that may negatively impact the OUV of the property, before any irreversible decisions are made, in line with Paragraph 172 of the Operational Guidelines;

Also requests the State Party to submit to the World Heritage Centre, by 1 December 2022, an updated report on the state of conservation of the property and the implementation of the above, for examination by the World Heritage Committee at its 46th session.

3. Response to the Decision of the WHC

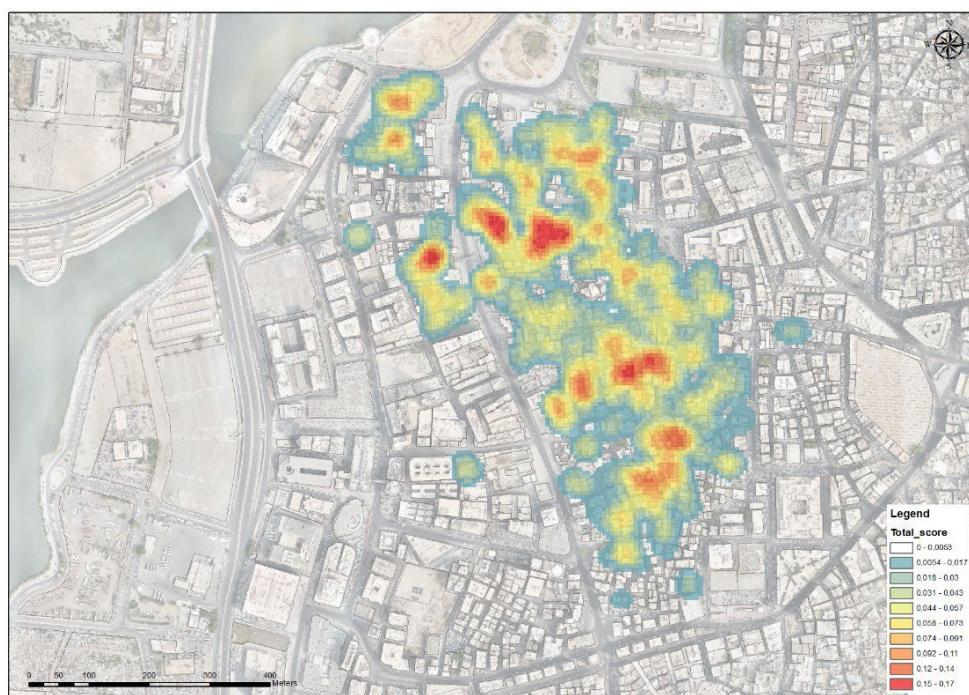
3.1 GIS Database and OUV

3. Commends the State Party for continuing to develop the database for the property to encompass additional layers, and encourages it to pursue its efforts in this regard to ensure that all attributes relating to the Outstanding Universal Value (OUV) of the property are included within this database.

JHD Geographical Information System includes both the Core Area and the Buffer Zone of *Historic Jeddah, the Gate to Makkah*. It is managed by the Heritage Department within the MOC/JHD team, responsible for setting up a comprehensive, dynamic, continuously updated, and accountable GIS database for Al Balad. Relevant tasks include collecting and preparing new layers of information and associated maps; remote sensing information (aerial photographs, satellite imagery); figures, tables and schedules; updating the data, notably regarding maintenance; acting as a central depository for all records; and coordinating with the IT sector on technical issues.

A set of layers was specifically completed for all the properties within the JHD Area as part of the Master Plan strategy, including all the historic buildings within *Historic Jeddah, the Gate to Makkah*, with a full set of urban, planning and administrative data (cf. SOC 2020).

Between August 2021 and February 2022, a detailed assessment was completed onsite for 651 historic buildings of Al Balad, addressing both their physical condition (with a complete and detailed list of pathologies associated) and their actual and comprehensive heritage value, providing a general and updated state ([Appendix 18 – Assessment File Example](#)).

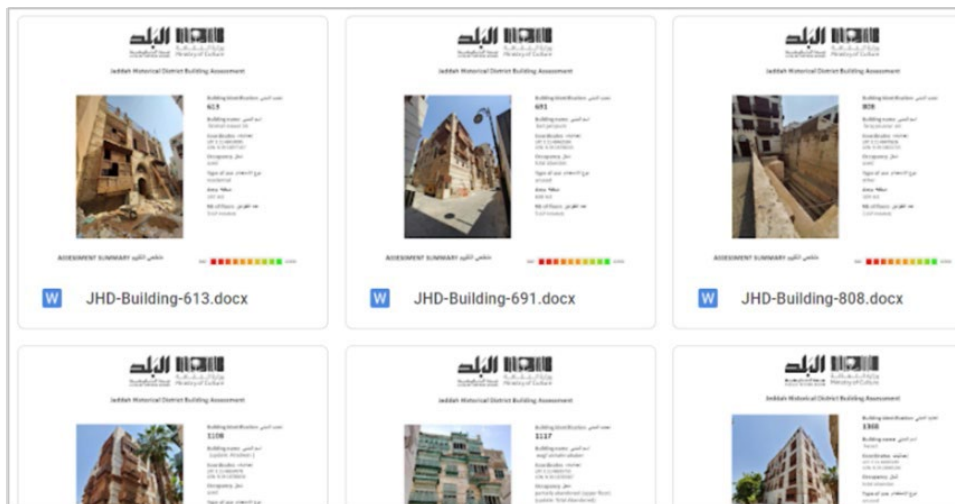


Total Valuation score (Assessment of Historic Buildings)

For purposes related to maintenance, restoration and rehabilitation, and the identification of

any degradations or needs for urgent interventions, this assessment also provides a vast array of information layers for the GIS (Historical and Intangible Value, Level of Authenticity and Integrity, Decorative and Aesthetic Character, New Historical & Architectural Value, Setting within the Urban Fabric and Social Value, Architectural Character) that are dynamically connected, including several ones directly related to the OUV attributes and the urban fabric.

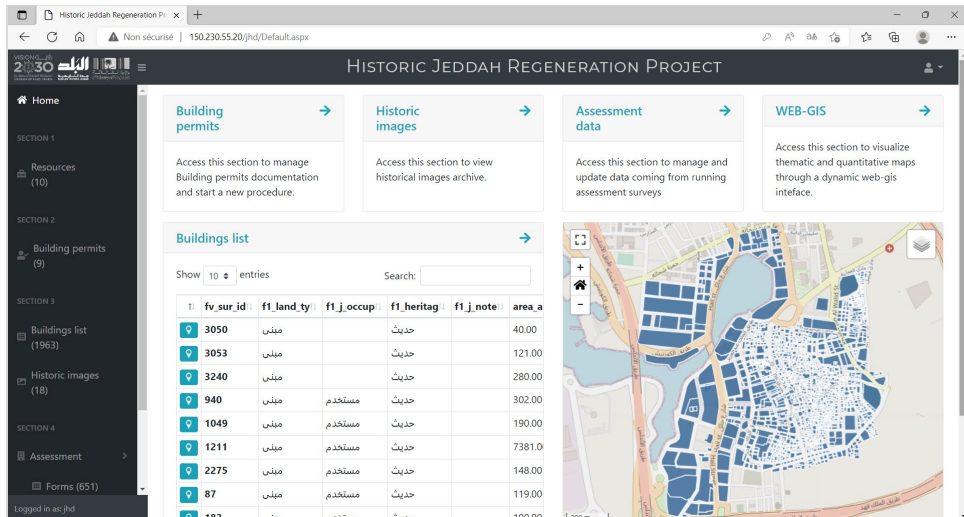
The systematic visits, a refined evaluation and grading process (with the relevant vademecum, a modus operandi tool detailing the methodology and illustrating the various values and pathologies), and carefully designed assessment tools and forms, provided an overall building observational assessment with a great deal of detailed and weighted values, setting the ground for future detailed analysis, notably regarding the specific pathologies (rising damp, termites, etc.) and associated conditions. The attached reports ([Appendix 19 – Values & Condition Assessment Process](#) and [20 - Values & Condition Assessment Statistical report](#)) draw a preliminary analytical synthesis of this enormous set of data, illustrated in the form of graphs and maps mainly derived from the corresponding online platform.



Examples of Assessment sheets, with value & condition scores

Taking into consideration the buildings at high risk or the issue of inaccessibility by owners, lack of access was the biggest challenge confronted, preventing a complete internal assessment of many of the buildings. Completing these internal evaluations shall be a future objective during further stages and developments of the assessment data, either on a case-by-case basis or through a more reliable operation.

In parallel, a full 3D coverage of the property (by drone) was completed, accompanied by a comprehensive Web Platform designed to extract data directly from the assessment forms and the GIS original data, producing analytical and management maps in a dynamic approach. The Platform is also designed to collect archival sources and material, associating the data within Building Permits and HIA processes for faster and more efficient screening.



Screenshot from the Web Platform

However, the GIS database remains an open case where many other information will be integrated when produced, towards a complete examination of the attributes and their management implications, with additional layers specifically aiming at a more comprehensive assessment of environmental issues (soil, water table etc.) or archaeology, always considering other possible thematic layers related to the nomination dossier (Criteria ii, iv and vi).

3.2 Comprehensive Conservation Strategy

4. Takes note of the establishment of the Jeddah Historic District (JHD) programme, and welcomes the substantial efforts of the State Party in undertaking the preparation of a number of strategic documents and plans, including a Masterplan, in addition to implementing conservation and rehabilitation projects.

Initial Steps

In the early 2000s, *Historic Jeddah, the Gate to Makkah* was in a very risky state after decades of neglect, and many of the buildings that give it value and the old city itself, were in full decay. The families that once lived there had left many years ago, and all indicators revealed that the future of the city was its demise, as was the case years ago for a relatively similar city for its urban, architectural, and constructive characteristics.

These facts were very concerning and the search for solutions did not seem very effective, beyond the maintenance work on buildings, and the city and all its tangible and intangible values were on the verge of being inevitably lost.

One of the actions considered capable of promoting the preservation of *Historic Jeddah, the Gate to Makkah* and bringing together the administrations and private owners, was its nomination as a World Heritage, jointly prepared by the SCTH and the Municipality of Jeddah. All institutions, administrations and society at large joined forces around this initiative and received strong support from families who owned homes in the area and wished to preserve them.

Inscription on the UNESCO World Heritage list

The inscription of *Historic Jeddah, the Gate to Makkah* in 2014 was a trigger that reversed the dynamics of degradation, making *Historic Jeddah, the Gate to Makkah* a future project for both the city and the whole country. In 2014, the great responsibility was fully endorsed, along with the long-term task this commitment represents.

A comprehensive knowledge of the main problems was progressively built, leading to possible solutions and management approaches. All this experience made it possible to gradually create necessary structures capable of facing the challenge with the professional expertise it required. Since 2018, considerable efforts have been made in this direction to design a comprehensive conservation strategy, strengthen the legislative and institutional framework for *Historic Jeddah, the Gate to Makkah*, and develop operational and technical tools for the conservation and rehabilitation projects.

Creation of Governance Structures

The Ministry of Culture was created in June 2018 by Royal Order A/217, under the leadership of His Highness Prince Badr bin Abdullah bin Farhan Al Saud, the Kingdom's first dedicated Minister of Culture.

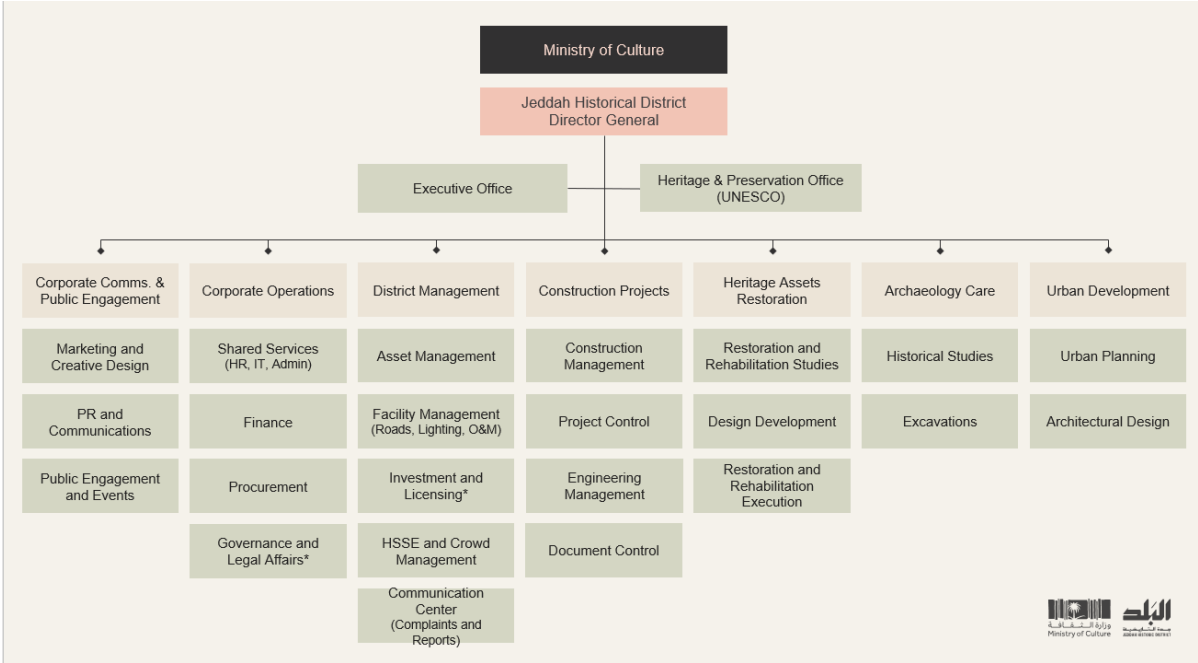
In June 2018, the Jeddah Historic District Department was also established under the Ministry of Culture, with the goal to restore and preserve the historical, architectural, and cultural fabric

of *Historic Jeddah, the Gate to Makkah*. Two key work streams were developed in this regard: developing the Masterplan for the District and designing and establishing a company to deliver the regeneration requirements.

In April 2020, the Jeddah Historic District Program (JHD) was established by Royal Decree 533 to transform Jeddah Historic District Department into a Programme, commissioned to address the urban, economic, social, cultural, historical, and environmental rehabilitation and development of *Historic Jeddah, the Gate to Makkah*. The Programme acts under the umbrella of the Ministry of Culture as legislator and regulator in JHD jurisdiction, where it stands as the responsible body for the delivery of projects and services, while performing all that is required to achieve the regeneration goal.

On 15 June 2021 (or 5.11.1442 H), the Saudi Council of Ministers passed the Antiquities, Museums and Urban Heritage Law by Royal Decree Number (655), providing the legal basis for the protection of *Historic Jeddah, the Gate to Makkah* to the MoC – Jeddah Historic District programme.

Today, under the supervision of the JHD Executive Office and the Heritage and Preservation Office, seven interrelated departments act jointly to achieve the regeneration goal. The total number of JHD employees is now over 70, supported by many expatriate experts and consultants. The complexity as well as the potential of this structure can easily be understood through the following organizational chart:



JHD Current organizational chart

The principal aim of the Heritage and Preservation Office, directly derived from the main objectives set as one UNESCO World Heritage Site, is to preserve and rehabilitate heritage assets, maintaining authenticity and integrity in all consolidation and restoration projects and works within *Historic Jeddah, the Gate to Makkah*.

As one can see, an important operational and human structure, endowed with the necessary economic resources and the essential legislative, regulatory, and monitoring capacity, has been created and progressively adapted to face the great challenge of the urban regeneration of the *Historic Jeddah, the Gate to Makkah* (Al Balad).

A Conservation Strategy Under Construction

Although the governance structures put in place are still relatively new, the two years of the COVID19 pandemic did not stand in the way of their consolidation, barely reducing their capacity for action and slowing down a few initiatives. Indeed, JHD's structure was strengthened, and many initiatives were nonetheless developed in various areas, aimed at the urban regeneration and the development of *Historic Jeddah, the Gate to Makkah*.

The comprehensive conservation strategy presented schematically in the following illustration is supported by two essential lines of work: legal and administrative issues, and operational and technical issues:

Historic Jeddah, the Gateway to Makkah Conservation Strategy



Inscription as **UNESCO WH**
(by SCTA & Jeddah Municipality)

2014

Ministry of Culture (MoC)
Jeddah Historic District (JHD) Department

2018

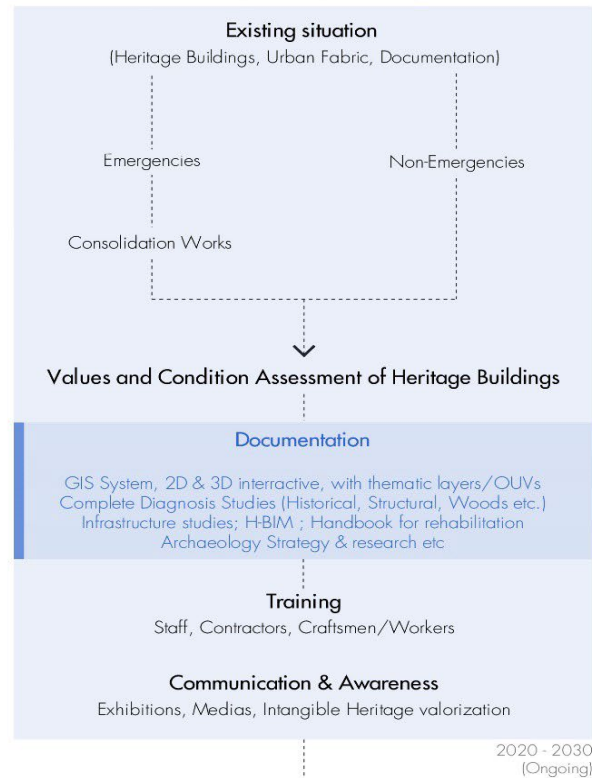
Jeddah Historic District (JHD) Programme

2020

REGULATORY & ADMINISTRATIVE



OPERATIONAL & TECHNICAL



Regarding *Regulatory and Administrative issues*, Al Balad Regeneration & Development Plan (BRDP) is the strategic framework which, on the base of existing legislation, establishes the path to follow through the Masterplan, while regulating the different types of intervention via three specific operational guidelines aimed at: public realm, non-heritage buildings and heritage buildings. At the same time, a procedure has been established for the processing of building permits (which incorporates the HIA), the classification of the level of protection for all buildings in *Historic Jeddah, the Gate to Makkah*, and the creation of a Heritage Committee (with the participation of civil society), aimed at debating and guiding all aspects of uncertainties regarding the preservation of the heritage values.

In parallel, about *operational and technical issues*, a first assessment was conducted a few years ago to identify emergency situations and assess the state of conservation of the buildings in *Historic Jeddah, the Gate to Makkah*. As a result, an emergency consolidation works campaign was implemented, during which 90 buildings were consolidated. Once the urgent issues were addressed, a new detailed assessment was implemented in 2021 on the state of conservation, but also about heritage values, with a more comprehensive and specific approach. This new assessment is largely completed, but still in process (to be completed by 2023) and shall notably lead to one Building Classification, based on a thorough knowledge of their values and conditions, with realistic perspectives for their preservation. In addition, and articulated together within a comprehensive set of tools, many additional documentation works have been carried out, such as: GIS; building diagnosis; HBIM; infrastructures, a new rehabilitation handbook; archaeological excavations, training sessions; and communication and awareness activities.

Restoration and rehabilitation

Jointly, the *Regulatory and Administrative issues* and the *Operational and Technical issues*, lead to the possibility of carrying out sound interventions for the preservation of *Historic Jeddah, the Gate to Makkah* heritage buildings. JHD established two fundamental and successive types of intervention: *Restoration* and *Rehabilitation*. Over the course of these last years, the restoration of 64 buildings has either been carried out or is being scheduled, while 38 buildings have been rehabilitated or in progress; for the 2023-2024 biennium, the necessary studies and projects are scheduled to be carried out for 89 buildings, as well as the corresponding restoration works. Restoration projects and works are always set with respect to all international intervention criteria in historic centres, for both the buildings and the urban spaces.

All the information and documents discussed in this section, where they have been introduced to demonstrate how each of the actions developed is part of a **comprehensive conservation strategy**, are presented and developed throughout the present SoC report, many of them being included in full as part of the set of complete documents attached, required by the WHC.

3.3 Implementation of the Historic Urban Landscape (HUL) Approach

5. Acknowledges the State Party's efforts in the implementation of the Historic Urban Landscape (HUL) approach to the management and urban regeneration of the property and also encourages it to continue sharing information with the World Heritage Centre in that regard.

The Jeddah Historic District strategy responds to the Historic Urban Landscape (HUL) approach, following the recommendations set forth by UNESCO, considering the cultural, social, and economic aspects of a city. Some areas have lost the dynamism of a living city because many of the residential and heritage buildings have been progressively abandoned.

Today, these areas are gradually recovering their activity by welcoming new functions offering a new look and attractiveness to *Historic Jeddah, the Gate to Makkah*, and resulting from the urban regeneration process, such as shops, offices, museums, restaurants, hotels, etc. Other areas of *Historic Jeddah, the Gate to Makkah* maintain the energy of a first-grade commercial fabric.

It should be noted that the nomination of *Historic Jeddah, the Gate to Makkah* in the WH was under this title, in other words, a historic urban area that needed to be preserved in terms of its historic buildings, urban fabric and tradition linked to the pilgrims passing through Jeddah to go to Makkah Al-Mukarramah as interrelationships of their physical forms, spatial organization and connection with social, cultural, and economic values. The area is a necessary balance between tangible and intangible components, and resources that reinforce the identity aspects of *Historic Jeddah, the Gate to Makkah* and must allow economic development and social cohesion. The recovery of the perimeter of the original lagoon, planned for the next few years, will make it possible to give a true understanding of the main path between the ancient port and Makkah's Gate.

The planning tools (Masterplan), the regulatory measures (Guidelines), and the management process established by JHD are aimed at the conservation and management of the tangible and intangible attributes of the urban heritage, all of which contribute to the protection of the integrity and authenticity of all the attributes of *Historic Jeddah, the Gate to Makkah* urban heritage. Simultaneously, the integration of the contemporary architecture and the renovation of the main infrastructures are part of the JHD conservation strategy, ensuring that contemporary interventions are harmoniously integrated into the historic urban fabric, maintaining the urban identity. The "Design Guidelines for Non- Heritage Buildings" and the "Public Realm Strategy and Design Manual" are the main tools developed for achieving these goals.

Historic Jeddah, the Gate to Makkah has a long history in its current location and results from a superimposition of layers representative of the different historical periods it has lived through. Until now, there was little historical data obtained through archaeological excavations carried out in the city, but in recent years, JHD has carried out four archaeological excavations in different areas, which have provided valuable information about the history of the city and its development, and other excavations are planned for the coming years. Presenting the results of these excavations to the visitor shall greatly enrich knowledge about the city and its

attractiveness. At the same time, some qualitative modern buildings built from the 1950s onwards, which reveal the important transformation of the city, and at the time, the demolition of the original walls, are now part of the heritage to be protected by JHD, since they provide an understanding for the evolution of the city from its origins to present day. In parallel, some more recent and out-of-scale towers with low architectural quality are finely selected and targeted for future and careful interventions.

Al Balad Regeneration and Development Plan (BRDP), as an essential strategic document to define the medium and long-term objectives in the revitalization of *Historic Jeddah, the Gate to Makkah*, is not limited exclusively to the perimeter of the area inscribed on the World Heritage List and its buffer zone. The Masterplan integrates several areas of the historic city's environment and proposes their urban regeneration, to achieve a carefully regulated area that takes advantage of the attractions of the historic area without disturbing its heritage values, while offering the possibility of a sustainable social, economic, and environmental development. Undoubtedly, this broader vision, extending beyond the protected area, will facilitate the creation of residential development areas and many other uses: it shall allow for a good balance and distribution in the foreseeable future of the real estate, partially lifting the weight from heritage buildings. These new external areas, carefully connected with the historic centre and its monumental complex, will therefore contribute significantly to the revitalization of the area.

To reinforce the revitalization of *Historic Jeddah, the Gate to Makkah* and its economic and social development, many cultural activities are organized and scheduled in Al Balad. These activities will attract the inhabitants of the city centre and beyond, from the whole city of Jeddah to many people from outside the city, mainly visitors. The involvement of the local community is greatly strengthened by such activities, through initiatives such as: Al Balad App for visitors, with an event calendar; Royal Institute of Traditional Arts (RITA) and various handicrafts training centres (Art Jameel, Zawiya 97); Annual 21,39 Jeddah Arts operated by The Saudi Art Council; Jeddah Season; 15 houses with several cultural activities; a five-star pop-up food restaurant; Red Sea Film Festival, the first Saudi film festival; Restaurant Uplift Campaign; and an Annual Festival in the historical area, one of the most important events on the Saudi tourism calendar.

An urban regeneration process, especially in a city significantly deserted and damaged during the last years of the 20th century and the first years of the 21st century, is a long and complex process. In the case of Jeddah, many advancements have already been achieved and have become noticeable. However, what is very important in the present case is that JHD presents a strategy clearly oriented towards the Historic Urban Landscape approach. Bearing this in mind at all stages and in all areas of the revitalization, this vision shall manifest itself even more clearly as the programme progresses. Obviously, JHD will continue to share information with the World Heritage Centre regarding progress and perceptions on the various aspects related to the HIAs.

3.4 Complete version of the documents.

6. Requests the State Party to submit to the World Heritage Centre, for review by the Advisory Bodies, the complete version of the documents provided in the report, particularly:

- a. *The Regeneration and Development Plan (Masterplan),*
- b. *Complete technical information on conservation/restoration projects,*
- c. *The Heritage Impact Assessment (HIA) framework for the Masterplan,*
- d. *The complete integrated conservation strategy, design guidelines, and restoration manual,*
- e. *The risk management and prevention plan for the property.*

In the previous SoC report of 2020, extracts of several documents were provided to demonstrate the ongoing studies and works, and more particularly those efforts related to the preparation of a Masterplan for *Historic Jeddah, the Gate to Makkah*, with design guidelines among others.

Following the request to the State Party to submit the complete versions of these documents, and considering their very large volume, these were made available online and organized into a large set of appendices, corresponding to the requested elements:

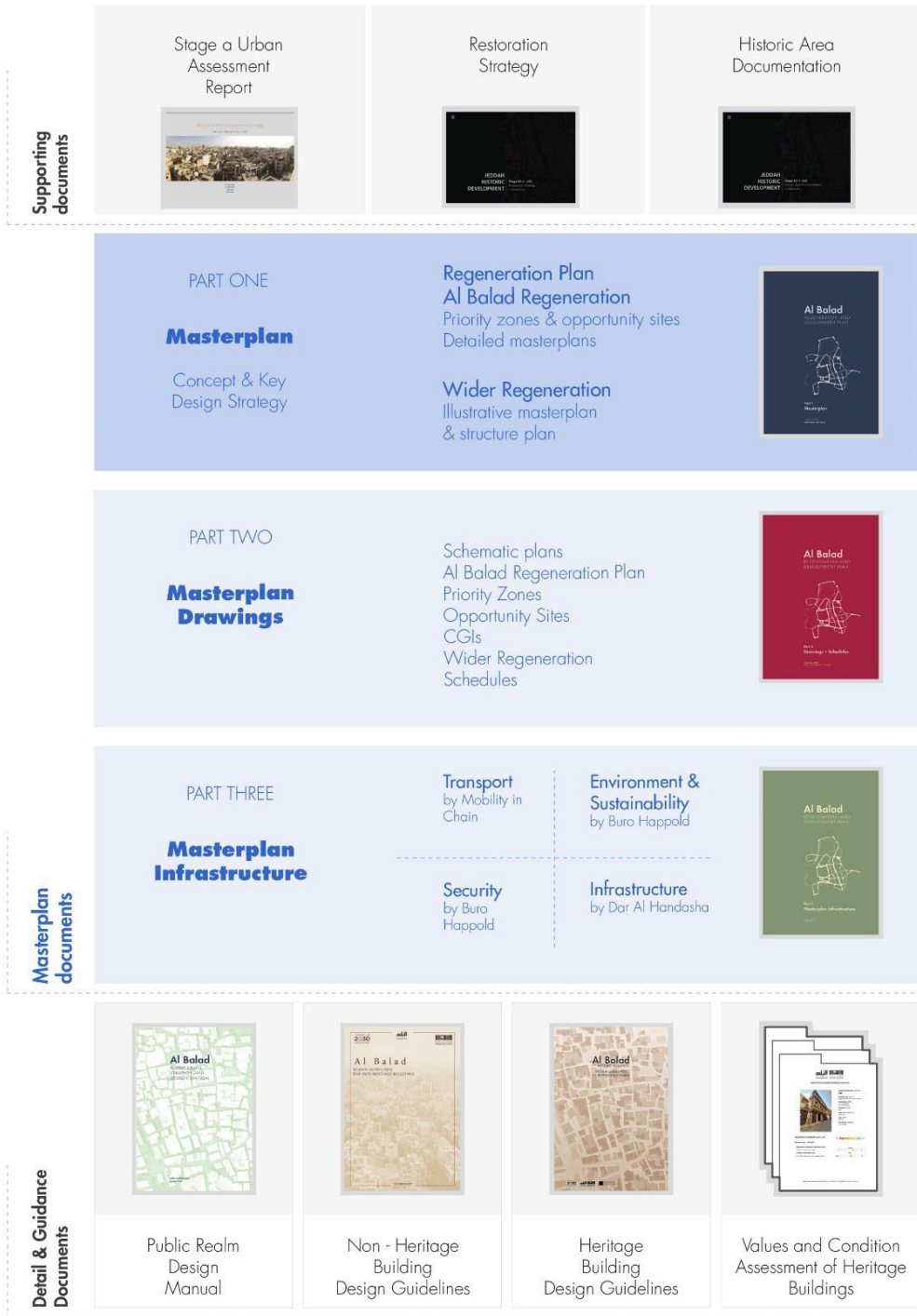
- The Regeneration and Development Plan (Masterplan)
- Complete technical information on conservation/restoration projects
- The Heritage Impact Assessment (HIA) framework for the Masterplan
- The complete integrated conservation strategy, design guidelines, and restoration manual
- The risk management and prevention plan for the property

Hereunder, for each of the themes, a short presentation of the selected documents is recalled and contextualized within the overall conservation strategy (cf. 3.2).

a) **The Regeneration and Development Plan (Masterplan)**

Jeddah Historic District programme has completed Al Balad Regeneration and Development Plan (BRDP) to create a Strategic Plan for the Urban Regeneration of JHD, which encompasses master planning, engineering, marketing, analytical work as well as strategic structuring of JHD entity and its core function.

BRDP - AL BALAD REGENERATION AND DEVELOPMENT PLAN



Overall document structure of Al Balad Regeneration and Development Plan (BRDP)

A corresponding Masterplan is organized in three volumes, with several supporting documents and associated guidelines (c.f. BRDP structure scheme hereby). It is intended to be a starting point for the thinking of development sequencing, simplifying the phasing in *three strategic phases* to prioritize investment for the regeneration of *Historic Jeddah, the Gate to Makkah* (NB. revision is ongoing, and phasing in the future may diverge and adapt to take advantage of development opportunities as they arise).

- *Phase 1* aims to create a regenerated core of projects that can establish uplift to Al Balad. These include core projects to kick-start regeneration efforts. This phase will be a catalyst for subsequent Phases 2 and 3, and it started to deliver upgrades to the public realm and infrastructure, a few priority restorations and building adaptations.
- *Phase 2* presently builds on the prioritized regeneration in Phase 1 to tackle a more comprehensive regeneration of Historic Jeddah. This will entail the progression of remaining identified opportunity sites, infill development and intensification, restoration of severed historic routes, comprehensive public realm enhancements to Al Balad, new car parking and public transport system, and the reconfiguration of the Allegiance Square to reduce the number of cars.
- Phases 1 and 2 are referred to as the “Regeneration of Al Balad”.
- *Phase 3* tackles the wider regeneration of *Historic Jeddah, the Gate to Makkah* to capitalize on Al Balad regeneration, and extends development to the waterfront, to include a new waterfront park and two communities north and south of the expanded lagoon.

The focus behind the Masterplan is *Historic Jeddah, the Gate to Makkah*, and it devises strategies to regenerate the whole Al Balad and surrounding waterfront areas. At the same time, the masterplan looks at the wider city scale to unlock some of the traffic challenges that currently blight Al Balad. The scope of the masterplan can be divided into three scales/ boundaries:

Al Balad Regeneration

At the core of this scale is *Historic Jeddah, the Gate to Makkah*. The masterplan aims to be compliant with the UNESCO guiding principles and includes all remaining historic and heritage buildings while proposing public realm upgrades and key infill development to restore the historic urban fabric.

Wider Regeneration

Historically, *Historic Jeddah, the Gate to Makkah* had a strong connection with the Red Sea. This has been severed through road infrastructure and land reclamation in the 1970s and 80s. The masterplan aims to overcome this severance by reshaping the waterfront and building new communities, amenities and attractions that will help reconnect Al Balad with its surrounding urban fabric.

Infrastructure Plan

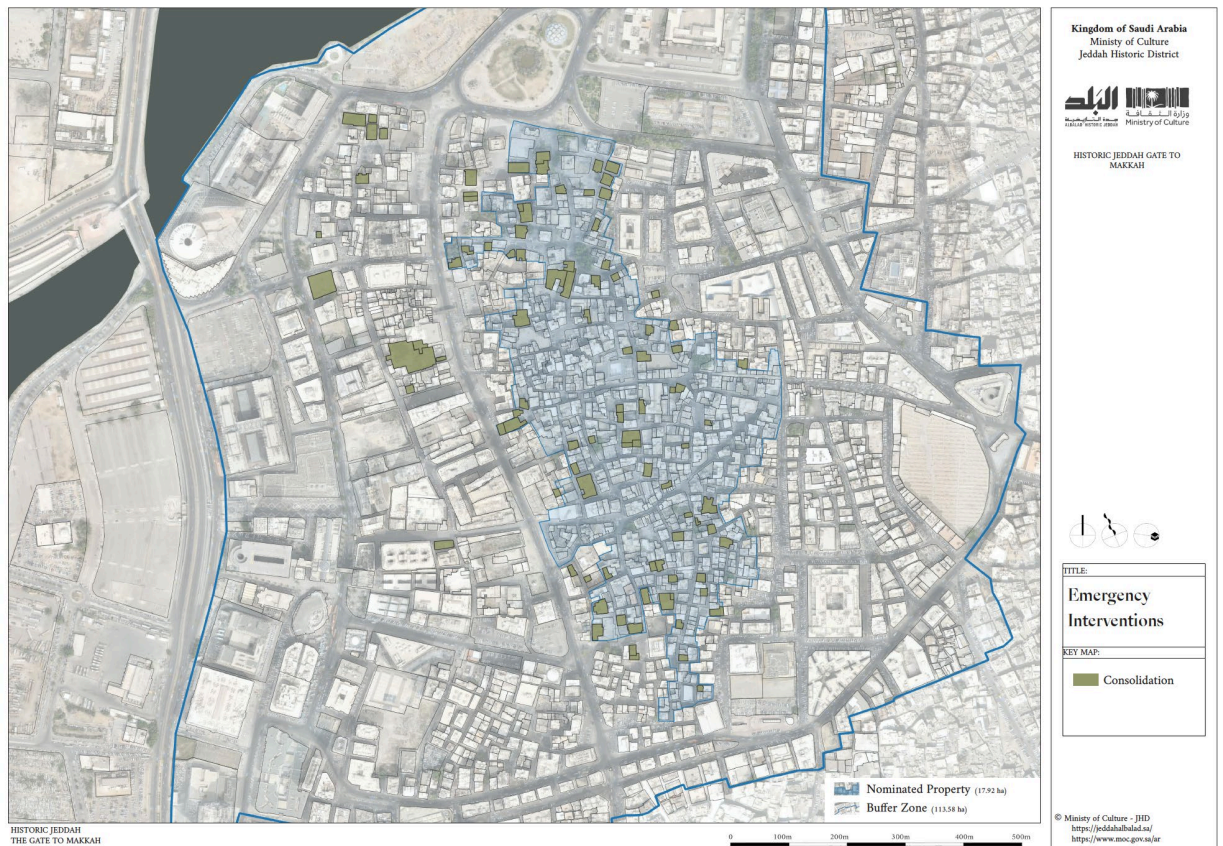
The masterplan addresses key road infrastructure challenges that can only be unlocked through intervention at the wider city scale. In particular, the masterplan aims to relieve *Historic Jeddah, the Gate to Makkah* from traffic that passes through and on the edges of the area by completing a road network north of Al Balad and diverting through traffic onto Al Andalus, as an urban highway.

The Infrastructure Masterplan (c.f. Appendix 03) therefore tackles the current challenges with the road network, and includes components of the new road system, its new order, traffic model, design, and parking phasing.

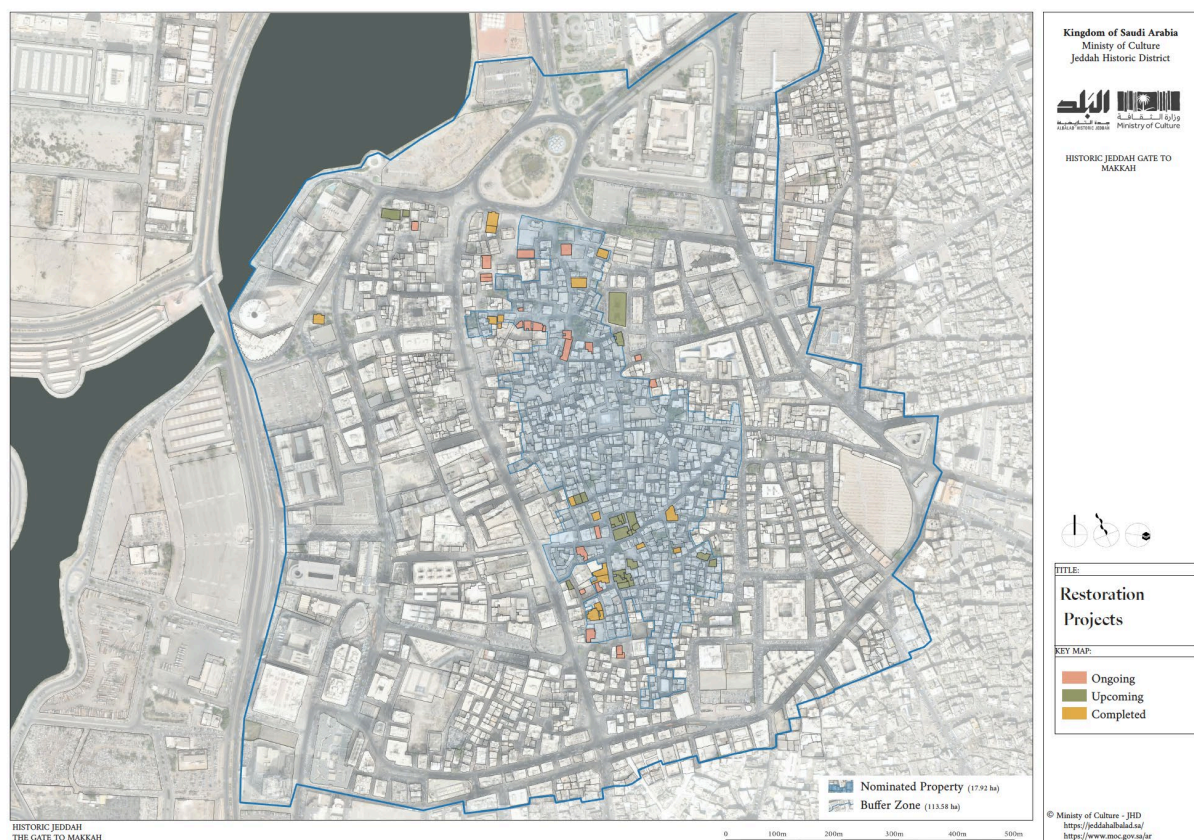
Link to the following complete documents:

- (1) [Masterplan. Part 1 Masterplan. \(August 2019\)](#)
- (2) [Masterplan. Part 2 Drawings. \(August 2019\)](#)
- (3) [Masterplan. Part 3 Infrastructure. \(August 2019\)](#)
- (4) [Historic Area Documentation Study. \(November 2019\)](#)
- (5) [Restoration Strategy Study. \(November 2019\)](#)
- (6) [Heritage Conservation Study. \(July 2019\)](#)
- (7) [Public Realm Strategy & Design Guidelines. \(January 2020\)](#)
- (8) [Non-Heritage Buildings Design Guidelines. \(October 2021\)](#)
- (9) [Heritage Buildings Design Guidelines. \(February 2022\)](#)

b) Complete technical information on conservation/restoration projects



Map of Emergency Interventions (Consolidations)



Map of Restoration Projects (Completed, Ongoing, Upcoming)

Selected documents present an ensemble of maps illustrating the numerous consolidation, restoration and rehabilitation past and future projects in *Historic Jeddah the Gate to Makkah*, as well as selected illustrative documents extracted from the diagnosis studies completed ahead of the works, on a few recent restoration projects, and hereby attached in full, namely: Beit Nazlawi Ashour (11, Restoration study), Beit Al Shafieh (12, Diagnosis Study), Beit Jamjoom (13, Diagnosis Study), Beit Bassourra (14, Design Layout). They notably illustrate the comprehensive analytical process at work, with the values and condition assessment, structural analysis, 3D modelling, soil studies, material testing, etc.

Many of the consolidation projects were completed before the previous SoC report of 2020, which comprised an illustrated documentation in this regard. Jeddah Historic District program had first identified and completed a series of projects to conduct urgent interventions on a series of buildings that were at the risk of collapse, acting on 34, then 56 historical buildings. Multi-disciplinary teams have been mobilized to provide a very proactive design and build global approach. Irreversible interventions have undoubtedly contributed to the stabilization of structural pathologies and saved the concerned buildings from quick and certain damages, preventing further collapses and losses on the heritage. However, after having positively responded to emergency constraints, responsive actions should now pave the way to more individual and strategic shoring schemes.



In parallel, the restoration phase was initiated, and a first batch of buildings was restored. As part of the adaptive re-use program, these restorations include, but are not limited to, the Al Waqf and Al Matboly Houses to serve as offices for JHD, Rebat Al Khuji Al Sageer and Al Manoufi House as Museums, Bassoura House and Al Joukhdar ensemble as boutique hotels, enabling visitors to live a traditional Hijazi experience.

A process of building-up and gathering capacities and skills was initiated for the whole range of actors at local, national and international levels: site managers, professionals (architects, engineers, historians, archaeologists...), contractors, craftsmen and workers, etc. Efforts to recover the original building competencies will need to continue in order to keep improving and strengthening the knowledge on the city and its environment at all levels, building-up capacities whenever possible. More specifically, a wide range of technical repair solutions still need to be shared amongst restoration actors, with theoretical and practical training. On the base of the newly produced guidelines, a sound re-orientation is now in place, which shall improve further the approach for future restorations.

Link to the following complete documents:

- (10) [C&R Maps – Consolidation, Restoration, Rehabilitation & Future Projects. \(October 2022\)](#)
- (11) [Beit Nazlawi Ashour Restoration study. \(October 2021\)](#)
- (12) [Beit Al Shafie Diagnosis Study \(March 2022\)](#)
- (13) [Beit Jamjoom Diagnosis Study \(January 2019\)](#)
- (14) [Beit Bassourra Design Layout \(November 2021\)](#)

c) The Heritage Impact Assessment (HIA) framework for the Masterplan

For *Historic Jeddah, the Gate to Makkah* a process was developed and put in place for a systematic Heritage Impact Assessment (HIA) approach, with a detailed evaluation in the course of any Works or Building Permits process, based on the main principles set in the Heritage and Non-Heritage Design Guidelines, and prepared in accordance with the ICOMOS Guidance on HIAs for Cultural World Heritage properties (as updated in the latest version of 2022). This process is detailed within the *Design Guidelines for Heritage Buildings* hereby attached.

In principle, no development shall be carried out without a full HIA screening and obtaining a Certificate of Appropriateness, an approach consistent with the UNESCO and ICOMOS recommendations. For some categories of interventions, such as works in the interior of buildings or modifications of modern buildings in the heritage zones where no excavation is required, this HIA Screening may exempt them from a full HIA, under the condition that all criteria reviewed fully align with the Guidelines recommendations. Likewise, for development or events outside of the Core Area, a screening opinion will determine whether a full HIA is required on a case-by-case basis.

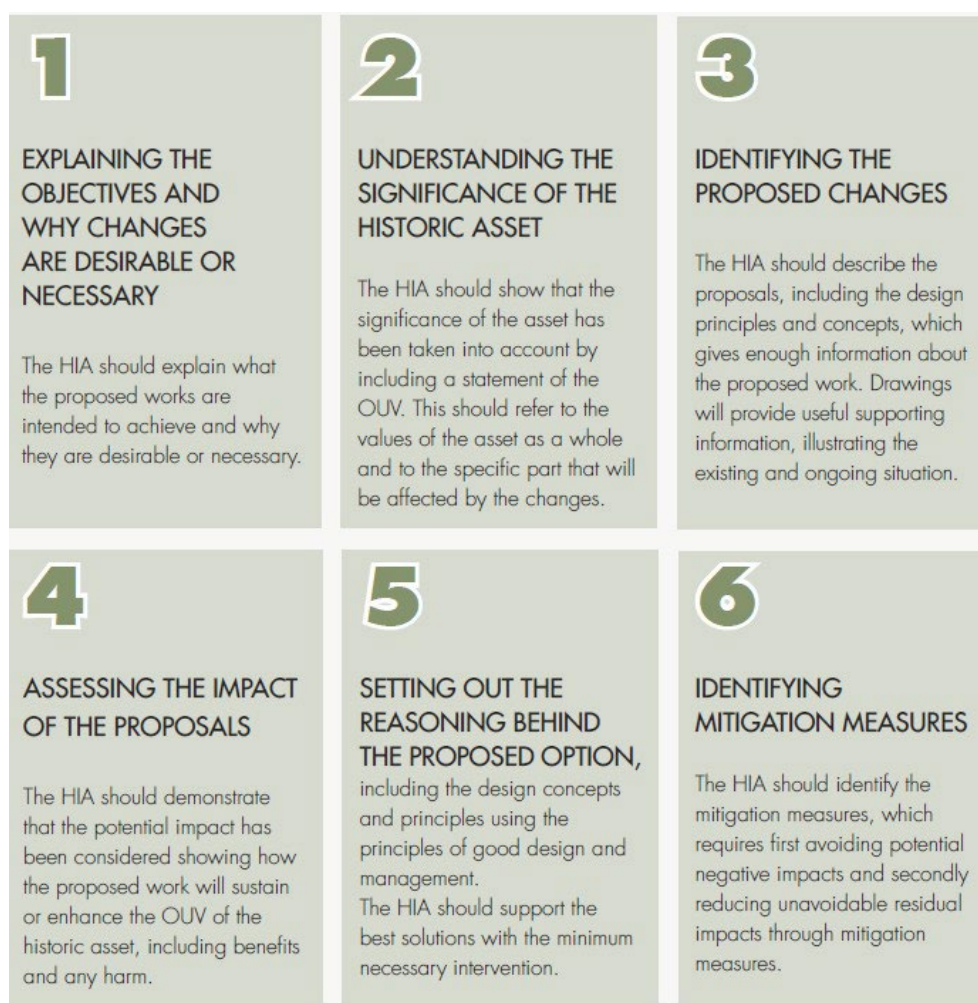
The Methodology selected is clear, simple, versatile, objective, and systematic, and avoids all forms of subjectivity. The implementation of the HIA will also be based on a permanent



monitoring of the different stages of drafting the project and carrying out the work, if applicable. This means that there will be a continuous interaction between the developer, the designer and the JHD office, from the onset, which will clearly establish the limits that the preservation of OUVs requires in each case and avoid unnecessary costs and irreversible damage.

If a more extensive change is proposed or the historic asset is especially necessary, a more detailed assessment shall be conducted. This will include detailed information about the significance of the asset as a whole and a thorough explanation of the impact of the proposed changes. In cases which propose potentially invasive changes, especially to complex historic assets of high significance, the HIA will need to be more comprehensive and may need additional reports, such as an archaeological evaluation, a structural survey or others. In such case, JHD shall engage a qualified and competent expertise to conduct the HIA and to write the Heritage Impact Statement. This process is currently engaged for a comprehensive HIA of the Masterplan.

The basic stages of Heritage Impact Assessment, whatever the size and scope of the project, are:



Once the stages 1 and 2 are clear, stages 3, 4, 5 and 6 may be repeated until the best proposal is found that meets the objective and has the maximum benefit for the historic asset.



Link to the following complete documents:

(9) [Heritage Buildings Design Guidelines. Chapter 5.2 The Heritage Impact Assessment \(HIA\) as preventive approach \(February 2022\)](#)

d) The complete integrated conservation strategy, design guidelines, and restoration manual

JHD program in MoC oversees the review and approval of all renovation and restoration projects in the WHS area. Jointly with the local municipality, it supports residents and owners and supervises site works to guarantee that all new initiatives respect the authenticity of the site.

A clear conservation strategy is set for JHD (cf. 3.2), with parallel streamlines for legal and regulatory aspects on one side and operational and technical ones on the other, both leading to well-informed and WH OUVs compatible projects and works.

While the Masterplan is structuring the planning approach, its set of Design Guidelines were carefully formulated to safeguard the historic area through well-informed orientations, distinctly set for the public realm, the non-heritage buildings and the heritage buildings.

The Public Realm Strategy & Design Manual and the Design Guidelines for Non-Heritage Buildings were largely introduced in the previous report, setting the orientations and rules for the urban fabric and the newly designed buildings within Historic Jeddah, in line with the Masterplan orientations and respectful of the WHS values. They are provided in full in the present report, as appendices.

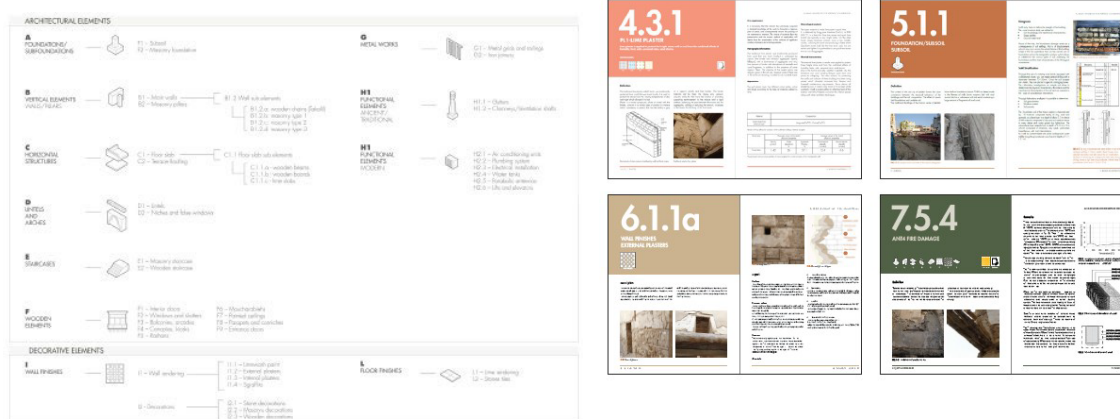
The Design Guidelines for Heritage Buildings are based upon the principles presented in the UNESCO Nomination File, and notably guarantee that all surviving historic buildings in the nominated property and the buffer zones will be preserved and restored according to internationally approved standards. They are conceived with the objective to preserve the existing buildings and the traditional urban fabric of Historic Jeddah, and aim at setting a clear and restrictive set of rules upon which specific projects might be prepared. Indeed, they shall become the only valid reference and provide the technical and legal framework for the delivery of building permits in the historic city, helping designers and developers within the nominated property and its buffer zone to restore historical buildings, following the strategic master plan vision for Al Balad and helping to protect its UNESCO World Heritage Site status.

Produced by recognized international benchmarks and criteria, these Heritage Guidelines create a set of standards for all kinds of interventions such as the maintenance, monitoring, restoration, reconstruction or adaptive reuse of historic buildings inside the UNESCO inscribed perimeter and the Buffer zones. As crucial element of the overall strategy and commitment for the revitalization, the preservation and sustainable development of Historic Jeddah, they will be used to take informed decisions for safeguarding the significance and integrity of the historic urban fabric of Al Balad. As part of the Master Plan, they are directly associated with the planning documents (design guidelines, public realm, etc) on the one hand and with the revised practical and technical Handbook for Heritage Conservation, on the other.



“Al Balad Handbook for Heritage Conservation” presents a substantial revision of the previous versions of the restoration manuals for the rehabilitation in Historical Jeddah, previously published in 2009 and 2013 respectively. In the effort of assisting practitioners and professionals in understanding the peculiar heritage of Historic Jeddah and in finding solutions for the rehabilitation process, the handbook was based on extensive field studies and international best practice, as well as focused research on Jeddah’s historical buildings and the traditional construction methods and materials.

This new version of the manual has substantial differences with the previous ones, balancing the descriptive part with the graphic-visual one, adding graphic support wherever possible. The information is organized in technical data sheets and covers four main interconnected sectors: materials, building elements, pathologies, and possible interventions. Another important step taken with this version of the manual is the transition from static to editable information, compatible with online interactive exploration and consultation. The technical sheets that make up the manual are to be considered not exhaustive but the first nucleus of a series of future technical sheets that will be created on the basis of future exemplary projects.



Categories and example sheets extracted from the Al Balad Handbook for Heritage Conservation

Link to the following complete documents:

(9) [Heritage Buildings Design Guidelines. Chapter 5.2 The Heritage Impact Assessment \(HIA\) as preventive approach \(February 2022\)](#)

(15) [Al Balad Handbook for Heritage Conservation. \(February 2022\)](#)

e) The risk management and prevention plan for the property

Part 3 of the Masterplan “Infrastructure” (3) has one specific chapter on Security (Chapter 10), developed in accordance with the 2019 study from Buro Happold Engineering “Jeddah Historic District. Strategic Statement – Security” (16). The security strategy for JHD has been developed on the base of the identified threats, the features of the urban landscape, and the activities that take and will take place within the District.

The strategy includes both physical, technological and operational security approaches,



addressing the specific vulnerabilities identified - theft, robbery, fire, floods and vandalism, guiding the development of security strategies and providing appropriate mitigations commensurate to the level of risk.

The improvements in the District's architecture combined with a rebalancing of the population and enhanced commercial activity already have a positive impact on the level of disorder and misconducts. Thus, they are contributing to the creation of safe and secure spaces, recognized as a key factor for the conservation, success and reputation of JHD, both with regards to becoming a cultural tourist destination, and attracting businesses as well as Saudi nationals to the area.

Safety and night patrolling measures organized by the programme have increased the overall security of the District, leading to a steady decrease in theft offences and arson fires, some of which used to cause the destruction of several historic buildings. Reducing the risk to heritage buildings and historic collections still stands as one main consideration from a security perspective, along with ensuring the safety of the community, their assets and the enhancement of the visitor experience.

The challenges presented by the historic city are diverse and significant, as have been verified in the last decades with the partial or total collapse of abandoned buildings, from floods during periods of heavy rains, and house fires and other threats that have tested the vulnerability of the Historic City of Jeddah, causing several losses.

Based on the precedent documents, the "HSSE and Crowd management department" of JHD recently elaborated an updated emergency plan: Emergency Plan and Followed Procedures (17 March 2022). This document is written from an operational point of view and sets out the different types of emergencies to be considered, as well as the teams and equipment available and the procedures to be followed in each situation.

At the moment, a team of experts is carrying out a Risk Management Plan for Al Balad, building up the associated layers for the GIS. A risk assessment will be implemented in order to evaluate existing risks and vulnerabilities, and a Disaster Risk Management Plan will be elaborated, providing maps, data and indicators of risks at the urban level. The risk management is considered as a cyclical process consisting of three phases: before (prevention), during (emergency) and after a disaster (recovery procedures). Prevention activities will be most significant since they most effectively limit or avoid the loss of integrity and authenticity of Al Balad World Heritage site.

Link to the following complete documents:

- (3) [Masterplan. Part 3 Infrastructure. Chapter 10 Security \(pages 200 to 216\) \(August 2019\)](#)
- (16) [JHD Security Strategy. Jeddah Historic District. Strategic Statement-Security \(May 2019\)](#)
- (17) [Emergency Plan & Followed Procedures. Historic Jeddah Project Program \(March 2022\)](#)



3.5 Inform the WHC, in line with Paragraph 172 of the Operational Guidelines

7. Reminds the State Party of the need to inform the World Heritage Centre in due course about any major development project that may negatively impact the OUV of the property, before any irreversible decisions are made, in line with Paragraph 172 of the Operational Guidelines;

As stated in paragraph 172 of UNESCO's Operational Guidelines for the Implementation of the World Heritage Convention regarding information received from States Parties, it is the will of this State Party to inform the Committee of their intention to undertake or to authorize in the listed area major restorations or new constructions which may affect the Outstanding Universal Value of the property.

As has been established in the *Design Guidelines for Heritage Buildings*, all interventions of a certain scope that will be carried out in the perimeter of the area registered in WH, and especially those that may affect the Outstanding Universal Values, are required to follow a HIA procedure, based on the Guidance and Toolkit for Impact Assessment in World Heritage Context, published by UNESCO in 2022. This will allow the transfer of the necessary information to the Committee as soon as possible (before drafting basic documents for specific projects) and before making any decisions that would be difficult to reverse. With this process, we expect to receive the support of the Committee in the identification of appropriate solutions to ensure a full preservation of the Property's OUVs.



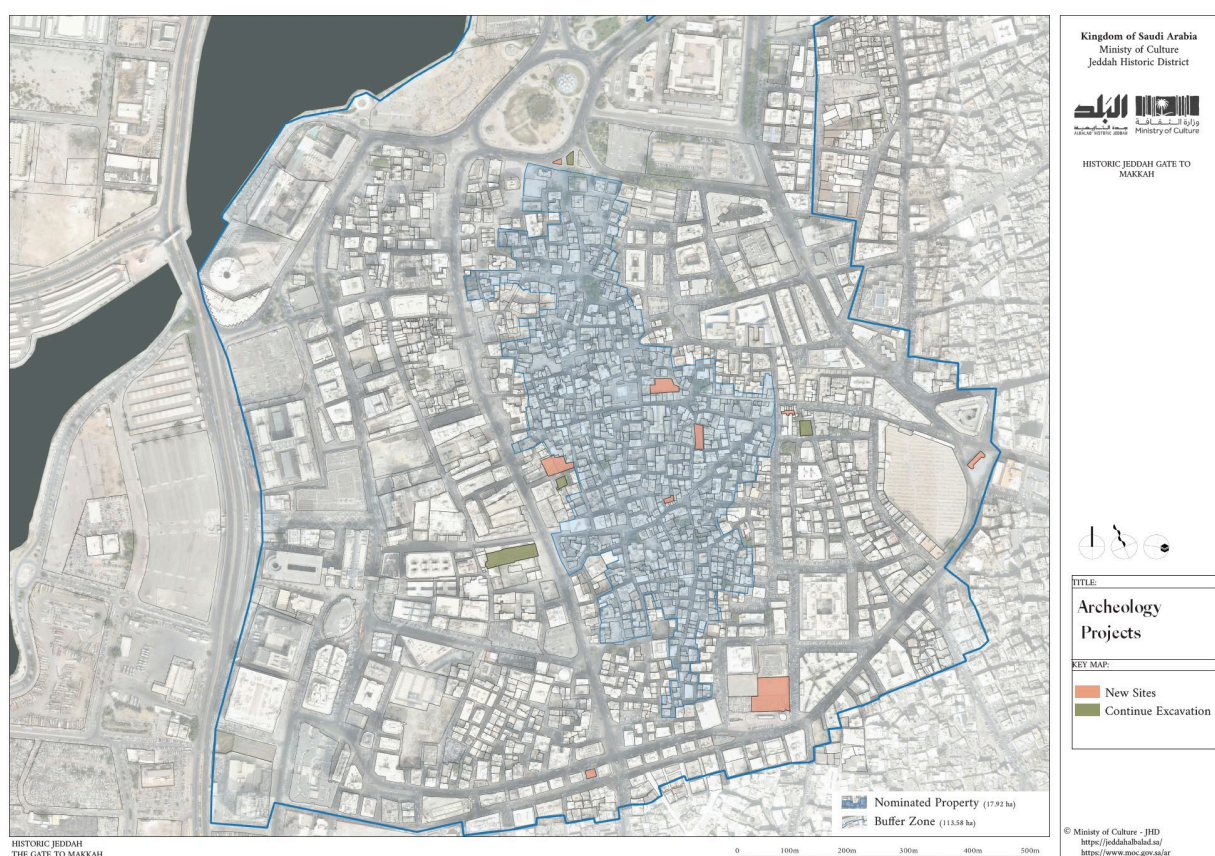
4. Other current conservation issues identified that may have an impact on the Property OUV

Hereby presented, some important conservation issues and tools which are not mentioned in the Decision of the World Heritage Committee and new engagements of the Ministry of Culture to guarantee the future of the conservation of Al Balad.

Primarily, the Antiquities, Museums and Urban Heritage Law was passed by Saudi Council of Ministers on 15 June 2021 (or 5.11.1442 H) by Royal Decree Number (655) that provides to the MoC Jeddah Historic District programme the necessary legal basis for the protection of Historic Jeddah, consolidating its role, responsibilities, and control means.

From a conservation point of view, two main points are worth mentioning here, already referred to in the previous sections of the report:

1. A new momentum within the JHD controlled area regarding archaeology witnessed several ongoing archaeological excavations and an increased activity that will continue to grow (cf map hereafter). Thanks to the forthcoming archaeological surveys to be completed ahead of any future project on empty grounds, the knowledge on ancient historic layers will continue to grow, with further proofs of the historical significance of the site as a Gateway to Makkah, therefore consolidating the OUVs.



Map of Archaeology Projects (Ongoing and Upcoming)



2. Many strategic documents and tools were produced on the heritage conservation front since 2020, strengthening the conservation strategy and providing enhanced management and regulatory means to JHD staff, provided herein as part of the appendices, notably:
 - Values and Condition Assessment of Heritage Buildings
 - Heritage Building Design Guidelines
 - Heritage Regeneration Web Platform
 - Handbook for Heritage Conservation



5. Public access to the SoC report

This full report may be uploaded for public access on the World Heritage Centre's State of Conservation Information System at:

<https://whc.unesco.org/en/soc>



List of Appendices

Short summaries & corresponding links

APPENDIX 1 – Masterplan - Part 1, Masterplan (August 2019)

The focus behind this extensive and strategic document is primarily the UNESCO WHS Property, and the masterplan devises strategies to regenerate jointly the whole of *Historic Jeddah, the Gate to Makkah* and surrounding waterfront areas. At the same time, the masterplan looks at the wider city scale to unlock some of the traffic challenges that currently blight *Historic Jeddah, the Gate to Makkah*. The scope of the masterplan can be divided into three scales/ boundaries: Al Balad Regeneration, proposing public realm upgrades and key infill development to restore the historic urban fabric; Wider Regeneration, reshaping the waterfront and reconnecting *Historic Jeddah, the Gate to Makkah* with its surrounding urban fabric; and Infrastructure Plan, addressing key road and parking infrastructural challenges as well as security and environmental concerns.

<https://box.moc.gov.sa/s/pmHRDorbRt6jW4i>

APPENDIX 2 – Masterplan - Part 2, Drawings (August 2019)

This document contains all key drawings from the Al Balad Regeneration and Development Plan. The document accompanies the report (Part 1 – Masterplan), which provides context and explanation of the proposals for *Historic Jeddah, the Gate to Makkah*. The first phase of work developed the overall regeneration plan and more focused proposals for six 'Priority Zones', while a second phase involved the development of proposals for 14 'Opportunity Sites' and 3 'Connecting Corridors'. Updates to the majority of the overall masterplan drawings have been undertaken, where required, following the second phase of work. Drawings which have not been updated are presented in a separate section (Part C) of this document, and include those relating to parking and infrastructure strategy, subject of a future study.

<https://box.moc.gov.sa/s/WdYtfH54PSB3AA6>

APPENDIX 3 – Masterplan - Parts 3, Infrastructure (August 2019)

This volume of the Masterplan is mainly organized around four main sections, covering respectively: Transport, Environment, Security and Infrastructure. The masterplan hereby addresses key road infrastructural challenges that can only be unlocked through intervention at the wider city scale. In particular, it aims to relieve *Historic Jeddah, the Gate to Makkah* from through traffic that passes through and on the edges of Al Balad by completing a road network north of Al Balad and diverting through traffic onto Al Andalus as an urban highway. The Infrastructure Masterplan therefore addresses the current challenges with the road network, and includes components of the new road system, its new hierarchy, traffic model, design and parking phasing.

<https://box.moc.gov.sa/s/TwP2Wg6RQeNewF5>

APPENDIX 4 – Historic Area Documentation Study (November 2019)

Well documented and richly illustrated, the "Historic Area Documentation" study explores and details the physical transformations in the historical built environment of *Historic Jeddah, the Gate to Makkah*, with changing urban functions and character, analyzing the evolving combination of visual impression, urban activity, cultural traits and social interactions that shapes the city's identity and sense of place. This part notably addresses the building typologies and architecture styles represented, not yet concluding on a historical/stylistic classification, where architectural and decorative features are associated with historical periods, one last step remaining to produce on the issue.

<https://box.moc.gov.sa/s/bH5qrtAprNfFo4n>

APPENDIX 5 – Restoration Strategy Study (November 2019)

In this "Restoration Strategy" study, interventions are based on three levels of analysis of the urban fabric of *Historic Jeddah, the Gate to Makkah*, namely: fabric condition (morphological transformations in relation to the historical baseline condition), urban character and the public realm spatial elements. With several analytical grids (values, condition etc), the study addresses the strategic drivers on the urban fabric, the building classification for heritage buildings, and the impact assessment for non-heritage buildings, where one high-level assessment of the impact of non-heritage buildings on the historical area involves three main aspects: scale, appearance and location. Lastly, recommendations are proposed for restoring the defining features of the city's urban fabric.

<https://box.moc.gov.sa/s/b2JMFjmbX5f5yZy>



APPENDIX 6 – Heritage Conservation Study (July 2019)

This comprehensive Heritage conservation study covers the problematics directly related with the heritage buildings' conservation, addressing needs, priorities and valuation criteria, notably building on the restoration handbooks previously completed; then introducing conditions and context for a detailed assessment study on the ongoing consolidation and restoration works, and for wider use in *Historic Jeddah, the Gate to Makkah*.

<https://box.moc.gov.sa/s/WTYBD8fSAwBR2NM>

APPENDIX 7 - Public Realm Strategy & Design Guidelines (January 2020)

This Manual is meant to set an aspiration for the quantity, quality, and consistency of public realm across *Historic Jeddah, the Gate to Makkah*. It contains key strategic principles for public realm design, sets out typical arrangements for route and open space typologies, a materials palette, and recommendations on public realm elements, including public realm materials, street furniture and planting. The recommendations within this report are not prescriptive and shall be used as guidance for the design and implementation of public realm; the approach is focused at two complementary scales - site wide strategy and place specific design guidance.

<https://box.moc.gov.sa/s/YQt9XjR8QkdYiBb>

APPENDIX 8 - Non-Heritage Buildings Design Guidelines (October 2021)

The Al Balad Design Guidelines for Non-heritage Buildings have been made to help designers and developers create good buildings that support the strategic masterplan vision for *Historic Jeddah, the Gate to Makkah* and help protect its UNESCO world heritage site status. The general principles outlined in the document establish a basic attitude towards building and development, to ensure that each individual part of *Historic Jeddah, the Gate to Makkah* contributes to the greater whole. In the document, principles are converted into operational directions and a regulatory framework for Building Permits.

<https://box.moc.gov.sa/s/G4fJBib97bsexQd>

APPENDIX 9 - Design Guidelines for Heritage Buildings (February 2022)

The main objective of the Al Balad Design Guidelines for Heritage Buildings is to define the rules and lines of action for the rehabilitation and urban regeneration of *Historic Jeddah, the Gate to Makkah*, based upon the principles presented in the UNESCO Nomination File, and therefore guarantee that all surviving historic buildings and the traditional urban fabric in the nominated property and the buffer zones will be preserved and restored according to internationally approved standards. Updating the historic district building regulation system, setting-up the main principles and a series of standards for all kinds of architectural interventions (Maintenance and Monitoring, Restoration, Reconstruction or Adaptive Reuse), they will become the only valid reference. As such, they shall provide the technical and legal framework for the issuance of building permits in the historic city, helping and orienting managers, designers and developers towards safeguarding the significance and integrity of the historic urban fabric of *Historic Jeddah, the Gate to Makkah*.

<https://box.moc.gov.sa/s/6g2j55RtkbnFbFj>

APPENDIX 10 - C&R Maps – Consolidation, Restoration, Rehabilitation & Future Projects (October 2022)

Four different thematic maps present the location and the status of all the interventions carried out and planned for in *Historic Jeddah, the Gate to Makkah*, on the following aspects: Emergency consolidation; Restoration (completed, ongoing and upcoming); Rehabilitation (adaptive reuse) and the planned Studies and Restoration for 2013 and 2024.

<https://box.moc.gov.sa/s/M7ZF8CLmryCiJdg>

APPENDIX 11 - Beit Nazlawi Ashour Restoration study (October 2021)

This document compiles the studies carried out for the restoration of Beit Nazlawi Ashour. The studies contain the graphic survey of the building, the study of its materials and architectural elements, the study of its structural behaviour and the diagnosis analysis of the pathologies. As a result of these studies, a restoration project is presented, in which the emergency actions, the interventions for all the different components and the BoQ are detailed.

<https://box.moc.gov.sa/s/fg877CGR8Kktz6K>

APPENDIX 12 - Beit Al Shafie Diagnosis Study (March 2022)



This document consists of a diagnosis of Beit Al Shafie, in which its historical evolution is presented, and where the overall situation of the building is analysed in detail (masonry, wooden floors and *roshan*), with the different pathologies identified: humidity, wood, *takalil*, masonry, *roshan* and façades. The study also includes a structural analysis and maps of the pathologies; it concludes with a proposal for urgent consolidation measures.

<https://box.moc.gov.sa/s/kefaGnib38JomgS>

APPENDIX 13 - Beit Jamjoom Diagnosis Study (January 2019)

This document consists of a diagnosis of Beit Jamjoom, with a 3D graphic survey, the analysis of the different pathologies (foundations, masonry, wooden floors, humidity and *roshan*), the evaluation of the risks and a general proposal for urgent consolidation.

<https://box.moc.gov.sa/s/HwDWgXWHm97dxjp>

APPENDIX 14 - Beit Bassourra Design Layout (November 2021)

This document presents the interior renovation (rehabilitation/adaptive reuse) of Beit Bassourra in order to adapt the building, already restored, for its new use as a boutique hotel. Beyond the technical documentation, renders of how the different spaces will look are included, displaying the potential of such a rehabilitation.

<https://box.moc.gov.sa/s/z5JsHMLNAfybjF>

APPENDIX 15 - Al Balad Handbook for Heritage Conservation. (February 2022)

Main technical recommendations for the repair of original buildings are found and clearly stated within the “Al Balad Handbook for Heritage Conservation”, designed to encompass and complete previous rehabilitation handbooks produced for historic Jeddah. Based on extensive field studies and international best practice as well as a focused research on Jeddah’s historical buildings and the traditional construction methods and materials, it stands as a sound and operational guideline for the conservation works regarding *Historic Jeddah, the Gate to Makkah* requirements. This new version improves the format, illustrations and presentation, preparing the ground for a digital and interactive online version, especially useful for the technical cards; it also complements the original documents with latest repair techniques, diagnosis technologies and tools.

<https://box.moc.gov.sa/s/mA6aenR6oe79E3S>

APPENDIX 16 - JHD Security Strategy. Jeddah Historic District. Strategic Statement-Security (May 2019)

This security strategy for *Historic Jeddah, the Gate to Makkah* has been developed based on the understanding of current threats and crime trends, the features of the urban landscape and the proposed land use and activities that will take place once the District is regenerated. The analysis of these factors resulted in the identification of numerous constraints and opportunities from a security standpoint.

<https://box.moc.gov.sa/s/9THqNxMaLGiM4cS>

APPENDIX 17 - Emergency Plan & Followed Procedures. Historic Jeddah Project Program (March 2022)

This is a working document, drawn up by the HSSE and Crowd Management Department of JHD, in which the situation is updated regarding the management of emergencies and the procedures that are currently being followed from an operational point of view. This document should be considered as a first draft of a future Emergency Plan, based on a good knowledge of the current reality in *Historic Jeddah, the Gate to Makkah*.

<https://box.moc.gov.sa/s/3JSxZ6bMXGNs6MF>

APPENDIX 18 - Assessment File 1117 (Al Shaffieh) (July 2021)

This document is one example of assessment file, one of the 651 completed or under completion (some buildings still need to be explored inside) through the Values and Condition Assessment of Historical Buildings in *Historic Jeddah, the Gate to Makkah*. It is representative of the information collected throughout this extensive onsite survey, where all the data collected is also embedded into an online database and dynamically connected to JHD GIS. Main features include : General information; Comprehensive grading (Condition & Value); Value assessment (incl. urban, architectural, aesthetical values, ICH, integrity/authenticity levels...), a base for a revised categorization of the historical buildings of *Historic Jeddah, the Gate to Makkah*; Condition assessment, with the extent of damages, pathologies, structural risks and emergencies, identifying where consolidation works are needed; Additional commented illustrations and details enrich the assessment and associated database (main decorative features, main identified pathologies, concerns and emergencies, façades and interiors, existing archives, old photographs etc); Main risks and urgencies are specifically identified and illustrated to serve as a



ground for emergency preventive actions (shoring, propping etc).

<https://box.moc.gov.sa/s/xcczJY28KTzmx3M>

APPENDIX 19 - Assessment Process Report (May 2022)

The Assessment Process Report is briefly summarizing the process and methodology behind the Values and Condition Assessment of Historical Buildings in *Historic Jeddah, the Gate to Makkah*, which took place between August 2021 and February 2022 for 651 historic buildings, addressing both their physical degradation and actual heritage value via a detailed GPS-based (georeferenced) onsite survey, with HCK tool equipped tablets. The carefully designed process allowed for a quick, simple and accurate estimate of the state of conservation and values of Jeddah's buildings for management, planning and conservation purposes.

<https://box.moc.gov.sa/s/ySmKEExAqDXw5aE>

APPENDIX 20 - Assessment Statistics Report (May 2022)

The systematic visits and refined grading using the assessment tool forms provided an overall building observational assessment that provides an enormous amount of detailed and weighted values, setting the ground for future detailed analysis. This Assessment Statistics Report is drawing a preliminary analytical synthesis of this massive set of data, extensively illustrated through appropriate graphs and maps, mostly issued from the corresponding online "regeneration" platform.

<https://box.moc.gov.sa/s/7EKxWGCdTbYgtxG>



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